

CLARIFICATION OF QUERIES

The following queries were raised by the prospective applicants regarding **Prequalification of Consultants (Ref. No. RUDA-ANUP-25-11165)**. The Authority's responses are provided below for clarification.

Queries	Response
<p>The document states that a pay order of PKR 10,000/- must accompany the prequalification document and that applicants shall submit separate applications for each category. Please clarify if a single fee of PKR 10,000/- covers the submission for multiple categories, or if a separate fee is required for each individual category applied for.</p>	<p>A tender fee of PKR 10,000/- shall be submitted separately for each category applied for by the prospective applicant.</p>
<p>As per Clause 1.3, firms may be shortlisted in more than one sub-pool. In cases where a firm applies for multiple categories, please clarify if the same CV may be proposed for the same position across different categories, or if the Authority requires separate CV for same position for each specific category submission.</p>	<p>A CV submitted under one category may also be used for another category, provided the relevant experience is demonstrated.</p>
<p>For the "3D Animation and Renders" category, the scope includes visualizations and animations. Regarding the submission of past work samples, please clarify the preferred format for video links. Is the Authority specifically requesting YouTube/Vimeo links, or would a cloud-based folder (e.g., Google Drive/Dropbox)?</p>	<p>For "3D Animation and Renders", a separate flash drive along with a Google Drive link must be submitted.</p>
<p>Clause 15.2 requires one (1) original and three (3) physical copies of the application. Given the volume of technical documents and to promote environmental sustainability, would the Authority consider reducing this requirement to one (1) original and one (1) hard copy, supplemented by a comprehensive soft copy (PDF) on a USB drive?</p>	<p>Submission of one original and two copies will be considered sufficient.</p>



PREQUALIFICATION DOCUMENT
RAVI URBAN DEVELOPMENT AUTHORITY (RUDA)
Government of the Punjab



PREQUALIFICATION OF CONSULTANTS
FOR
URBAN PLANNING, ARCHITECTURE DESIGN, LAND SCAPE DESIGN, 3D
ANIMATIONS AND RENDERS
RAVI URBAN DEVELOPMENT AUTHORITY

PQD Ref No. **RUDA-ANUP-25-11165**

151 Abu Bakar Block, Garden Town Lahore. Pakistan

TEL: +92-42-99333531-6

Web: <http://www.ruda.gov.pk>



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FOREWARD

Bidders are required to submit all documents specified in the Pre-Qualification Document (PQD) without exception. Applications lacking the necessary supporting documents or failing to comply with the requirements outlined in the PQD will be subject to rejection. Data sheets and valid documentary evidence for the critical components, as detailed herein, must be provided by the Bidder for evaluation.

APPLICABILITY OF RUDA PROCUREMENT REGULATIONS 2022 (AMENDED)

This Pre-Qualification Process will be governed under RUDA Procurement Regulations 2022 (amended) from time to time and instructions of the Government of the Punjab as and when received.



Invitation for Prequalification



RAVI URBAN DEVELOPMENT AUTHORITY
GOVERNMENT OF THE PUNJAB



INVITATION FOR PREQUALIFICATION OF CONSULTANTS

Ravi Urban Development Authority (RUDA), hereinafter referred to as "RUDA," invites sealed applications for the prequalification of consultants in the following categories, as detailed in the official prequalification document:

- Urban Master Planning
- Architectural Design
- Landscape Design
- 3D Animation and Renders

The Invitation to Prequalification is open to all consultants, including associations of firms, companies, and sole proprietors, duly registered with the relevant Registration Authorities such as PEC or PCATP, as well as with the applicable Tax Authorities/Departments in the relevant categories (Income Tax, Sales Tax, Punjab Sales Tax, etc.).

Prequalification documents may be obtained from the Procurement Department of Ravi Urban Development Authority (RUDA), located at 151 Abu Bakar Block, Garden Town, Lahore, upon submission of a pay order/CDR amounting to PKR 10,000/- (non-refundable application cost), issued by any scheduled bank of Pakistan, valid for 90 days, in favor of Ravi Urban Development Authority.

Alternatively, a copy of the prequalification notice and the PQD document is also available on RUDA's official website (<http://www.ruda.gov.pk/tenders>). However, submissions will only be considered valid if accompanied by a pay order of PKR 10,000/- attached with the prequalification document.

Sealed PQDs must be submitted at the designated office address on or before **9th March 2026 by 11:00 AM**. The PQDs will be opened in the presence of applicants or their authorized representatives who choose to attend at 11:30 AM on the same day at the Office of Ravi Urban Development Authority (RUDA).

Incomplete or overwritten PQDs shall be rejected, and RUDA will not be responsible for any cost or expense incurred by the applicants in connection with the preparation or delivery of documents.

In the event of an official or local holiday falling on the last date of submission, the next working day shall automatically be considered the final date for submission and opening of PQDs.

Applicants shall submit separate applications for each category. They may apply for multiple categories, provided that they possess relevant experience in those areas. Bids submitted as a Joint Venture, Consortium, or Association of firms shall not be accepted. Any application received from such arrangements will be declared non responsive and shall be rejected without further evaluation.

For further information or clarifications, please contact the person named below.

PROCUREMENT DEPARTMENT
RAVI URBAN DEVELOPMENT AUTHORITY
151, ABU BAKAR BLOCK, NEW GARDEN TOWN, LAHORE.
TEL: +92-42-99333531-6
EMAIL: raja.imran@ruda.gov.pk

IPL-1748



SECTION.I INSTRUCTIONS TO APPLICANTS

A. GENERAL

1. Scope of Application

- 1.1 In connection with the Invitation for Prequalification, **Ravi Urban Development Authority (RUDA)** hereby invites applications for Prequalification in the following four categories of
 - i. **Urban Master Planning**
 - ii. **Architectural Design**
 - iii. **Landscape Design**
 - iv. **3D Animation and Renders**
- 1.2 This Prequalification Document (PQD) has been issued to outline the requirements and criteria for the services specified in **Section II: Scope of Services**.
- 1.3 Based on the evaluation of the submitted Expressions of Interest (EOIs) Applications, a pool of eligible firms shall be established and further categorized into four distinct sub-pools corresponding to the major components of the consultancy services. Firms may be shortlisted in one or more than one sub-pools strictly on the basis of their demonstrated expertise, relevant experience, technical capacity, availability of qualified professionals, and proven track record in the respective domain.
- 1.4 These sub-pools shall serve as a pre-qualified roster for inviting detailed proposals, conducting bidding, and/or engaging firms for specific assignments related to Urban Master Planning, Architectural Design, Landscape Design, and 3D Animation & Renders, as and when required by the Authority. The creation of such sub-pools is intended to ensure transparency, efficiency, and timely engagement of suitably qualified firms for specialized consultancy assignments.

2. Source of Funding

- 2.1 RUDA has its own source of funds as per Section 34 of RUDA Act 2020 (amended and updated).

3. Corrupt Practices and Fraudulent Practices

- 3.1 RUDA observes the highest standard of ethics during the procurement and execution of contracts.
- 3.2 RUDA may, on its own motion, or on receipt of information provided by any party, carry out an investigation to determine whether there is sufficient cause for blacklisting a contractor, consultant or supplier. If the Competent Authority



is satisfied that such a cause exists, it shall initiate the process of blacklisting in accordance with the procedure laid down in the Schedule to these Regulations.

