



CUTTACK DEVELOPMENT AUTHORITY

Pre-bid Queries & Responses – FOR SELECTION OF CONSULTANT FOR IMPLEMENTATION OF TOWN PLANNING SCHEME No- 1/2024
IN CUTTACK DEVELOPMENT PLAN AREA (CDPA) Pre-bid Meeting held on 16.01.2025 at 11:30 AM

Sl. No.	Clause No. & Page No.	Statement of Clarification /Deviation as per RFP	Query	Response
1	SECTION 1: INSTRUCTION TO BIDDERS Point No. 8. Minimum Eligibility Criteria under Sl. No. 8.2. Technical Criteria at page no. 16	The bidders shall have experience of planning and/or designing of at least 3 (three) numbers of Town Planning schemes / land pooling scheme / “Similar schemes” of minimum 100.00 Acres each in any state of India under the relevant Town and Country Planning Act / other act as applicable	As there is no specific time period is mentioned in the RFP, completed / on-going similar projects of last 10 years may be considered under technical eligibility criteria for the participated bidders.	The bidders shall have experience of planning and/or designing of at least 3 (three) numbers of Town Planning schemes / land pooling scheme / “Similar schemes” of minimum 100.00 Acres each in any state of India under the relevant Town and Country Planning Act / other act as Applicable within last 10 years preceding due date of submission.
2	SECTION 1: INSTRUCTION TO BIDDERS	The selected consultant shall deploy a team of professionals of minimum 4 member (as detailed below) to be stationed in CDA in preparation and implementation of Town Planning Scheme.	As work required both field and back-office support from our	50% of the mandated team members shall always remain

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	Point No. 9. Evaluation Criteria under Sl. No. 9.1. subsection (ii) Team Deployment at page no. 17		main establishment, provision of Home and Field may be allowed for proposed key team members.	present in CDA office, however remaining 50% of the team members may be allowed to assist from back office with due approval of CDA.
3	Point No. 9. Evaluation Criteria under Sl. No. 9.1. subsection (v) Team Deployment at page no. 17	During the Contract period, the Consultant should not replace the proposed experts, without the prior consent of the CDA. If the Consultant proposes to change personnel's / experts within 1 year, a penalty of 2% of the total contract value per each replacement (irrespective of position) shall be imposed by the CDA. The penalty amount shall be deducted from the payment to be made to the consultant.	We will always try to adhere with this. However, in case of medical and other unforeseen emergency situation replacement may be allowed without any penalty.	Exemption may be allowed in case of emergency subject to submission of valid relevant documents.
4	Point No. 3 Deliverables, Timelines and Payments at page no. 13	Completion of all stages for Survey work and submission of final survey report for approval.	As survey is one of the key milestones, our proposed payment percentage may be considered are as follows: 1. Mobilization-10% is ok 2. Completion of all stages for Survey work and submission of final survey report for approval 15% 3. Submission of Preliminary Proposal for approval 20% 4. Submission of Draft Town Planning Scheme for approval 20% 5. After sanction of Draft TP Scheme for approval by GoO 10%	RFP condition prevails.

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			6. Submission of Final Town Planning Scheme 15% 7. Sanction of Final Scheme from GoO 10%	
5	Point No. 4. Penalty at page no. 14	The duration of the assignment shall be extended by maximum of 6 month on payment of delay liquidated damage @10% of the total contract value per month In the event of delay by the consultant for completion of any milestone within the timeline specified shall retain amount equivalent to 10% of respective milestone payment.	Delay Clause may please be exempted/deleted.	RFP Condition prevails.
6	Schedule of Bid Process under Table at page no. 2	Last date for Submission of bids (through Speed /Registered Post or Courier): 31/01/2025, till 3:00 P.M.	Date of submission of proposal may kindly be extended till 14/02/2025 and physical submission of bid may also be allowed.	Last date for Submission of bids (through Speed /Registered Post or Courier): 12/02/2025, till 3:00 P.M. Date and Time for opening of Technical proposals is on 12/02/2025 at 4 PM
7	Point No. 8. Minimum Eligibility Criteria Point no. 8.2. Technical criteria: page no. 16	i . The bidders shall have experience of planning and designing of at least 3 (three) numbers of Town Planning schemes / land pooling scheme / “Similar schemes” of minimum 100.00 Acres each in any state of India under the relevant Town and County Planning Act / other acts as applicable.	Shall we consider big-scale institutions, and universities of an area more than 100 acres in a similar project type. we request you kindly consider Running Projects of similar nature by Govt of Odisha	Comprehensive development of big-scale institutions and universities of an area more than 100 acres in a single project will

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		Note: "Similar schemes" means Planned townships/ Zonal Development Plan (ZDP)/ Local Area Plans (LAP)/ Sectoral Plans/ Industrial Parks/ SEZ/ Mixed Use Development of at least 100 acres.		be considered under similar experience. Running projects of similar nature by Govt of Odisha and India will be considered.																									
8	Point No. 9. Evaluation criteria Point No. 9.1 page no. 17	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Position</th> <th>Qualification</th> <th>Experience</th> <th>Marks – 30</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Project Co-coordinator</td> <td>➤ Master's Degree in Planning (Urban / Housing / environmental / transport / Infrastructure) from a reputed Institution</td> <td>➤ At least 10 years of experience post highest qualification in implementation of Town Planning Schemes.</td> <td>15</td> </tr> <tr> <td>2.</td> <td>Senior Planning/ Architect Consultant</td> <td>➤ Bachelor in Architecture with Master's Degree in urban and Regional Planning (MURP/ MCP) from a reputed Institution</td> <td>➤ At least 7 years of experience post highest qualification in implementation of Town Planning Schemes. ➤ He / She should have complete knowledge of AutoCAD, GIS & other related software's</td> <td>8</td> </tr> <tr> <td colspan="5">Support team</td> </tr> <tr> <td>3.</td> <td>Planning Consultant</td> <td>➤ Bachelor in Planning from a reputed Institution.</td> <td>➤ at least 3 years of experience post highest qualification in Planning & designing.</td> <td>4</td> </tr> </tbody> </table>	Sr. No	Position	Qualification	Experience	Marks – 30	1.	Project Co-coordinator	➤ Master's Degree in Planning (Urban / Housing / environmental / transport / Infrastructure) from a reputed Institution	➤ At least 10 years of experience post highest qualification in implementation of Town Planning Schemes.	15	2.	Senior Planning/ Architect Consultant	➤ Bachelor in Architecture with Master's Degree in urban and Regional Planning (MURP/ MCP) from a reputed Institution	➤ At least 7 years of experience post highest qualification in implementation of Town Planning Schemes. ➤ He / She should have complete knowledge of AutoCAD, GIS & other related software's	8	Support team					3.	Planning Consultant	➤ Bachelor in Planning from a reputed Institution.	➤ at least 3 years of experience post highest qualification in Planning & designing.	4	In the experience kindly include Institution or campus planning of more than 100 acres	Clarified earlier.
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					<ul style="list-style-type: none"> ➤ Should have experience in similar kind of projects. ➤ He / She should have complete knowledge of GIS & other related software's. 			
		4.	Engineer Consultant	<ul style="list-style-type: none"> ➤ Bachelor in Civil Engineering 	<ul style="list-style-type: none"> ➤ He / She should have at least 5 years of experience post highest qualification in estimation and execution of infrastructure works. 	3		

-Sd-
Vice Chairman