

# ARCHITECTURAL DESIGN COMPETITION

FOR

INTEGRATED TOURISM DEVELOPMENT PROJECT FOR TOURIST  
DESTINATION AT UMARGAON, **DIST.VALSAD**, GUJARAT STATE

DOCUMENT ISSUE DATE : UP TO 15/1/2009  
Time 11.30 am to 5.00 pm

PRE-BID MEETING : 15/1/2009 at 3.00 pm onwards

LAST DATE OF  
SUBMISSION OF PROPOSALS/  
OFFERS : 22/1/2009 up to 4.00 pm

DATE OF TECHNICAL  
OFFERS/ PROPOSALS OPENING:23/1/2009 at 1:00 pm

TOURISM CORPORATION OF GUJARAT LTD,  
Udhyog Bhavan, Block No. 16, 4<sup>th</sup> Floor,  
Sector –11, Gandhinagar – 382 017,  
Gujarat ( India )

Ph: 079 – 232 20002, 232 25447

Fax: 079 – 232 38908

Website: [www.gujarattourism.com/index1.html](http://www.gujarattourism.com/index1.html)

## **INTRODUCTION:**

Urban centers in India are transforming rapidly under the current movements of Globalization and Urbanization. The Tourism and cultural Heritage having one of the major role in the economy and entertainments of the current age. Simultaneously it upgrades the cities for national and international tourists. The development of large-scale infrastructure and communication network coupled with the qualitative improvement of urban and rural life which attracts tourists to the vast resource of heritage in the country. But many of the historical monuments and its precincts are under threat as they are subjected to deterioration due to neglect and tremendous stress of western civilization. There is an urgent need to redefine our approach for handling this issue. The urban development must integrate the heritage precincts and establish a new relationship to capitalize on the growing needs of Tourism and cultural change. This will not only conserve our heritage and culture but also enrich our present urban environment. It gives new meanings to our contemporary cities and lives.

The proposal for the design competition for the improvement of destination/location of **Umargaon, Dist.Valsad,** is very significant as it is one of the most attractive Tourism, Cultural and Heritage sites of Gujarat. The architects participating are required to synchronize both the Heritage and the urban requirements so as the aim of this project is to develop the destination without affecting of the ecology of nature. The design not only should attempt to develop the facilities to support the development but it should be interactive with the local and natural elements as Umargao has great cultural heritage value of Monuments. The sensitive architectural development and integration of development are required to be taken with care.

**The architect is required to prepare Conceptual Layout Plan for the sites and area identified along with detailing out the components to be executed.**

GENERAL INSTRUCTIONS:

- (i) Tourism Corporation of Gujarat Ltd (TCGL) after mentioned as TCGL is the nodal agency of Government of Gujarat for identifying tourism potential in the State, undertaking the task of developing tourism and related commercial activities maintaining and upgrading tourism infrastructure and hotel projects with the help of privatized professional services etc
- (ii) Government of Gujarat / TCGL is keen to develop the tourism sites at **Umargaon, Dist.Valsad**.
- (iii) You are hereby invited to participate in the Architectural Design Competition to select Architect/Firm for consulting services required to carry out the preparation of detailed design lay out Plan, for development of facilities mentioned in this document at **Umargaon, Dist.Valsad**
- (iv) The evaluation of the proposals will be done by a Evaluation Committee, appointed by Government of Gujarat/TCGL.
- (v) Architects/Firms requiring a clarification must notify TCGL in writing before **15/1/2009**. Any request for clarification in writing by fax must be sent to TCGL address indicated. TCGL will respond at the time of pre-bid meeting on **15/1/2009 at 3.00 pm onwards** as pre-design clarification .
- (vi) At any time before the submission of proposals, TCGL may, for any reasons, whether at its own initiative or in response to a clarification requested by an invited consulting firm modify the document by amendment. The amendment will be notified in writing to all invited architects/consulting firms and will be binding on them.
- (vii) A brief description of the assignment and its objectives are explained in the document. The participants shall follow the aims and objectives of the brief.
- (viii) To obtain first hand information on the assignment, the Architects/Firms are requested to visit the site before submitting the proposal.
- (ix) Architects/Firms submitting their proposals shall be required to make presentation on their design before the Evaluation Committee. Architects/Firms short-listed shall be informed about their time slot and evaluation . They shall be called in a short notice to Ahmedabad/Gandhinagar for the presentations. Proposals of firms failing to make presentation shall not be considered.
- (x) Please note that the cost of preparing the proposals, visit to site and invitation for presentation are not reimbursable.
- (xi) TCGL is not bound to accept any of the proposals submitted. TCGL may reject any and / or all the proposals without assigning any reasons.
- (xii) TCGL will not be responsible for loss of proposals/documents or for delay in postal transit.
- (xiii) The design proposal should follow all the building regulations related to the **local norms**, Historical Monument and Urban Development
- (xiv) Competition document can be downloaded from TCGL web site: [www.gujarattourism.com/index1.html](http://www.gujarattourism.com/index1.html)