- i. For the purposes of this provision, the terms set forth below are defined as follows:
 1. "Corrupt Practice" means offering, giving, receiving, or soliciting, directly or indirectly, anything of value to influence improperly the actions of another party.
 2. "Fraudulent Practice" means any act or omission, including a misrepresentation, that knowingly or recklessly misleads, or attempts to mislead, a party to obtain a financial or other benefit or to avoid an obligation.
 3. "Coercive Practice" means impairing or harming, or threatening to impair or harm, directly or indirectly, any party or the property of the party to influence improperly the actions of a party.
 4. "Collusive Practice" means an arrangement between two or more parties designed to achieve an improper purpose, including influencing improperly the actions of another party.
- ii. RUDA will reject a proposal for award if it determines that the bidder recommended for award has, directly or through an agent, engaged in corrupt, fraudulent, collusive, or coercive practice/s in competing for the Contract; and
- iii. RUDA will declare party or its successor ineligible, either indefinitely or for a stated period of time, to participate in bidding activities in Punjab if it at any time determines that the firm has, directly or through an agent, engaged in corrupt, fraudulent, collusive, or coercive practices in competing for, or in executing contract.

4. Eligible Applicant/s

- 4.1 The Invitation to Prequalification is open to all consultants, including associations of firms, companies, and sole proprietors, duly registered with the relevant Registration Authorities such as PEC or PCATP, as well as with the applicable Tax Authorities/Departments in the relevant categories (Income Tax, Sales Tax, Punjab Sales Tax, etc.), except as otherwise provided herein.
- 4.2 Government-owned enterprises may participate only if they are duly / legally authorized in this regard by the respective / relevant competent forum / authority.



- 4.3 Bidders shall not be under a declaration of blacklisting by RUDA or any other Government Entity.
- 4.4 The Invitation to Prequalification is open to all prospective Consultants, including associations of firms, companies, and sole proprietors, duly registered with the relevant National or Provincial Professional Statutory Bodies (such as PEC or PCATP), and in compliance with applicable licensing and regulatory requirements governing the practice of architecture and related services.
- 4.5 A consultant shall not have a conflict of interest. All consultants found to have a conflict of interest shall be non-responsive. A consultant may be considered to have a conflict of interest with one or more parties in this prequalification process, if they:
- a. Are associated or have been associated with the procurement of the goods to be purchased under this Invitation for Bids, directly or indirectly with a firm or any of its affiliates which have been engaged by RUDA to provide consulting services for the preparation of the design, specifications and other documents to be used.
 - b. Have controlling shareholders in common; or
 - c. Receive or have received any direct or indirect subsidy from any of them; or
 - d. Have the same legal representative for purposes of this Bid; or
 - e. Have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the Bid of another Bidder, or influence the decisions of RUDA regarding this Bidding process; or
- 4.6 A consultant may be ineligible if
- a. The Consultant is declared bankrupt or, in the case of company or firm, insolvent.
 - b. Payments in favor of the Consultant are suspended in accordance with the judgment of a court of law other than a judgment declaring bankruptcy and resulting, in accordance with the national laws, in the total or partial loss of the right to administer and dispose of its property.
 - c. Legal proceedings are established against such Bidder involving order suspending payments and which may result, in accordance with the national laws, in a declaration of bankruptcy or in any other situation entailing the total or partial loss of the right to administer and dispose of the property.
 - d. The Consultant is convicted, by a final judgment, of any offence involving professional conduct.



- e. The Consultant is debarred and blacklisted due to involvement in corrupt and fraudulent practices in accordance with the provision of Regulation 23 read with the SCHEDULE (Blacklisting Mechanism or Process) of RUDA Procurement Regulations 2022 (amended).
 - f. The Consultant is debarred and blacklisted in general (i.e. to the extent of all public procurement) due to consistent performance failure in accordance with Regulation 23 read with SCHEDULE (Blacklisting Mechanism or Process) of RUDA Procurement Regulations 2022 (amended).
 - g. The firm/consultant is blacklisted / debarred by any international organization.
- 4.7 Consultant shall provide RUDA with evidence of their eligibility, proof of compliance with the necessary legal requirements to carry out the contract effectively.
- 4.8 Consultant shall furnish, upon request, such documentary evidence of their continued eligibility as may be deemed satisfactory by Ravi Urban Development Authority (RUDA). RUDA reserves the right to require and verify any information necessary to confirm compliance with the eligibility criteria throughout the prequalification and subsequent procurement process.

5. Eligible Services

- 5.1 The services to be supplied under the Contract shall have as their country of origin Pakistan.

B. Contents of Prequalification Documents

6. Sections of the Prequalification Documents

- 6.1 The Prequalification Documents consist of sections as mentioned below.
- Section I. Instructions to Applicants (ITA)
 - Section II. Scope of the Services
 - Section III. Evaluation Criteria
 - Section IV- Forms
- 6.2 RUDA shall assume no responsibility for the accuracy, sufficiency, or completeness of the Prequalification Documents or any addenda, unless such documents have been obtained directly from RUDA through its officially designated channels.
- 6.3 The Applicant is expected to examine all instructions, forms, and terms in the Prequalification Documents and to furnish all information or documentation required by the Prequalification Documents. Failure to furnish all information as required by the PQD or to submit a Bid not responsive to the PQD in every



respect will be at the Bidder's risk and may result in the rejection/disqualification of its prequalification.

- 6.4 In case of discrepancies between the Invitation to Prequalification and the Prequalification Documents (PQD) listed above, the said PQD, not in conflict with any provision of RUDA Procurement Regulations 2022 (amended), will take precedence.

7. Clarification of Prequalification Documents

- 7.1 Any prospective Applicant seeking clarification regarding the Prequalification Documents shall submit a written request to RUDA at the address provided below. RUDA will issue a written response to such requests, provided they are received no later than seven (7) days prior to the deadline for submission of Applications. Copies of RUDA's response, including a description of the inquiry but without disclosing its source, will be circulated to all Applicants who have obtained the Prequalification Documents directly from RUDA. If RUDA determines that an amendment to the Prequalification Documents is necessary as a result of a clarification request, such amendment shall be made in accordance with RUDA Procurement Regulations.

For **clarification purposes**, the Authority address and contract person are:

Mr. Haroon Rauf, Director Procurement, RUDA

Mr. Jabran Niazi, Deputy Director, RUDA

Address: 151 Abu Bakr Block, New Graden Town Lahore

Telephone: +92-42-99333531

Email: haroon.rauf@ruda.gov.pk

Email: jabran.khanniazi@ruda.gov.pk

8. Amendment/s in Prequalification Documents

- 8.1 At any time prior to the deadline for submission of Applications, the Authority may amend the Prequalification Documents by issuing addenda.
- 8.2 Any addendum issued as such shall be part of the Prequalification Documents and shall be communicated in writing to all who have obtained the Prequalification Documents directly from the Authority.
- 8.3 To give prospective Applicants reasonable time in which to take an addendum into account in preparing their Applications, the Authority may, at its discretion, extend the deadline for the submission of applications.



C. Preparation of Applications

9. Cost of Application/s

9.1 The Applicant shall bear all costs associated with the preparation and submission of its application, and RUDA shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the prequalification process.

10. Language of Application

10.1 The PQD application, along with all related correspondence and documents, shall be prepared in the English language. Supporting documents and printed literature submitted by the Applicant may be in another language, provided they are accompanied by duly certified English translations of the relevant passages. Any supporting materials not translated into English may not be considered. For purposes of interpretation and evaluation of the PQD, the English translation shall prevail.

11. Documents Comprising the Application

11.1 The Application shall comprise the following:

- (a) Application Submission Sheet with complete authorization.
- (b) Documentary evidence establishing the Applicant's eligibility to prequalify; and
- (d) Documentary evidence establishing the Applicant's qualifications, to prequalify.

