



JAIPUR METRO

JAIPUR METRO RAIL CORPORATION LIMITED

(A Government of Rajasthan Undertaking)

2nd Floor, Wing-A, Admin Building, Metro Rail Depot, Bhriugu Path, Mansarovar, Jaipur-302020

E-mail: dgmhr@jaipurmetrorail.in

F.1 (H-236)/JMRC/DCA/Retd./Consultant/2021 | 6560

Dated: March., 2023

27 MAR 2023

Sh. Ramji Lal Yadav Retd. (R.A.S),
230, Vasundra, Colony,
Tonk Road, Jaipur

Sub: Engagement of Consultant for facilitating and coordinating for land Cell for various activities related to Jaipur Metro Rail Corporation.

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 or 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 on 04.04.2023 to DGM (HR).

This is issued with competent approval.

Enclosed: As above

Yours Sincerely,


27/3/2023

(Sunil Kumar Yadav)

Dy. General Manager (HR)

**ENGAGEMENT OF CONSULTANT FOR FACILITATING AND COORDINATING
FOR LAND CELL FOR VARIOUS ACTIVITIES RELATED TO JAIPUR METRO
RAIL CORPORATION**

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 has executed and commissioned Jaipur Metro Rail Project Phase 1A from Mansarovar to Chandpole and Phase-1B from Chandpole to Badi Chauparand 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 operational since 03.06.2015 and Phase-1B has been opened for commercial operation on 23.09.2020. Government has also sanctioned project 1C and 1D which will have a dire need for resolution of land related matters. However section has been opened for public, still matters related to land keep on arising time and again.
- 1.5 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.
- 1.6 Jaipur Metro is executing Phase 1C and 1D and 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.

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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) or Joint General Manager (Revenue) 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 Project shall, inter alia, include, but not be limited to the following:

3. Responsibility and Duties of the Professional:

- 3.1. Mutation/transfer of land in favour of JMRC of the acquired and allotted land to JMRC from Revenue Department/JDA/Municipal Corporation/Rajasthan Housing Board and other departments.
- 3.2. Whenever corporate cell makes plan for auction/lease of the JMRC land. Officials of land cell identify, report as per record as well as demarcation of the land of the site as per record after inspection of site on the request of Corporate Directorate.
- 3.3. Repairing and sending proposals to UDH Department for allotment of land of the various departments like JDA/Housing Board/Nagar Nigam/ Devsthan Department/GAD/Estate Department etc.
- 3.4. Sending report to LAO as and when required by LAO. As well as process for payment of compensation of the amount as determined by LAO in his award duly approved by Government.
- 3.5. Work for Rehabilitation and Resettlement of project affected people.
- 3.6. Preparation of factual report relating to court cases involving land at subject matter.
- 3.7. To make available necessary information to Audit parties and compliance of audit reports.
- 3.8. Reporting and making available necessary information as per record to all the Directorates of JMRC., Project, Corporate, Finance, and Operation.
- 3.9. Preparing land acquisition/land allotment proposals.
- 3.10. Making site visits to ensure that the allotted/acquired land of JMRC is intact.

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4. Qualifications of the Professional:

- 4.1. Professional must have experience of more than 30 years and have served in the Government Department.
- 4.2. Professional must be a retired officer from Rajasthan Administrative Services/Rajasthan Taxation Services cadre/Rajasthan Tehsildar Services.
- 4.3. Professional must possess experience of minimum 05 years Metro Rail related project in India.
- 4.4. Professional must possess extensive experience indealing with matters related to Land Acquisition, Rehabilitation and Resettlement.

5. Commencement of Service:

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

6. Time Period of assignment

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

7. Financial Proposal

- 7.1. In preparing the Financial Proposal, the Professional is expected to take into account the requirements and conditions of the TOR. The Professional shall indicate all costs associated with the Assignment, like remuneration and reimbursable other services +GST (as applicable).

8. Payment Schedule

- 8.1. The remuneration of the Professional will be paid on monthly basis. The applicable GST will be borne by Jaipur Metro Rail Corporation Ltd.
 - 8.2. The reimbursement of mobile/telephone/internet expenses shall be up to Rs. 1500 per month.
 - 8.3. The payment will be released to the Professional on the basis of monthly attendance certified by reporting officer.
 - 8.4. 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.
 - 8.5. 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.
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9. 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.

10. Termination of Assignment:

The Corporation can terminate the assignment between the Professional and the Corporation by giving a written notice of not less than 15 days.

11. Dispute Resolution:

In case of any dispute between the corporation & the professional, the same shall be referred first to (designate some authority) and failing which the same may be taken up in courts of law at Jaipur having exclusive jurisdiction.

Signature & Name
of the Professional

Signature & Name
of the Authorised Signatory

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ANNEXURE-B**Format of Financial Offer**

SN	Work	Offered Price per Month
1.	Professional services of consultant for facilitating and coordinating for land cell for various activities related to Jaipur Metro Rail Corporation as per TOR.	In Digit : In Words
	Total Price/Quote [inclusive of all expenses but excluding GST] per month	
	GST (to be paid by the Corporation) As applicable presently @ 18%	
	Grand Total per Month	

Signature & Name with Address of the Professional

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