

Pre-bid Queries & Reply

1. M/s. Darashaw & Co. Pvt. Ltd.				
S.N.	Clause/ Section	Tender Description	Request for Clarification/Confirmation	VDA Reply
1.	Clause: 4 Page No.5	<p><b><u>Technical Capacity for Purposes of Evaluation:</u></b></p> <p><b>Basic Qualification:</b></p> <p>The applicant claiming experience shall, during the last 15 financial years preceding the Proposal Due Date, have successfully completed projects of similar nature on GIS Platform (preparation of a Master Plan/Perspective Plan/Zonal Development) in India or abroad;</p>	<p>We request you to consider and relax the criteria of the basic qualification of having completed GIS Based Zonal Development Plans/ Master Plans/ Perspective Plan of similar nature on GIS platform. We request you to <u>consider ongoing projects of GIS platform</u> since GIS Master Plan under AMRUT Scheme has been started in 2015-16 and majority of states are still under process of conducting study.</p>	<p>The experience shall be reduced to 10 Years of experience with completed/ on-going project of min 2000 Ha.</p> <p>Marking Criteria:</p> <ul style="list-style-type: none"> <li>• 10 Marks for Completed.</li> <li>• 5 Marks for on-going.</li> <li>• The assignment which has not been completed even after 2 years will not be considered for marking.</li> </ul>
2	Clause 5.1 (b), Page no. 3	<p>Experience (Max. Marks-50)</p> <p>Details of similar projects relating to preparation of Perspective Plan/Master Plan/Zonal Development Plan conducted earlier along with documentary evidence in support of the same should be submitted on the prescribed format given at Appendix-2.</p> <p>The 10 marks shall be awarded for each project successfully completed having minimum area of 3,000 hectares.</p>	<p>Experience (Max. Marks-50)</p> <p>We request to consider <u>ongoing projects of GIS platform</u> along with successfully completed having minimum area of 3,000 hectares.</p>	<p>The successfully completed/ on-going project having minimum area of 2000 Ha with marking criteria as above.</p>

