



Request for Proposal for Selection of Consultant for preparation of GIS based Master Plan & Sectoral Plan for development of industrial corridor in Dhuriyapar of 5,500 acre (approx.) area at GIDA

Response to queries raised by bidders during pre-bis meeting held on 10-08-2020

Gorakhpur Industrial Development Authority (GIDA) issued an Request for Proposal (RfP) on 27-07-2020 to invite response from eligible agencies for providing Consultancy services for preparation of GIS based Master Plan & Sectoral Plan for development of Industrial Corridor in Dhuriyapar of 5,500 acres (approx.) area, GIDA. In this regard, queries were received from Ten (10) agencies over email and thereafter Twelve (12) agencies attended the pre-bid meeting held at 3:00 pm on 10-08-2020 and raised their queries over the provisions of the RfP.

Clarifications and modifications against the queries raised by agencies is provided in the table below:

#	Clause & Page No.	Existing provision	Query raised	Response
1.	Page 1, Project Introduction	Background Figure: Sector layout plan for proposed development	<ul style="list-style-type: none">▶ Kindly Clarify, the no. of villages in the study area and Village maps availability (soft/ hard copy)	Clarification <ul style="list-style-type: none">▶ Total no. of villages is 18 in the study area and scanned images of village maps are available with GIDA or concerned Revenue Department.
2.	Page 2, 1.2 – Data Sheet	INR 5,00,000/- (Rupees Five Lakhs only) by Bank Guarantee (BG)/ NEFT/ RTGS from a nationalized/ scheduled bank and payable at Gorakhpur along with minimum validity of 90 days from date of submission of the bids. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.	<ul style="list-style-type: none">▶ Considering the Budget for the estimated consultancy cost of the work, we would request you to amend the amount of EMD to be INR 1,00,000/- only.▶ Amidst the Covid-19 situation, due to lockdown, the finances in the industry are affected. As the tender procedure is carried out during lockdown period, we request you to reduce the EMD amount.	Modification Provision under this clause is modified and can be read as INR 4,00,000 /- (Rupees Five Lakhs only) by Bank Guarantee (BG)/ NEFT/ RTGS from a nationalized/ scheduled bank and payable at Gorakhpur along with minimum validity of 90 days from date of submission of the bids. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.
			<ul style="list-style-type: none">▶ As per the recent guideline issued by GOI especially for the service level MSMEs and as per the Public Procurement Policy for Micro and Small Enterprises (MSMEs) Order 2012, MSMEs are exempted from furnishing the EMD. (GoI Order with highlighted the person showing the above	Clarification: <ul style="list-style-type: none">▶ Bidders participating in the bid submission shall submit EMD as part of their proposals.



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			has attached for kind reference - Pg. no (19) of the attached document). We request to kindly consider this exemption for MSMEs. Hence kind request to consider the same.	
3.	Page 2, 1.2 Data Sheet	<p>1. Date for submission of soft copy of the proposal: 25.08.2020 at 17.00 Hours</p> <p>2. Date of submission of hard copy of Technical & Financial Bid, Earnest Money Deposit (EMD) and Proposal fee: 28.08.2020 at 17:00 Hours</p>	<ul style="list-style-type: none"> ▶ It is requested to extend proposal submission date by 7 days considering intermittent lockdowns and challenges in resource mobilization due to COVID 19 ▶ The revised clause may be read as follows: Date for submission of soft copy of the proposal: 01.09.2020 at 17.00 Hours ▶ Date of submission of hard copy of Technical & Financial Bid, Earnest Money Deposit (EMD) and Proposal fee: 04.09.2020 at 17:00 Hours ▶ We kind request to provide at least two weeks of time after receiving the pre-bid response to prepare the proposal (Technical & Financial) looking to present COVID – 19 epidemic and complete lockdown every week two days in UP. ▶ In the amid of restrictions due to Covid 19, we request the Authority to provide at least 4 weeks' time from the date of reply to pre-queries. 	<p>Modification Revised dates for softcopy and hardcopy submission can be read as below:</p> <p>Last date for submission of softcopy: 07-09-2020 17:00 hrs</p> <p>Last date for submission of hard copy: 14-09-2020 17:00 hrs</p>



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			<ul style="list-style-type: none"> ▶ We understand that both Technical & Financial proposal needs to be submitted through hard copy as well as soft format through mail only. And there will be no online submission for the same. Please Confirm 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Soft copy of the proposal need to be submitted through email and the hard copy need to be submitted through by post or courier or in person.
4.	Page 3, 1.2 – Data Sheet	INR 10,000 /- (Rupees Ten Thousand only) by Bank Guarantee (B.G)/ NEFT/ RTGS from a nationalized/ scheduled bank and payable in Gorakhpur. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.	<ul style="list-style-type: none"> ▶ Considering the Budget for the estimated consultancy cost of the work, we would request you to amend the amount of Proposal fee to be INR 5,000/- only. 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ Provision shall remain same as specified in the RfP.
5.	Page 3, 1.2 – Data Sheet	Proposal Presentation Date: 04.09.2020	<ul style="list-style-type: none"> ▶ It will be best desirable with personal presence for the presentation but, we request to consider virtual mode of presentation via internet amidst the Covid - 19 scenario. 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ Virtual presentation will be considered. Bidders qualifying the eligibility criteria shall be intimated about date, time and mode of presentation. ▶ Soft copy of the presentation should be submitted through email before one day prior to the presentation date.
6.	Page 3, 1.2 – Data Sheet	Single Bidder/ Joint Venture/ Consortium is allowed to participate	<ul style="list-style-type: none"> ▶ We request the Authority to confirm if consortium of 3 companies allowed to participate in the tender process. ▶ As per our understanding, JV/ Consortium Partners number should be left to the discretion of the bidder. Kindly confirm 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Maximum of three companies shall be allowed to form consortium or JV.