12. Application Submission Sheet

12.1 The Applicant shall submit the PQ Submission form Annexed below. This form must be completed without any alteration to its format.

13. Documents Establishing the Eligibility of the Applicant

13.1 To establish its eligibility, the Applicant shall fill in General Information Form (Section IV) on its letter head.

14. Documents Establishing the Qualifications of the Applicant

14.1 The Applicant shall submit, as part of its Prequalification Application, all documents establishing its eligibility and professional qualifications to undertake architectural consultancy services for RUDA.



- 14.2 The documentary evidence of the Applicant's eligibility shall demonstrate, to RUDA's satisfaction, that the Applicant is eligible at the time of submission of its Application.
- 14.3 The documentary evidence of the Applicant's qualifications to perform the assignment, if prequalified, shall establish to RUDA's satisfaction that the Applicant:
- possesses the financial stability, technical expertise, and professional capacity required to perform the required consultancy services.
 - meets the prescribed qualification criteria set forth in the Prequalification Documents.

15. Signing of the Application and Number of Copies

- 15.1 The Applicant shall prepare one original document comprising the application and will clearly mark it as "ORIGINAL". The original document / application shall be typed or written in indelible ink and shall be signed by a person duly authorized to sign the same on behalf of the Applicant.
- 15.2 The Applicant shall submit three (3) copies of the signed original application and clearly mark them "COPY". In the event of any discrepancy between the original and the copies, the original shall prevail.
- 15.3 The requirements regarding the legal instrument evidencing the authorization to represent and sign on behalf of the Applicant shall be a power of attorney, duly notarized, indicating that the person(s) signing the Application has (have) the authority to sign the Application for Prequalification.

D. Submission of Applications

16. Sealing and Marking of Applications

- 16.1 As per Regulation 26 of RUDA Procurement Regulations 2022 (amended) the Applicant shall enclose the original and the copies of the application in a sealed envelope, which shall
- (a) Bear the name and address of the Applicant.
 - (b) Be addressed to RUDA, and
 - (c) Bear the specific identification of this prequalification process indicated above.
- 16.2 If the envelope is not sealed and marked as required, the RUDA will assume no responsibility for the misplacement of the application.



17. Deadline for Submission of Applications

- 17.1 Applications **for each category** shall be submitted **separately** by the Applicant through courier, express mail or by hand to Director Procurement, RUDA, 151 Abu Bakar Block New Garden Town Lahore. However, applicant must ensure that the applications must arrive no later than the following deadline:

On the date specified in the advertisement; No later than **1100 hours**, Pakistan Standard Time.

Electronically submitted applications shall not be entertained and shall be treated as rejected.

- 17.2 RUDA may, at its discretion, extend the deadline for the submission of Applications by amending the Prequalification Documents in which case all rights and obligations of the RUDA and the Applicants subject to the previous deadline shall thereafter be subject to the deadline as extended.

18. Late Applications

- 18.1 Any PQD application received by RUDA after the deadline for submission of PQD application prescribed by RUDA will be rejected and returned unopened.
- 18.2 RUDA shall not consider evaluating any application that arrives after the deadline for submission of PQD Application

19. Opening of Applications

- 19.1 RUDA shall prepare a record of the opening of Applications that shall include, as a minimum, the name of the Applicant. A copy of the record shall be distributed to all Applicants.

E. Evaluation of Applications

20. Confidentiality

- 20.1 Information relating to the examination, clarification, evaluation and comparison of PQD and recommendation of prequalification shall not be disclosed to Bidders or any other persons not officially concerned with such process until the time of the announcement of the respective evaluation report in accordance with the requirements of RUDA Procurement Regulations 2022 (amended).
- 20.2 Any effort by the applicant to influence RUDA processing of prequalification or decisions may result in the rejection of its prequalification application.



- 20.3 From the deadline for submission of Applications to the time of notification of the results of the pre-qualification, if any Applicant wishes to contact RUDA on any matter related to the pre-qualification process, it may do so in writing.

21. Clarification of Applications

- 21.1 In accordance with Regulation 35(2) of RUDA Procurement Regulations 2022 (amended), RUDA may, at its discretion, request clarification from any applicant to assist in the examination, evaluation, and comparison of bids, as well as in the post-qualification process. Any clarification submitted by an applicant that is not specifically requested by RUDA shall not be considered and all clarifications shall be in writing.
- 21.2 If an Applicant does not provide clarifications of the information requested by the date and time set in the RUDA's request for clarification, its application may be rejected.

22. Responsiveness of Applications and Technical Evaluation

- 22.1 RUDA shall examine the applications received to confirm that all terms and conditions specified have been accepted by the Bidder without any deviation or reservation.
- 22.2 RUDA shall evaluate the technical aspects of the application submitted to confirm that all requirements specified in Section II-Scope of Services and Section-III Evaluation Criteria, as provided in PQD, have been met without deviation or reservation.
- 22.3 If after the examination of the terms and conditions and the technical evaluation, RUDA determines that the Bid is not responsive in accordance, it shall reject the Bid

23. Grievance Redressal

- 23.1 As per Regulation 76 of RUDA Procurement Regulations 2022 (amended), RUDA shall constitute a Grievance Redressed Committee (GRC) comprising of odd number of members with proper powers and authorization to address the complaints.
- 23.2 Any Applicant feeling aggrieved can file its written complaint against the eligibility parameters or any other terms and conditions prescribed in the prequalification documents found contrary to provision of ibid Regulations, and the same shall be addressed by RUDA well before the proposal submission deadline.



F. Prequalification of Applicants

24. Evaluation of Applications

- 24.1 RUDA shall use the criteria and methods defined in Section III, Qualification Criteria to evaluate the qualifications of the Applicants.

25. RUDA's Right to Accept or Reject Applications

- 25.1 RUDA reserves the right to accept or reject all applications, and to annul the prequalification process at any time, without thereby incurring any liability to Applicants
- 25.2 If RUDA rejects all the application received under Regulation 37 of RUDA Procurement Regulations 2022 (amended), it may proceed with the process of fresh prequalification process but before doing that it shall assess the reasons for rejection and may, if necessary, revise, evaluation criteria or any other condition for applicants.

26. Prequalification of Applicants

- 26.1 All Applicants, whose applications have been determined to be responsive to the requirements of the Prequalification Documents and who have met or exceeded the specified criteria (Passed) shall be prequalified by the RUDA

27. Notification of Prequalification

- 27.1 Once RUDA has completed the evaluation of the Applications it shall notify all Applicants in writing of the names of those applicants who have been prequalified.
- 27.2 On Request, RUDA shall communicate to the Applicant the reasons for not being qualified during pre-qualification process.

28. Invitation to Bid

- 28.1 After the notification of the results of the pre-qualification, RUDA may invite bids from all the Applicants that have been prequalified.
- 28.2 Bidders may be required to provide bid security in the form of pay order / demand draft or other security acceptable to RUDA for an amount as specified in the bidding document.
- 28.3 A qualified firm, may participate in only one Prequalification Application for each distinct sub-pool. If a firm is found to have submitted, directly or indirectly, more than one Application for the distinct sub pool, all such Applications involving that firm shall be rejected.