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3		<p><b>Average annual financial turnover of consultancy services</b></p>	<ul style="list-style-type: none"> <li>We request to consider <b>average annual financial turnover of consultancy services as criteria for technical marking for eligibility</b> as per below</li> </ul> <table border="1" data-bbox="968 380 1501 857"> <tr> <td></td> <td>Average annual Financial turnover of Rs.5.00 crores and above in the consultancy services over last 03 years financial years (2014-15, 2015-16 &amp; 2016-17).</td> <td>Marks Allotment</td> </tr> <tr> <td>1</td> <td>5 Crores to less than 15 Crores</td> <td>4</td> </tr> <tr> <td>2</td> <td>15 Crores to less than 30 Crores</td> <td>7</td> </tr> <tr> <td>3</td> <td>Above 30 Crores</td> <td>10</td> </tr> </table> <p>Consultancy Services includes Professional Fees/Advisory / Consultancy/ Brokerage services.</p>		Average annual Financial turnover of Rs.5.00 crores and above in the consultancy services over last 03 years financial years (2014-15, 2015-16 & 2016-17).	Marks Allotment	1	5 Crores to less than 15 Crores	4	2	15 Crores to less than 30 Crores	7	3	Above 30 Crores	10	<p>The financial criteria shall be added as following:</p> <ul style="list-style-type: none"> <li>Consultant shall have Positive Net Worth</li> <li>Average annual financial turnover from Consultancy Services of 2.0 Crores to 5.0 Crores in the last three financial years will be awarded 5 marks.</li> <li>Average annual financial turnover of more than 5.0 Crores in the last three financial years will be awarded 10 marks.</li> </ul> <p>Total Marks for Financial Criteria- 10.</p>
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4	Clause 13 page no. 17	Terms of Payment		<ul style="list-style-type: none"> <li>We request to provide payment after completion of survey as per below</li> </ul>		<ul style="list-style-type: none"> <li>This suggestion is not acceptable.</li> </ul>																												
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<p><b>5</b></p>	<p>Clause 5, page no. 6</p>	<p>5.1 a) Technical Expertise</p> <table border="1" data-bbox="422 277 921 760"> <thead> <tr> <th>S . N .</th> <th>Technical Expertise</th> <th>Minimum no of Experts</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Urban Planner</td> <td>10</td> </tr> <tr> <td>2</td> <td>GIS Expert</td> <td>5</td> </tr> <tr> <td>3</td> <td>Environmental Engineer</td> <td>5</td> </tr> <tr> <td>4</td> <td>Infrastructure /Civil Engineer</td> <td>5</td> </tr> <tr> <td>5</td> <td>Finance Expert</td> <td>5</td> </tr> </tbody> </table>	S . N .	Technical Expertise	Minimum no of Experts	1	Urban Planner	10	2	GIS Expert	5	3	Environmental Engineer	5	4	Infrastructure /Civil Engineer	5	5	Finance Expert	5	<ul style="list-style-type: none"> <li>We are requesting to add Urban Designer also in team of Technical experts with scoring since lot of urban design guideline need to formulate in Zonal Master Plan and suggesting following team composition</li> </ul> <table border="1" data-bbox="972 451 1503 1062"> <thead> <tr> <th>S . N .</th> <th>Technical Expertise</th> <th>Minimum no of Experts</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Urban and Regional Planner (Team Leader)</td> <td>12</td> </tr> <tr> <td>2</td> <td>Architect - Urban Designer</td> <td>10</td> </tr> <tr> <td>3</td> <td>GIS Expert</td> <td>10</td> </tr> <tr> <td>4</td> <td>Environmental Engineer /Planner</td> <td>10</td> </tr> <tr> <td>5</td> <td>Infrastructure /Civil Engineer</td> <td>10</td> </tr> <tr> <td>6</td> <td>Finance Expert</td> <td>10</td> </tr> </tbody> </table>	S . N .	Technical Expertise	Minimum no of Experts	1	Urban and Regional Planner (Team Leader)	12	2	Architect - Urban Designer	10	3	GIS Expert	10	4	Environmental Engineer /Planner	10	5	Infrastructure /Civil Engineer	10	6	Finance Expert	10	<p>The team structure shall be modified as:</p> <table border="1" data-bbox="1549 302 1950 1068"> <thead> <tr> <th>S . N .</th> <th>Technical Experts</th> <th>Minimum No of Experts</th> <th>Min. Exp. (Years)</th> <th>Marks for Evaluation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Urban/ Regional Planner</td> <td>1</td> <td>10</td> <td>8</td> </tr> <tr> <td>2</td> <td>Architect/ Urban Designer</td> <td>1</td> <td>5</td> <td>6</td> </tr> <tr> <td>3</td> <td>GIS Expert</td> <td>1</td> <td>5</td> <td>4</td> </tr> <tr> <td>4</td> <td>Environmental Engineer</td> <td>1</td> <td>5</td> <td>4</td> </tr> <tr> <td>5</td> <td>Infrastructure/ Civil Engineer</td> <td>1</td> <td>5</td> <td>4</td> </tr> <tr> <td>6</td> <td>Finance Expert</td> <td>1</td> <td>5</td> <td>4</td> </tr> <tr> <td colspan="2">Total</td> <td>6</td> <td></td> <td>30</td> </tr> </tbody> </table>	S . N .	Technical Experts	Minimum No of Experts	Min. Exp. (Years)	Marks for Evaluation	1	Urban/ Regional Planner	1	10	8	2	Architect/ Urban Designer	1	5	6	3	GIS Expert	1	5	4	4	Environmental Engineer	1	5	4	5	Infrastructure/ Civil Engineer	1	5	4	6	Finance Expert	1	5	4	Total		6		30
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<p><b>6</b></p>	<p>Clause 2.3, page no. 3</p>	<p>Schedule of bidding Process</p>	<p>We request you to extend the submission of documents dates by at least three weeks from issuing the answer to pre-bid queries.</p>	<p>The deadline would be extended and the dates shall be informed separately. It will also be uploaded on the VDA website.</p>																																																																															
<p><b>2. M/s. Rudrabhishek Enterprises Ltd.</b></p>																																																																																			
<p><b>1</b></p>	<p><b>Point 3. Scope of</b></p>	<p>Preparation of Base Map showing all buildings, roads, railway lines, water</p>	<p>You are requested to please confirm whether the client will provide satellite data or consultant has to procure. If client will provide</p>	<p>The consultant has to procure the required Satellite Data,</p>																																																																															

