



TERMS OF REFERENCE (TOR)

For Preparation of Detailed Project Report (DPR) and Master Plan of Manikadham Temple Area, Shuklaphanta Municipality, Kancharpur

1. Background

Shuklaphanta Municipality of Kancharpur District, Sudurpashchim Province intends to prepare a comprehensive Master Plan and Detailed Project Report (DPR) for the development and conservation of Manikadham Temple Area located in Ward No. 8 of the municipality. The temple area lies in the environmentally sensitive Chure Region and possesses significant religious, cultural, tourism, and ecological importance.

The municipality aims to develop the temple premises as a well-managed religious and tourism destination while maintaining environmental sustainability and preserving the natural and cultural identity of the area.

For this purpose, the municipality intends to hire a qualified consulting firm through Least Cost Based Selection (LCBS) method for preparation of DPR and Master Plan.

2. Name of Assignment

Preparation of Detailed Project Report (DPR) and Master Plan of Manikadham Temple Area at Ward No. 8, Shuklaphanta Municipality, Kancharpur.

3. Objectives of the Assignment

The main objective of this assignment is to prepare a comprehensive DPR and Master Plan for systematic development of Manikadham Temple Area with proper planning of:

- Topographic survey and mapping
- Landscape planning
- Pedestrian pathways
- Parking management
- Open spaces and recreational areas
- Pond management and beautification
- Tourism and religious infrastructure planning

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- Environmentally sustainable development concept suitable for Chitwan region

4. Scope of Work

The consulting firm shall carry out, but not be limited to, the following activities:

4.1 Reconnaissance and Site Assessment

- Conduct field visits and site inspections.
- Collect existing data, maps, land use information, and related documents.
- Identify existing physical, environmental, social, and cultural conditions.
- Conduct stakeholder consultations with local representatives, users, and concerned authorities.

4.2 Topographic Survey and Mapping

- Carry out detailed topographic survey of the project area.
- Prepare contour maps and digital topographic maps.
- Establish coordinates, benchmarks, and necessary survey controls.
- Identify existing structures, trees, water bodies, access roads, utilities, and natural features.

4.3 Preparation of Master Plan

The consultant shall prepare a conceptual and detailed master plan covering:

a) Landscape Planning

- Green areas and plantation concept
- Beautification and aesthetic enhancement
- Resting and recreational spaces
- Environmentally friendly landscape design

b) Pedestrian Pathways

- Internal pedestrian circulation plan
- Stone paving/walkways concept
- Barrier-free and accessible pathways
- Safety and lighting considerations

c) Parking and Open Space Planning

- Visitor parking layout
- Vehicle circulation planning

- Public gathering and open spaces
- Event and festival management spaces

d) Pond Management and Water Features

- Existing pond conservation and management
- Beautification and water management concept
- Drainage and erosion control considerations
- Water retention and ecological enhancement measures

e) Religious and Tourism Infrastructure Planning

- Temple surroundings development concept
- Entry gates and signage planning
- Seating areas, resting sheds, toilets, and public facilities
- Tourism-friendly infrastructure concept

4.4 Detailed Project Report (DPR)

The DPR shall include:

- Design concepts and planning rationale
- Detailed drawings and layouts
- Cost estimates based on prevailing district rate
- Technical specifications
- Bill of Quantities (BOQ)
- Implementation strategy and phasing
- Environmental considerations suitable for Chure area
- Operation and maintenance recommendations

4.5 Preparation of Drawings and Visuals

The consultant shall prepare:

- Master plan drawings
- Layout plans
- Landscape drawings
- Parking layouts
- Pathway plans
- Conceptual 3D views/renderers
- Cross sections and details as necessary



5. Deliverables

The consultant shall submit the following deliverables:

S.N.	Deliverables	Timeline
1	Inception Report	Within 7 days of contract signing
2	Topographic Survey Report and Base Maps	Within 20 days
3	Draft Master Plan and Conceptual Designs	Within 25 days
4	Draft DPR with Cost Estimates and Drawings	Within 28 days
5	Final DPR and Master Plan incorporating comments	Within 30 days

Final Submission Requirements

The consultant shall submit:

- 2 hard copies of final report
- Soft copy in editable and PDF formats
- AutoCAD drawings
- Survey data and GIS files (if available)
- BOQ and estimate in Excel format

6. Duration of Service

The total duration of the consulting service shall be **30 (Thirty) calendar days** from the date of contract agreement.