## Umargaon

Umargaon is the Southern most beach location of Gujarat. This place is well connected by both modes of transportation (Road & Rail). Umargaon is 8 Kms away from Umargaon Road, the Railway station. (Situated on the Western Railway) and is 28 Kms from National Highway No 8.

Umargaon spreads over three areas namely,

'Umargaon' consists of 3 areas.'U bit f

1. Umargaon Road area.
2. Umargaon GIDC Area
3. Umargaon Village.

This town has a population of approx. 25,000 and a sizeable floating population consisting mainly businessmen visiting the GIDC Industrial Area. The local population consists mainly of Industrial Work force, locals & tribal from surrounding villages. 'Umargaon Road' has the local market & shops catering to the whole area. Local transport is inadequate and the road condition needs improvement.

### Accessibility.

**Location: 405 kms. from Ahmedabad and 155 kms.from Mumbai, Umargaon is a municipality in Valsad District. District headquarter Valsad is 55 kms. from Umargaon.**

**Nearest Airport :Mumbai International airport.**

**Nearest Railway Station : Umargaon Railway Station  
Mumbai –Delhi railway line is passing through Umargaon at 8 km. away.**

**Nearest Highway:  
28kms. from the National High way No.8 . It is 67 kms.from Valsad, 30kms. Away from Vapi & 409 Kms. from Ahmedabad.**

Umargaon is located on coastal highway. GSRTC bus services and Chakadas are the main mode of transportation

**PROGRAMME AND WORKS TO BE EXECUTED:**

**(To be detailed out with plans, section, elevation and related details. The components/activities may be modified including addition, alteration or deletion as and when required during planning and execution of the items. )**

**The tentative requirements are as under:-**

**a) Development of tourist facilities at Umergaon Beach**

**Survey No.262**

**Ownership: Forest Dept., Govt. of Guajrat.**

Sr.No	Items of work
1.	Construction of protection wall (retaining wall) (500 x 3.5 mt)
2.	Creation of entrance plaza with defined entry point to the beach
3.	Constructin of vieiw points and rest huts with local materials and vernacular architectural style.- 8 nos. , 25 sqm. Each
4.	Provision of high mask
5.	Provision of light post
6.	Tourist Complex with mentioned facilities <ul style="list-style-type: none"> <li>• Inquiry counter</li> <li>• Construction of pay and use toilet</li> <li>• Construction of freshwater bathing cubicles and changing rooms</li> <li>• Locker room</li> <li>• 6 Nos. of drinking water pints</li> <li>• Curator room</li> <li>• Small Aquarium to educate tourists and student about underwater life.</li> </ul>
7.	Provision of seating (benches)
8.	Provision of Dustbins
9.	Children play equipments
10	Organised parking facility
11	Volley ball ground with appropriate equipments and facilities
12	Refreshment plaza with construction of platforms for hawkers, seating facility with paved plaza for tourist.
13	Paved pathway from main road to entrance plaza – 400 mt.
14	Landscaping at entrance area
15	Signage for the tourists regarding beach activity and safety measures
16	Cleaning of beach.