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7.	Page 3, 1.2 – Data Sheet	Estimated cost of consultancy work: INR 40 Lakhs	<ul style="list-style-type: none">▶ We request the Client to note that the scope of work given in the RFP demands works and deliverables of higher value than the estimated cost of consultancy. It is also requested to clarify why QCBS system is followed when the Budget is Fixed in nature.▶ With the given scope of work and after the resolution of queries the consultancy fees may escalate, please clarify whether the authority is going to consider the Bids above INR 40 Lakhs.▶ Considering the wide spectrum of activities to be completed and the effort involved, we	Clarification <ul style="list-style-type: none">▶ The cost of consultancy work provided in RFP is indicative.▶ Bids with Financial quote above the indicative cost will be considered for the evaluation.▶ Evaluation of bides will be based on QCBS.



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			<p>believe that the current budgeted cost of INR 40 lakhs is not adequate when compared to the magnitude of work required to be undertaken. Hence, it is kindly requested that the authority may consider increasing the estimated cost of consultancy work commensurate with the defined scope of work (at-least to the extent of 4X the original estimates).</p> <ul style="list-style-type: none">▶ We understand this is a prestigious assignment for the authority and the scope of work is rightly defined accordingly. However, considering the nature of the project, timelines, personnel involved and tasks to be undertaken, budget of Rs.40 lakh is not viable. Hence, we request the Authority to keep the budget open to have a competitive bid with best technical capacity.	
8.	Page 3, 1.2 – Data Sheet	Period of Contract: 8 months	<ul style="list-style-type: none">▶ The engagement requires detailed master planning for project site spanning over an area of 5500 Acres (2300 Ha approx.). This would be a critical and time-taking exercise considering the large size of the site to be covered. Moreover, activities such as cadastral mapping, digitization of revenue records and primary survey of land parcels (DGPS) consume significant amount of time before the actual planning starts. The initial Environmental Impact assessment along with understanding of statutory approvals also demand sufficient time. In	<p>Clarification:</p> <ul style="list-style-type: none">▶ No change in timelines



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			<p>view of this, it is kindly requested that overall duration of the engagement may be extended for 4 months from the existing 8 months to 12 months.</p> <ul style="list-style-type: none"> ▶ Considering the Covid 19 pandemic, the risks involved, and restrictions imposed on travelling; we request the client to kindly re-consider the total duration of the assignment and provide necessary extension time in case required. 	
9.	Page 3, 1.3-Pre-Qualification	Experience in preparation of at least 2 (two) project of Master Plan and sectoral planning for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects spread over minimum 1000 Ha area with project costs more than Rs. 1 Crore or above during the last ten years will only be considered.	<ul style="list-style-type: none"> ▶ We request you to also add experience of projects in Demand Assessment, Feasibility Study, Marketing Strategy/ Investment Promotion Plan in the Technical Capability. ▶ We also request you to clarify the project costs more than Rs 1.0 Cr whether this project cost is referred for the cost of the Project or the consultancy fees received for the project. ▶ If the consultant has experience in preparation of detailed master plan/ development plan along with trunk infrastructure design. Cost estimation and phasing plan for special investment region then such projects should be considered as eligible assignments. Kindly confirm ▶ Experience in preparation of Detailed Master Planning, Industrial Park/ Townships, Area Development and project of similar nature in India/abroad of at least 1000 Ha. during the last ten years. ▶ It is requested to include Tourism 	<p>Modification: Provision under this clause has been revised and can be read as:</p> <ul style="list-style-type: none"> • Experience of the bidders in preparation of detailed master plans, sectoral plans, industrial parks, residential townships, development plans, for SEZs, tourism master plan and other Urban infrastructure projects spread over minimum area of 800 Ha during the last ten years will be considered as bidders experience. • All on-going and completed project under above mentioned criteria will be considered with supporting documents.



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			<p>Infrastructure /Environment Infrastructure projects under this criterion as they involve similar development works in-line with requirements of this RFP</p> <ul style="list-style-type: none"> ▶ Since this is a pre-qualification criterion, it is requested to relax the coverage area requirement of at-least 1000 Ha to at-least 500 Ha. <p>The revised clause may be read as: Experience in preparation of at least 2 (two) project of Master Plan and sectoral planning for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects or Tourism Infrastructure Projects or Environment Infrastructure projects spread over minimum 500 Ha area with project costs more than Rs. 1 Crore or above during the last ten years will only be considered</p> <ul style="list-style-type: none"> ▶ We presume that. If we are having the experience in preparation of Master Plan and sectoral planning for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects spread over minimum 1000 Ha area with project costs more than Rs. 1 Crore or above during the last ten years (On-going projects) will able to eligible for participation in the bidding process. 	
			<ul style="list-style-type: none"> ▶ We presume that "Project Cost more than Rs. 1 Crore" means Consultant's Fees for preparation of Master Plan – Please clarify. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Project cost mentioned in the clause refers to consultancy fee only.



