

4.3 Scope of Work

For Integrated Development Plan for Kumbhmela :

1. **Profiling of Greater Nashik** {*Greater Nashik(Gr. Nashik, hereafter) includes the area covered within the radius of 40 km from Nashik city centre*}
 - Historic and cultural Facilities.
 - Land uses, ownership pattern, development context.
 - Traffic/ transportation systems.
 - Industrial Development.
 - Population concentration pattern.
 - Occupational Structure.
 - Projection of population.
 - Environmental status pattern.
 - Infrastructure coverage.
 - Tourism sector assessment of Gr.Nashik.
 - Understanding prominent tourist spots, activities/ attractions at each spot, tourism infrastructure available and tourist response,
 - Identification of Issues/ Bottlenecks in development of Tourism offerings at such spots.

2. Spatial assessment of Gr.Nashik.

- Understanding of the Regional Context of Gr.Nashik covering regional settings, genesis of the Gr.Nashik, spatial growth of the Gr.Nashik and identification of future growth corridors,
- Economic Structure of Gr.Nashik with focus on sectors driving economy of the city & region – importance of each sector, performance of each sector (GDP contribution, estimated investment and job creation capabilities) and future population growth outlook for next 10 years.
- Land use planning- The Master Plan shall define the various zones and indicate the manner in which the land in each zone is proposed to be used for Gr.Nashik. Proposals for supply of housing, improvement of slums, informal sector, delivery of community facilities, infrastructure development and strategies for overall improvement and the housing sector. Classification of industrial zones such as light, general and special & hazardous industrial zones.
- Transportation Planning- Comprehensive traffic and transportation plan indicating the broad road network system in the Gr.Nashik, formation of new roads, widening of existing roads in Gr.Nashik for improved vehicular movement pattern, suggestion of parking lots, location of truck terminals, whole sale market, improvement

of traffic junctions etc. Long term / Short term strategies to take up development by phase wise. Development plan for integrated Mass Transportation System and the viability of Railway system for Gr.Nashik transport. Development plan for truck terminal facilities. Study of potential destinations for air-connectivity with adequate passenger load through statistical methods.

- Physical and social infrastructure planning including sewage & solid waste disposal management: Protection measures for catchments areas of major water resources in Gr.Nashik. Identification of garbage yards, sewage farms and treatment plants in the region. Infrastructure development plan indicating the proposal for assured protected water supply, sewage, drainage, and solid waste management system by indicating the details of location of sewage farms, garbage yards on a scientific basis. Evolution of the industrial location policy for Gr.Nashik by adopting complementary policies for promoting rapid industrialization and encouraging development of backward areas. Obtaining industrial policy for the unorganized sector.
- Environmental protection: Development plan indicating the proposal for the improvement of the environment and ecology of the Gr.Nashik. Identification of sites for the location of stone crushers and fly ash brick factories. Proposals for conservation of natural watercourse from pollution by detailing the proposals especially in Nashik City area. Special Pollution Control and improvement of environment and ecological measures for highly polluted industrial areas around Nashik City.
- At Zonal Plan level –
 - Zonal Development Plan for Gr.Nashik should be prepared within the overall frame work of Master Plan of Gr.Nashik with the location, extents of various land uses for such purposes as housing, school, recreation, hospitals, industries, businesses, market, public works, public buildings, public & private open spaces and other categories of public and private uses.
 - Proposals for the supply of housing with infrastructure development and strategies for overall improvement under the Housing Sector.
 - Slum upgradation development plans- Renewal and rehabilitation proposals for slum areas especially for Nashik city.