29. Changes in Qualifications of Applicants

- 29.1 Any change in the qualification status of an Applicant after being prequalified shall be subject to the written approval of RUDA. Any such change shall be submitted to RUDA not later than fourteen (14) days after the date of the Invitation to Bid. Such approval shall be denied if as a consequence of any change.
- (a) the prequalified Applicant, after the change, no longer substantially meets the qualification criteria set forth in Section III, Qualification Criteria;



Section-II. Scope of Services

i) Project Brief:

Ravi Urban Development Authority (RUDA), established in December 2020 by the Government of Punjab, Pakistan, is mandated to rehabilitate and restore the Ravi River a transboundary river between Pakistan and India and to plan, develop, and manage its surrounding areas as sustainable, inclusive, and resilient urban environments. RUDA envisions transforming the Ravi Riverfront into a series of well-planned urban developments that promote environmental sustainability, economic growth, improved quality of life, and efficient urban governance.

In line with this mandate, the Client, i.e., Ravi Urban Development Authority (RUDA), invites reputable, experienced, and qualified consulting firms to submit Expressions of Interest (EOIs) for “**Consultancy Services for Architecture & Urban Planning Projects**” for various current and future development initiatives within its jurisdiction.

ii) Area of Jurisdiction of the Authority:

All consultancy assignments under this EOI shall fall within the territorial jurisdiction of the Ravi Urban Development Authority.

iii) Bidder’s Expertise:

The consulting firm must be well conversant with advanced and innovative techniques and methodologies for preparing comprehensive strategic development plans, urban master plans, land-use plans, detailed urban design proposals, sector development plans, building control guidelines, architectural building designs, as well as visualization, renders, and 3D animations.

The firm should comprise a multidisciplinary team of qualified professionals and technical personnel with proven capability to undertake complex urban planning, architectural, and visualization assignments. The firm must demonstrate adequate capacity to utilize modern analytical tools, planning and design software, and visualization technologies, and must provide evidence of successfully completing similar assignments in the past.

Consulting firms applying for Urban Master Planning and Architectural Design sub-pools must be registered with the **Pakistan Council of Architects and Town Planners (PCATP) or Pakistan Engineering Council**. This registration requirement shall not be applicable for firms applying exclusively for the **Landscape Design & 3D Animation & Renders** sub-pool.

iv) Project Scope:

The overall scope of consultancy services is broadly divided into four major components of Architecture and Urban Planning, which are elaborated in subsequent sections of this document. The purpose of inviting EOIs is to establish a large pool of eligible and competent firms, from which four specialized sub-pools shall be created based on the nature and requirements of the consultancy services.

The broad components of the consultancy work are as follows:



- A. Urban Master Planning**
- B. Architectural Design**
- C. Landscape Design**
- D. 3D Animation and Renders**

Detailed descriptions of each component are provided in the following section.

A. URBAN MASTER PLANNING:

Urban Master Planning is a critical instrument for guiding orderly, sustainable, and integrated urban development within the jurisdiction of the Ravi Urban Development Authority (RUDA). Given the scale, complexity, and strategic importance of the Ravi Riverfront and associated development areas, comprehensive master planning is essential to ensure balanced land use, efficient mobility systems, environmental sustainability, economic viability, and high-quality urban environments.

The purpose of engaging professional consultancy services for Urban Master Planning is to translate RUDA's development vision, policies, and regulatory objectives into a coherent spatial framework that supports phased implementation, investment facilitation, and long-term urban management. The Consultant shall be responsible for preparing concept-level and detailed master plans that comply with applicable laws, planning regulations, and international best practices, while responding to local context and development needs.

Services to Be Rendered:

The Consultant shall prepare an Urban Master Plan comprising, but not limited to, the following stages:

- 1. Concept Master Plan**
- 2. Detailed Master Plan**

SUBTASK-01: CONCEPT MASTER PLAN

The Concept Master Plan shall establish the overall planning vision, spatial structure, and strategic development framework for the project area. This stage shall focus on translating the Client's objectives into a coherent, sustainable, and implementable planning concept.

Key aspects of the Concept Master Plan shall include, but not be limited to, the following:

- **Planning Vision & Objectives**
Review, refinement, and articulation of the Client's development goals, planning principles, and strategic intent.
- **Site & Context Analysis**
Analysis of existing land use, surrounding context, access and connectivity, environmental features, and physical constraints.
- **Conceptual Land Use Plan**
Allocation of residential, commercial, mixed-use, institutional, recreational, green, and blue infrastructure uses.



- **Density & Development Strategy**
Preliminary determination of Floor Area Ratios (FARs), plot coverage, building heights, and population distribution.
- **Mobility Concept**
Conceptual Road hierarchy, primary and secondary access points, public transport corridors, pedestrian networks, and cycling infrastructure.
- **Open Space & Landscape Concept**
Identification and hierarchy of parks, open spaces, playgrounds, green buffers, and water bodies.
- **Urban Design Concept**
Identification of activity nodes, entrance gateways, landmarks, view corridors, vistas, and public realm structure.
- **Presentation & Approval**
Preparation and submission of Concept Master Plan drawings and presentation material for Client review, feedback, and approval.

SUBTASK-02: DETAILED MASTER PLAN

The Detailed Master Plan shall translate the approved Concept Master Plan into a comprehensive, coordinated, and approval-ready planning framework in accordance with applicable laws, regulations, and Authority requirements.

The Detailed Master Plan shall include, but not be limited to, the following:

- **Final Land Use Plan**
Detailed land use allocations supported by area statements, planning standards, and development controls.
- **Zoning & Block Framework**
Definition of planning zones, development blocks, plot numbering, and consolidated plot summaries.
- **Road Network & Right-of-Way (ROW) Plan**
Final road hierarchy, ROW widths, typical cross-sections, junction layouts, and circulation patterns.
- **Infrastructure Integration (Planning Level)**
Coordination and integration of water supply, sewerage, drainage, solid waste management, power, and utility corridors at the master planning level.
- **Open Space & Landscape Plan**
Detailed layout of parks, green belts, recreational areas, buffers, and environmental protection zones.
- **Urban Design & Development Guidelines**
Building heights, FARs, plot coverage, setbacks, and building control regulations to guide future development.



Design Deliverables

Upon incorporation of the Client's comments and approvals at each stage, the Consultant shall submit the following deliverables:

1. **Approved Concept Master Plan Drawing Set**
2. **Approved Detailed Master Plan Drawing Set**
3. **Comprehensive Master Plan Report**
4. **Complete finalized data** in soft and editable formats (including but not limited to Word, Excel, AutoCAD, GIS, 3D model files, and relevant software formats), along with three (03) hard copies and one (01) soft copy of all approved documents.

All data, drawings, models, and documents produced under this assignment shall become the property of the Client.

B. ARCHITECTURAL DESIGN

The purpose of this component is to identify and shortlist competent and experienced architectural consulting firms capable of delivering comprehensive architectural design services for various development projects undertaken by the Ravi Urban Development Authority (RUDA). These projects may include public buildings, institutional facilities, mixed-use developments, urban structures, and associated elements within RUDA's jurisdiction.

The architectural consultancy services shall encompass the complete design lifecycle from conceptualization to construction-ready documentation ensuring compliance with applicable planning regulations, building by-laws, sustainability principles, and RUDA's development objectives. The Consultant shall work in close coordination with structural, MEP, landscape, and other allied disciplines to deliver integrated and implementable design solutions.

Services to Be Rendered

The Architectural Design services for buildings, structures, and urban elements shall include, but not be limited to, the following stages:

- **Concept Design Stage**
- **Schematic Design Stage**
- **Detailed Design Stage**

SUBTASK-01: CONCEPT DESIGN

The Concept Design stage involves exploration and development of broad ideas, design narratives, and architectural visions that define the overall form, function, and character of the project. This stage establishes the foundation for subsequent design development.