**b) Development of tourism infrastructure at Umergaon**

**Survey No. -                      Ownership: Umergaon Municipality.**

Sr.No	Items of work
1.	Road connecting from Railway Station and Bus stand to beach site
2.	Road connecting from beach site to Jetty at Umergaon
3.	Upgradation of Jetty precinct at Umergaon
4.	Lighting facility at Jetty for Umergaon
5.	Upgradation of bus stand precinct at Umergaon
6.	City level Signage

**c) Development of Kamarwada lake at Umergaon**

**Survey No. -                      Ownership: Umergaon Municipality.**

Sr.No	Items of work
1.	Provision of benches
2.	Light poles
3.	Stone pitching to the lake edge
4.	Paved path way along the lake edge
5.	Approach road to the lake
6.	Plantation of trees
7.	Parking facility
8.	Signage
9.	Landscaping

**d) General Infrastructure .**

Sr.No	Items of work
1.	External Electrification
2.	External Water supply
3.	Sewerage system
4.	Approach road & site development
5.	Signages
6.	Other related work for the development of the site.

**COST OF THE WORK:**

Total cost for the project for which the work to be executed is estimated as **Rs.360.00 lakh** which may vary as firm financial implicating after finalization of the concept and tendering to select the Contractor/Executing Agency.

Time limit for completion of project: 24 months w.e.f. conceptualization of the project or placing the work order whichever is less.

The preference of the agency / party will be given who have establishment in Gujarat and or would establish the offices in Gujarat.

## **PRESENTATION REQUIREMENTS:**

All the presentation panels and slides and the write up should not carry the names of Architects and firms. There will be a code number given as decided by the firms/architects details of the competition, which should be used on the panels and slides. **The contents of the presentation (Drgs. and write-up) should be enclosed in a separate envelope mentioning only the code number on the sealed cover.** The participants who have downloaded the information from website will not write anything on the sealed cover.

The sealed cover with proposal details shall be enclosed in final one cover with a covering letter signed by the authority with a seal( as per Annexure-I ). The final cover shall be submitted by registered post/courier/hand delivery to the Managing Director, Tourism corporation of Gujarat Ltd., Udyog Bhavan, Block No. 16, 4<sup>TH</sup> floor, Gandhinagar –382 017 on or before 22/1/2009 at 16:00 hrs. and shall be opened on 23/1/2009 at 13:00 hrs. in the presence of the Applicants if they wish to be present at the time of opening.

Late bidders, delayed bids and ordinary post bids shall not be opened and considered.

The letter should be attached with the detailed resume of the members from the field of architecture, preferably Conservation, Urban Design and Landscape Architecture, with the view that the integrated planning should be in congruence with the Monument. The details of the projects executed in last five years referred for qualification must be provided in the resume. (As per the format stated in Annexure – I)

### **Submission Details**

1. The design proposal should show the Conceptual Layout plan explaining the integration of the various activities proposed in the site area, the surrounding locations and other natural elements, buildings and components should be shown to substantiate details to understand the character and quality of space and form. Scale 1:500/ 1:1000/ 1:5000.
2. Write up of the philosophy and concepts in the A-3 size document.
3. The architectural plans, section, elevation and details of buildings and components planned in the site area. Scale 1:100, 1:50.
4. Site sections and elevations. Scale 1:200.
5. Three-dimensional representation.
6. Preliminary estimate.

All the above are to be compiled into a power-point presentation and submitted as a CD and a hard copy in A-3 size document with drgs.as foldouts.

The Architects/Firms may be disqualified if complete information as called for in the documents is not fully furnished.

Any proposal containing vague and indefinite expressions will not be considered.  
The Conditional offers/ Proposals will not be accepted.

**The envelope containing all the details asked for submission requirements shall be submitted to the Managing Director of TCGL.**

## **TECHNICAL EVALUATION:**

The Evaluation Committee as appointed by Government of Gujarat/TCGL constituting of experts from the country will evaluate the proposals.

The details given by the applicants in the Application form will be evaluated by scoring method. The Committee reserves the right to restrict the list of Architects/firms to be enlisted to any number deemed suitable by it. Committee's decision for empanelling the Architects shall be final and binding to all.

