



DIRECTORATE OF URBAN POLICY & STRATEGIC PLANNING  
PLANNING & DEVELOPMENT DEPARTMENT  
GOVERNMENT OF SINDH



No. P&D/Directorate (UPSP)/DD(PROC)/2016/97

Karachi, dated 28<sup>th</sup> January, 2016

The Director,  
Information Department,  
Government of Sindh,  
**Karachi.**

Subject: **PUBLICATION OF EXPRESSION OF INTEREST (EOI) REGARDING  
PROCUREMENT OF SERVICES OF CONSULTANCY FIRMS/  
CONSORTIA FOR PREPARATION OF SINDH HOUSING POLICY.**

I am directed to refer to the subject captioned above.

2. The Directorate of Urban Policy & Strategic Planning, Planning & Development Department, Govt. of Sindh intends to hire the services of consultancy firms / consortia for subject study.

3. In this regard, advertisement inviting "Expressions of Interest" are to be published in three prominent dailies i.e. English (**Dawn**), Urdu (**Jang**) and Sindhi (**Kawish**) (seven copies enclosed). In order to attract wider public attention, the advertisement may be got published at prominent place of these newspapers.

4. Bill along with the copies of advertisement may kindly be sent to the Directorate, Urban Policy & Strategic Planning, Planning & Development Department, Govt. of Sindh.

**GULAB ALI TANWARI**  
Assistant Director

**Enclosures:**

- Expression of Interest (EOI) 07 copies • EOI Form i/c Short Listing Criteria
- Notifications for Selection & Redressal Committees • Procurement Plan.

Copy for information to:

- The Director General, SPPRA, Karachi with the request to place the advertisement on the official website of the SPPRA
- The Director (AF&M), Directorate of UP&SP, Karachi
- The Director (Urban Policy & Planning), Directorate of UP&SP, Sindh, Karachi
- P.S to Additional Chief Secretary (Dev.), P&D Department, GoS, Karachi
- ES to Director General, Directorate of UP&SP, Sindh, Karachi

**(GULAB ALI TANWARI)**  
Assistant Director

7446  
29-01-16

*[Handwritten signature]*  
29/01/2016



**GOVERNMENT OF SINDH  
PLANNING AND DEVELOPMENT DEPARTMENT  
DIRECTORATE OF URBAN POLICY & STRATEGIC PLANNING**



**INVITATION FOR EXPRESSIONS OF INTEREST**

**PROCUREMENT OF SERVICES OF CONSULTANCY FIRMS FOR  
PREPARATION OF "SINDH HOUSING POLICY"**

The Directorate of Urban Policy & Strategic Planning, P&DD, Government of Sindh, is seeking to identify qualified consultancy firms for "Preparation of Sindh Housing Policy".

Terms of Reference of the captioned assignment will include the following:

**A. Review of Past Trends, Policies, Development Strategies & Prevalent Conditions, focusing:**

- a. Housing Profile and trends
- b. Utility services and Infrastructure services
- c. Housing finance services
- d. Urban slums, squatter settlements and Katchi Abadis
- e. Existing Institutional Frame work
- f. Existing Housing Industry
- g. Availability of Amenities (Social Services)
- h. Local Available Building Materials and Technologies.
- i. Important residential structures that qualify to be protected as Heritage.
- j. Housing on marginal and environmentally sensitive lands/ areas facing natural and man-made threats.
- k. Land bank for future extension of existing urban centers.