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			<ul style="list-style-type: none"> ▶ We request the Authority, to please clarify if smart city area development plan projects are eligible under this category. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Experience in preparation of smart city area development plans also considered.
			<ul style="list-style-type: none"> ▶ We understand that the department is preparing a long-term holistic development vision for Dhuriyapar and is looking for adequate experiences and high quality of services. Therefore, we request the client to please consider technically relevant experience of the past 15 years for the bidders. Please confirm if Group/ Parent Company/ Sister Company International credentials will be considered for evaluation. Also, please confirm if ongoing assignments will be considered for evaluation. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Credentials of group/ parent company/ sister company international credentials will be considered for the projects within 10 years. ▶ Credentials of on-going projects will also be considered.
			<ul style="list-style-type: none"> ▶ We presume that On-going projects will be considered with proper work order in place. Please confirm. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Credentials of on-going projects will be considered with all necessary supporting documents
10.	Page 3, 1.3-Pre-Qualification	Experience in preparation of Detailed Master Planning of SEZ, Industrial Park, Area Development and project of similar nature in abroad of at least 1000 Ha. during the last ten years.	<ul style="list-style-type: none"> ▶ We request you to remove the international experience requirement from pre-qualification criteria, as this project will be executed in India, equal weightage should be given to similar project experience either in India or overseas ▶ It is requested to specify minimum number of engagements to be highlighted under this clause for showcasing the required experience. 	<p>Modification Provision under this clause has been modified and can be read as:</p> <ul style="list-style-type: none"> ▶ Experience in preparation of Detailed Master Planning of urban areas/ SEZ/Industrial Park/Area Development/ tourism/ urban infrastructure development and project of similar nature in India or



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			<ul style="list-style-type: none"> ▶ It is also requested to include Tourism/ Urban/ Environmental Infrastructure projects under this criterion as they involve similar development works in-line with requirements of this RFP. ▶ Since this is a pre-qualification criterion, the coverage area requirement of at-least 1000 Ha for international projects may be relaxed to 100 Ha. The revised clause may be read as: Experience in preparation of Detailed Master Planning of SEZ, Industrial Park, Tourism /Urban/ Environmental Infrastructure projects, Area Development and project of similar nature in abroad of at least 100 Ha. during the last ten years. ▶ It is not an essential criterion to have work experience in preparation of Detailed Master Planning of SEZ, Industrial Park, Area Development and project of similar nature in abroad of at least 1000 Ha during the last ten years. Please Clarify 	<p>abroad of at least 800 Ha. during the last ten years.</p> <ul style="list-style-type: none"> ▶ Minimum of projects to be considered for evaluation is 2 No's.
11.	Page 4, 1.3- Pre- Qualification	The bidder shall have minimum INR 25 Crores average Annual Turnover during the last 3 (Three) Financial Years	<ul style="list-style-type: none"> ▶ We request you to set turnover criteria in proportion to the expected consultancy fees. ▶ We understand that Provisional Average Annual Turnover for Financial Year 2019-20 will be considered. Please confirm. 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ No change in the clause ▶ Provisional average annual turnover for FY 2019-20 will also be considered.
12.	Page-5: 1.5 Instruction to the bidders	Proposals (hard copy) must be received not later than 17:00 hrs. 28.08.2020 in the manner specified in the RFP document at the address given below.	<ul style="list-style-type: none"> ▶ Amidst the Covid-19 situation, there is a lot of uncertainty in context to post /courier services, we request you <ul style="list-style-type: none"> • Consider the submission of soft copy as per the submission date valid. We will 	<p>Clarification Refer response to # 3</p>



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			<p>ensure the submission of hard copy submission to our best but</p> <ul style="list-style-type: none"> we request to consider flexibility in dates for the hard copy submission irrespective of the date specified in the data due to covid-19 situation. 	
13.	Page No 5 Section 2.2 Detailed Scope of Work Point 1- Collection and review of available data	On award of work, consultant shall collect the available data from GIDA/ parastatal agencies and from other sources relevant to the project. The consultant shall also identify the additional data and collect the same from the concerned authorities.	<ul style="list-style-type: none"> ▶ To help the consultants prepare an accurate financial estimate, we request the client to please provide list of existing reports/ data pertaining to the site(s) which will be made available to the Consultant on award of work. Requesting Client to confirm whether revenue maps are readily available and the format (e.g. hard copy/ digital) ▶ Kindly provide the details of the study area in a map with basic information. Does GIDA has Approved Master plan. If yes. Please mention the details of master plan area, horizon year, CAD/GIS format etc., ▶ We request you to provide site photographs and videos for our reference, as physical site visit is not possible during lockdown period. 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ GIDA doesn't have any reports pertaining to the study area. ▶ Scanned images of revenue maps of villages falling within the study areas is available with GIDA/ concerned Revenue Department.
14.	Page no 6, 2. Scope of work	2.1 Preparation of GIS based Master Plan with suitable zoning.	<ul style="list-style-type: none"> ▶ GIS based Master Plan includes preparation of detailed base map and land use map of the study area to capture the existing features of the study area. Kindly clarify, whether the consultant need to prepare a base map with procuring satellite imagery from NRSC and georectification of the same 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Consultant is expected to prepare base map of the project area through procuring the satellite imagery at the required scale