7. Estimated Cost and Contract Modality

- **Estimated Cost:** NPR 499830.58/- (Five Lakh Only) including VAT
- **Procurement Method:** Least Cost Based Selection (LCBS)
- **Contract Type:** Lump Sum Contract

The consultant shall be responsible for all costs associated with survey, travel, logistics, meetings, report preparation, and submission.



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8. Qualification Requirements of Consulting Firm

The consulting firm should fulfill the following minimum requirements:

8.1 Firm Qualification

- Registered consulting firm/company
- VAT/PAN registration
- Tax clearance certificate 2081/82
- Experience in preparation of DPRs, master plans, tourism infrastructure planning, landscape planning, or similar assignments

8.2 Key Experts

The consulting firm shall mobilize at minimum the following professionals:

S.N.	Position	Minimum Qualification
1	Team Leader/Architect or Planner	Bachelor/Master in Architecture/Urban Planning with relevant experience
2	Civil Engineer	Bachelor in Civil Engineering
3	Surveyor/Geomatics Expert	Bachelor in Survey/Geomatics
4	Civil Sub-Engineer /CAD Operator	Diploma in Civil Sub-Engineering

9. Evaluation Criteria

The proposal shall be evaluated based on Least Cost Based Selection (LCBS) method in accordance with prevailing Public Procurement Act and Regulations of Nepal.

The evaluation shall generally consider:

- Firm experience
- Qualification and experience of key experts
- Understanding of TOR and methodology
- Financial proposal

10. Payment Schedule

The payment shall be made as follows:

S.N.	Milestone	Payment (%)
1.	Submission and Approval of Final DPR and Master Plan	100%

Applicable taxes shall be deducted as per prevailing government rules.

11. Responsibilities of the Client

Shuklaphanta Municipality shall:

- Provide available existing information and documents.
- Facilitate coordination with local stakeholders.
- Review and provide comments on submitted reports.
- Provide necessary support during field activities as required.

12. Responsibilities of the Consultant

The consultant shall:

- Carry out all services professionally and diligently
- Ensure accuracy of survey and design data
- Maintain coordination with the municipality throughout the assignment
- Comply with environmental and local regulations
- Complete assignment within stipulated timeframe

13. Confidentiality

All reports, drawings, maps, survey data, and related documents prepared under this assignment shall remain the property of Shuklaphanta Municipality. The consultant shall not disclose or use such documents for purposes unrelated to the assignment without written approval from the municipality.



शुक्लाफन्टा नगरपालिका
नगर कार्यपालिकाको
मन्तरी, काठमाडौं
पश्चिमाञ्चल प्रदेश, नेपाल

Authorised signature :-
 Name :-
 Designation :-
 Firm's Name :-
 Office Seal :-
 Date :-

SN	Description of Work	Units	Quantity	In fig	In word	Rate in Nrs	Amount	Remarks
1	Detail Engineering, Design, Drawing, and Preparation Report with Quantity of Master Plan on Manikadham Mandir ward no. 8	LS	1.00					
							Total Amount (NRS.)	
							VAT @ 13 % (NRS.)	
							Grand Total (NRS.)	

FY 2082-83

Project Name : Detail Engineering, Design, Drawing, and Preparation Report with Quantity of Master Plan on Manikadham Mandir ward no. 8
 Location: Ward no.8, Shuklaphanta Municipality

Shuklaphanta Municipality
 Office Of the Municipal Executive
 B. Jhatari, Kancharpur
 Suddhodhan Province, Nepal

प्रमुख, कार्यकारी
 शुकलफन्ता नगरपालिका
 बुद्धोद्धान प्रदेश, नेपाल

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