- Detailed plans for traffic & transportation in Gr.Nashik with long term/short term strategies to take up development phase wise.
 - a. On street or off street parking facilities in critical areas
 - b. Fly-Overs.
 - c. Design for junction improvement on a priority basis.
 - d. Traffic management schemes for priority areas.
 - e. Widening of existing roads formation of new roads.
- Identification of industrial lands in the zonal development plan areas and further detailed classification of light, general, special & hazardous industrial use zone on scientific basis.
- Investment and implementation planning- The planning proposals shall have to be categorized into (a) Mandatory Projects (b) Optional projects including the identification of major projects - short and long term for development. In respect of both mandatory and optional projects, the implementation proposals should be categorized into different phases - terminus with 5 year plans and annual plans by identifying the probable implementing agencies i.e., Government Agencies / private / private & Government participation.

3. Selected Case Studies for Kumbhmela.

- Select case studies at national level and international level (preferably in Asian Countries) for drawing reference to similar scale cities having strong tourism activity. Focus of the case studies to understand Key Learnings and Takeaways on:
 - Nature of Tourism and its role in overall city economy
 - Brief Inventory of tourist spots and key features and activities / attractions at these spots
 - Status of Urban Infrastructure to compliment the tourist activities with focus on:
 - ✓ Road Infrastructure
 - ✓ Public Transport System
 - ✓ Streetscape and Urban Landscape
 - ✓ Street furniture and signage
 - ✓ Crown management systems (if any)
 - ✓ Theme based activities / attractions (if any)
 - ✓ Inputs on development and operational model

4. Tourism Circuit & Attractions- Initial Screening Report.

- Understanding of Kumbhmela – the rituals / practices, locations in the city involved, visitors trends over years and profile of tourists/ visitors,

- Identifying possible Tourist Spots (locations studied above), which compliment Kumbhmela and are presently part of / could be made part of Kumbhmela Tourist Circuit,
- Understanding tourism infrastructure available at current Kumbhmela site/s,
- Identification of Issues / Bottlenecks in Tourism Offerings at current Kumbhmela site/s and for Kumbhmela Tourist Circuit.
- Identification of infrastructure gaps based on needs assessment studies, stakeholder interaction and learning's from case studies.
- Identifying clustering spaces, tourist spots and formulation of a potential Tourist Circuit for Kumbhmela (*within Gr.Nashik.*)
- Identification of potential activities and their significance for such clustering spaces, tourist spots and Tourist Circuit
- Identify infrastructure projects that would benefit Kumbhmela with due consideration to:
 - Facilities for Devotees and Sadhus at the Sadhugram
 - Expected Crowd & Crowd Management
 - Available Infrastructure and its functional requirements
 - Existing Infrastructure and its operational characteristics
 - Deficiency in hard and soft infrastructure development options
 - Scope for Private Entrepreneurs
- Prioritization of Infrastructure requirements, grouping them as per the scale and identification of implementing agency.

5. Review of the Regulatory Framework

- This would include outlining existing acts, regulations & framework, understanding of role and obligations of Government of Maharashtra, Private Sector Players and other stakeholders (including Nashik Municipal Corporation, Revenue department, MIDC, Tourism Department, Town Planning Department, Maharashtra Tourism Development Corporation, Archaeology Survey of India, etc) in further process towards development and implementation of the projects.
- This segment would also include review of existing regulatory / institutional framework, existing procedures, policies and best practices for clearance to various agencies / government departments with respect to above mentioned issues and development services / opportunities for Gr.Nashik and Kumbhmela.
- Understanding and review of National Tourism Policy, State Tourism Policy, and other policies / incentives / schemes along

with Environment and Disaster Management Framework for Maharashtra with specific focus on Gr.Nashik and Kumbhmela.

- Understanding and review of the Regional Plan, Development Plan and Local Building Development Control Regulations.

