

उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,

राज्य नियोजन संस्थान, (नवीन भवन)

कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

सूचना

विषय:- भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016 की धारा-32 के प्राविधानों के अनुसार रियल इस्टेट परियोजनाओं तथा प्रमोटर्स की ग्रेडिंग हेतु परामर्शदाता के चयन हेतु टी०ओ०आर० के निर्धारण के सम्बन्ध में।

भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016 की धारा-32(f) में यह व्यवस्था है कि की भू-सम्पदा विनियामक प्राधिकरण स्वस्थ, पारदर्शी, कुशल तथा प्रतिस्पर्धी भू-सम्पदा सेक्टर की वृद्धि तथा संवर्धन को सुगम बनाने के क्रम में राज्य सरकार को प्रवर्तकों के श्रेणीकरण सहित विकास के विभिन्न कसौटियों के आधार पर परियोजनाओं के श्रेणीकरण को प्रोत्साहित करने के उपायों के सम्बन्ध में सिफारिश करेगा।

उपर्युक्त कार्यों के सम्पादन हेतु उ०प्र० रेरा में परामर्शदाता के चयन की कार्यवाही प्रक्रियाधीन है। परामर्शदाता के चयन हेतु RFP का मसौदा तैयार किया जा रहा है। परामर्शदाता के चयन हेतु प्रस्तावित टी०ओ०आर०/स्कोप आफ वर्क का विवरण संलग्न है।

समस्त हितबद्ध व्यक्तियों तथा संघों से अनुरोध है कि उ०प्र० रेरा द्वारा परियोजनाओं तथा प्रमोटर्स की ग्रेडिंग के लिए कन्सलटेन्ट के लिए प्रस्तावित टी०ओ०आर० पर अपना बहुमूल्य सुझाव उ०प्र० रेरा को ई०मेल आई०डी० contactuprera@gmail.com पर यथाशीघ्र उपलब्ध कराने का कष्ट करें।

भवदीय

(अबराar अहमद)
सचिव

Request for Proposal (RFP)

To set-up

**Program Management Unit (PMU) at UP-RERA for
implementation of annual grading based system for
Promoters/Projects**

Real Estate Regulatory Authority, Uttar Pradesh

Government of Uttar Pradesh

Terms of reference

To achieve the mandate as given in the The Real Estate (Regulation and Development) Act, 2016 (hereinafter "the RERA Act") and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (hereinafter "the UP RERA Rules"), the Authority seeks to select a Consultant for setting up a system of grading of projects and promoters as per the provisions of section 32 of RERA Act. The Bidders must have skills and experience in wide range of functions/services/subjects across the real estate development, registration and regulatory lifecycle. The Consultant shall be appointed for a period of two (2) cycles with the provision for extension for subsequent period of similar tenure based on the satisfactory performance.

Scope of services

The Authority in order to facilitate the growth and promotion of a healthy, transparent, effective and competitive real estate sector as per the provisions of section 32(f) of Real Estate Act i.e. "Measures to encourage grading of projects on various parameters of development including grading of promoters", RERA has decided to appoint consultant for setting up of a system for grading of developers and projects in measurable parameters.

- The consultant needs to design a grading system which should follow the objective which is to be addressed through RERA i.e. the grading procedure and related data should provide reliable and measurable information to buyers and developers to ensure protection of interest of the allottees, promoters and real estate agents.
- The consultant shall design and obtain approval of the authority, after due stakeholder consultation, for a system of grading primarily linking it to disclosure required under RERA Act, Rules and Regulations.
- The grading of promoters should be done annually with first such grading exercise to be done for 2019. The consultant needs to identify set of parameters which could be used as standard variables for evaluating developers/promoters and run the approved system for two cycles.
- The consultant needs to suggest detailed approach for grading, such as what percentage of total score could be linked to:
 - Feedback exercise from actual users
 - Status of disclosure and compliance of RERA provisions
 - Previous track record, etc.
 - Frequency of carrying out this exercise.

The designed approach should be transparent, fair and objective in nature.

- The designed grading framework should have rationale based on:
 - Real estate sector development in the State.
 - Sector potential in the State
 - Past history of developers
 - Problems faced by developers and buyers
 - Functions due to role of Government and Authorities involved
 - Risk management

- Online system to ensure ease of grading and maximum transparency
- The consultant should finalize parameters for grading system for developers which are measurable and can be quantified – some of the indicative parameters are listed below:
- For promoters grading, the Consultant needs to create parameters (but not limited to) depending upon
 - Developer's financial strength
 - Developer procedures, internal system
 - Compliance of RERA requirements, including complaint history (all parameters)
 - Past history of developer in timely delivery of project
 - Quality of delivery in terms of major maintenance activities of past projects
 - Timely payment to contractors.
 - Timely delivery/compliance of customers grievances
 - Pending litigations
 - Online platforms for customers
 - After sales service
 - Fair clauses of allotment, sale agreement for both promoters and buyers
 - Assessment of promoter's legal history
 - Customer feedback survey
- For project grading, the consultant needs to create parameters (but not limited to) depending upon
 - Clarity of land title with provision of IT integrated system.
 - Project strength (in terms of area, number of flats, facilities) should be as per financial strength of developer.
 - Project viability/funding related to cost of land, cost of development, expected sale price.
 - Latest available construction/design technology as per compliance requirements.
 - Timely payments to contractor for executed works.
 - Safety of manpower deployed in construction.
 - Delivery of services as per brochure and advertisement.
 - Advertisements content/misleading advertisements.
 - Manpower qualifications and experience.
 - Compliance to applicable development parameters, etc.
 - Adherence to project plan sanctioned.
 - Provision of e-intimation for delay of project.
 - Covering the financial liability of project through insurance.
 - Provision of real-time IT system integration with govt. agencies, wherever required.
- Other indicative parameters, the consultant to propose multiple evaluation parameter along with rationale on why such criteria has been chosen and proposed methodology of evaluation for approval of RERA.
- Based on the parameters, consultant should suggest models for grading/grading of projects and developers. Once the model is finalized, consultant to develop the grading/grading module with logics and calculation basis.
- Consultant should help RERA in creation of an online portal in which user name would be provided to all developers and buyers.

- Consultant to advise whether grading should be done in categories and also provide basis for such categorization.
- Consultant should manage the whole grading system along with RERA in a transparent manner for two cycles in two years of PMU.
- Consultant to submit timelines for completion of exercise for grading by December 2019 for the first cycle of evaluation.
- Consultant to support in monitoring of online system for grading to ensure satisfaction of all stakeholders in grading process.
- Consultant may propose different evaluation parameters for each year after taking necessary feedback from RERA, buyers, promoters.
- Consultant needs to propose feedback mechanism on grading to ensure satisfaction of all stakeholders in grading process.
- Consultant needs to propose procedures and support in integration of grading portal with single window system for real time updation of data linked to complaints filed with RERA;
- Train officers of RERA to carry out this exercise for future cycles.