## **ELIGIBILITY:**

Architects/Firms with 5 years experience in similar nature of projects need only to apply for the Design Competition. The Architect/All participating architects of Firm should be registered with the Council of Architecture, India under the Architects Act, 1972. The team should have members expert in the field of Architecture, preferably Conservation, Urban design and Landscape design & Horticulturist.

## **DEADLINE:**

Date for collection of Documents:

**Up to 15/1/2009**

Last Date for submission of Proposal:

**22/1/2009 up to 4.00 pm**

**DECLARATION:**

1. I/We agree that the decision of the Employer in relation to pre-qualify the contractors, addition or deletion, phasing of works will be final and binding to me/us.
2. All the information and data furnished herewith are correct to my/our best of knowledge.
3. I/We agree that we have no objection if inquiries are made about our works its related areas and any other inquiry regarding all projects and works listed by us in the Performa.

**Place :**

**Signature with Seal of the company**

**Date :**

**Advertisement is the part and parcel of the document.**

**CONTACT ADDRESS:**

Managing Director

**TOURISM CORPORATION OF GUJARAT LTD**

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**ANNEXURE- I**

**A DESIGN PROPOSAL**

To,  
The Managing Director  
Tourism Corporation of Gujarat Ltd  
Udhyog Bhavan,Block No. 16, 4<sup>th</sup> Floor,  
Sector – 11, Gandhinagar – 382 017,  
Gujarat, INDIA

Sir,

**Sub: Proposal for Consultancy to prepare the Design layout for Development of Tourism Sites at Umegaon Dist.Valsad**

**Regarding Design Proposal**

I / We \_\_\_\_\_  
Architect / Consultancy firm herewith enclose design proposal for selection of my  
our firm / organization **as Consultant to prepare Conceptual Layout Plan and**

**Design Details for development of tourism sites at Umegaon Dist.Valsad .**

(In case of entry as a team, state the names of the participating members of the team , who should be registered Architects with Council of Architecture under the Architects Act, 1972 and the name of the leader of the team in who's name the entry will be registered).

Yours faithfully,

Signature \_\_\_\_\_

Full Name \_\_\_\_\_

Designation \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ .

**A.1 Projects executed for tourism infrastructure sector which best illustrate the Qualifications**

The following information should be provided in the format below for each reference assignment for which your firm was legally contracted by the Client stated.

Using the format below, provide information on each reference assignment for which your firm/entity, either individually as a corporate entity or as one of the major companies within an association, was legally contracted.

Project Name:		
Location:		Professional Staff Provided by Your Firm/entity(profiles):
Name of Client:		No. of Staff:
Address:		No. of Staff-Months; duration of consultancy assignment:
Start Date (Month/Year):	Completion Date (Month/Year):	Approx. Value of Consultancy Services (in Rs.):
Name of Associated Consultants, if any:		No. of Months of Professional Staff, provided by Associated Consultants:
Name of Senior Staff (Project Director/Coordinator, Team Leader) involved and functions performed with qualifications:		
Narrative Description of Project:		
Description of Actual Services Provided by Your Staff:		

(Please provide brief description of service provided in any or all of the following areas. Also mention the name of the staff against each of the following heads. )

- (a) Architectural Projects
- (b) Development of Heritage Sites
- (c) Tourism related projects
- (d) Landscape Design & Horticulture.

**Please provide a copy of certificate from the client or a copy of work order from the client. Only those studies would be considered for the evaluation for which the documentary proof i.e. client certificate / work order etc. have been provided.**

**A.2 Composition of the Team personnel and the Task which would be assigned to each Team Member.**

Project Leader:

**COMPOSITION OF THE TEAM PERSONNEL, AND  
TASK(S) OF EACH TEAM MEMBER**

**1. Technical/ Managerial Staff**

Sr. No.	Name	Position	Task
1.			
2.			
3.			
4.			
..			
..			

**2. Support Staff**

Sr. No.	Name	Position	Task
1.			
2.			
3.			
4.			
..			
..			