6. Project Financing mechanism.

- For All Projects submitted by consultant, details should be workout broadly as given below.
- Broad Investment Requirement for above projects, which would include:
 - ✓ Assessment of total project cost (on industry thumb rules)
 - ✓ Assessment of revenue generating opportunities (on local location assessment / on industry thumb rules)
 - ✓ Broad assessment of Economic Benefits of the Projects
- Assessment of means of finance
 - ✓ Project with Government Funds (VGF / other schemes)
 - ✓ Projects with Public Private Partnership
- Prioritization of Projects
 - ✓ Prioritization of intervention / tourist sport/ tourist circuit
 - ✓ Prioritization of PPP & Non-PPP infrastructure projects
 - ✓ Prioritization of other Projects

7. Integrated Master Plan for Gr. Nashik.

Based on the Initial Screening Report and subsequent approval from Client, the Integrated Development Plan would be prepared. It would include:

- Listing of Priority Projects and its detailed report as described in planning approach.
- Implementation framework for Projects with due consideration to:
 - Financial, physical and human resource requirement
 - Local capability in consultation with Government
 - Risk appetite of public / private sector
 - Relevant applicable regulations and guidelines
 - Marketing and Financial Strategies
- A time bound and phased action plan for effective implementation of specific program proposals for (list is indicative / not limited to):
 - Integrated Development of Gr.Nashik.
 - Integrated Development of Kumbhmela Tourist Circuit
 - Connectivity of prime location within city
 - Road / Rail based Public Transport System
 - Development of soft infrastructure projects
 - Heritage conservation

- Guidelines for streetscapes and street furniture
 - Guidelines for signage
8. While preparing the master plan for Gr.Nashik the consultant should follow the planning approach as given in Annexure-III. The plan should be detailed one and should have all the steps outlined in the planning approach as given in Annexure-III.

Annexure-III

PLANNING APPROACH

The planning approach uses several sequential steps that follow a classic “system approach” to complex problem solving. In this approach, a process of analysis, synthesis, and program conceptualization produces a range of alternative solutions that are then evaluated against goals and requirements established by the Client and the community. The feasibility and implementation strategy for each alternative is assessed and the most suitable option (s) is then selected for further refinement. A six-step work plan as follows need to be adopted:

1. Site Analysis- to analyze and evaluate the existing historic and cultural facilities, land uses, ownership patterns, development context, traffic/ transportation systems, and the availability of utility services in order to identify the opportunities and constrains for the physical development of new building programs within the study area;
2. Market Analysis- to analyze and evaluate the existing and projected economic/demographic conditions underlying the growth of the region, the supply and demands trends for land and real estate, and the existing rental and sales rates in order to assess the study area’s development outlook and investment potential;
3. Development Program Concepts- to prepare a development program based on the previous analysis that outlined the range of potential land uses, the size and scope of each program element and special development opportunities for “ early action” projects;
4. Options and Development Concepts- to prepare a range of alternative plan concepts that illustrate the layout and relationship of the proposed development program elements, an a assessment of the economic potential for each;
5. Draft master plan- to select a preferred plan concept for further refinement. Based upon the selection and approval of the preferred development concepts and development brief, **THE consultant** will formulate the preliminary Master Plan; and finally;
6. Final Master Plan- to prepare a final set of documents, maps, plan layouts, models, and character sketches together with written narrative material that fully explain the background analysis material, a set of design guidelines, the implementation strategy and the final plan concepts.

Stages of detailed planning process

Stage I – Site Analysis

This phase involves the preparation of large-scale maps, technical memoranda, and diagrams identifying and documenting all aspects of the study area's physical and market conditions. While this data will be collected throughout the life of the project, the bulk of necessary data should be collected and analyzed in the first few weeks. Therefore, continuous interaction between the **consultant** Team and the planning Authorities will be necessary during this period to arrive at a collective understanding of development opportunities and constraints.

Task IA – Prepare Draft Inception Report- Prior to the initial work session, the **consultant** shall prepare an outline of the scope of work, methodology, detailed work schedule and staffing requirements for the local The consultant preparing specific studies.

Task IB – Project Start-up Work session – An initial start-up meeting shall be held between the team members of the **consultant** and Client in person. No video conferences are permitted. During this meeting, the team members shown by the consultant shall be present for the meeting with the client. The following would be addressed;

Introduction of all participants;
Define project goals, objectives, key issues, and coordinated work program;
Confirm schedule/key milestone targets.
Establish ongoing coordination and communications procedures;
Establish client review and decision marking process/ schedule; and
Visit site and surrounding area.

