

Development Authority Muzaffarabad

Request for Proposals (RFP) for grant of Concession for Design, Development, Upgradation, Operation, and Management of Recreational Facilities of Development Authority Muzaffarabad on BOT Basis (Re-Advertisement)

1. The Development Authority Muzaffarabad (DAM) invites sealed proposals from **eligible firms/companies/private investors** having the required technical and financial capacity for the grant of concession for the design, development, upgradation, operation, and management of the following recreational facilities on **Build-Operate-Transfer (BOT) basis**:

Lot-1: Rooftop of Bank Road Plaza for development of Padel Court and Multipurpose Sports Court

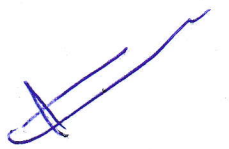
Lot-2: Upper Plate, Albaik, and Makri Parks

Lot-3: Mera Tanolian Park

Lot-4: Neya Mohalla Park

Lot-5: Flower Nursery at Langerpura and Flower Market at Domail

2. Bidders may submit proposals for **one or more facilities/Lots**, subject to meeting the eligibility, technical, financial, and other requirements specified in the RFP documents. DAM may award individual facilities/Lots to one or more successful bidders in accordance with the provisions of the RFP.
3. The ownership/title of the land and existing public assets and facilities shall remain vested in the DAM throughout the concession period. The concessionaire shall acquire only such rights as are expressly granted under the Concession Agreement.
4. The Parks shall remain the property of DAM and shall continue to be used as **Public Parks**.
5. Complete **RFP documents** containing project information, scope of work, eligibility and qualification requirements, minimum investment requirements, technical requirements, concession period, performance obligations, safety requirements, evaluation criteria, financial and commercial proposal forms, draft Concession Agreement and other terms and conditions may be obtained from the office of DAM upon submission of a written request and payment of a non-refundable fee of **Rs. 1,000/-**.
6. The procurement shall be conducted through the **Single Stage – Two Envelope procedure** in accordance with the applicable AJ&K Public Procurement Rules, 2017, as amended from time to time.
7. Each proposal shall be accompanied by **Bid Security** in the amount and form specified in the RFP documents.
8. Bidders are strongly advised to inspect the respective sites and existing facilities before submission of their proposals.
9. The proposal shall be prepared and submitted in accordance with the RFP documents and shall, inter alia, include the bidder's organizational profile and relevant experience, technical approach and methodology, proposed development/upgradation plan, design concept where applicable, investment plan, implementation schedule, operation and management plan, maintenance arrangements, safety and security measures, financial model and other technical and commercial information specified in the RFP.
10. The last date and time for submission of proposals is **19th October 2026 at 1200 hours**. The **Technical Proposals** shall be opened on the same day at **1230 hours** at the office of the DAM in the presence of the bidders or their authorized representatives who may choose to attend. Schedule for opening of **Financial Proposals** of only technically qualified bidders will be communicated to the qualified bidders.
11. DAM reserves the right to reject any or all proposals as per AJ&K Public Procurement Rules, 2017.
12. This advertisement is also available on the AJK PPRA website (www.ajkppra.gov.pk).



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13. The Evaluation report/Award of Contracts shall also be displayed on the AJK PPRA website.
14. **Blacklisted** Firms/ companies/bidders are prohibited from participating, and all bidders shall furnish an affidavit/certificate that they are neither black listed nor in conflict with the Government anywhere in the territory of the State of AJK, federally administered Areas of the Islamic Republic of Pakistan.



(Engr. Syed Yasir Ali Gillani)

Development Authority Muzaffarabad (DAM)
Tariqabad Bypass Road, Muzaffarabad
Phone No. 05822-920851