**Note : Please provide details of each of the proposed team members as per the format provided in A.3.**

### **A.3 Format of Curriculum Vitae for proposed Key Technical Staff**

- (i) Proposed position for this assignment
- (ii) Name of Person
- (iii) Designation
- (iv) Profession
- (v) Date of Birth :
- (vi) No of Years with your Firm
- (vii) Membership of Professional Societies:
- (viii) Detailed Tasks Assigned :
- (ix) Key Qualifications :

(Give an outline of staff member's experience and training most pertinent to tasks on assignment. Describe degree of responsibility held by staff member on relevant previous assignment and give dates and locations. Use up to half a page)

- (x) Education

**You must provide brief note on all the major assignments / projects executed / during his/her work experience.**

- (xi) Total No. of Years Experience
- (xiv) Certification

I, the undersigned, certify that to the best of my knowledge and behalf, this Bio- data correctly describes myself, my Qualifications and my experience.

**Signature of Architect/Firm**

**Date**

## **Terms of reference for the selected Architect/firm:**

### **Objective**

Tourism Corporation Gujarat Ltd intends to develop tourism sites by augmenting tourist facilities at **Umegaon Dist.Valsad** are planned to be developed. The details of the job work to be carried out in the site are mentioned below.

- (viii) To prepare a layout plan for the various **sites covered at Umegaon Dist.Valsad, including** removing haphazard growth of shrubs and jangali plants, P/C internal pathway, foot path etc. , addition or deletion as decided by Tourism Corporation of Gujarat Ltd., as and when required, area lighting /electrification with its construction, detailed estimate and schedule of work.

The proposal & design/planning should be such that it is acceptable to various government agencies for all granting necessary statutory approvals.

**(PS: In order to ensure that the works at various sites proceed in accordance with the contract documents/ drawings and to exercise time, quality controls and the day-to-day supervision, a separate Project Management/ Monitoring Agency will be appointed by TCGL.)**

## **The Architect/Firm selected for the project will prepare the following details under the scope of work:**

### **Architecture**

#### **1. SCOPE OF WORK**

The Architect is required to provide services in respect of the following :

#### **Part I - ARCHITECTURE :**

- 1.1 Taking TCGL's instructions and preparation of design brief.
- 1.2 Site evaluation, analysis and impact of existing and / or proposed development on its immediate environs.(It is desirable to visit the site before preparing the design proposal)
- 1.3 Design and site development.
- 1.4 Structural design.
- 1.5 Sanitary, plumbing, drainage, water supply and sewerage design.
- 1.6 Electrical, electronic, communication systems and design.

1.7 Fire detection, Fire protection and Security systems etc.

1.8 Periodic inspection and evaluation of Construction works.

**Part II - ALLIED FIELDS :**

1.9 Landscape Architecture

1.10 Architectural Conservation

1.11 Graphic Design and Signage

**2. SCHEDULE OF SERVICES :**

The Architect shall, after taking instructions from the TCGL, render the following services:

**CONCEPT DESIGN [STAGE 1] :**

2.01 Ascertain TCGL's requirements, examine site constraints & potential; and prepare a design brief for TCGL's approval.

2.02 Prepare report on site evaluation, state of existing buildings, if any ; and analysis and impact of existing and/ or proposed development on its immediate environs.

2.03 Prepare drawings and documents to enable the TCGL to get done the detailed survey and soil investigation at the site of the project.

2.04 Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the existing and / or proposed development on its immediate environs.

2.05 Prepare conceptual designs with reference to requirements given and prepare rough estimate of cost on area basis.

**PRELIMINARY DESIGN AND DRAWINGS [STAGE 2] :**

2.06 Modify the conceptual designs incorporating required changes and prepare the preliminary drawings, sketches, study model, etc., for the TCGL's approval along with preliminary estimate of cost on area basis.

**DRAWINGS FOR CLIENT'S/ STATUTORY APPROVALS [STAGE 3] :**

2.07 Prepare drawings necessary for TCGL's statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the TCGL in obtaining the statutory approvals thereof, if required.

**WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :**

- 2.08 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials & works and other conditions of contract.

**APPOINTMENT OF CONTRACTORS [STAGE 5] :**

- 2.09 Invite, receive and analyze tenders; advise TCGL on appointment of contractors.

**CONSTRUCTION [STAGE 6] :**

- 2.10 Prepare and issue working drawings and details for proper execution of works during construction.
- 2.11 Approve samples of various elements and components.
- 2.12 Check and approve drawings submitted by the contractor/ vendors.
- 2.13 Visit the site of work, periodically, to inspect and evaluate the Construction Works and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the TCGL informed and render advice on actions.
- 2.14 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Project Management/ Monitoring Agency, who shall work in co-ordination with the Architect/Firm & Contractor and shall be appointed by TCGL separately and paid by the TCGL.
- 2.15 Issue Certificate of Virtual & Final Completion of works.

**COMPLETION [STAGE 7] :**

- 2.16 Prepare and submit completion reports and drawings for the project as required and assist the TCGL in obtaining "Completion/ Occupancy Certificate" from statutory authorities, wherever required.
- 2.17 Issue five sets of as built drawings including services and structures along with soft copy of drgs. (CD).

## **Landscape Architecture**

### **1. SCOPE OF WORK :**

The Architect is required to provide services in respect of the following:

- 1.1 Site appraisal and suitability.
- 1.2 Site planning.
- 1.3 Landform and grading.
- 1.4 Surface drainage design and water management.
- 1.5 Irrigation design.
- 1.6 Open space design - hard and soft areas.
- 1.7 Plantation Plan.
- 1.8 Landscape structures and features.
- 1.9 Garden Furniture design.
- 1.10 Graphic design and signage.
- 1.11 Co-ordination of external services.
- 1.12 Periodic inspection and evaluation of works at site.

### **2. SCHEDULE OF SERVICES :**

The Architect shall, after taking instructions from the TCGL, render the following services :

#### **CONCEPT DESIGN [STAGE 1] :**

- 2.01 Carry out site analysis and furnish a site appraisal report with regard to the potential of the site vis-à-vis activities.
- 2.02 Prepare drawings and documents to enable TCGL to get done the detailed survey and soil investigation at the sites of the projects.
- 2.03 Furnish preliminary scheme for site planning.
- 2.04 Prepare conceptual landscape design with reference to requirements given and prepare rough estimate of cost on area basis.

#### **PRELIMINARY DESIGN AND DRAWINGS [STAGE 2] :**

- 2.05 Modify the conceptual design incorporating required changes and prepare the preliminary drawings, sketches, etc. for the TCGL's approval along with preliminary estimate of cost on area basis.

**DRAWINGS FOR CLIENT'S/ STATUTORY APPROVALS [STAGE 3] :**

2.06 Prepare drawings necessary for TCGL's statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the TCGL in obtaining the statutory approvals thereof, if required.

**WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :**

2.07 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials & works and other conditions of contract.

**APPOINTMENT OF CONTRACTORS [STAGE 5]:**

2.08 Invite, receive and analyze tenders; advise TCGL on appointment of contractors.

**CONSTRUCTION [STAGE 6] :**

2.09 Prepare and issue working drawings and details for proper execution of works during construction.

2.10 Approve samples of various elements and components.

2.11 Check and approve shop drawings submitted by the contractor/ vendors.

2.12 Visit the site of work, at intervals mutually agreed upon, to inspect and evaluate the Construction Works and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the TCGL informed and render advice on actions.

2.13 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Project Management/Monitoring Agency, who shall work in co-ordination with the Architect/Firm & Contractor and shall be appointed by TCGL and paid by the TCGL.

2.14 Issue Certificate of Virtual Completion of Civil Works and plantation.

**COMPLETION [STAGE 7] :**

2.15 Prepare and submit completion reports and drawings for the projects as required and assist the Client in obtaining "Completion / Occupancy Certificate" from statutory authorities, wherever required.

2.16 Issue two sets of as built drawings including services, structures and plantation.