The purpose of this work session is to achieve a complete understanding of the project's goal and objectives and the roles and responsibilities of all involved parties.

Task IC- Review Background Materials/ Studies – The **consultant** shall collect and review all available background information, base mapping, market/ economic studies, and site inventory/ analysis studies previously completed on the project and the site. This information shall be collected by the consultant and should include, if possible, property boundary ownership and topography base mapping, vegetation, hydrology requirements, and environmental impact/ assessment studies. The project

team shall identify any additional necessary background information required for the master plan study.

Task ID – Comparative Site Evaluation Selection- The **consultant** shall perform a summary site analysis that identifies the physical opportunities and constraints for the development of the site. Factors to be considered shall include:

1. Existing regional / framework/ context
 - Land use
 - Transportation
 - Economic base
 - Historical development of trends
 - Climate considerations
 - Indigenous character (architectural/ landscape)
 - Community heritage
 - Area Dynamics
2. Existing site conditions
 - Site boundaries/ ownership
 - Topography/ vegetation
 - On- site buildings/ land use / settlements
 - Adjacent land uses/ development character / linkages
 - Scenic views/ vistas
 - Special site features
3. Transportation facilities
 - Regional access/ circulation
 - Existing roadway network, utilization, capacities, level of service and programmed improvements
 - Existing rail service operations, and potential improvements;
 - Existing or proposed public transit systems
4. Utilities infrastructure
 - Existing sewer, water, storm drainage, power (gas and electric), communications (telephone) services, easements, etc.
 - Existing service providers, capacity constraints/ user demands
 - Future planned/ facilities/ capacity constraints
5. Natural site conditions
 - Geotechnical
 - Flood plain / flood control
 - Existing vegetation / wildlife habitat
 - Climate/ meteorology
 - Drinking water availability
 - Water quality
 - Air quality and noise

6. Environmental Issues
 - Environmental review master agency list
 - Natural resources
 - Ecological resources
 - Archaeological/paleontological resources
 - Historical building/ sites
 - Hazardous materials / contamination
 - Project environmental design criteria
7. Area development plans / regulations (governmental)
 - Existing regional plans
 - General land use / circulation plan for Montevideo
 - Existing Planning and zoning Ordinances
 - Other area development plants/ programs/ regulations
 - Public Open Spaces
8. Economic base
 - Existing economic base
 - Demographic trends and projections
 - Regional and local property market trends
 - Strategic economic location analysis
 - Potential economic impact of this development

The site evaluation shall include the following considerations;

- Access, circulation, and infrastructure service requirements;
- Future expansion capabilities
- Aesthetic qualities/ amenity potential (water frontage, scenic qualities);
- Consistency with public policy/ regional plan; and feasibility.

Stage 2- Market Analysis

This phase involves the collection of statistical background data on the economic and demographic conditions of the Agrigento area, together with real estate supply/ demand surveys. This study will form the key in ensuring that the master plan proposed reflects the economics reality of such a proposed development. It is equally important that the study tell us what to consider doing, as well as telling us what not to do.

Task 2A Market Analysis – The **consultant** Team will conduct reconnaissance and development potential analysis which will document the broad range of development issues affecting the study area and its vicinity. Data will be collected by consultant from all possible sources as local universities and government agencies where available

The tasks involved include the following:

- Review of all available market studies, plans, and economic and employment data;

- Forecast of all applicable economic and demographic data as they affect existing and proposed development;
- Analyses of historical supply and demand data by each type of applicable land use;
- Analyses of existing rental/sales rates;
- Profile of existing and proposed competitive projects both within the center city and the greater Montevideo area; and
- Development of estimates of demand for each land use which appears to have a market justification for development, including but not limited to :