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15.	Page No 8 Section 2.2 Detailed Scope of Work Point 5-GIS based Master Plan	<p>The preparation of a Detailed GIS based Master Plan with suitable zoning will be preceded by the formulation key design and development principles for the Master Plan. Among other things these will include KPIs (Key Performance Indicators) for sustainable development. These principles and KPIs will also become the basis of evaluation for three master plan options to be developed and presented to the client for their consideration.</p> <p>Overall illustrative master plan at a scale of 1:2500 illustrating general delineation of proposed land uses, building massing, vehicular and pedestrian circulation, open space relationships, and development character</p>	<ul style="list-style-type: none"> ▶ As the RfP only mentions boundary survey using Total station we assume that topographic survey of the site and/ or recent satellite imagery of required specification is in possession of Client and the same will be made available to the Consultant on successful award of work. Please confirm. ▶ We presume that required High Resolution Stereo Satellite Data with required GCPs will be made available by the GIDA to us. Please Confirm ▶ We request the Authority, to kindly inform if updated satellite imagery/drone imagery is available with the authority or consultants are expected to procure the same to deliver base map in the scale of 1:2500 ▶ We request the Authority to please confirm if the master plan has to be as per U.P Urban Planning & Development ACT or as per any other statutory provisions. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Consultant is expected to procure satellite image on their own and develop the required base-map in the scale of 1:2500 ▶ The Master Plan has to be prepared as per UP Urban Planning & Development Act, 1973 and consider the applicable provisions of GIDA Master Plan
16.	Page No 9 2.2 Detailed Scope of work 6. Study of External Infrastructure,	<ul style="list-style-type: none"> ▶ Water- Based on the identified source of water, the consultant shall design the facilities required for drawing the water from the source to the proposed facility. ▶ Sewerage Network- Consultant shall prepare sewerage network plan as per the estimated demand. ▶ Storm Water Management- Consultant shall prepare storm 	<ul style="list-style-type: none"> ▶ What level of detailing is expected for Infrastructure services like water, sewage, storm water etc. in the given scope of work <ul style="list-style-type: none"> • Does it consist of Detailed Project Report Preparation inclusive of estimates or • Preliminary design sufficient for land use allocation with block cost estimation? ▶ High Resolution Stereo Satellite Data or Aerial Photos is the mandatory requirement 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Level of detailing required would be preliminary designs (in thematic layers on GIS platform) with block cost estimates. ▶ GIDA is of the opinion that consultant need to develop 3D view or fly-through and model of the proposed Master plan



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		<p>water management plan.</p> <ul style="list-style-type: none"> ▶ Power– Consultant shall provide the details for drawing the power from the identified substation to the proposed facility. ▶ Up to 5 final high-quality 3D aerial or eye-level renderings for design theme and character of the development. <p>Prepare a 4-minute 3D aerial fly-through video (with background score and narration) of the Detailed Master Plan, highlighting the thematic elements, the quality of the built environment including scale and massing of the buildings, landscape in order to convey the economic context and business advantages of the proposed development.</p>	<p>to have 3D view and fly-through of the Aol. Hence the required inputs will be made available by GDIA to us to achieve the said task in the GIS Environment.</p>	
17.	Page No 10, 3.1	<p>It is the consultant's responsibility to ensure that all objectives proposed, and all deliverables proposed are achieved and disclosed prior to the agreed end-date of the project.</p>	<ul style="list-style-type: none"> ▶ As per our understanding the entire assignment is to be managed by the consultant's way of working and the consultant Personnel is required to be present at the client location for required Surveys, presentations and meetings. ▶ It is presumed that there is no need for 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ GIDA shall provide the office space and the Consultant shall ensure availability of personnel working from GIDA.



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			<p>onsite office. Please confirm the same</p> <ul style="list-style-type: none"> ▶ It is requested that clarity may be provided regarding deployment schedule of consultant officials at GIDA office. ▶ Also, kindly specify if a dedicated office space would be provided within the GIDA Office for the resources deployed by Consulting Firm along with basic office infrastructure 	
18.	Page No 10 Section 2.2 Detailed Scope of Work Point 9-Initial Environment and Social Impact Assessment	Consultant shall conduct initial Environment and Social Impact assessment studies. The assessment should flag the environment and social issues that are expected due to the proposed project. The consultant is also expected to study the compatibility of the present project with respect to the EIA notification and suggest plan of action for undertaking environmental clearances.	<ul style="list-style-type: none"> ▶ We understand that Consultant is expected to conduct initial Environment and Social Impact assessment studies only; getting Environmental Clearance is not under the project's scope of work. Please Confirm. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Consultants are required to conduct initial Environmental and Social impact assessment studies only.
19.	Page No 12 Section 3.5 Termination	<p>a. The failure on the part of the successful bidder to perform any of its obligations or comply with any of the terms of this RFP shall constitute an Event of Default on the part of the successful bidder. The events of default as mentioned above may include, inter-alia, the following:</p> <p>i. the successful bidder has failed to perform any instructions or directives issued by the GIDA which it deems proper and necessary to execute the scope of work under the RFP, or</p>	<ul style="list-style-type: none"> ▶ Consultants will take up the project in a good will to successfully complete it within stipulated time. Lot of their efforts will go in to do all the necessary studies and surveys, but in an unfortunate event of any dispute "the payments till approved stages of the assignment shall be made to the consultants by the client". ▶ We also request that Consultant should also have the right of termination after giving 30 days' notice in case: <ul style="list-style-type: none"> a) if the Client fails to pay any money due to the Consultants pursuant to this Contract 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ No change in the clause



