

**Terms of Reference for Procurement of Consultancy Services for  
Preparation of DPR on Urban Green Environment Project  
in 72 ULBs of Telangana State**

**1. BACKGROUND:**

The newly formed state of Telangana with 10 districts was reorganised into 31 districts to have better environment and infra structural facilities which are further divided into 68 revenue divisions and in turn they are formed into 584 mandals consisting of 72 ULBs. Number of open spaces available in 72 ULBs are 2971 with an area of 1418 Acres.

The urban population of Telangana state is 1,37,24,566 Crores against total population 121,08,54,977 Crores is spread across 72 Urban Local Bodies consisting of 6 Corporations, 42 Municipalities of all grades, 25 Nagar Panchayats with Secunderabad Cantonment including the 13 Urban agglomerations and 79 census towns as per 2011 census. The net increase of urban population between 2001 and 2011 is 38,71,779 persons which is 25%. Hyderabad is the 100 percent urbanized district in the state with Greater Hyderabad Municipal Corporation more than 50 percent of the state urban population. The urban areas contribute close to 53.76 percent of the economic growth of the state. **Depletion of tree growth in urban area is mainly due to massive multi dimensional increase in all urban development activities.**

Deforestation, and especially the destruction of forests, cutting of trees in open places in urban area for new layouts, construction of buildings etc., is major factor in contribution of climate change.

Forest area in Telangana is 27,293 sq. km. accounting for 24.35 percent of total geographical area. **National Forest Policy of India envisages a minimum of 33 percent** of the total geographical area under forest/tree cover to maintain environmental stability and ecological balance; it is vital for sustenance of all life-forms including human, animal and plants. The role of tree grooves as carbon sinks endow them added recognition as an important environmental factor.

The green cover in all ULBs is in alarming condition. Some of the ULBs green cover calculated as per satellite imagery and observed as follows:

S. No.	Name of the ULB	% of Green Cover
1	Gadwala (II)	6.10
2	Armor (III)	3.84
3	Boduppal	18.70
4	Peerzadiguda	10.97
5	Adilabad (I)	12.77

In view of the above, it is dire requirement to enhance the Urban greenery in all the ULBs of Telangana State to improve the better life and environment for the urban population.

## **2. OBJECTIVE OF WORK:**

The Project suggests the following implementation measures for Urban Green Development

**To**

- Implement best practice in urban greenery (Haritha Haram) of 72 ULBs.
- Transform and convert urban Govt. lands as tree grooves, parks.
- Convert urban waste lands as green lung spaces for walking & jogging tracks.
- Develop Children parks and parks for public in general
- Develop Smruthivanams.
- Develop road medians, avenues, rotaries.
- Beautify tank bunds with green cover.
- Create green environment with reduction of pollution for better life.
- Add aesthetic value.

The main objective of the work is preparation of DPR, including social and environmental assessment reports as per APTMDP SEAMF, on Urban Green Environment Project in each ULB as a preparatory measure for taking up the above measures stipulated in Telangana State.

**Sustainability:** -The components of the project after completion, it is proposed to maintain by the ULBs in coordination with local colony residents, self help women groups, etc.

## **3. SCOPE OF WORK:**

**Project Area: ULBs of Telangana listed in Annexure-I.**

The main tasks covered under the scope of project are as follows:

**Identification of following in each ULB as per the suitability of available land & local conditions and preparation of DPR for each ULB.**

**3.1** Site identification ó Status of the land (only Govt / whether it is alienated or not / ULB land) extent, purpose of the open space left, soil type, whether it is protected by compound wall or fence or open and suitability of the land for the below mentioned works:

**3.2 Open space for Tree parks – Site suitable for Tree Parks (Outside habitation within ULB including Dump yards which are not covered in other schemes where Tree planting is required):**