The Commercial sector	Office market Retail sector Hotel, Resort and Entertainment
The Residential Sector	Luxury Housing market Upper Income market Middle Income market Lower Income market
The industrial Sector	Light Industry Heavy Industry Factory Types and sizes
The institutional and infrastructure Sector	Hospitals Schools and Universities Major Governments capital Works projects

Task 2B- Interviews – The **consultant** team members will undertake a series of confidential interviews with the major institutional, cultural and business representatives, neighbourhood organizations, and business groups. City officials and others involved in the development of the study area. Selected private business persons, realtors, leasing agents, developers, area business, supports network groups, industry groups representatives and financial community representatives will be interview or surveyed in order to asses goals, opinions, needs, and attitudes towards the development of this area of town.

Task 2C – Summarize the Development Opportunities Constraints – The **consultant** will prepare summary evaluation of the development opportunities and constraints facing the development. This summary will identify; availability of services, expansion potential, realistic phasing strategy, functional and physical linkages, public transit services, parking arrangements, compatibility with adjacent land uses and other development consideration.

The material gathered during this task will be compiled in and illustrated memorandum, combining salient data from previously prepared studies and reports. The memorandum will be used as a background- debriefing book for the next phase of work.

Stage 3- Program Concepts

A work session would be conducted to identify and consider all key and program options for the proposed development. The development brief will define the proposed type, nature, phasing and character of development, including;

Residential, industrial, and commercial sector;

Tourism, sports, recreation, entertainment, social, and cultural facilities; and Institutional and government sector.

The conclusion of this task would be a refined development program/ master plan brief that would serve as the basis for the preparation of a master plan, including identification of potential development concepts, uses, densities, and phasing for the overall project.

The **consultant** Team is to accomplish this by means of a brainstorm in which a small team of experts is brought together for one or two days of intense discussion concerning the highest and best use of this land. The key aspects of the process are that all interested parties should participate in reaching a common conclusion.

This brainstorm session should be held in Agrigento to experience and field-check ideas and conditions brought up in discussion. All previous studies and materials will be available for use by the participants. Prior to the start of the brainstorming session each participant would have already studied a background-debriefing booklet compiled by the CONSULANT Team (Task 2C), distributed in advance of the work session.

Upon completion, a summary report will be prepared which contains a distillation of salient analyses and findings.

Task 3A Brainstorm Session Preparation - The **consultant** team will organize and act as facilitator at the work session, designed to evaluate the relative merits of alternative planning themes and concepts, their approximate land requirements, and the resulting recommended development concepts matched against the site opportunities and constraints.

This task involves the distribution of background debriefing materials, preparation of an agenda of objectives, topics to be covered and

approximate time allowances. In addition, preparation of base maps and other display materials that fully illustrate the site and its Surroundings, traffic and transportation relationship, surrounding land uses, urban design and site landscaping will also be included in this face of work.

Task 3B-On Site Work Session with the **consultant** team will land a two to three days brainstorm session with the express purpose of focusing on concept developments, the big ideas, and with only preliminary consideration of projects economic and land use characteristics. This work session will be staffed by the **consultant** professionals, and the consultant, along with other specialists from related fields. The participants will be asked to consider indicated levels of market support and potential feasibility, exiting and surrounding land use patterns, public policy and objectives for the development program, retail strategies, cultural and historic preservation, and development capacity of the key opportunity lots, among other factors.

Task 3C- Summary of Program Recommendations- Based upon a review of Task 3B, the **consultant** Team will prepare appropriate refinements to convert the preliminary development concepts into a recommended development program. The development program will identify and make recommendation as to location, sizing, phasing, and orientation of each land use. The development program will identify and make recommendation as to location, Sizing, phasing, and orientation of each land use. The development program will also locate and fit early action development opportunities into specific project opportunities areas and sub districts within the study area.

Stage 4- options and Development concepts

Task4A- The Consultant work session- The **consultant** will conduct a brainstorming session with the client to coordinate the work program for investigation of planning options and development concepts technical studies.