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		<ul style="list-style-type: none">ii. the successful bidder has failed to remedy a failure to perform its obligations in accordance with the specifications issued by GIDA, despite being served with a default notice which laid down the specific deviance on the part of the successful bidder to comply with any stipulations or standards as laid down by GIDA; oriii. the successful bidder has failed to conform with any of the specifications as set out in the RFP or has failed to adhere to any amended direction, modification or clarification as issued by GIDA and which GIDA deems proper and necessary for the execution of the scope of work under this RFP;iv. There is a proceeding for bankruptcy, insolvency, winding up or there is an appointment of receiver, liquidator, assignee, or similar official against or in relation to the successful bidder;v. The successful bidder or its team has failed to comply with or is in breach or contravention of any applicable laws;vi. The successful bidder has failed to comply with any terms and conditions of this RFP; <p>b. In the event of any default by the successful bidder as stated above,</p>	<p>and not subject to dispute pursuant to relevant clauses hereof within forty-five (45) days after receiving written notice from the Consultants that such payment is overdue; or</p> <p>b) if, as the result of Force Majeure, the Consultants are unable to perform a material portion of the Services for a period of not less than sixty (60) days.</p>	



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		<p>GIDA will issue a Notice to the bidder in writing setting out specific defaults / deviances/ omissions. The successful bidder will need to remedy the default/ deviances / omissions committed within thirty (30) days of the receipt of the notice to the satisfaction of GIDA. In case, the successful bidder fails to remedy the default to the satisfaction of GIDA, GIDA will be entitled to terminate the Agreement in full or in part.</p> <p>c. Upon termination of the Agreement, the GIDA also has the right to debar the Agency from participating in future works. On Termination, the EMD will be forfeited and encased by GIDA.</p>		
20.	Page No 14 Section 4.3 Technical Proposal Bullet number 2, sub-point (v)	<ul style="list-style-type: none"> • While submitting the Technical Proposal, the Bidder shall, in particular, ensure that: <ul style="list-style-type: none"> i. Experience details of the Key Personnel have been submitted in the formats specified in this RFP document; ii. CVs of all Key Personnel have been submitted; iii. Key Personnel have been proposed only if they meet the Eligibility Conditions laid down at Clause 5.4 of this RFP document; iv. No alternative proposal for any Key Personnel is being made and only one CV for each 	<ul style="list-style-type: none"> ▶ A lot of our experts are currently at diverse locations or working from home due to the CoVid 19 situation and physical signature on CVs are difficult during the current scenario. Thus, we request you to consider digitally signed CVs, countersigned by Authorised representative of the organisation. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ CVs with digital signature of expert counter signed by Authorized person will be considered.



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		position has been furnished; The CVs have been recently signed in blue/black ink by the respective Key Personnel and countersigned by the Authorized Representative of the Bidder. Photocopy or unsigned / countersigned CVs shall be rejected; and		
21.	Page No 15 Section 4.4 Financial Proposal Bullet number 3, sub-point (b)	b. The Financial Proposal shall take into account all expenses and tax liabilities. For the avoidance of doubt, it is clarified that all taxes shall be deemed to be included in the costs shown under different items of the Financial Proposal. Further, all payments shall be subject to deduction of taxes at source as per applicable laws.	<ul style="list-style-type: none"> ▶ Requesting the client to please clarify if all taxes imposed by the Government of India from time to time such as Krishi Klayan Cess, Swacch Bharat Cess will be reimbursed as per actuals at the time of billing and its associated costs are to be excluded from the Financial proposal. ▶ We believe any tax liability amendment's issued by the government in GST from time to time will be borne by the client. ▶ In light of the above, we request the client to invite bids exclusive of any taxes and consider the following "Taxes as per actual on the date of billing will be borne by the client". Please confirm. 	Clarification: <ul style="list-style-type: none"> ▶ Only GST shall be applicable and shall be borne by GIDA by actual rate basis. ▶ Financial quote of the consultancy work will be exclusive of GST.
22.	Page No 15 Section 4.4 Financial Proposal Bullet number 3, sub-point (c)	c. The bidder shall submit the breakdown of remuneration/ professional fees as per Format 2 of Annexure-5.	<ul style="list-style-type: none"> ▶ Requesting the client to confirm if the breakdown of remuneration of Key and Support Staff is exclusive of GST and other central taxes; and inclusive of all local taxes and income tax. ▶ It is also requested of Client to include additional expense heads under surveys, out of pocket expenses, reports etc. or clarify whether the same will be reimbursed by Client as per actuals. 	Clarification <ul style="list-style-type: none"> ▶ Breakdown of remuneration and OPE is exclusive of GST ▶ Bidder shall provide the breakdown of expenses in-terms of professional fees, out of pocket expenses and GST for professional fee in the format as presented in Annexure-1