**B. Housing Policy, focusing:**

- a. Land Management
- b. Housing Production
- c. Housing Finance
- d. Katchi Abadis, Squatter settlements & Slums
- e. Planning, Building & Zoning regulations
- f. Construction Services, Building Materials, Construction Technology, and Research & Development
- g. Low Income, Low Cost, Rural Housing, and Suburban Housing
- h. Rental Housing
- i. Real Estate Management
- j. Infrastructure Development
- k. Environmental Considerations
- l. Fire fighting and security
- m. Development of Intermediate and Secondary Towns
- n. Role of Women and Community Participation
- o. Urban Renewal Program
- p. Introduction of Seismic and Building Energy Provisions
- q. Implementation
- r. Monitoring & Evaluation

Interested firms are requested to submit EOIs on the prescribed EOI form, which can be collected from the address mentioned below on any working day during office hours from the date of publication of this EOI. The last date of obtaining the EOI form is **10/02/2016** till 11:00 am. The EOI form may also be downloaded free of cost from the websites [www.urbandirectorate.gos.pk](http://www.urbandirectorate.gos.pk) and [www.pprasindh.gov.pk](http://www.pprasindh.gov.pk).

The criteria for short listing of the firms include Qualification, Experience, Financial Capability, etc. The firm may also submit any additional information which may further assist the firm in their bid concerning this assignment. Details of the criteria are included in the EOI form.

**Completed EOI forms are to be submitted at the following address not later than 3:00 p.m. on 19/02/2016 along with Pay Order/Bank Draft of Rs.1,000/- (Non-Refundable) in favour of the Directorate of Urban Policy & Strategic Planning, Sindh and shall be opened at 3:30 p.m. on 19/02/2016. Please note that the short listing of the firms would be made strictly as per SPPRA Rule 2010.**

**Office of The Director General,  
Directorate of Urban Policy & Strategic Planning,  
Planning and Development Department, Govt. of Sindh.  
Bungalow No. 37 E/2, P.E.C.H.S Block 6, Karachi, Pakistan.  
Phone No. 021- 34300552 & 34300555-57 Fax: 02-34300554  
Website: [www.urbandirectorate.gos.pk](http://www.urbandirectorate.gos.pk) email: [dgupsp@gmail.com](mailto:dgupsp@gmail.com)**

**Note: In case of date of submission and opening of EOIs is declared as a public holiday by the Government due to any reason, the next official working day shall be dealt to be date of submission and opening of EOIs at the same time and venue.**



**EXPRESSION OF INTEREST**

***Consultancy Services for "Preparation of Sindh Housing Policy"***

***for***

***Directorate of Urban Policy & Strategic Planning,  
Planning & Development Department Govt. of Sindh.***

**EXPRESSION OF INTEREST**  
**Consultancy Services for "Preparation of Sindh Housing Policy"**

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and services. Housing is also a social good, responding to basic needs of population. The welfare of individuals, families, and communities depends on steady growth and improvement of housing stock.

**A-2 Objectives of the Housing Policy**

The following are the objectives of Sindh Provincial Housing Policy:

1. Provision of adequate and quality housing with comprehensive facilities and a conducive environment
2. Housing development through capacity building of formal and informal sectors.
3. Facilitating availability of suitably located and affordable land and develop land delivery process
4. Encouraging- indigenous approaches in Research and Development to support housing activity particularly for low income groups.
5. Provision of safeguards against malpractices, inefficiencies, institutional weakness and mafia assaults
6. Provision of incentives through tax rationalization, reduction in property tax and registration, simplification of procedures and enforcement of effective foreclosure laws
7. Support research and development for economical building material input and support modernization of the Construction Technology such as introduction of Industrialized Building System (IBS)
8. Developing indigenous and cost effective approaches particularly for low income group
9. Creating platform for development of regularized Katchi Abadis along with Monitoring & Evaluation Framework
10. Provision of institutional mechanism for improved housing delivery for rural areas
11. Introduction of a firm and clear-cut institutional and legal frame work at different levels of Government with well-defined roles and responsibilities. Removals of shortcoming, gaps and overlaps and devising institutional coordination mechanisms, transparency and accountability
12. Realization of importance of role of Private Sector, and introduce incentives to encourage their full participation
13. Supportive policy for Construction Sector standardizing of contract procedure and enforcement of quality control measure
14. Promoting women participation in this important national building activity.
15. Suggesting a province wide program of developing small and medium size towns having development potential
16. Formulation of system to monitor and evaluate implementation of guidelines provided under Housing Policy and ensure coordination with other national level development strategies
17. Provision of affordable housing to the poor, and to low & middle income households (medium cost housing)
18. Exploring easily accessible housing finance facilities and to devise an affordable housing finance mechanism. Identification of different sources for financing the Housing Units, including, mortgage loans, refinance facility, and introduction of finance schemes

