

TERMS OF REFERENCES

Consultancy Services for the Preparation of Rasmale' Master Plan

1. Background

The Government of Republic of Maldives, through the Ministry of Infrastructure, Housing and Urban Development is initiating a landmark urban development project, Rasmale', a newly reclaimed island in Fushi Dhiggaru Lagoon, spanning approximately 1,010 hectares.

Rasmale' is envisioned as a sustainable city that will set a global benchmark for ecological urbanism and climate resilient design, including carbon neutrality. Accordingly, its Master Plan will serve as a climate-risk adaptive island planning model, embedding resilience across all aspects of development, ranging from infrastructure and housing to public spaces and transport systems.

The project aims to:

- Accommodate over 200,000 residents within the next 20 years
- Operate mainly on renewable energy systems
- Aim to achieve carbon neutral mobility within the island
- Enhance resilience to climate change and disaster risks, ensuring long-term livability and security.
- Establish a model tailored to the Maldivian context, addressing the nation's geographic, environmental and socio-economic realities while ensuring compatibility with global standards of sustainable urbanism.

This TOR seeks to appoint a local consultancy service for the development of urban planning Master Plan for Rasmale'.

2. Objective

The consultancy aims to:

- Develop a comprehensive Master Plan for Rasmale' that ensures ecological sustainability, economic vitality and social inclusivity, while functioning as a climate risk-adaptive island planning model. The plan shall embed resilience across all dimensions of development.
- Deliver development framework, integrating renewable energy, sustainable infrastructure and carbon-neutral mobility solutions tailored to the island context.

The consultancy services will support the government's vision by delivering a comprehensive master plan that sets out detailed strategies and frameworks, thereby facilitating the efficient and effective

execution of development initiatives. The plan must also address the unique realities of Maldivian context, on the climate vulnerability, thereby provide and imperative measures for climate adaptation.

On behalf of the Government of Maldives, the Ministry of Infrastructure, Housing and Urban Development (MoIHUD) shall serve as the Implementing Agency for the project. As, the Implementing Agency will be responsible for coordinating with all stakeholders and beneficiaries throughout the course of the project. In addition, the Implementing Agency will provide the necessary support to secure relevant information and ensure compliance with all applicable national laws, including but not limited to the Urban Development Act (No. 28/2024), Physical Planning Act (No. 16/2024), Environmental Protection and Preservation Act (No. 4/93) and Construction Act (No. 4/27). Furthermore, the Implementing Agency shall ensure adherence to all other applicable laws, regulations and government directives.

3. Scope of Services

The Government of Maldives seeks a consultancy firm for the development of the Master Plan for Rasmale’ (hereinafter referred to as the “Project”).

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

3.1 Review and Baseline Studies

- Review all existing documentation, reclamation reports, environmental assessments and policy frameworks relevant to Rasmale’

3.2 Strategic Urban Development Framework

- Define a long-term vision guiding principles, and development objectives for Rasmale’.

3.3 Land Use and Zoning Plans

- Prepare the Land Use Plan (LUP) for the entire island including:
 - Residential, commercial, civic, industrial, cultural & recreational zones etc.
 - Allocation of public and community facilities (education, healthcare, sports, civic centers etc).
 - Designation of conservation areas ecological buffers and resilience zones to safeguard biodiversity and protect against climate hazards.
 - Promote compact, mixed use, and high-density development that reduces environmental footprint and strengthens adaptive capacity.
- Formulate zoning regulations, density thresholds, building heights and subdivision standards
- Integrate flexible phasing mechanisms to accommodate evolving urban demands

3.4 Coastal Infrastructure Output

- The consultant shall submit coastal infrastructure plans of conceptual layouts for coastal edge typologies, coastal protections, any ports, harbors, ferry terminals, waterfront infrastructure, marine access and any navigation channels.