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#	Clause & Page No.	Existing provision	Query raised	Response
			<ul style="list-style-type: none"> ▶ . It is requested to provide clarity on out-of-pocket expenses incurred by consultant officials for any local or outstation official visits. Kindly specify whether travel arrangements would be done by GIDA or by the consultant themselves. Additionally, whether the expenses would be reimbursed on actuals or need to be included as part of the fee. 	
23.	Page 16, 5.2 – Technical Evaluation Criteria	<p>Relevant consultancy experience in preparing GIS based Master Plan & Sectoral Plan for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects</p> <p>Maximum Marks:</p> <ul style="list-style-type: none"> ▶ 12 marks more than 1500 Ha per project in a single work order with maximum 4 project ▶ 6 marks for more than 1000 Ha per project in a single work order with maximum 3 project ▶ 2 mark for more than or equal to 500 Ha per project in a single work order with maximum 2 project 	<ul style="list-style-type: none"> ▶ As the current site is about 5,500acres (2200 Ha) it is felt that experience of small sites of 500Ha and 1000 Ha are not that relevant when seen in comparison with the magnitude of the site area for this assignment. We request client to modify this to required 4 assignments of minimum 2000 Ha area in terms of past experience with 5 marks for each assignment. ▶ We assume that the Smart Infrastructure Master plan/General Town Plan (GTP) schemes/Master plans will be considered for the said criteria. Kindly confirm. ▶ We request you to please consider the total area of work undertaken instead of the Number of projects as this would in a better way gauge the experience of the consultant. <p>E.g. 1 work of 6000 ha shall have score equivalent to 4 projects of 1500 ha, 1 work of 2000 Ha shall have score of 2 projects of 1000 Ha and 1 work of 1000 Ha shall have</p>	<p>Clarification</p> <ul style="list-style-type: none"> ▶ Provision under this clause can be read as: Relevant consultancy experience in preparing GIS based Master Plan & Sectoral Plan for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects ▶ Maximum Marks: ▶ 12 marks for more than 1500 Ha per project with a maximum of 4 projects ▶ 6 marks for more than 1000 Ha per project with a maximum of 3 projects ▶ 2 mark for more than or equal to 500 Ha per project with maximum of 2 projects



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			<p>score of 2 projects of 500 Ha.</p> <ul style="list-style-type: none"> ▶ It is requested to include Tourism/ Environmental Infrastructure projects under this criterion as they involve similar development works in-line with requirements of this RFP. <p>The revised clause may be read as:</p> <p>Relevant consultancy experience in preparing GIS based Master Plan & Sectoral Plan for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects or Tourism Infrastructure Projects or Environmental Infrastructure Projects</p> <ul style="list-style-type: none"> ▶ It is requested to relax the marking criteria as per the following: <ul style="list-style-type: none"> • 12 marks for more than 1000 Ha per project in a single work order with maximum 2 Projects • 6 marks for more than 500 Ha per project in a single work order with maximum 2 projects • 2 marks for more than or equal to 250 Ha per project in a single work order with maximum 2 project ▶ We believe that project cost is not the criteria. The area is the criteria for marking. Please confirm. 	



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			<ul style="list-style-type: none"> ▶ Evaluation Criteria and marking criteria is not clear. We request the Authority to please clarify on scoring criteria for projects in detail. 	
24.	Page 16, 5.2 – Technical Evaluation Criteria	The bidder should have prepared at least one (1) master plan and sectoral plan for similar kind in the state of Uttar Pradesh or abroad during the last 10 financial years	<ul style="list-style-type: none"> ▶ We request you to amend/ relax the said criteria with preparation of at least one master plan & sectoral plan for similar kind any of the state of the country/ aboard during the last 10 financial years. ▶ We request GIDA to clarify whether master plan and sectoral plan for similar kind carried out by the Consultant is other Indian States will be considered or not. If yes, the Clause may be modified accordingly. ▶ We request that similar works in any of the state of India should be considered. ▶ We assume that the same projects which shown to showcase the above experience could be repeated over this head. Please clarify ▶ We believe that project cost and area is not the criteria. Only the number is the criteria for marking. Please confirm. 	<p>Clarification Provision under this clause can be read as</p> <ul style="list-style-type: none"> ▶ The bidder should have prepared at least one (1) master plan and sectoral plan for trunk infrastructure of Industrial/ Residential Townships, SEZ's / tourism development or Urban Infrastructure Projects in the state of Uttar Pradesh during the last 10 financial years. ▶ Also, number of projects as mentioned above will be in the state of UP will be considered for the evaluation
25.	Page 16, 5.2 – Technical Evaluation Criteria	<p>Evaluation Criteria Specific experience of the consultants related to the Assignment The firm should have undertaken/ completed similar project of Master Planning and Sectoral Planning for various trunk infrastructure components like roads and other utilities.</p>	<ul style="list-style-type: none"> ▶ It is requested to include Tourism/ Environmental/ Urban Infrastructure projects under this criterion as they involve similar development works in-line with requirements of this RFP. The revised clause may be read as: Specific experience of the consultants related to the Assignment. The firm should have undertaken / completed similar 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ Similar Master planning experience for tourism infrastructure development during the last 10 years will also be considered