- 3.2.1 Identification vacant Govt. Lands/open spaces and protection measures.
- 3.2.2 The consultant surveyors will identify the vacant lands on the GIS Base Maps available with DTCP and geo tag the same for developing of greenery.
- 3.2.3 Trained people will identify the plants/trees i.e., **Aromatic, Medicinal, Avenue, Flowering, ornamental etc.**,as per the choice of people and suitability of the soil for Tree parks and in Dump Yards.
- 3.2.4 Estimate number of plants required and procurement of plants, digging of pits, transportation of soil, Farm Yard Manure (FYM), chemical fertilizers, insecticides.Planting, caring, tending, and maintenance of plantations for 1 year.
- 3.2.5 Preparation of detailed cost estimate and layout plan for open spaces for Tree park and in Dump Yards

**3.3 Developing of complete parks - Site suitable for complete Parks (more than 0.5 Acres)**

- 3.3.1 Designing of parks
- 3.3.2 Fencing
- 3.3.3 leveling the ground
- 3.3.4 Hedge / Shrub planting, length of hedge, number of plants, soil and planting cost including cost of plants.
- 3.3.5 Digging of pits,
- 3.3.6 Transportation of soil, FYM, chemical fertilizers, insecticides,
- 3.3.7 Area of lawn ó Bed preparation, Cost of carpet grass, laying, dressing of lawns and maintenance of lawns.
- 3.3.8 Seating area, kids play area with play equipment,
- 3.3.9 Bore well for water source including erection of suitable pump and electrical accessories,
- 3.3.10 Formation of walking tracks,
- 3.3.11 Cafeteria, comfort rooms, if required
- 3.3.12 Water pipeline & sewerage, water body & fountain, if required
- 3.3.13 Watchman room,
- 3.3.14 Water harvesting pit,
- 3.3.15 Lighting,
- 3.3.16 Entry gates,
- 3.3.17 Ticket counter,

- 3.3.18 Parking lot.
- 3.3.19 Maintenance for 1 year
- 3.3.20 Preparation of detailed cost estimate and layout plan for developing of complete parks.

**3.4 Developing of Children Parks - Site suitable for Children Parks (less than 0.5 Acre):**

- 3.4.1 Designing of parks
- 3.4.2 Fencing
- 3.4.3 leveling the ground
- 3.4.4 Hedge / Shrub planting, length of hedge, number of plants, soil and planting cost including cost of plants.
- 3.4.5 Digging of pits,
- 3.4.6 Transportation of soil, FYM, chemical fertilizers, insecticides,
- 3.4.7 Area of lawn ó Bed preparation, Cost of carpet grass, laying & dressing of lawns and maintenance of lawns.
- 3.4.8 Seating area, kids play area with play equipment,
- 3.4.9 Bore well for water source including erection of suitable pump and electrical accessories,
- 3.4.10 Water pipeline & sewerage arrangement,
- 3.4.11 Watchman room,
- 3.4.12 Water harvesting pit,
- 3.4.13 Lighting,
- 3.4.14 Entry gates,
- 3.4.15 Ticket counter,
- 3.4.16 Parking lot
- 3.4.17 Maintenance for 1 year
- 3.4.18 Preparation of detailed cost estimate and layout plan for developing of children parks

**3.5 Developing Smruthivanams - Site suitable for Smruthivanam (below 1 Acre):**

- 3.5.1 Designing of parks
- 3.5.2 Fencing
- 3.5.3 leveling the ground
- 3.5.4 Hedge / Shrub planting, length of hedge, number of plants, soil and planting cost including cost of plants around the periphery
- 3.5.5 Digging of pits,
- 3.5.6 Transportation of soil, FYM, chemical fertilizers, insecticides,
- 3.5.7 Area of lawn ó Bed preparation, Cost of carpet grass, laying, dressing of lawns and maintenance of lawns.
- 3.5.8 Seating area,
- 3.5.9 Bore well for water source including erection of suitable pump and electrical accessories,

- 3.5.10 Formation of walking tracks,
- 3.5.11 Comfort rooms,
- 3.5.12 Water pipeline & sewerage, water body & fountain, if required
- 3.5.13 Watchman room,
- 3.5.14 Water harvesting pit,
- 3.5.15 Lighting,
- 3.5.16 Entry gates,
- 3.5.17 Parking Lot
- 3.5.18 Maintenance for 1 year
- 3.5.19 Preparation of detailed cost estimate and layout plan for developing Smruthivanams

