



Office of the Ujjain Development Authority, Ujjain

Bharatpuri Administrative Zone, Ujjain

Email-udaujjain@gmail.com, www.udaujjain.org

S.No./---/2025/

6552

Date :- 8/10/25

To,

All empanelled
DPR Consultants
In Ujjain Development
Authority

6552
8/10/25

Subject:- Expression of Interest for Appointment of DPR Consultant for a Commercial Complex in Mahakal Vanijya in front of Cosmos Mall.

Ujjain Development Authority (UDA) invites Expressions of Interest (EOI) from qualified and experienced empanelled DPR Consultants for the preparation of a Detailed Project Report (DPR) for a proposed Commercial Complex on 4712.5 Sqm. (approx.) land parcel located in front of Cosmos Mall, Mahakal Vanijya, Ujjain, Madhya Pradesh. The development work will be proposed as per the guidelines of the masterplan.

Site Details:

- Land Parcel Area = 4712.5 Sqm. (approx.)
- Ground coverage = 30%
- FAR = 2
- Permissible height = 45 mtr.

Scope of Work

The scope of work for the DPR Consultant shall include, but not be limited to:

- **All the design considerations must comply with Ujjain Master Plan 2035 & Madhya Pradesh Bhumi Vikas Niyam 2012.**
- **Data collection and site analysis:**
 - Conduct a detailed survey of the site to understand its topography, accessibility, and surrounding context.
 - Geotechnical investigations.
 - Identify existing utilities, infrastructure, and constraints.
 - Analyse relevant planning, zoning, and development regulations
- **Market Research & Feasibility Study:**
 - Market analysis of existing commercial spaces in Ujjain and surrounding areas.
 - Demand-supply analysis of commercial spaces.
 - Identification of target clientele and market trends.
 - Feasibility study on the economic viability and financial projections of the proposed complex.

[Handwritten signature]

- Prepare an estimated project cost, including capital expenditure and operational expenses.
- Develop a financial model highlighting revenue streams, potential returns, and funding strategies.
- **Statutory Compliance and Approvals:**
 - Identify statutory requirements and necessary approvals from local authorities.
 - Provide guidance and documentation support for obtaining permits.
- **Detailed Project Report (DPR):**
 Compile all findings into a comprehensive DPR, including:
 - Executive summary.
 - Design and engineering details.
 - Financial analysis and recommendations.
 - Socio-economic Benefits of the Project.
 - Implementation roadmap and project timeline.
 - Risk assessment and mitigation strategies.
- **Conceptual Design & Planning:**
 Conceptual design and planning of the commercial complex, including:
 - Master planning and site layout.
 - Zoning and space allocation for various commercial uses (e.g., retail, F&B, entertainment, office space).
 - Architectural design considerations, including aesthetics, sustainability, and accessibility.
 - Traffic and parking planning.
 - Landscaping and open space planning.
- **Functional Components of the Mall:**
 - As per the guideline of Master plan and Bhoomi Vikash Adhiniyam.
 -
- **Sustainability and Green Building Measures:**
 - Recommend sustainable design measures, such as energy-efficient materials, renewable energy integration, and water conservation systems.
 - Assess the potential for obtaining green building certification (e.g., LEED or equivalent).
 - Solar Panels: Integrated into the roof top and façade to generate renewable energy.
 - Green Roof: A living roof to improve insulation, reduce storm water runoff, and provide a green space.
 - Rainwater Harvesting: Collection and reuse of rainwater for irrigation and non-potable water needs.
 - Energy-Efficient Lighting: LED lighting throughout the building to

reduce energy consumption.

- High-Performance Glazing (indicative): Double-or triple-pane windows to minimize heat loss and gain.
- Green Walls: Vertical gardens to improve air quality and provide a visual aesthetic.
- Car/Bike Parking and Charging Stations: To encourage sustainable transportation sustainable transportation
- Zero Waste Management System: On-site composting and recycling facilities. Zero Waste Management System: On-site composting and recycling facilities.

- **Technical & Engineering Services:**

- Structural, architectural, and MEP (Mechanical, Electrical, and Plumbing) design and engineering.
- Preparation of detailed drawings and specifications.
- Cost estimation and project budgeting.
- Environmental impact assessment (if required).
- Ensure the GFC drawings are handed over to the successful contractor for implementation.

- **Tendering & Contract Management:**

- Preparation of tender documents for construction.
- Evaluation of bids and contract award.
- Project monitoring and supervision during construction (if applicable).
- Ensure that tender documents comply with Government of Madhya Pradesh norms and follow the UADD (Urban Administration and Development Department) and PWD (Public Works Department) Schedule of Rates.
- Include technical specifications, bill of quantities (BoQ), and terms and conditions for bidding.

- **Deliverables and Timeline:**

The assignment (DPR Phase) is expected to be completed within 3 months from the date of commencement. A proposed timeline is as follows:

- Inception Report along with Concept Plans: Within 2 weeks.
- Draft DPR along with Financial Analysis (including expected revenues): Within 6 weeks.
- Final DPR along with Financial and Sustainability Analysis: Within 10 weeks.
- Tender Documents along with Tender Drawings: Within 12 weeks.
- Completion of DPR Phase: Within 3 months.
- Good-for-Construction Drawings: Architectural, structural (vetted), and MEP drawings.
- Presentations: Detailed presentations on each stage to stakeholders.

The **Execution Phase** comprising of Comprehensive Detailed Design & Periodic Supervision will follow the tender document requirements

Eligibility Criteria

- **Empanelment:** Only empanelled DPR Consultants with UDA will be considered for this EOI.
- **Experience:** Proven experience in the preparation of DPRs for similar projects (commercial complexes, malls, etc.) of comparable scale and complexity.
- **Team:** A multidisciplinary team with expertise in architecture, structural engineering, MEP, town planning, and project management.
- **Financial Stability:** Demonstrated financial and technical capacity to undertake the project.

Selection Criteria

- **Presentation:** The selection of the DPR Consultant will be based on a presentation made by the shortlisted consultants on 17-10-2025 at the UDA office.
- **Technical Expertise:** Experience, qualifications, and past project performance of the consultant team.
- **Methodology:** Proposed methodology for the preparation of the DPR.
- **Project Schedule:** Proposed timeline for the completion of the DPR.
- **Project Cost:** Proposed project cost and payment terms.

EOI Submission

Interested and eligible consultants are requested to submit their Expressions of Interest along with the following documents:

- Company profile and relevant experience certificates.
- List of key personnel and their qualifications.
- Past project portfolio with photographs and client testimonials.
- Financial statements of the company.
- Any other relevant documents.
- innovations proposed if any.

Time duration for the submission will be 10 days. The last date for submission of the EOI is 17-10-2025. Only submission from empanelled consultants will be considered.

Note: This EOI does not constitute an offer or guarantee of any kind. UDA reserves the right to accept or reject any or all EOIs without assigning any reasons.

We look forward to your submissions and the opportunity to collaborate on this significant project. Thank you.

Attachments- Site plan


Executive Engineer
Ujjain development Authority

KHASRA PLAN
1:3600

DHANVANTARI MEDICAL COMPLEX

30 MTS. WIDE ROAD

9.00 M WIDE PARKING

30.0 M

5.00 M. WIDE PARKING.

PARKING

SECTOR PARKING
OPEN
PARKING

STRUCTURAL POST

STRUCTURAL POST

STRUCTURAL POST

STRUCTURAL POST

TENSILE ROOF

ROAD
AUCTION
PATTERN
MARK

SULABH

PARK

OPEN

SULABH

30 MTS. WIDE ROAD