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**A-4 (1) Data Types**

- A. Quantitative data of Housing Sector
- B. Qualitative Data of Housing Sector
- C. Any other informal mean if emerged.

**A-4 (2) Sources of Data**

For Quantitative data: Relevant GOP/GOS Departments/Agencies/ State Bank of Pakistan, Banks/ Financial Institutions, SBCA, Area Development Authorities & others

For Qualitative Data: Workshops / Focus group Discussions and Interviews with Housing specialists, Urban Planners, SBCA, Area Development Authorities, Financial institutions, communities etc.

**A-5 Focus points of the Policy**

- Improvement of overall housing conditions in Sindh
- Improving Rural basic infrastructure
- Low cost affordable housing
- Land Bank and its management
- Housing Finance
- Urban Renewal Program
- Public Private Partnership
- Rental Housing
- Real Estate Management
- Management of Heritage and local construction techniques.

**B- DETAILED TERMS OF REFERENCE (TOR)**

**B-1 Review of Past Trends, Policies, Development Strategies & Prevalent Conditions**

The consultant would conduct analysis/ review of the past trends in Sindh regarding housing sector, involving housing demand and supply, household size and number, occupancy rate, housing backlog etc. housing services and measures / strategies/ policies adopted by the relevant authorities to cope with the changing nature of issues in the form of different development strategies and exercises. The Consultants will be required to evaluate these strategies and exercises on the basis of the development objectives and criteria adopted. The consultant will collect necessary data and conduct sample surveys wherever deemed essential. The consultants will also be required to carry out a detailed review of existing conditions including;

- a. Housing Profile and trends
- b. Utility services and Infrastructure services
- c. Housing finance services
- d. Urban slums, squatter settlements and Katchi Abadis
- e. Existing Institutional Frame work
- f. Existing Housing Industry

**EXPRESSION OF INTEREST**  
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squatter settlements, review of laws relating to regularization of Katchi Abadis/ squatters and urban habitations by various agencies under different laws and suggesting policy parameters and develop strategies for removal / redevelopment or up-gradation of the slum areas.

The consultant will suggest re-settlement plans for people living over embankments of canals/ rivers and other hazardous locations, also the consultant will collect data of unauthorized settlements emerged after 23<sup>rd</sup> March 1985 and suggest plans to regularize these settlements.

**(c) Planning, Building and Zoning Regulations**

The consultant will suggest possible parameters for preparation & updation of Planning, Building, and Zoning codes/ Regulations, acceleration of occupancy and construction of already developed housing schemes and to propose legal framework to curb speculation of land prices especially for lower income groups.

**(f) Construction Services, Building Materials, Construction Technology, and Research & Development**

The consultant will be required to analyze construction services, and prepare a frame work for adaption of advanced building materials, modern construction technology, safety & management, training of labor and to promote further research and development activities. The consultant will also explain adoption of specific technologies for production of housing for lower income groups and formulate integrated constructions approaches. The consultant will make suggestions for public private partnership and promotion of private sector in formal and informal housing sector.