**3.6 Developing of Avenues / Rotary / Medians - Site suitable for Rotary / Medians:**

- 3.6.1 Preparation of layout plans
- 3.6.2 Protection measures
- 3.6.3 leveling the ground
- 3.6.4 Hedge / Shrub planting, length of hedge, number of plants, soil and planting cost including cost of plants at rotary / median.
- 3.6.5 Digging of pits,
- 3.6.6 Transportation of soil, FYM, chemical fertilizers, insecticides, fencing,
- 3.6.7 Fountain for rotary
- 3.6.8 Lighting for rotary
- 3.6.9 Maintenance for 1 year,
- 3.6.10 Preparation of detailed cost estimate and layout plan for developing of Avenue / Rotary / Medians

**4 Environmental and Social Assessments and Documents:** The Consultant shall also prepare social and environment assessments and documents, i.e. EIA, SIA, RAPs, etc. as per APTMDP SEAMF. As regards Social Safeguards, the scope of work includes identification of Government sites for developing greenery relates sites. The consultants will assess the current use of all those identified Government sites including encroachments and squatting. Based on the assessment of social impacts, a social impact assessment will be carried out as needed and propose mitigation measures in line with SEAMF provisions. The consultants will also carry consultations around identified sites with various stakeholders to gather their views and preferences in developing into greenery sites and the outcome of those consultations will be factored suitably while finalizing the DPR.

**5 Monitoring / Evaluation:** The Consultant shall prepare an estimate for M&E to achieve the following:

- 4.1A** trained team will be selected to monitor the successful rate. They will assess the survival rate of plantation / plants with geo tag numbers.

- 4.2 The trained team will give the solutions for the failures and action to be taken.
  - 4.3 Team will give solutions for the locally raised problems with the consent of local ULB office.
  - 4.4 Evaluation team members will evaluate the impact of trees planted in the locality.
  - 4.5 Evaluation team members will evaluate the reactions of the people and take the people suggestions.
  - 4.6 M&E team will suggest the measures to be taken for sustainability of works involved in the project.
- 6 The consultant shall make adequate provision in the DPR towards IEC activities which includes training and publicity at ULB & state level.

**Design Aspects:-**

Following principles shall be followed during the study:

- The consultant shall conduct stakeholder consultations at ULB and state level and consider suggestions and inputs in arriving at the solutions for greenery.
  - The consultant is expected to provide specific options to each ULB depending upon the requirement.
  - The study should have convergence with existing & proposed schemes that bear direct / indirect influence on local residents and any sort of duplication should be avoided.
  - The consultant shall furnish detailed designs and drawings for civil structures along with detailed estimates for all the components of the work.
  - The consultant should follow current FSR & SSR rates as applicable.
- 7.1 The DPR should be prepared in consultation with the concerned Municipal Commissioners and C&DMA. The DPR shall also focus on best practices available in and around the states.
- 7.2 The consultant shall study the land availability and its suitability.
- 7.3 The DPR submitted should be practical and thoroughly implementable.
- 7.4 The DPR should propose a practical action plan for each ULB with cost implications and financial requirements.
- 7.5 The DPR should also suggest implementation strategies and its sustainability
- 7.6 The consultant should provide independent DPR for each ULB
- 7.7 The consultant shall involve the ULB staff in data collection and preparation of plans. The key objective is the ULB to own the DPR in implementation of action plan.
- 7.8 The consultant shall prepare and furnish O&M along with estimate for each ULB.

## **8 Kick-off meeting:**

Within one week of signing the Agreement, the Consultant will conduct a kick-off meeting with the representatives. Objective of this meeting will be to discuss the modalities and contents of Inception Report and finalize the detailed plan of activities proposed by the Consultant. The Inception Report shall be submitted within two weeks of kick-off meeting. The meeting will cover the following:

- i. Review of the proposed methodology and requirements to complete the assignment.
- ii. Review of timetable of activities / milestones going forward.
- iii. Review of the team organization and detailed functions of the team members.
- iv. Discussion and finalization of a communication strategy whereby all representatives will be regularly involved and consulted throughout the assignment.
- v. Any specific issue requiring immediate attention of C&DMA.
- vi. Inception report shall contain the Data Collection and Data Assessment Procedures and the Table of contents of the Detailed Project Report (DPR) as envisaged by the Consultant so as to enable the Client to review and suggest improvements.

