



JAIPUR METRO

JAIPUR METRO RAIL CORPORATION LIMITED

(A Government of Rajasthan Undertaking)

Admin Building, Metro Depot, Bhriгу Path, Mansarovar, Jaipur-302020

Website: www.jaipurmetrorail.in CIN: U60221RJ2010SGC030630



No. F1 (A-650)/JMRC/DC/2020-21/8013

Dated: 03.03.2020

05 MAR 2020

Sh. Suresh Kumar Chawla(Retd.R A S),
93/46, Vijay Path, Agrawal Farm,
Mansarovar, Jaipur

Sub: Engagement of Consultant for facilitating and coordinating Land cell of Jaipur Metro Rail Project for various activities related to Jaipur Metro Rail Project Phase-1 & 2.

Dear Sir,

Jaipur Metro Rail Corporation Ltd. desires to engage a Consultant for facilitating and coordinating Land cell as per the Terms of Reference (TOR) enclosed herewith at Annexure-A.

In this regard we seek your proposal for engagement as Consultant for above said work. Submit your proposals acceptance of Terms of Reference (Annexure-A) along with the eligibility documents and financial proposal in the format at Annexure-B, in sealed envelope, latest by 11.00 AM on 11.03.2020 to Executive Director (Corporate Affairs).

This is issued with competent approval.

Enclosed: As above

Yours sincerely,

(Dinesh Sharma)

Jt. General Manager(Admn.)

ENGAGEMENT OF CONSULTANT FOR FACILITATING AND COORDINATING LAND CELL OF JAIPUR METRO FOR VARIOUS ACTIVITIES RELATED TO JAIPUR METRO RAIL PROJECT PHASE-1 & 2.

TERMS OF REFERENCE

1. Introduction & Objective of assignment

- 1.1 Jaipur Metro Rail Corporation Ltd. (JMRC), hereinafter referred to **the “Corporation”**, is a Special Purpose Vehicle (SPV) formed by Government of Rajasthan, as a wholly owned State Enterprise for execution of the Jaipur Metro Rail Project.
- 1.2 The Corporation is executing Jaipur Metro Rail Project Phase-IB and has already commissioned Phase 1A from Mansarovar to Chandpole and plan to construct Phase 2 in near future from Sitapura to Ambabari.
- 1.3 For successful operation and planning of Metro Rail project, requirement of a strong Land Cell is inevitable, because of the time to time liaison with Revenue Department, other government departments, matters related to Land Acquisitions, land related court proceedings etc.
- 1.4 The section between Mansarovar Metro Station and Chandpole Metro Station of Jaipur Metro Rail Project Phase-1A has been opened for commercial operation on 03.06.2015. However section has been opened for public, still matters related to land keep on arising time and again.
- 1.5 The construction work of Jaipur Metro Rail Project Phase-1B is also in full swing and soon be made operational.
- 1.6 Day to day interaction with District Administration & other departments is being necessitated to counter the resistance created by notorious elements in the public. There are other issues related with land, temple, safety and encroachment, which are to be taken up on priority.
- 1.7 Jaipur Metro is also planning for Jaipur Metro Phase 2, which is proposed to be three times the length of already operations Phase, hence the complexity and magnitude of work related to Land Cell is ought to increase manifold. The work related to land use survey, finalization of station locations and land acquisition related issues are envisaged.