Key aspects of the Concept Design stage shall include, but not be limited to:



- **Client / Design Brief**
Refinement and validation of the project brief in consultation with the Client, focusing on functional requirements, end-user needs, and project objectives.
- **Site Planning**
Preliminary site layout illustrating building orientation, access, circulation, landscape interfaces, traffic considerations, and environmental response.
- **Preliminary Floor Plans**
Conceptual layout options to assess space planning, functionality, adjacencies, and efficiency.
- **Elevations and Sections**
Conceptual façade articulation and sectional studies reflecting architectural character, proportions, and spatial relationships.
- **Landscape Concept Integration**
Identification of outdoor spaces, softscape and hardscape elements, and sustainable landscape strategies.
- **Mood Boards / Design References**
Visual collages illustrating design themes, architectural language, materials, and overall project tone.
- **Presentation & Approval**
Submission and presentation of the Concept Design to the Client for review, feedback, and approval.

Deliverable 1:

Approved Concept Design Drawings and Presentation Material

SUBTASK-02: SCHEMATIC DESIGN

The Schematic Design stage translates the approved concept into coordinated and technically viable design solutions, defining spatial organization and systems while maintaining design intent.

Key aspects of the Schematic Design stage shall include:

- **Design Brief & Requirements**
Finalized written brief outlining Client requirements, functional objectives, and performance criteria.
- **Design Constraints & Regulatory Compliance**
Consideration of building codes, zoning regulations, fire and life safety requirements, environmental regulations, and RUDA by-laws.
- **Site Plan**
Detailed site layout showing building footprints, property boundaries, access points, parking, landscaping, and integration with surrounding context.
- **Floor Plans**
Scaled plans illustrating room layouts, circulation paths, functional zoning, and flexibility for future expansion.



- **Roof Plan**
Indicative roof configuration, materials, slopes, drainage, solar provisions, and roof gardens in accordance with RUDA regulations.
- **Elevations & Sections**
Architectural façades and sections depicting internal layouts, building massing, and spatial relationships.
- **Landscape Layout**
Hardscape and softscape planning to enhance usability, aesthetics, and environmental performance.
- **Massing & 3D Views**
Three-dimensional views illustrating building form, volume, scale, and visual impact.
- **Material & Finishes Concept**
Preliminary selection of materials and finishes through mood boards and material palettes.
- **Fire & Life Safety Planning**
Emergency exits, firefighting provisions, and accessibility features in compliance with applicable codes.
- **Parking & Vehicular Circulation**
Parking layouts, vehicular movement, drop-off zones, and service access planning.
- **Structure & MEP Coordination**
Preliminary coordination with structural and MEP systems to ensure integrated design development.
- **Rainwater Harvesting & Sustainability Measures**
Incorporation of water conservation and sustainable design strategies.
- **Design Report & Presentation**
Documentation of design rationale, key decisions, and schematic proposals supported by drawings and visuals.
- **Value Engineering**
Identification of alternative design and material options to achieve cost-effective solutions without compromising quality.

Deliverable 2:

Approved Schematic Design Drawings, 3D Views, Presentations, Rendered Floor Plans, and Schematic Design Report

SUBTASK-03: DETAILED DESIGN

The Detailed Design stage converts the approved schematic design into complete, coordinated, and construction-ready architectural documentation.

Key aspects of the Detailed Design stage shall include:

- **Detailed Site Plan**
Finalized site layout with dimensions, levels, parking, landscaping, utilities, and site amenities.



- **Architectural Working Drawings**
Fully detailed plans, sections, elevations, schedules, legends, and specifications.
- **Roof & Drainage Plans**
Roof layouts, drainage systems, ventilation, and structural coordination.
- **Landscape Detailed Design**
Planting plans, hardscape details, irrigation layouts, and material specifications.
- **Interior Design**
Detailed interior layouts, finishes, furniture concepts, lighting design, and 3D interior walkthroughs.
- **Building Components & Details**
Staircases, elevators, kitchens, bathrooms, garbage chutes, ramps, railings, façade systems, and miscellaneous architectural details.
- **Reflected Ceiling & Flooring Plans**
Detailed ceiling systems, lighting coordination, flooring materials, and finishes.
- **Signage, Graphics & Wayfinding**
Design of internal and external signage systems and wayfinding strategies.
- **Parking & Traffic Management**
Final parking layouts, signage, and vehicular circulation details.
- **3D Visuals, Walkthroughs & Animations**
High-quality interior and exterior visualizations for approvals and presentations.
- **Schedules & Specifications**
Finishes schedules, material specifications, and procurement-ready documentation.
- **Design Coordination**
Full coordination with structural, MEP, landscape, and other disciplines.
- **Value Engineering**
Refinement of cost-efficient solutions during detailed design development.

Deliverable 3:

Approved Detailed Architectural Drawing Set, Interior Design Package, 3D Visuals (Interior & Exterior), Walkthroughs/Animations, and Construction Details

Final Design Deliverables

Upon incorporation of Client comments and approvals at each stage, the Consultant shall submit the following:

- Approved Architectural Detailed Design Drawing Set
- Design Reports (Concept, Schematic, and Detailed Design)
- Interior Design Package
- 3D Visuals (Interior & Exterior), Animations, and Walkthroughs
- Material Mood Boards and Finish Schedules
- Provision for Future Expansion Report
- Complete finalized data in editable soft formats (Word, Excel, AutoCAD, BIM/Model files, and other relevant software)
- Three (03) hard copies and one (01) soft copy of all approved documents



All documents, drawings, models, and digital data produced under this assignment shall become the exclusive property of the Client.

C. LANDSCAPE DESIGN

Introduction, Rationale, and Purpose

The Ravi Urban Development Authority (RUDA) intends to plan and develop cohesive, contemporary, and sustainable landscape environments across its various development projects. These include parks, promenades, medians, public green areas, eco-corridors, and other open spaces within RUDA's jurisdiction. The landscape design strategy shall be climate-responsive, user-centric, and environmentally sustainable, integrating both hardscape and softscape elements to enhance urban liveability and ecological balance.

The proposed landscape development aims not only to improve the visual quality of the urban environment but also to act as a catalyst for environmental restoration, public engagement, recreation, and sustainable urban growth. The overarching objective is to transform the Ravi Riverfront and associated development areas into vibrant, resilient, and well-managed public spaces.

Services to Be Rendered

The Landscape Design consultancy services shall include, but not be limited to, the following stages:

- **Concept Landscape Plan**
- **Schematic Landscape Design Plan**
- **Detailed Landscape Design / Master Plan**
- **3D Renders, Perspectives, and Visualizations**
- **Planting Plans and Specifications**
- **Value Addition to Existing Landscape & Hardscape**
- **Overall Site Beautification and Enhancement**

SUBTASK-01: CONCEPT LANDSCAPE PLAN

The Consultant shall prepare a Concept Landscape Plan that presents the overall vision, spatial organization, and future character of the site. This stage shall provide an integrated overview of hardscape, softscape, architectural elements, and user zones.

Key Aspects

- **Site Analysis**
Assessment of topography, drainage patterns, soil conditions, solar orientation, prevailing winds, climate, existing vegetation, utilities (above and below ground), easements, and environmental sensitivities (wetlands, natural reserves, water bodies, etc.).



- **Context & Regulatory Review**
Review of site boundaries, titles, fencing, planning controls, applicable regulations, and neighbourhood character.
- **Functional Zoning & Bubble Diagrams**
Allocation of zones for seating areas, play areas, recreation, gardens, food/cooking areas, activity nodes, and quiet spaces.
- **Visual & Environmental Considerations**
Identification of view corridors to be retained or screened, problem areas, slopes, shaded and sun-exposed zones.
- **Conceptual Layout Plans**
Indicative layout plans illustrating circulation, spatial relationships, and design intent.
- **Case Studies & Design Precedents**
Reference studies and reports to support design rationale and benchmarking.
- **Mood Boards & Design Narrative**
Visual references defining sensory experience, materials, textures, color palettes, and thematic direction.
- **Material Boards & Diagrams**
Preliminary material selections and visual diagrams to explain design concepts.