**(g) Low Income, Low Cost, Rural Housing, and Suburban Housing**

The consultant will be required to prepare a comprehensive plan and suggest possible strategies to implement the proposed policy regarding low cost and rural housing. The consultant will be required to suggest effective & efficient model (s) for Low Cost Housing. The consultant will be required to analyze suburban housing, and various Government of Sindh initiatives on low income housing including "Benazir Basti" and "Benazir Bhutto Townships". The consultant will also make suggestions for development of the following:

- i) Agro-vils in each tehsil headquarter with all basic amenities
- ii) Agro-based industrial estates and their labour housing colonies in the vicinity of each district and Tehsil headquarters of Sindh with all basic amenities

**(h) Rental Housing**

The consultant would be required to study existing and past trends by-laws, regulations pertaining to rental housing in the province. The consultant will suggest possible strategies to promote and regulate rental housing in urban centers of the province.

**(i) Real Estate Management**

The consultant will be required to review Real Estate Business Sector and suggest comprehensive proposals for Real Estate Management in particular reference to the following areas of importance.

- Regulating Real Estate Business

**EXPRESSION OF INTEREST**  
**Consultancy Services for “Preparation of Sindh Housing Policy”**

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The consultant should propose strategies to introduce and implement seismic and building energy codes and provisions to ensure their application in housing sector to prevent disaster risks.

**(q) Implementation**

The consultant will be required to propose an implementation framework in order to implement the housing policy and propose measures for its effective accomplishment in a planned and coherent manner. This may include but not limited to the following:

- Implementation strategy
- Institutional reforms
- Regulatory Framework/Mechanism

**(r) Monitoring and Evaluation**

The consultant will be required to prepare a comprehensive and well defined Monitoring & Evaluation framework for effective implementation of the Policy.

**EXPRESSION OF INTEREST**  
**Consultancy Services for "Preparation of Sindh Housing Policy"**

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**IV) EOI SUBMITTAL FORMS**

Forms are placed for submitting the EOI documents in the following order:

- STATEMENT OF QUALIFICATION including Profiles of the Firm(s), Incorporation Certificates Organization and Financial Standing – Separate profiles for consortium partners, in case of Consortium of Firm(s) – Form A
- PROJECT EXPERIENCE including summary list of the projects handled by the Firm(s) for development master plans (Form B)
- PERSONNEL including a list of key management and technical personnel(Form C) with short CVs
- LITIGATION HISTORY (to be submitted on a legal stamp paper)

**STATEMENT OF QUALIFICATION - Form-A**

Company/Firm(s) Name			
Abbreviated Name			
National Tax No.		Sales Tax Registration No.	
No. of Employees		Company's Date of Formation/Incorporation	

Incorporation Document \_\_\_\_\_

Please attach copies of NTN, GST Registration and Incorporation Certificates

Type of Firm(s)	Private Limited		Sole Proprietor		Joint Venture	Partnership	
Type of Business	Other Type (Please Specify)						

Registered Office Address		State/province	
City/Town		Postal Code	
Phone		Fax	
Email Address		Website Address	



**EXPRESSION OF INTEREST**  
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Company Profile

1	Primary Business Details	1	
		2	
		3	
		4	
2	List of Items/Services	1	
		2	
		3	
		4	
3	List of Authorization from the Principals	1	
		2	
		3	
		4	
4	Any Other Information that Company may like to provide		

(A written description of the Firm(s) may also be attached in addition to information given in these performas/matrices)

List of Current Customers (Companies/Organizations/Business)

	Name of Company/Organization	Current Business/S cope of work	No. of Years	Annual Contract Volume	Approximate Value of Business
1					
2					
3					
4					

(Attach documentary proof with proper reference for the companies/organization mentioned above)

The information given is true to the best of our knowledge; we undertake to inform DUPSP of any changes that may take place later in the status of company in business/agency or the management.

Signature \_\_\_\_\_

Name:

Designation:

Date:

Note: In case of insufficient space against any column, please attach, separate sheet(s) for details/information.

**EXPRESSION OF INTEREST**  
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**PERSONNEL - Form C**

**LIST OF TECHNICAL PERSONNEL WITH QUALIFICATIONS IN PERMANENT EMPLOYMENT OF THE FIRM(S)**

No.	Name	Designation	Qualification	Years of Services	Experience	Responsibility
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

Attach short Cvs on the prescribed format signed by the individual professional and/or the authorized persons.