3.5 Stakeholder Engagement and Collaboration

- Develop and implement a structured stakeholder engagement plan.
- Engage government agencies, local authorities, communities, NGOs, private sector, and development partners.
- Integrate stakeholder perspective into Master Plan iteration, ensuring local ownership

3.6 Master Plan

The master plan should include, but not limited to the followings;

- Land use and zoning plans as in item 3.3
- Green and Blue Infrastructure Plan
- Mobility Plan prioritizing public transport, walkability, cycling and reduced car / cycle dependency.
- Utilities and infrastructure plan
- Inclusive and accessible public spaces, designed to support both community needs and climate resilience.
- Land use and zoning plans
- Coastal infrastructure output as in item 3.4
- Stakeholder Engagement and collaborations

The Consultant shall work closely with the Ministry of Infrastructure, Housing and Urban Development and relevant stakeholders, with the objective of identifying the most economically viable, environmentally sustainable, and technically feasible solutions. The master plan must ensure optimal land use while addressing key urban challenges such as climate resilience, accessibility, mobility, infrastructure efficiency and resource management. All proposed strategies must pledge towards achieving carbon neutrality and sustainable principles to ensure long term adaptability. Furthermore, any interventions related to coastal protection, waterfront infrastructure or marine facilities should be specially planned to minimize disruptions to marine ecosystems, navigation, and inter-island connectivity.

4. Reporting

The Consultant shall provide reports for each phase of the Scope of Services, in both hard copy and digital formats. All submissions must include but not limited to relevant maps, diagrams, GIS data sets, and visualizations and will be subject to review by the Ministry. The performance and competencies of the Project Team shall be demonstrated through consistent reporting.

4.1 Inception Report

- This report shall outline the Consultant's workplan, team composition and updates work schedules with key milestones as per the scope of services.

4.2 Land Use and Draft Master Plan Report

- Comprising the Land Use Plan, zoning standards, green and blue infrastructure strategies, mobility plan, utilities framework, utilities and infrastructure plan, coastal zone plan, and Stakeholder Engagement Report

4.3 Documentation of consultations, feedback and incorporation of inputs into plan revisions.

4.4 Final Master Plan

- The Final master plan as stated in item 3.6 including, final 3D visualizations.
- All data and outputs shall be prepared in accordance with internationally recognized data format standards (e.g., GIS shapefiles, CAD files, editable text formats, and high-resolution 3D models) and handed over in both editable and final formats.

5. Key Expertise and Project Team Requirements

All consultancy work shall be carried out by qualified professionals, using internationally recognized tools, methodologies and practices in line with sustainable urban planning and development standards. The scope of services requires competencies across urban planning, mobility planning, sustainability sciences and coastal engineering.

The key expertise required for consulting services is:

5.1 Urban Planning Specialist

- Should have a minimum of Master's degree or equivalent in urban planning or land use planning
- Minimum of 10 years of experience in the field of urban planning / land use planning in Maldives.
- Knowledge and experience of both land use planning related, and socio-economic context of Maldives and its island are also desirable for the qualification of the urban planning specialist.

- Experience in strategic plan development, stakeholder engagement and urban development planning

5.2 Specialist in Urban Development

- Should have completed a professionally accredited built environment related course at Bachelor’s level or above.
- Should have at least 5 years of local experience in the field of urban planning/land use planning in Maldives
- At least 5 years of relevant experience in land management, urban planning, urban development or in a related built environment profession

5.3 Coastal Engineer

- Should have a minimum of Master’s degree or equivalent in Coastal Engineering
- Should have at least 10 years of local experience in the field of coastal engineering and design in Maldives
- Should have knowledge and experience in relation to coastal planning in reclamation works

5.4 The Consultancy Team must have the relevant experience in integrating Disaster Risk Reduction (DRR) and Climate Change Adaptation (CCA) into urban or island development plans. The Consultancy team should also have experience in 2030 Agenda for sustainable development and national development priorities of the Maldives or similar SIDs, excellent research in addition to analytical skills including quantitative methodologies.

5.5 The Consultancy Team must have the relevant experience required to carry out the tasks given in the TOR. The experience must include effective engagement to complete the consultation efficiently. Good writing skills in English is necessary.

6 Deliverables

Description	Timeline
Inception Report	Week 1
Land Use and Draft Master Plan Report	Week 2 – Week 3
Stakeholder Engagement Report	Week 4 – Week 5
Final Master Plan and Implementation Report	Week 6 – Week 8

7 Duration

Task	Duration
Formulation of Masterplan for Rasmale' and implementation Report	8 weeks

8 Services and Facilities Provided by the Employer

- The Ministry will provide the Consultant with all available and relevant data, maps, studies, and background information pertaining to Rasmale' and surrounding context to support the execution of services.
- The Ministry will assign designated counterpart personnel to facilitate coordination and communication with other Government ministries, agencies and stakeholders involved in the project.
- The Ministry will appoint a focal person responsible for coordinating approvals, clearances, and other administrative processes. The consultant shall provide technical assistance and supporting documentation as necessary to enable timely approvals.