Task 4B- Preliminary Planning and Urban Design Concepts- The **consultant**, in collaboration with the local authorities will identify and investigate alternative use and circulation components of the project. They will depict land uses intensity of development, traffic and circulation, pedestrian linkages, transit service plans, parking open space, cultural and community uses, treatment of transitioning uses, potential land use conflicts, The general location of priority development sites and the relationship to and between sub-districts and functional nodes will be identified.

These concepts will consider.

Land planning- formulate preliminary development concepts and layouts

State government facility requirements

Land and Property market projection and estimated absorption rates

Transportation and infrastructure concepts

Urban design-identify overall urban design concepts including both project's image and character.

Task 4C- Development Concepts Consultant Coordination- The **consultant** will meet and coordinate with the client in developing the preliminary master plan concepts and preliminary technical studies including:

Landscape consultant- development of landscape themes and open space networks

Infrastructure- identify service options and cost estimates for preliminary concepts

Traffic-estimate traffic generation and identify roadway circulation and public transportation options.

Social the institutional- identify government and institutional facilities requirements and residential and commercial area service concepts

Market-conduct property market analysis and phasing projections

Quantity Surveying – prepare overall cost evaluation of planning concepts

Task 4D – Prepare interim Development Proposal Report in collaboration with the consultant in documenting findings and recommendation of stage 2- planning options. The report will include.

Estimates of residential, industrial and commercial property market demand

Preliminary outline of the economic environment

Outline of state Government and institutional property requirements

Outline of local Government requirements

Educational and other institutional requirements

Preliminary Development Concepts

Task 4E Evaluation of Alternatives- The **consultant** Team will test each plan alternative against goals and policies for the master planned area. A Formal evaluation matrix will be considerate for use in the process. It is anticipated the some key elements, such as cost, land acquisitions and traffic impacts on surrounding neighbourhoods may be the major

distinguishing traits among the alternatives. There are also general growth and development policies of the region, which need to be considered in the evaluation of the proposal. These difference will be fully discussed, and reasons for the selection of one alternative the others will be documented.

Stage 5- Draft master plan

Task 5A- The consultant work session the **consultant** will conduct a local the consultant work session upon client review and confirmation of the preferred option. The work session will serve to coordinate the preparation of the draft master plan.

Task 5B Formulate Draft Master Plan- Based upon the selection and approval of the preferred development concepts and development brief, the **consultant** will formulate the preliminary master plan. This will include a land use and circulation plan, urban design concept for the study area, a sketch illustrative site plan, as well as preliminary land use/Development program tabulations. A clear image and overall organization of the Agrigento Regional master plan project will emerge at this stage.

The preliminary draft master plan will address:

Land planning and design:

- Optimize the form, Function, and aesthetics of the development program on the site with particular emphasis on land uses and traffic flows.
- Formulate preliminary urban design guidelines for development
Urban Design :
- Explore urban design layout of the study area town center and any other major facilities.

Task 5C- preliminary master plan the consultant technical Coordination-
The **consultant** will develop the design and technical aspects of the preliminary master plan, including:

A. *Landscape Architects:*

Design of landscape themes, parks and open space networks, streetscape design character.

B. *State Government Facilities Programming Consultant:*

Prepare detailed program for the state facilities

Identify necessary infrastructure requirements

Identify phasing requirements

C. Transportation and Traffic Consultant:

Forecast, Test, Size and configure the transportation networks

- roadways
- public transit systems
- pedestrian and bikeways
- formulate parking requirements and overall concepts/strategies
- Identify potential Traffic Management Systems
- Identify off-site transportation improvements
- Formulate improvement phasing schedule

D. Infrastructure Engineering Consultant :

Prepare site grading and earthwork concepts to prepare sites for development prepare roadway geometric. Intersection/interchange alignments and bridge concepts based upon master plan concepts and local design standards.

Coordinate with appropriate governmental agencies to facilitate necessary approvals.

Identify all utilities service providers/ available capacities.