**EXPRESSION OF INTEREST**  
**Consultancy Services for "Preparation of Sindh Housing Policy"**

**Section – VI**  
**Evaluation Criteria**

**Important Note:**

Any document/statement provided if proved false, misstated, concocted or incorrect at any time during or after Pre-qualification will result in to permanent disqualification and black listing of the Firm(s)/company/partners/joint venture with their names displayed on SPPRA website.

Total Marks-----100

Qualifying Marks-----70

**I-Technical Standing of the Firm(s) (Marks Allocated 85)**

**A - Project experience:**

Complete data is required in the pre-qualification documents and in case of failure to submit the documents required for evaluation under these criteria no marks shall be given.

- a) **Experience in Pakistan:** (Similar nature of contracts executed) Minimum Value of Consultancy Rs. 2.5 million.

**(Marks Allocated 30)**

- |      |                       |    |
|------|-----------------------|----|
| i.   | Upto 5 Projects       | 15 |
| ii.  | Upto 10 Projects      | 25 |
| iii. | More than 10 Projects | 30 |

- b) **Experience in international context-** (Similar nature of contracts executed) Minimum Value- Rs. 10 million.

**(Marks allocated 05)**

- |      |                      |    |
|------|----------------------|----|
| i)   | Upto 2 Projects      | 02 |
| ii)  | Upto 4 Projects      | 03 |
| iii) | More than 4 Projects | 05 |

**B-Personnel Experience:** Technical Personnel in the permanent Employment of the Firm(s)/Company.

- a) **No of Personnel (Relevant Technical)**

**(MARKS ALLOCATED 05)**

- |      |          |    |
|------|----------|----|
| i)   | Up to 03 | 01 |
| ii)  | Upto 04  | 03 |
| iii) | Upto 05  | 05 |



GOVERNMENT OF SINDH  
PLANNING, DEVELOPMENT &  
SPL. INITIATIVE DEPARTMENT

**NOTIFICATION**

NO:SO(ADMN-I)(P&D)12(105)12: In pursuance of Rule-67 of SPPRA Rule-2010, a Consultant Selection Committee, consisting of following members, is hereby constituted for procurement of Consultancy Services for "Preparation of Housing Policy for Sindh" under Directorate of Urban Policy & Strategic Planning, Planning, Development & Spl. Initiatives Department, Government of Sindh :-

i.	Director General Directorate of Urban Policy & Strategic Planning (UP&SP)	Chairman
ii.	Deputy Director (Procurement) Directorate of UP&SP.	Member Secretary
iii.	Representative of P&D Department, Government of Sindh.	Member
iv.	Representative of Finance Department, Government of Sindh.	Member
v.	Representative from Housing Town Planning Wing of Local Govt. Rural Dev. PHE & HTP Department, Government of Sindh.	Member

2. The Director, Urban Policy & Strategic Planning, Directorate of UP&SP will serve as a co-opted member of the committee. No Representative member of the Committee will be below BPS-18.

**Terms of Reference (TORs)**

The consultants Selection Committee shall perform the following functions:

1. Short listing of consultants, responding to the request for Expression of Interest, where applicable, in accordance with the criteria mentioned in request for Expression of Interest.
2. Approval for request for Proposal before issuance
3. Evaluation of technical and financial proposals, according to the selection method and evaluation criteria, mentioned in the request for proposal;
4. Finalization of recommendation based on evaluation.