9 Evaluation of the Proposal

Technical evaluation will be conducted based on the following criteria for the team.

- a) Technical Approach, Methodology and Workplan max. marks
 - i. Technical Approach and Methodology [15]
 - ii. Work Plan [10]

- b) Qualifications and Competence
 - i. Planning Specialist max. marks
 - a. Qualification [15]
 - b. Relevant Experience [15]
 - ii. Specialist in Urban Development
 - a. Qualification [10]
 - b. Relevant Experience [15]
 - iii. Coastal Engineer
 - a. Qualification [10]
 - b. Relevant Experience [10]

1. The minimum technical score (St) required to pass is 75 points

2. $S(f) = 100 \times (F_m/F)$, in which $S(f)$ is the financial score, F_m is the lowest price and F the price of proposal under consideration.
3. The weights given to the Technical [T] and Financial [F] Proposals are $T=[0.7]$ and $F=[0.3]$
4. Proposals will be ranked according to their combined technical (S_t) and financial (S_f) scores using the weights stated above. (T = the weight given to the Technical Proposal; F = the weight given to the Financial Proposal; $T+F = 1$). Final Score, $S = (S_t) \times [T] + (S_f) \times [F]$.
5. The party achieving the highest combined technical and financial scores will be selected.

10 Payment Schedule

Installation of Payment	Deliverables	Approval by	% of Payment
1 st Installment	Inception Report	PPUD	10%
2 nd Installment	Land Use and Draft Master Plan Report	PPUD	35%
3 rd Installment	Stakeholder Engagement Report	PPUD	20%
4 th Installment	Final Master Plan	PPUD	35%

11 Documents to Submit

I. Technical Proposal (Envelope 1)

- i. Cover letter
- ii. Proposal for carrying out the assignment including the technical approach, methodology and workplan
- iii. Profile / Portfolio of the business entity
- iv. Registration copy of the business entity
- v. Company profile received from Ministry of Economic Development, Transport & Trade
- vi. SME Registration Certificate (if applicable).
- vii. GST registration copy
- viii. Tax clearance (the tax clearance report must be dated after the TOR published date)
- ix. Bidder shall provide the Company's financial statements (Refer to Information Sheet section 4 Annex 1 and 2) along with supporting documents.
- x. If the bidder is less than one year old from the establishment of the business, a bank account statement shall be submitted.
- xi. CV of all team members (including the following)
 - a. Qualification certificate copy (attested)
 - b. Details of the work experience related to the assignment / similar assignments completed in the past by the team members

II. Financial Proposal (Envelope 2)

- i. Proposed Fee as per the payment schedule (Price must include all incidental and any travelling costs)
- ii. The bidder shall clearly state the total quoted price and whether taxes are included or excluded and the quoted price should be valid for 120 days

Note: Bidders who obtain a minimum score of 75 from Technical Evaluation will be subjected to Financial Bid Opening.

12 Pre-bid meeting and bid submission

There will be no pre-bid meeting for this tender. Bidders are required to submit any questions or requests for clarification needed to prepare their proposal by 05th July 2026, 1400hrs

Please send all inquiries to procurement@infrastructure.gov.mv

Clarifications will be provided to bidders by 7th July 2026 before 13:00 hrs

Bid submission will be as follow as below:

Bidders need to submit the proposal physically to the address below. Any bid submitted by any online media, email or after the specified time below will be disqualified.

This is a two stage two envelop tender, proposals must be submitted in two separate sealed envelopes: one for the Technical Proposal and one for the Financial Proposal. Envelopes should be clearly labeled with the project title, bidder's name, submission date, and address.

Ministry of Infrastructure, Housing and Urban Development
Ground Floor, Reception
Dharubaaruge,
Ameenee Magu,
Male', Maldives

Date: 13th July 2026
Day: Monday
Time: 10:00

13 Awarding

The bid will be awarded to the bidder who achieves the highest total score based on the evaluation criteria.

+++++