

**REQUEST FOR EXPRESSIONS OF INTEREST
(CONSULTING SERVICES – FIRMS SELECTION)**

India

Tamil Nadu Housing and Habitat Development Project

Loan No./Credit No./ Grant No.: 9094-IN

Project ID: P168590

Assignment Title: Procurement of Consulting firm to amend / update the TNSCB Act, TNHB Act and TN Apartment Ownership Act under Tamil Nadu Housing and Habitat Development Project, Tamil Nadu

Reference No.: IN-TNSCB-210180-CS-QCBS

The Tamil Nadu Slum Clearance Board (TNSCB) is implementing the Tamil Nadu Housing and Habitat Development Project financed by the World Bank and intends to apply part of the proceeds for consulting services.

1. The consulting services (“the Services”) includes to review the Tamil Nadu State Housing Board Act, 1961; Tamil Nadu Apartment Ownership Act, 1994; and Tamil Nadu Slum Areas (Improvement and Clearance) Act, 1971 and to determine whether amendments are required.
2. To provide inputs and necessary updates for the three referred acts.

Objective and Scope of Work:

Obtaining the necessary analytical inputs to ensure full alignment between the provisions of the TNAUHP and the Tamil Nadu Slum Clearance Board Act, the Tamil Nadu Housing Board Act, and the Tamil Nadu Apartment Ownership Act.

The objectives of the consultancy are as follows:

- i. Examine the judgments in the context of the three Acts, in order to deepen the understanding on the interpretations pertaining to their implementation with specific focus on:
 - a. highlighting issues identified by various stakeholders during implementation of the respective Acts
 - b. distinguishing the issues in terms of causes (structural, operational, technical, financial), and focus on structural problems, i.e., roles and mandates and instruments/programs
- ii. Identify for each of the Institutions supported by the Acts their respective:
 - a. Mandate / Objective and the respective attributions granted by the current Acts.
 - b. Target Beneficiary Population
 - c. Governance Structure, including Board’s composition, selection, reporting and monitoring and evaluation of the institution’s results both internally and externally.

- d. Institutional Set-up of the TNSCB and TNHB, including departments, roles, responsibilities, and interaction between areas and with other government agencies needed to fulfill their respective mandates.
 - e. Interactions with external stakeholders.
 - f. Main Instruments or Programs used to execute their functions (credits, improvement loans, construction and delivery of units, relocation, compensation, inspections, land acquisition, among others)
 - g. Resources used to execute their functions including staff and budget.
 - h. Grievance management and complaint redressal systems.
- iii. Conducting a thorough analysis of the ability of each institution to meet the objectives and principles of the Housing Policy for each of the items in (ii).
 - iv. Conducting a thorough analysis of provisions that are included in the TNAUHHP that are not covered in the Acts or other ordinances and that the consultant recommends integrating/incorporating into the Acts.
 - v. Analyzing of possible areas where amendments (including additions, deletions or changes) to the three Acts are required, including analysis of alternatives and recommended prioritization (short, medium and long term).
 - vi. Providing a legal and institutional justification for each of the proposed amendments. The amendments could be in the form of additions, deletions and modifications from the three Acts.
 - vii. Consulting selected stakeholders both within the GoTN, the legal fraternity, and external stakeholders on the proposed amendments, and to document their advice.
 - viii. Revising the proposed narrative in the context of the stakeholder discussions and preparing a draft report.
 - ix. Identifying institutional options that could maximize efficiency of operationalization of the new Acts.
 - x. Sharing the findings of the draft report with HUDD, TNSCB, TNHB and other organizations/ stakeholders invited by them.
 - xi. Submission of interim report.
 - xii. Considering the feedback obtained from the GoTN officials and finalizing the report.

The duration of the assignment is 6 (six) calendar months from the date of award of contract.

The detailed Terms of Reference (TOR) for the assignment can be found at the following websites: www.tnscb.org/procurement/ and <http://www.tenders.tn.gov.in>

The Tamil Nadu Slum Clearance Board, Government of Tamil Nadu now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.

The short-listing criteria are:

The Consulting Firm should possess the required expertise:

S.No.	Position	Minimum Education Qualifications	Suggested Time Inputs
1.	Team Leader and Legal Expert	Bachelor of Law with post-graduation in	3 person-months, intermittent
2.	Legal Analyst	Bachelor of Law	5 person-months, intermittent
3.	Housing and Land Specialist	Postgraduate in planning, business administration or relevant field	1.5 person-months, intermittent.
4.	Institutional Specialist	Postgraduate in relevant field	3 person-months, intermittent.
5.	Financial Specialist	Postgraduate in relevant field	1 person-month, intermittent.
6.	Social Specialist	Postgraduate in relevant field	1 person-month, intermittent.
7.	Environment Specialist	Postgraduate in relevant field	1 person-month, intermittent.

The lists of documents to be submitted along with the Expressions of Interest are:

1. Name, address, e-mail, telephone along with a note on the ownership, organizational structure and core business area of the consulting firm.
2. Document (s) to demonstrate that the firm is in the business for the last 5 (five) years.
3. Document (s) relating to details of similar assignments executed during the last 5 (five) years in Housing / Industry / Infrastructure / Social Sector related projects.
4. Certificate from the statutory auditors / Chartered Accountant stating the year wise annual turnover during the last 3 (three) financial years (i.e 2015-16, 2016-17, 2017-18).
5. A short write-up on technical and managerial capability of the firm for undertaking assigned but without submission of individual key experts' bio data.

Note: Key Experts will not be evaluated at the short-listing stage.

Consultant firm may submit other documents considered important, which are not listed above, to justify general qualifications and qualifications relevant to the assignment.

The attention of interested Consultants is drawn to Section III, paragraphs, 3.14, 3.16, and 3.17 of the World Bank's "Procurement Regulations for IPF Borrowers" July 2016 ("Procurement Regulations") Revised November 2017 and August 2018, setting forth the World Bank's policy on conflict of interest.

Consultants may associate with other firms to enhance their qualifications but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.

A Consultant will be selected in accordance with the Quality and Cost Based Selection (QCBS) method set out in the Procurement Regulations.

Further information can be obtained at the address below during office hours i.e .10:00 AM to 5:45 PM. (Except holidays)

Expressions of interest must be delivered in a written form along with necessary enclosures to the address below (in person, or by mail or by e-mail) by 05.03.2021 up to 5:45 PM.

Attention:

Superintending Engineer,
Project Monitoring Unit - World Bank Project
Tamil Nadu Slum Clearance Board,
No.5, Kamarajar Salai,
Chennai – 600 005,
Tamil Nadu, India,
E-mail: tncbprocurement@gmail.com