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		The emphasis will be on relevance of the projects to the assignment, size and nature of the projects i.e. of comparable size, complexity and technical specialty. It includes preparation of master plan and sectoral plans for industrial states/townships/ special economic zones / special investment zones/ area development plans, in the past ten (10) Financial Years.	project of Master Planning and Sectoral Planning for various trunk infrastructure components like roads and other utilities/ tourism infrastructure etc. The emphasis will be on relevance of the projects to the assignment, size and nature of the projects i.e. of comparable size, complexity and technical specialty. It includes preparation of master plan and sectoral plans for industrial states/townships/ Tourism Infrastructure / Environmental Infrastructure/ Urban infrastructure projects/ special economic zones / special investment zones/ area development plans, in the past ten (10) Financial Years	
26.	Page No 17 Section 5.2 Technical evaluation criteria Point 6-Team Deployment	Marks for Team Deployment: 05	<ul style="list-style-type: none"> ▶ Requesting the client to kindly elaborate the marking of point-6 “Team Deployment” which is given 05 marks while the “Team Experience” is already given 40 marks in next section. Please confirm. 	<p>Clarification</p> <ul style="list-style-type: none"> ▶ The marks allocated for Team Deployment is to assess how effectively the bidder plan for their deployment against scope of work
27.	Page 18, 5.3 Eligibility of key resources	<p>Team Leader Qualification: Post-Graduate in Planning/ Engineering/ Management/ Economics. Exp: Minimum 15 years of professional experience. He/she should demonstrate the experience leading the projects in the capacity of Team Leader/ Project Manager/ Project Director for large area development projects. He/she should have worked/</p>	<ul style="list-style-type: none"> ▶ Requesting the client to please confirm if international experts with relevant experiences are allowed to participate. Considering the prestigious nature of the project and the technical know-how required; we request the client to increase the minimum length of professional experience of Team Leader to 20 years. 	<p>Clarification:</p> <ul style="list-style-type: none"> ▶ Bidder can propose international expert as Team Leader meeting the required eligibility criteria and the bidder should ensure the availability of Team Leader throughout the project



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		working as Team Leader for one integrated infrastructure (roads/ drains/ utilities/ buildings/ masterplans.)		
28.	Page 18, 5.3 Eligibility of key resources	Real Estate Expert: Qualification: MBA (finance)/ urban planning/ Real Estate) /or equivalent Exp: Minimum 10 years of professional experience. He /she Should demonstrate the experience in carrying out demand assessment studies for area Industrial projects having minimum area of 1000 acres.	<ul style="list-style-type: none"> ▶ We request you to also consider M Planning in Urban / Town planning as equivalent educational qualification. ▶ Considering the prestigious nature of the project and the technical know-how required; we request the client to increase the minimum length of professional experience of Real Estate Expert to min 15 years. 	Clarification: <ul style="list-style-type: none"> ▶ Master's degree in Planning will be considered as relevant educational qualification ▶ Years of experience shall remain same as per the RfP
29.	Page 18, 5.3 Eligibility of key resources	Infrastructure Engineer Qualification: B.Tech. in Civil Engineering Exp: Minimum 10 Years of professional experience. He /she Should have experience in carrying out engineering designs for area development projects.	<ul style="list-style-type: none"> ▶ We request you to also consider MBA in infrastructure planning / management as educational qualification. Qualified key personnel under this qualification also matches the said requirement of similar experience. 	Clarification: <ul style="list-style-type: none"> ▶ Master degree in infrastructure planning/ management or MBA with BTech in Civil engineering with relevant experience in carrying out engineering designs will also be considered
30.	Page 18, 5.3 Eligibility of key resources	Urban Planner Qualification: Master's in urban planning / Bachelors in Architect/ Bachelors in Infrastructure Planning Exp: Minimum 10 Years of professional experience. He/she should have experience preparation of GIS based Master Plan/ CDP/ layout plans for Industrial Parks/ SEZ investment Regions of Minimum area of 1000 acres	<ul style="list-style-type: none"> ▶ Considering the prestigious nature of the project and the technical know-how required; we request the client to increase the minimum length of professional experience of Urban Planner to min 15 years. ▶ Considering there is no Bachelors in Infrastructure Planning, we request the Authority to change the requirement as below "Masters in Planning/Architecture with Bachelors in Planning/Architecture" 	Modification Provision for educational qualification has been revised and can be read as: Master's in Planning / Architecture and Bachelors in Architect/ Planning