Deliverable 1:

Approved Concept Landscape Plan, Site Analysis Drawings, Bubble Diagrams, Mood Boards, and Design Narrative

SUBTASK-02: SCHEMATIC LANDSCAPE DESIGN PLAN

The Schematic Design stage shall translate the approved concept into coordinated landscape layouts integrating hardscape, softscape, and associated architectural elements.

A. Hardscape Design

Hardscape elements shall provide the structural framework for the landscape and may include paved areas, pathways, plazas, retaining walls, stairs, ramps, water features, parking areas, drainage systems, recharge wells, and rainwater harvesting tanks.

Key Requirements:

- Layout and placement of hardscape elements
- Material selection considering durability, aesthetics, maintenance, and cost
- Indicative construction details and specifications
- Vehicular and pedestrian movement planning for accessibility and safety
- Signage and graphics for information, direction, and wayfinding

B. Softscape Design

Softscape design shall incorporate vegetation to enhance aesthetics, microclimate, and ecological value.



Key Requirements:

- Selection of plant species suitable for local climate and soil conditions
- Planting plans indicating botanical and common names, plant types, spacing, and mature heights
- Seasonal planting strategies for visual interest
- Plantation with purpose (shade, screening, ecological value, aesthetics)
- Maintenance requirements and preparation of a basic maintenance strategy
- Educational signage highlighting plant species and ecological benefits
- Integration with hardscape elements for balanced and functional spaces
- Use of diverse planting typologies for visual richness

C. Associated Building & Structure Design (Landscape-Related)

Architectural elements supporting landscape use may include offices, maintenance facilities, libraries, mosques, gatehouses, theme park structures, monuments, feature walls, restrooms, first-aid rooms, viewing decks, fencing, and boundary walls.

Key Requirements:

- Plans and layouts with functional circulation
- Ceiling plans and interior themes (where applicable)
- Façade design and architectural identity
- Traffic flow and access planning
- Emergency exits and safety provisions

3D views, sections, elevations, and mood images shall be prepared for hardscape, softscape, and associated structures.

Deliverable 2:

Approved Schematic Landscape Design Plans, Hardscape & Softscape Layouts, Associated Building Designs, 3D Views, and Presentation Material

SUBTASK-03: DETAILED LANDSCAPE MASTER PLAN

The Consultant shall prepare a Detailed Landscape Master Plan integrating hardscape, softscape, and associated building designs, suitable for approvals and implementation.

A. Detailed Hardscape Design

- Finalized functional layouts of all hardscape elements
- Detailed material specifications and finish schedules
- Construction details for pathways, retaining walls, decks, pergolas, water features, etc.
- Value engineering to optimize cost, performance, and durability
- Full design coordination with engineering disciplines
- Comprehensive signage and wayfinding design

B. Detailed Softscape Design

- Final plant selection and detailed planting plans
- Contour plans showing grading and level changes
- Integration of softscape with hardscape elements
- Value engineering for efficient maintenance and long-term sustainability
- Coordination with irrigation, drainage, and utility systems



C. Detailed Building Design (Landscape-Related Structures)

- Detailed plans, layouts, and working drawings
- Construction details and specifications
- Ceiling and flooring plans
- Interior design (where applicable)
- Coordination with all relevant engineering services

Signage, graphics, 3D views, animations, sections, and elevations shall be included as required.

- **Evacuation & Safety Plans**

Preparation of evacuation plans for buildings and open spaces, including emergency routes, assembly points, and emergency equipment locations.

Deliverable 3:

Approved Detailed Landscape Master Plan, Architectural & Landscape Drawings, 3D Visualizations, Animations (if required), and Detailed Design Report

Final Deliverables

Upon completion and approval, the Consultant shall provide:

- Architecture & Landscape Design Drawing Sets
- Hardscape and Softscape Render Plans
- Planting Plans and Specifications
- 3D Views, Perspectives, and Animations
- Design Reports and Maintenance Guidelines
- Complete finalized data in editable soft formats (Word, Excel, AutoCAD, GIS/BIM/Model files, and relevant software)
- Required hard copies as specified by the Client

All drawings, models, documents, and digital data produced under this assignment shall remain the exclusive property of the Client.

D. ANIMATION AND 3D RENDERS

Introduction, Rationale, and Purpose

The purpose of this component is to engage qualified and experienced visualization firms capable of delivering high-quality 3D modelling, rendering, and animation services for development projects undertaken by the Ravi Urban Development Authority (RUDA). Given the scale and public significance of RUDA's urban, architectural, and landscape projects, professional visualization is essential for effectively communicating design intent, spatial experience, and aesthetic character to stakeholders, decision-makers, investors, and the general public.

The scope includes the development of conceptual and detailed 3D models, photorealistic static renders, interactive visualizations, and fully produced walkthrough and flythrough animations that accurately reflect approved architectural, landscape, and urban design proposals.



Services to Be Rendered

The visualization services shall include, but not be limited to, the following stages:

- **Concept 3D Modelling and Visuals**
- **Detailed Interactive Renderings and Raw Animation**
- **Final Walkthrough Animation and High-Resolution 3D Renders**

SUBTASK-01: CONCEPT 3D MODEL AND VISUALS

This stage focuses on the development of an initial conceptual 3D model supported by mood boards and material palettes to establish the overall visual direction, design language, and ambiance of the project. The Consultant shall ensure that the conceptual visuals accurately reflect the intended design character and experiential quality prior to progression to detailed visualization stages.

Key Aspects

- **Concept 3D Model**
Preparation of a base 3D model illustrating key urban, architectural, and landscape elements, spatial organization, and primary design features (e.g., Promenade Packages 7 & 8, where applicable).
- **Mood Boards**
Development of visual reference boards demonstrating architectural style, materiality, lighting mood, textures, color palettes, and overall design theme for Client review.
- **Material Palette**
Proposal and refinement of materials including paving, façade textures, street furniture, landscape elements, and finishes to ensure visual consistency.
- **Enhanced 3D Model**
Progressive enhancement of the model incorporating preliminary textures, lighting, vegetation, street furniture, water features, and environmental elements.
- **Presentation & Approval**
Presentation of concept visuals, material palettes, and 3D models for Client feedback and approval.

Deliverable 1:

Approved Concept 3D Model, Mood Boards, Building/Landscape Models, and Material Palette

SUBTASK-02: DETAILED INTERACTIVE RENDERINGS & RAW ANIMATION

This stage involves the production of detailed interactive renders and a preliminary walkthrough animation to demonstrate the project in realistic scale, lighting, and movement prior to final post-production. The objective is to facilitate design validation and informed decision-making through immersive visualization.

Key Aspects

- **Interactive Renders**
Generation of high-resolution rendered views from multiple camera angles for design review and validation.



- **Raw Walkthrough Animation**
Development of a preliminary animation including camera paths, movement dynamics, and synchronized background music for initial review.
- **Client Review & Revisions**
Presentation of interactive renders and raw animation to the Client for feedback, refinement, and approval prior to final rendering.