## **9 Review of relevant information**

This stage is required for the Consultant to become familiar with all the previous work that has been done on the subject. Consultant will also review and summarize national / global experiences and lessons learnt through similar projects carried out in other jurisdictions.

## **10 Review of Existing Systems**

Consultant shall study the legal, organizational, technical, social, environmental and financial aspects of the existing system in the ULBs

## **11 Needs and options analysis**

The Consultant shall study and propose various models to carry out the subject assignment, covering all the legal, organizational, technical, environmental, social and financial implications.

## **12 Submission of the Final DPR**

The final DPR should contain independent reports including detailed designs, cost estimates, plans etc., for each ULB as per ToR.

### 13 Deliverables & payment schedule.

Sl. No.	Stage / Milestone	% of total consultancy fee payable at the milestone	Time line allotted for submission by the Bidder.
1.	Submission of Inception Report & its approval by competent authority	10%.	15 days from the date of signing of the contract.
2.	Interim Report for approval for Tree Parks.	15%	30 days from the date of signing of the contract.
3.	Interim Report for developing of complete parks.	15%	45 days from the date of signing of the contract.
4.	Interim Report for developing of Children Parks & Smruthivanams.	20%	60 days from the date of signing of the contract.
5.	Submission of draft final DPR & its approval by competent authority	20%	75 days from the date of signing of the contract
6.	Submission of final DPR & its approval by competent authority	20%	90 days from the date of signing of the contract.

The payments are subject to acceptance of the reports and of the documents by the competent authority/Review Committee at every stage of the work.

### 16 Period of Assignment:

The consultant shall complete the whole assignment and furnish the final documents/ reports within a period of **3 Months** from the date of signing of contract.

### 17 Review of reports:

All the reports submitted by the Consultant will be reviewed by the following Review Committee.

#### Composition of Competent Authority / Review Committee:

1. Commissioner & Director of Municipal Administration ó Chairman
2. Project Director, TMDP ó Member
3. SE (PH) Concerned ó Member



4. RDMA Concerned ó Member
5. RD Town Planning Concerned ó Member
6. Municipal Commissioner Concerned ó Member
7. A D, CDMA ó Member ó Convener
8. Consultant, Urban Forestry, TUFIDC ó Member

**18 DATA, SERVICES AND FACILITIES TO BE PROVIDED BY THE CLIENT:**

The data to the extent available in the Municipal office related to this work will be shared with the consultant. Possible assistance for assessment of land availability and other consultations will be provided.

**19 TEAM COMPOSITION FOR THE ASSIGNMENT:**

The team proposed by the consultant for the assignment shall consist the following key professionals and supporting staff. For technical evaluation, CVs of only key professionals will be considered. CVs of supporting staff shall be got approved by the employer at the time of concluding agreement.

**List of Key Professionals who’s CVs will be evaluated (for each package):**

<b>Key Staff / Position</b>	<b>Number</b>	<b>Minimum Qualifications and Experience desired.</b>
Project Manager	1	Graduation with minimum 10 years experience in Forestry, landscaping
Forest Officer	1	Graduation with minimum 5 years experience in Urban Environment, Forestry works
Environmental Specialist	1	Post-Graduation in Environmental Science/ Management with minimum 5 years experience in Environmental Impact Assessment. Plan
Social Development Specialist	1	Post Graduation in Social Science or in Management with minimum 5 years experience in planning and design implementation of social plan.
Engineers	1	Graduation in Civil Engineering with Minimum 5 years experience in hard landscaping of parks and civil structures

**Supporting team:**

<b>Supporting Staff / Position</b>	<b>Number</b>	<b>Desired Qualifications and Experience.</b>
Surveyors	2	Diploma or Graduation in Civil Engineering with Field experience or Ten years experience in gardening and Tree planting

Designers	2	B. Arch / B E (Civil) with knowledge of Park designing and preparation of plans/GIS application.
Data Entry operators	1	Any Graduate with Computer knowledge

The staffing requirement specified above is minimum requirement only.