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31.	Page 20, 5.7	3. Draft GIS Master Plan & Sectoral Plan (STAGE-3) 4. GIS Based Master Plan & Sectoral Plan (STAGE-4)	<ul style="list-style-type: none"> ▶ Is the GIS Master Plan to be prepared using the satellite image which needs to be procured, or whether the authority would be providing the satellite image. Also please state the resolution required. 	Clarification: <ul style="list-style-type: none"> ▶ Consultant need to procure the high-resolution satellite imagery 																																								
32.	Page 20, 5.7	Site Analysis Boundary Survey (TS Survey)	<ul style="list-style-type: none"> ▶ Please elaborate the extent of total station survey required. ▶ Please state if any other survey like contour etc. is required? 	Clarification: <ul style="list-style-type: none"> ▶ Contour mapping to be detailed out at 10m interval 																																								
33.	Page No. 5, 1.6 Brief description of the selection process & Page No. 18, 5.4 Combined and Final Evaluation	5.5 Deliverables, Project Timeline & Payment Schedules <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>#</th> <th>Activities/ Deliverables</th> <th>Time Period (T0 date of signing of contract)</th> <th>Amount (% of total project cost)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Submission of Inception Report</td> <td>T0 + 30 days</td> <td>10 %</td> </tr> <tr> <td>2</td> <td>Submission of Interim Report with demand assessment (Pre-Draft Master Plan & Sectoral Plan)</td> <td>T0 + 120 days</td> <td>20 %</td> </tr> <tr> <td>3</td> <td>Submission of Draft GIS based Master Plan & Draft Sectoral Plans</td> <td>T0 +180 days</td> <td>20 %</td> </tr> <tr> <td>4</td> <td>Submission of GIS based Master Plan and Sectoral Plans</td> <td>T0 +240 days</td> <td>30 %</td> </tr> </tbody> </table>	#	Activities/ Deliverables	Time Period (T0 date of signing of contract)	Amount (% of total project cost)	1	Submission of Inception Report	T0 + 30 days	10 %	2	Submission of Interim Report with demand assessment (Pre-Draft Master Plan & Sectoral Plan)	T0 + 120 days	20 %	3	Submission of Draft GIS based Master Plan & Draft Sectoral Plans	T0 +180 days	20 %	4	Submission of GIS based Master Plan and Sectoral Plans	T0 +240 days	30 %	<ul style="list-style-type: none"> ▶ We request you to amend the following changes in the payment schedule as the major portion of work shall be completed upto stage 04 itself. <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>#</th> <th>Activities/ Deliverables</th> <th>Time Period</th> <th>Amount (% of total project cost)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Submission of Inception Report</td> <td>T0 + 30 days</td> <td>10 %</td> </tr> <tr> <td>2.</td> <td>Submission of Interim Report with demand assessment (Pre-Draft Master Plan & Sectoral Plan)</td> <td>T0 + 120 days</td> <td>20 %</td> </tr> <tr> <td>3.</td> <td>Submission of Draft GIS based Master Plan & Draft Sectoral Plans</td> <td>T0 +180 days</td> <td>30 %</td> </tr> <tr> <td>4.</td> <td>Submission of GIS based Master Plan and Sectoral Plans</td> <td>T0 +240 days</td> <td>30 %</td> </tr> </tbody> </table>	#	Activities/ Deliverables	Time Period	Amount (% of total project cost)	1.	Submission of Inception Report	T0 + 30 days	10 %	2.	Submission of Interim Report with demand assessment (Pre-Draft Master Plan & Sectoral Plan)	T0 + 120 days	20 %	3.	Submission of Draft GIS based Master Plan & Draft Sectoral Plans	T0 +180 days	30 %	4.	Submission of GIS based Master Plan and Sectoral Plans	T0 +240 days	30 %	Clarification <ul style="list-style-type: none"> ▶ Provision under this clause shall remain same
#	Activities/ Deliverables	Time Period (T0 date of signing of contract)	Amount (% of total project cost)																																									
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#	Clause & Page No.	Existing provision			Query raised			Response
		On Acceptance of Final GIS based Master Plan by GIDA		20 %	5.	On Acceptance of Final GIS based Master Plan by GIDA	10 %	
					<p>► Considering the request for revision of project timelines from 8 months to 12 months, it is proposed that the following revised delivery and payment schedule may kindly be considered:</p>			
#	Activities/ Deliverables	Time Period	Amount (% of total project cost)					
1.	Submission of Inception Report	T0 + 45 days	10 %					
2.	Submission of Interim Report with demand assessment (Pre-Draft Master Plan & Sectoral Plan)	T0 + 150 days	20 %					
3.	Submission of Draft GIS based Master Plan & Draft Sectoral Plans	T0 +270 days	25 %					
4.	Submission of GIS based Master Plan and Sectoral Plans	T0 +360 days	35 %					
		5.	On Acceptance of Final GIS based Master Plan by GIDA			10 %		
					► Since these are challenging times to			Clarification



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			<p>execute any project within timeframe, hence we request client, to kindly consider the following approval and payment terms:</p> <ul style="list-style-type: none"> • “Approval of the stage shall be granted within 15 days of the submission of the deliverable and payment of the same shall be disbursed to the consultant within 7 days of the approval.” • Kindly consider it for the benefit of the assignment as it will be a win-win situation to keep client and consultant motivated. 	<p>► Provision under this clause shall remain same</p>
			<p>► It is requested that the following clauses may be considered by the Authority:</p> <p>a. The time taken for approval of reports, comments, and iterations may be excluded from project timelines.</p> <p>b. Any deviation in area of proposed master plan during the course of engagement should be considered as scope creep and shall be treated as a consideration for fee revision and timelines.</p> <p>c. Please specify the way forward if approval of Final GIS based master plan is not granted by the Authority within mutually agreed number of days</p>	
34.	General	Consortium	<p>► As per our understanding from the RfP, all technical and financial criteria should be jointly fulfilled by lead partner and consortium partner. Kindly Confirm</p>	<p>Clarification</p> <p>► Lead Partner shall fulfill the financial criteria and Technical Criteria:</p> <p>► All the technical criteria is to be fulfilled by consortium/ JV</p>



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				members jointly.
35.	General	Eligibility: the bidder shall be a single entity or a consortium partner of entities. A Bidder may be a private entity, legal entity, a company, a partnership firm, or a body corporate, incorporated in India or as per applicable laws of the country of its origin.	<ul style="list-style-type: none">▶ Kindly allow consultant registered under Societies Registration Act, 1860 to participate in bidding process.	Clarification: <ul style="list-style-type: none">▶ Consultant registered under Societies Registration Act, 1860 fulfilling all the eligibility criteria are also allowed to participate in the bidding process.
36.	General		<ul style="list-style-type: none">▶ GIDA is requested to provide Draft Contract Agreement along with the RFP for our review.	Clarification <ul style="list-style-type: none">▶ Draft Contract Agreement will be provided to the selected consultant post bid evaluation (Technical and Financial).



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Annexure-1

Format 2: Breakdown of Remuneration/ Professional Fees

S. No	Name of the key expert	Proposed Position	Person-month Remuneration Rate	Time Input in Person/Month	Proposed cost (INR)
1					
2					
3					
4					
Total Professional Fee (A)					
Out of pocket expenses (B)					
Total Proposed Fee (A +B)					
GST (@ 18 % of professional fee)					