Forecast demand, facility sizing and layout concept

- water
- sanitary sewer
- storm drainage/food control
- solid waste collection/disposal
- power
- Telecommunications

Identify off-site utility infrastructure improvements

Formulate improvement phasing schedule to assure service based upon desired implementation plan and schedule of overall project.

E. Property market Analysis/Financial Feasibility Consultant

Forecast Market Demand and absorption of all proposed uses

Prepare development-phasing schedule

Prepare any necessary development financial pro-formats feasibility analysis

F Planning Consultant

Identify all necessary governmental permits, review agencies, submittal requirements and processing schedules

Assess governmental development and environmental clearance / approvals and any required mitigation program and monitoring requirements.

Strategies needed governmental entitlements (Zoning, Development agreement, etc.) necessary for all government approvals and implementation.

G *Environmental Consultants*

Identify significant environmental impacts of proposed development
Identify potential mitigation strategies for environmental impacts of proposed development prepare outline of all necessary governmental submittals and initiate preliminary review and approvals.

H. *Cost Estimation Consultant:*

Estimate development construction costs of primary infrastructure and site preparation for pro forma financial analysis.

Update cost estimate based upon refined master plan. Phasing program and financial pro forma

Task 5D- Prepare Draft Concept Master Plan Report- The **consultant** will prepare, in collaboration with the Consultant, a Draft Conceptual Master Plan Report illustrating the Conceptual Development Plan, including proposed land use, Circulation and infrastructure plan for the study area. It is intended the material presented by the **consultant** Team during this work session will form the basis of a preferred implementation approach and development strategy. The report will include.

A. Development Brief:

Residential, industrial and commercial market analysis
Sports, tourism, entertainment and recreational facilities
Government and institutional facility requirements

B. Master plan :

Development Concept
Land use and Circulation Plan
Transportation and Traffic Plan
Landscape plan
Urban Design of key elements (Study area town center and any other major facilities).
Phasing strategy plan Draft

Task 5E- Review and Confirmation of the draft master plan- The **consultant** shall meet with and present the draft master plan to the client for review and approval

Stage 6- Final Master Plan

Task 6A-Develop and Refine the Final Master Plan- Based upon the **Client's** review comments and approval, the **consultant** shall finalize the draft master plan in Collaboration with the Consultant.

Task 6B- Prepare Final Master plan report- The **consultant** shall prepare the final master plan report in collaboration with the local the consultant members. Our findings and recommendations will be documented in a Final Master Plan Report including the following work products:

Regional Location//context Map

Summary site Analysis Map

Land Use and Circulation Plan

Illustrating the type, layout size and density of all proposed land uses, access and circulation;

Landscape/Open Scope Master Plan

depiction the layout and character of major open space and landscape features of the overall project, including recreation, open space, streetscape, and gateway features;

Infrastructure Plan

Illustrating the layout of the primary transportation and utilities infrastructure networks

Development Phasing Plan

Depicting the sequential staging of major development phases

Study area town center urban design concept

Depiction the layout and general design character of state facilities

Major facilities urban design Concept

Depicting the layout and general design character of the town center.

Design Guidelines

Site planning, architecture landscape, and streetscape design guidelines for the overall project;

Development Character Sketches

Depicting the general design character of the major project components (6 sketch renderings)

Narrative master plan Description

Including development strategy, potential costs/revenues physical development policies and design guidelines and

Statistical Tabulations

of land use, plot ratio, density, unit counts phasing, estimated costs/revenues, etc

Task 6C- Final Master plan presentation and submittal – The conclusions of stage 4 and the Final master plan Report shall be presented to the

Client and the Authorities that the Client Considered appropriate at this moment for review and approval.

Task 6D- Prepare Final Report – The **consultant** Team will prepare a final report composed in A3 format utilizing reproduction of selected drawings, sketches, charts and diagrams prepared during the course of the planning effort, together with written summaries of the project's conclusions and program recommendations, elements of the master plan site specific plans, and other special features. This material serves as a marketing tool and may be reproduced in many different formats (book, fold-out maps, folders, etc.) depending upon the requirements of the marketing plan.