**ANNEXURE-I**

**Project Area for Packages-I&II**

<b><u>Package – I : Hyderabad Circle</u></b>			<b><u>Package – II : Warangal Circle</u></b>		
<b>Name of the District</b>	<b>S. No.</b>	<b>Name of ULB</b>	<b>Name of the District</b>	<b>S. No.</b>	<b>Name of ULB</b>
<b>Jogulamba (Gadwal)</b>	1	Gadwal	<b>Adilabad</b>	1	Adilabad
	2	Ieeja	<b>Jayashankar (Bhupalpally)</b>	2	Bhupalpally
<b>Kamareddy</b>	3	Kamareddy	<b>Jagityal</b>	3	Jagityal
<b>Medak</b>	4	Medak		4	Koratla
<b>Mahabubnagar</b>	5	Mahabubnagar		5	Metpalli
	6	Badepally	<b>Jangaon</b>	6	Jangaon
	7	Narayanpet	<b>Komaram Bheem (Asifabad)</b>	7	Kagaz Nagar
<b>Nagar Kurnool</b>	8	Nagar Kurnool	<b>Karimnagar</b>	8	Karimnagar
	9	Kalvakurthi		9	Jammikunta
	10	Acchampet		10	Huzurabad
	11	Kollapur	<b>Khammam</b>	11	Khammam
<b>Nalgonda</b>	12	Nalgonda		12	Madhira
	13	Miryalguda		13	Sattupalli
	14	Devarakonda	<b>Bhadradri (Kothagudem)</b>	14	Kothagudem
<b>Nizamabad</b>	15	Nizamabad		15	Palwancha
	16	Bodhan		16	Manuguru
	17	Armoor	17	Yellandu	

<b><u>Package – I : Hyderabad Circle</u></b>			<b><u>Package – II : Warangal Circle</u></b>		
<b>Name of the District</b>	<b>S. No.</b>	<b>Name of ULB</b>	<b>Name of the District</b>	<b>S. No.</b>	<b>Name of ULB</b>
<b>Ranga Reddy</b>	18	Shadnagar	<b>Mancherial</b>	18	Bellampally
	19	Ibrahimpatnam		19	Mandarri
	20	Pedda-Amberpet		20	Mancherial
	21	Badangpet	<b>Mahabubabad</b>	21	Mahabubabad
	22	Jalpally	<b>Nirmal</b>	22	Nirmal
	23	Meerpet		23	Bhainsa
	24	Jillelguda	<b>Peddapalli</b>	24	Ramagundam
<b>Siddipet</b>	25	Siddipet		25	Peddapalli
	26	Dubbaka	<b>Rajanna (Sircilla)</b>	26	Sircilla
	27	Gajwel		27	Vemulavada
	28	Husnabad	<b>Warangal Urban</b>	28	Warangal
<b>Sangareddy</b>	29	Sangareddy	<b>Warangal Rural</b>	29	Parakala
	30	Zaheerabad		30	Narsampet
	31	Andole-Jogipet			
	32	Sadasivpet			
<b>Suryapet</b>	33	Suryapet			
	34	Huzurnagar			
	35	Kodada			
<b>Vikarabad</b>	36	Vikarabad			
	37	Tandur			
<b>Wanaparthy</b>	38	Wanaparthy			

<b><u>Package – I : Hyderabad Circle</u></b>			<b><u>Package – II : Warangal Circle</u></b>		
<b>Name of the District</b>	<b>S. No.</b>	<b>Name of ULB</b>	<b>Name of the District</b>	<b>S. No.</b>	<b>Name of ULB</b>
<b>Yadadri</b>	39	Bhongir			
<b>Medchal (Malkajiri)</b>	40	Medchal			
	41	Bod-uppal			
	42	Peerzadiguda			