2. Scope of Work

- 2.1. The Professional will be called Consultant (Land) and will assist and facilitate all the work related to Land Cell and shall report to Executive Director (CA)/General Manager (Admin) or equivalent level of officers in the Corporation in matters mentioned but not limited to the responsibilities and duties.
- 2.2. The scope of the services in accordance with these Terms of References (ToR) includes working and assisting Land Cell in all matters brought to him in order to maintain close co-ordination at field level so as to ensure consistent and timely execution of project works. The scope of services for the consultant shall, inter alia, include, but not be limited to the following:
 - (a) To report and assist in all matters related to Land Cell of Jaipur Metro.
 - (b) Identification of Land, proposed for acquisition on the basis of land record and conduct due diligence in the subject matter.
 - (c) To prepare land acquisition proposals as per the requirement of the project in compliance to the legal framework.
 - (d) To supervise land acquisition process and work including demarcation of revenue lands as per revenue map.
 - (e) To coordinate, assist and prepare factual reports of various court cases related to land from JMRC side.
 - (f) Identification and documentation of land parcel for property development and other purposes of Jaipur Metro for Phase-2.
 - (g) To facilitate and coordinate with various Government departments like Collectorate, Tehsildar office, JDA, JNN, Devasthan etc., for matters related to Jaipur Metro
 - (h) Dealing with the work related to statutory bodies such as UDH, RERA, JDA, Nagar Nigam and other GoR departments.
 - (i) Dealing with land related work with High Power Committee (HPC) chaired by Chief Secretary, GoR, CM/CS Review Meetings.
 - (j) Matters related to Metro Enclave being auctioned by JDA.

- (k) To identify land parcels in Jaipur JDA region and coordinate with respective agencies for their allotment to in favour of JMRC to be auctioned/Leased out to raise funds to make phase-2 liable.

3. Qualifications of the Professional:

- 3.1. Professional must have experience of more than 30 years and have served in the Government Department as Tehsildar/SDM/Deputy Commissioner
- 3.2. Professional must be a retired officer from Rajasthan Administrative Services/Rajasthan Taxation Services cadre/Rajasthan Tehsildar Services.
- 3.3. Professional must possess experience of minimum 03 years Metro Rail related project in India.
- 3.4. Professional must possess extensive experience indealing with matters related to Land Acquisition, Rehabilitation and Resettlement.

4. Commencement of Service:

- 4.1. The Professional shall commence his service with the date of issue of LOA (Letter of Acceptance).

5. Time Period of assignment

- 5.1. The Assignment shall be for the period of One Year from the date of issue of LOA (Letter of Acceptance).

6. Other terms & Conditions

- 6.1. The monthly remuneration fixed shall be inclusive of all the cost associated.
- 6.2. Apart from monthly remuneration, JMRC shall reimburse one mobile phone charges (Post-paid) upto a limit of Rs. 1000 PM.
- 6.3. JMRC will also provide Pool Vehicle to the consultant for providing the services as per TOR, as per requirement.

7. Payment Schedule

- 7.1. The remuneration of the Professional will be paid on monthly basis. The applicable service tax will be borne by Jaipur Metro Rail Corporation Ltd.

- 7.2. The payment will be released to the Professional on the basis of monthly attendance certified by reporting officer.
- 7.3. The Professional is entitled for all the Govt. Holidays; however Professional may be called after duty hours or on any Holidays as per the exigencies of work and no extra payment will be made for it.
- 7.4. The Professional is entitled for 10 days casual leave in the whole period of this assignment and if he avails leave of more than 10 days then payment will be deducted on pro-rata basis.

8. Conflict of Interest

The Corporation requires that the Professional must provide his services with a professional objective and impartial manner and at all times hold the Corporation's interests paramount, avoid conflicts with his other assignments or interests, and act without any consideration for future work. The Professional shall not engage, either directly or indirectly, during the term of this assignment in any business or professional activities which would conflict with the activities assigned to him by JMRC.

9. Termination of Assignment:

The Corporation can terminate the assignment between the Professional and the Corporation by giving a written notice of not less than one month, if the Professional fails to perform his duties and responsibilities in any manner on any occasion.

Signature & Name
of the Professional

Format of Financial Offer

SN	Work	Offered Price per Month
1.	Professional services for facilitating and coordinating for land cell of Jaipur metro for various activities related to Jaipur Metro Rail Project Phase-1 & 2 as per ToR	
	Total Price per Month	
	GST (to be paid by the Corporation)	
	Grand Total per Month	

Signature & Name with Address of the Professional