Deliverable 2:

Detailed 3D Model, Interactive Renders, and Raw Walkthrough Animation with Music Synchronization

SUBTASK-03: FINAL WALKTHROUGH ANIMATION & 3D RENDERS

This stage focuses on the production of final, high-quality walkthrough animations and photorealistic static renders. All textures, lighting, materials, environmental effects, and motion elements shall be fully refined to achieve professional presentation standards suitable for approvals, marketing, and public dissemination.

Key Aspects

- **Final Rendering**
Production of high-quality photorealistic animations (day and night scenes) incorporating finalized lighting, reflections, shadows, people movement, vehicles, vegetation, and environmental effects.
- **Camera Work & Sequencing**
Smooth, dynamic camera movements and transitions designed to highlight key design features and experiential aspects.
- **Post-Production**
Integration of final sound effects, background music, titles, captions, and branding elements to ensure professional output quality.
- **Static 3D Renders**
Preparation of selected high-resolution static renders for presentations, reports, and promotional use.
- **Final Submission**
Delivery of all finalized animation and rendering outputs in approved formats.

Deliverable 3:

Final Rendered Walkthrough Animation and High-Resolution 3D Renders

Final Design Deliverables

Upon completion of all tasks, the Consultant shall provide the following deliverables to the Client in soft and editable formats:

- Final rendered walkthrough animation in **Full HD (1920 × 1080 pixels)** or higher resolution, as required
- High-quality static 3D renders (selected views) in **4K resolution**
- Post-production files including music, sound effects, titles, and overlays



- Material and texture files used in the final visualization
- Complete finalized data in editable formats (including AutoCAD, 3ds Max, SketchUp, animation files, and source files)

All visualization content, models, animations, and digital assets produced under this assignment shall remain the exclusive property of the Client.

Please note: Interested consultants possessing relevant expertise and demonstrable experience in the aforementioned categories may apply for prequalification in one or more categories. Prequalification shall be granted contingent upon the consultant's proven competence and experience in each respective category.



Section-III: Evaluation Criteria

The Applicants / Bidders shall be pre-qualified using criteria given below.

The pre-qualification criteria will have two components. The first components (mandatory) represent mandatory requirements, while the second section represents 100 Marks, with the requirement to get at least 65 Marks. In order to be pre-qualified, the applicants must pass both components.

MANDATORY /KNOCKOUT CRITERIA:

Applicants (Firms) meeting the following basic eligibility requirements shall be considered for further evaluation. Relevant supporting documents must be attached with the application:

- i. Registration of the firm with the Pakistan Engineering Council (PEC) and/or Pakistan Council of Architects & Town Planners (PCATP).
- ii. Valid legal entity status of the firm, evidenced by a Certificate of Incorporation / Registration issued by SECP or Registrar of Firms.
- iii. Certificate of registration with Income Tax and Sales Tax under relevant authorities.
- iv. Affidavit on non-judicial stamp paper confirming that nonperformance of a contract has not occurred within the last five (05) years, based on information regarding all settled disputes or litigation.
- v. Judicial affidavit declaring that the firm has never been blacklisted or defaulted by any government agency, department, or organization.
- vi. Separate undertaking confirming that all information supplied by the firm is true and correct (Form PQ 4).

Note: Firm / Company not fulfilling the mandatory criteria will be characterized as **non-responsive** and will be considered for further pre-qualification evaluation process.



TECHNICAL EVALUATION CRITERIA

Bidders shall be evaluated on the following criteria set out below regarding financial soundness, and technical strength (as demonstrated by the Bidder's responses).

i. Financial Soundness (20 points)

The financial soundness criteria shall remain consistent across all sub-pools and is detailed below.

		Max score	Positive score mandatory								
Financial Soundness (FS) (20 points)											
F1.	Average annual turnover for the last three financial years	20	10								
	<table border="1"> <thead> <tr> <th>Average Annual Turnover</th> <th>Marks</th> </tr> </thead> <tbody> <tr> <td>≥ PKR 20 million and <50 million</td> <td>10</td> </tr> <tr> <td>=> PKR 50 million and ≤ PKR 100 million</td> <td>15</td> </tr> <tr> <td>> PKR 100 million</td> <td>20</td> </tr> </tbody> </table>	Average Annual Turnover	Marks	≥ PKR 20 million and <50 million	10	=> PKR 50 million and ≤ PKR 100 million	15	> PKR 100 million	20		
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≥ PKR 20 million and <50 million	10										
=> PKR 50 million and ≤ PKR 100 million	15										
> PKR 100 million	20										

A. URBAN MASTER PLANNING-SUB POOL

The sub -pool criteria is as follows:

Technical Strength (TS) (80 points)

Qualification and Experience (80 points)			
E1.	Time since commencing operations • 2-4 years = 2 marks • 5-10 years = 5 marks • ≥10 years = 10 marks values in between shall be prorated.	10	Registration Certificate /license,
E2.	At least one (1) completed Urban Master Planning Project No completed Urban Master Planning Project shall be awarded zero (0) marks	10	Documentary Evidence
E3.	At least one (1) completed Neighborhood Level Detailed Physical Planning No completed Project shall be awarded zero (0) marks	10	Documentary Evidence
E4.	At least one (1) completed Housing/Commercial / Social Infrastructure Layout Plan	10	Documentary Evidence



	No completed Project shall be awarded zero (0) marks																				
E5.	At least one (1) completed Urban Design & Development Guidelines No completed Project shall be awarded zero (0) marks	10	Documentary Evidence																		
E6.	<table border="1"> <thead> <tr> <th>ID</th> <th>Key Professionals</th> <th>Max Score</th> </tr> </thead> <tbody> <tr> <td>E6.1</td> <td>Team Lead (Urban Planner)</td> <td>10</td> </tr> <tr> <td>E6.2</td> <td>Urban Planning Expert</td> <td>5</td> </tr> <tr> <td>E6.3</td> <td>Architect</td> <td>5</td> </tr> <tr> <td>E6.4</td> <td>Transportation Expert</td> <td>5</td> </tr> <tr> <td>E6.5</td> <td>GIS Expert</td> <td>5</td> </tr> </tbody> </table>	ID	Key Professionals	Max Score	E6.1	Team Lead (Urban Planner)	10	E6.2	Urban Planning Expert	5	E6.3	Architect	5	E6.4	Transportation Expert	5	E6.5	GIS Expert	5	30	CVs
ID	Key Professionals	Max Score																			
E6.1	Team Lead (Urban Planner)	10																			
E6.2	Urban Planning Expert	5																			
E6.3	Architect	5																			
E6.4	Transportation Expert	5																			
E6.5	GIS Expert	5																			

B. ARCHITECTURAL DESIGN- SUB POOL

The sub -pool criteria is as follows:

Technical Strength (80 points)

Qualification and Experience (TS) (80 points)															
E1.	Time since commencing operations – 2 – 4 years = 2 Marks – 5–10 years = 5 Marks – ≥10 years = 10 Marks	10	Registration license/ certificate												
E2.	One and more Commercial & Mixed-Use High/ Mid-rise Projects Less than 1 Project would be given “0” marks	10	Documentary Evidence												
E3.	One and more Institutional & Public Projects Less than 1 Project would be given “0” marks	10	Documentary Evidence												
E4.	One or more Large Scale & Specialized Architectural Projects Less than 1 Project would be given “0” marks	10	Documentary Evidence												
E5.	One and more Visualization and Renders Projects. Less than 1 Project would be given “0” marks	10	Documentary Evidence												
E6.	<table border="1"> <thead> <tr> <th>ID</th> <th>Key Professionals</th> <th>Max Score</th> </tr> </thead> <tbody> <tr> <td>E6.1</td> <td>Team Lead (Architect)</td> <td>15</td> </tr> <tr> <td>E6.2</td> <td>Architect</td> <td>10</td> </tr> <tr> <td>E6.3</td> <td>Interior Designer</td> <td>5</td> </tr> </tbody> </table>	ID	Key Professionals	Max Score	E6.1	Team Lead (Architect)	15	E6.2	Architect	10	E6.3	Interior Designer	5	30	CVs
ID	Key Professionals	Max Score													
E6.1	Team Lead (Architect)	15													
E6.2	Architect	10													
E6.3	Interior Designer	5													