MUHAMMAD WASEEM  
ADDITIONAL CHIEF SECRETARY (DEV)

Karachi dated the 26<sup>th</sup> Sept., 2014

NO: SO(ADMN-I)(P&D)12(105)2012:

A copy is forwarded for information & necessary action to:-

1. Secretary to Govt. of Sindh, Finance Department, Karachi.
2. Secretary to Govt. of Sindh, Local Govt. Rural Dev. PHE & HTP Deptt.
3. Accountant General Sindh, Karachi.
4. Director General, Urban Policy & Strategic Planning Unit, Sindh, P&D Deptt.
5. Deputy Secretary (Admn) P&D Deptt Govt. of Sindh, Karachi.
6. Deputy Secretary (Dev-I), Finance Department, Govt. of Sindh, Karachi.
7. Superintendent, Sindh Govt. Printing Press, Karachi.
8. P.S. to ACS(Dev), P&D Deptt Govt. of Sindh, Karachi.
9. P.S. to Secretary (P) P&D Deptt. Govt. of Sindh, Karachi.
10. Officers concerned.
11. Master File.

(IMRAN SIBTAIN)  
Section Officer (Admu-I)  
Ph: 021-99211926  
26/09/2014

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AFM  
Dj (ho) 29/9



GOVERNMENT OF SINDH  
PLANNING, DEVELOPMENT &  
SPL. INITIAIVE DEPARTMENT

**NOTIFICATION**

NO:SO(ADMN-I)(P&D)12(105)/12: In pursuance of Rule-31 of SPPRA Rules, 2010 a Redressal Committee, comprising the following, is hereby constituted to grant right to the bidders as a legal obligation to represent against the decisions of Directorate of Urban Policy and Strategic Planning, Planning, Development & Spl. Initiatives Department, Government of Sindh for all consultancy services:-

01.	Secretary (Planning) P&D Department, Government of Sindh.	Chairperson
02.	Representative of Accountant General Sindh (not below an Officer in BPS-18)	Member
03.	An independent professional from relevant field.	Member

**Terms of Reference (TORs)**

TORs of the committee are as provided under Rule-31 of SPP Rule-2010 and to perform any other function ancillary and incidental to the above.

**MUHAMMAD WASEEM**  
Additional Chief Secretary (Dev.)

NO: SO(ADMN-I)(P&D)12(105)/2012:

Karachi dated the 22nd October, 2014

A copy is forwarded for information & necessary action to:-

1. Secretary to Govt. of Sindh, Finance Department, Karachi.
2. Accountant General Sindh, Karachi.
3. Director General, Urban Policy & Strategic Planning Unit, Sindh, P&D Deptt.
4. Deputy Secretary (Admn) P&D Deptt. Govt. of Sindh, Karachi.
5. Deputy Secretary (Dev-I), Finance Department, Govt. of Sindh, Karachi.
6. Superintendent, Sindh Govt. Printing Press, Karachi.
7. P.S. to ACS(Dev), P&D Deptt. Govt. of Sindh, Karachi.
8. Officers concerned.
9. Master File.


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(IMRAN SIBTAIN)  
Section Officer (Admn-I)  
Ph: 021-99211926  
22/10/14

**DIRECTORATE OF URBAN POLICY AND STRATEGIC PLANNING,  
PLANNING AND DEVELOPMENT DEPARTMENT GOVERNMENT OF SINDH**

**PROCUREMENT PLAN**

S.No	Name of Study	Estimated Timeline				Source of Funds (ADP/NON-ADP)	Proposed Procurement Method
		Jul 15 - 16-Jun	Jul 16 - 17-Jun	Jul 17 - 18-Jun			
1	Feasibility Study - Karachi Elevated Circular Beltway	X	X			ADP	Single Stage Two Envelope
2	Development Master Plans for District HQ Towns of Sindh	X	X	X			
3	Investment Management Study for Sindh	X	X				
4	Municipal Finance Assessment Study for Sindh	X	X				
5	Sindh Housing Policy	X	X				
6	Mapping of Development Program Schemes using Geospatial Technologies	X	X	X	X		
7	Industrial Development Strategy for Sindh		X	X			

  
 (Khair Muhammad Kalwar)  
 Director General