BACKGROUND INFORMATION NEEDED BY The **consultant**

It will be necessary for The **consultant** to collect the following background information to conduct the master planning services. We assume that most of this material will be gathered during the design process.

A. *property base maps*

Property topographic base map including region boundaries, ownership, existing buildings if any, utilities and site improvement.

Preparation of site maps with a scale of 1:8000 for Nashik City area and 1:25000 for rest Gr.Nashik area.

Property Boundary Line Survey of the site indication

- Coordinates of property online intersections, benchmark indicated
- Length and compass bearings of property line segments
- Topographical contour elevations of site and adjacent roads
- Street dimensions and corner radii
- Building setbacks and easements

B. *Hydrological soils and Geotechnical information*

Tidal variation, flood plan and soils information specifying the 100 year flood level, normal water table level and ground floor level elevation requirements through the entire region

C. *Government Development Codes and Regulations*

Zoning and development regulations with respect to land use GFA, FAR plot ratio, building heights, set backs, coverage, etc
Regional and area land use and circulation plans

D. *Preliminary Project Development*

Development Program of proposed uses (type, size access, etc. and circulation)

Targeted market of proposed uses

Desired architectural/landscape character

E. *Preliminary Budget/ Funding*

Site improvements (earthwork, roadways, utility service)

Site Landscaping / Signage/Lighting systems

Off-site improvements

Overall infrastructure construction cost budgets/schedule

Funding sources

F. *Previous site studies / master planning studies*

Geotechnical

Civil Engineering (earthwork, utility services)

Hydrologic Engineering

Transportation planning /Engineering

Environmental impact Assessment

Real Estate Property Market Studies

Quantity Surveyor Studies

4.4 Project Deliverables and Timelines (To be Update)

The deliverables and indicative timelines for proposed consultancy services is given in the following table. The timeline starts from the day the work order is issued.

Sr. No.	Deliverables	Timeline for Proposed Deliverable (Duration in weeks)	Cumulative Timeline (Duration in weeks)
1	Mobilization and project inception	2	2
2	Kumbhmela Tourist Circuit Report <ul style="list-style-type: none">• Profiling of Nashik – Tourism Focus• Kumbhmela – Tourist Circuit & Attractions	4	6
3	Kumbhmela - Initial Screening Report <ul style="list-style-type: none">• Spatial Assessment of Nashik• Review of Regulatory Framework• Select international Case studies• Assessment of Infrastructure Status, Identification of Projects and Support	4	10
4	Draft Integrated Master Plan for Kumbhmela	4	14
5	Final Integrated Master Plan for Kumbhmela	4	18
6	Draft Integrated Master Plan for Gr.Nashik	12	30
7	Final Integrated Master Plan for Gr.Nashik	4	34

4.6 Payment Terms:

The following payment schedule shall be adhered to for all payments to the consultant:

Sr. No.	Deliverable	% of Advisory Fee
1	Mobilization Advance (No deliverable to be submitted)	10%
2	Kumbhmela Tourist Circuit Report ✓ Profiling of Nashik – Tourism Focus ✓ Kumbhmela – Tourist Circuit & Attractions	10%
3	Kumbhmela - Initial Screening Report ✓ Spatial Assessment of Nashik ✓ Review of Regulatory Framework ✓ Select Case studies ✓ Assessment of Infrastructure Status, Identification of Projects and Support	10%
4	Draft Integrated Master Plan for Kumbhmela	--
5	Final Integrated Master Plan for Kumbhmela after approval of client.	20%
6	Draft Integrated Master Plan for Gr.Nashik after approval of client.	20%
7	Final Integrated Master Plan for Gr.Nashik after approval of client.	30%

Note : Sr. No. 1 to 7 has to proceed serially and omitting certain stages will not be permitted.