C. LANDSCAPE DESIGN – SUB POOL

The sub -pool criteria is as follows:

Technical Strength (TS) (80 points)

Qualification and Experience (80 points)				
E1.	Time since commencing operations – 2 – 4 years = 2 Marks – 5–10 years = 5 Marks – ≥10 years = 10 Marks		10	Registration license/ certificate
E2.	One and more Urban Public Parks & Recreational Landscaping Project Less than 1 Project would be given “0” marks		10	Documentary Evidence
E3.	One and more Road & Infrastructure Landscaping Project Less than 1 Project would be given “0” marks		10	Documentary Evidence
E4.	One and more Large- and Small-Scale Landscaping Project Less than 1 Project would be given “0” marks		10	Documentary Evidence
E5.	One and more Visualization and Renders Project Less than 1 Project would be given “0” marks		10	Documentary Evidence
E6.	ID	Key Professionals	Project	CVs
	E6.1	Team Lead (Architect/ Landscape Architect)	15	
	E6.2	Architect	10	
	E6.3	Horticulturalist	5	



D. 3D ANIMATION AND RENDERS – SUB POOL

The sub -pool criteria is as follows:

Technical Strength (TS) (80 points)

Qualification and Experience (80 points)				
E1.	Time since commencing operations – 2 – 4 years = 2 Marks – 5–10 years = 5 Marks – ≥10 years = 10 Marks		10	Registration license / certificate
E2.	One and more Urban Scale Animation Project Less than 1 Project would be given “0” marks		10	Video Evidence
E3.	One and more Residential, Commercial and mixed-use Building Animation Project Less than 1 Project would be given “0” marks		10	Video Evidence
E4.	One and more Parks, Garden, Landscape Animation Project Less than 1 Project would be given “0” marks		10	Video Evidence
E5.	One and more Interior Animation Project Less than 1 Project would be given “0” marks		10	Video Evidence
E6.	ID	Key Professionals	Max Score	CVs
	E6.1	Team Lead (Architect)	15	
	E6.2	Architect	10	
	E6.3	Urban Planner	5	

Total Score (Grand Total - GT):

The overall score shall be determined as the sum of the marks awarded for Financial Soundness (FS) and Technical Strength (TS), i.e.,

$$GT = FS + TS$$

A bidder securing a minimum of 65 marks in the combined technical strength and financial soundness (GT) shall be considered eligible for shortlisting under each respective category.



GENERAL TERMS & CONDITIONS:

- a) Each bidder may participate in one or more sub-pool categories, provided they possess the requisite expertise and meet the criteria defined in the Prequalification Documents (PQD).
- b) The prequalification shall remain valid for a period of **one (1) year** from the date of notification for each category.
- c) Firms securing at least **65% marks** under the Evaluation Criteria for each category should be considered prequalified.
- d) Following the prequalification, RUDA may issue Requests for Proposals (RFPs) to pre-qualified firms, as and when required, in accordance with procurement needs and may also make changes in the sub criteria & scoring as per need of the assignment.
- e) The specific services required shall be clearly defined at the time of assignment.
- f) Prequalification status may be revoked in the event of **substandard performance** or non-compliance with contractual obligations.
- g) The Procuring Agency reserves the right to cancel the **Prequalification Process** at any stage without assigning any reason.
- h) The outcome of the Prequalification process shall be formally communicated to all participating bidders.
- i) Bidders must submit complete and verifiable documentary evidence to establish their responsiveness and eligibility.



Section-IV: Sample Forms

Letter of Application

[Letterhead paper of the Applicant including full Postal address, telephone no., fax no. and email address]

Date: _____

To: Executive Director Procurement
Ravi Urban Development Authority
Government of Punjab

Sir,

1. Being duly authorized to represent and act on behalf of..... (hereinafter “the Applicant”) and having reviewed and fully understood all the prequalification information provided, the undersigned hereby apply to be prequalified for _____.
2. Attached to this letter are copies of original documents defining:
 - a) The Applicant's legal status.
 - b) The principal place of business; and
 - c) The place of incorporation (for applicants who are corporations); or the place of registration and the nationality of the owners (for applicants who are partnerships or individually owned firms).
3. The Employer and its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification from our bankers and clients regarding any financial and technical aspects. This Letter of Application will also serve as authorization to any individual or authorized representative of any institution referred to in the supporting information, to provide such information deemed necessary and requested by yourselves or the authorized representative to verify statements and information provided in this application, or with regard to the resources, experience, and competence of the Applicant.
4. The Employer and its authorized representatives may contact the following person for further information, if needed.
 - a. Name of Contact _____
 - b. Contact Number _____



5. This application is made with the full understanding that:
- a) Bids by pre-qualified applicants will be subject to verification of all information submitted for pre-qualification at the time of bidding.
 - b) The Employer reserves the right to:
 - i. Amend the scope of work if required while adhering to the Principals of Procurement as per RUDA Procurement Regulations 2022 (amended) during the prequalification process; and
 - ii. Reject or accept all application, cancel the prequalification process.
 - c) The Employer shall not be liable for any such actions and shall be under no obligation to inform the Applicant of the grounds for actions at 5(b) here above.
 - d) The Employer shall not be liable for consequence of and shall be under no obligation to inform the applicant of the grounds for, actions taken under para 5(b) here above.
6. The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail.

Signature: _____

Name: _____



Form PQ-1

General Information

Applicants applying for pre-qualification are required to complete the information in this form.

1.	Name of Firm	
2.	Head Office Address	
3.	Telephone	
4.	Fax	
5.	Type of Organization	
6.	Place of Incorporation / Registration	Year of incorporation/registration
7.	PEC/PCATP Registration No:	Validity:
8.	NTN#	
9.	Name, Designation and Mobile Number of Firm's Representative	

Details of Owners/ Directors

	Name	Designation	Nationality
1.			
2.			
3.			
4.			
5.			



FORM PQ – 2

Summary Consultancy Services Provided

Applicants are required to provide a summarized list of projects completed, clearly indicating relevance to the specific pool for which they are seeking prequalification.

Project Name	Year of Completion	Location	Value in PKR (Million)



From PQ-3

Personnel Capabilities

Name of Applicant: _____

1	Title of Position	
	Name of Candidate	
2	Title of Position	
	Name of Candidate	
3	Title of Position	
	Name of Candidate	
4	Title of Position	
	Name of Candidate	
5	Title of Position	
	Name of Candidate	



From PQ-4

Affidavit for Correctness of Information

(To be printed on PKR 100 Stamp Paper)

Name: _____

I, the undersigned, hereby certify that all statements made in the Prequalification Forms and the supporting documents are true, correct, and valid to the best of my knowledge and belief, and may be verified by the Employer at any time deemed necessary.

I further authorize and request any bank, individual, firm, or corporation to furnish additional information as may be required by the Ravi Urban Development Authority (RUDA) to verify this declaration regarding my/our competence and general reputation.

The undersigned understands and agrees that RUDA may request further qualifying information and undertakes to provide such information promptly upon request.

RUDA affirms that all information provided shall be treated as confidential.

Signed by an authorized Officer of the firm