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	<b>work, Clause 3.1, Page no. 4</b>	bodies, culverts, bridges, high/low tension lines, drainage lines, layouts, parks, playgrounds, wetlands, etc. using high resolution latest satellite image	then kindly provide following details; 1. Procurement data 2. Type of satellite data If consultant has to procure kindly provide following details; 1. Area of the site Map showing project site with coordination	however VDA shall facilitate the process. The area of Zones and Map is attached at the Annexure-5 of the RFP document.
2	<b>Point 3. Scope of work, Clause 3.2, Page no. 4</b>	Digitization of village Sajra plans and superimposition of Base Map on village Sajra plans.	We are of the view that digitised sajra plan in CAD/GIS format is available with the client.  <b>Please confirm</b>	Consultant has to digitise the Sajra Maps. The hard copies of Sajra Maps shall be provided by the VDA.
3	<b>Point 3. Scope of work, Clause 3.2, Page no. 4</b>	Digitization of village Sajra plans and superimposition of Base Map on village Sajra plans.	We presume that superimposition of underground utility on existing land use plan/base map not in the scope of the consultant. If yes, then client will provide all the maps from relevant departments.  We presume that underground utility survey is not in the scope of consultant.	Mapping of The underground utilities, if any shall be done by the Consultant.
4	<b>7. (7.2) Contents of Zonal Development Plans, Page No. 8</b>	Site Analysis	We presume that the slope analysis will be on the basis of satellite data or details provided by the client to the consultant. Any other survey for scope analysis is not on the scope of consultant.  Please confirm.	It will be as per Satellite Data and any other method as Consultant may like to use.
5	<b>5. Selection Criteria: Clause 5.1 (b) Experience</b>	Details of similar projects relating to preparation of Perspective Plan/Master Plan /Zonal Development Plan conducted earlier along with documentary evidence in support of the same should be submitted on the prescribed format given at Appendix-2. The 10 marks shall be awarded for each project successfully completed having	We request you to kindly consider on-going projects under this category.  Please confirm.	The successfully completed/ on-going project having minimum area of 2000 Ha shall be considered.

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		minimum area of 3,000 hectares.		
<b>6</b>	<b>11. Submission of Offers, 11.1</b>	Earnest Money of Rs. 4,00,000/- (Rupees Four Lakh only) in the form of Demand Draft/ FDR in favour of Secretary Varanasi Development Authority, payable at Varanasi .	We Request you to reduce the amount of Earnest Money Deposit (EMD) to <b><u>INR 1,00,000/- (Rupees One lakh only)</u></b>	The EMD would be reduced to Rs 3 Lakhs only.
<b>3. M/s. WAPCOS Limited</b>				
<b>1</b>	Page No. 5 Clause 4.2	Please refer Clause 4.2, Page 5 which mentions that the Consultant should have Master's Degree in Urban and Regional Planning or equivalent qualification from a recognized university/institute with minimum 15 years of similar professional Experience as team leader. However, Clause5.1, Page 6, mentions that the Urban Planner should have the minimum experience of 10 years.	It is requested to kindly Clarify the Minimum Exp. of the Urban Planner/Team Leader.	Consultant should have min. 10 Years of experience.
<b>2</b>	Page No 6 Clause 5.1		It is also requested to provide Minimum Man month input of the Technical Experts.	The consultant has to assess the Man month based on Scope of Work.
<b>3</b>	Page No. 14 Clause 10	It is mentioned that the consultant is required to complete the entire project in a period of 9 months from the date of signing of agreement. However, as per schedule given the total cumulative time required to submit final Zonal Development Plan after incorporating the recommendation of Government, if any is 28 weeks.	Kindly Clarify the Same.	The Consultant has to adhere to the time line provided in the Clause 10 of the RFP.
<b>4</b>	Page No. 4 Clause no 3.2	Digitization of village Sajra plans and superimposition of Base Map on village Sajra plans	We understand that the consultant has to carry out Digitization of village Sajra plans and superimposition of Base Map on village Sajra plans. Hence it is requested to kindly provide the number of Sajra Plans to be Digitized	Total no of villages: Zone 8: 37 Villages Zone9: 41 Villages Zone 10: 52 Villages New Villages: 22 Villages

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<b>5</b>	Page No 4 Clause No 3.6	Availability of existing infrastructure facilities, e.g. water supply, drainage, sewerage and electricity, etc, and assessment of future requirement	We understand that the survey data of existing infrastructure facilities such as Roads, Water Supply, Drainage and Sewerage shall be provided by the Department	The survey has to be done by the Consultant and the data from the respective departments has to be obtained by the Consultant only.
<b>4. M/s. Skyline Architects and Consultants</b>				
<b>1</b>	POINT 5.B (PAGE 7 ) RFP		THE CRITERIA SHOULD NOT BE BASED ON AREA BUT IT SHOULD BE BASED ON PRESENTATION AND CONCEPTUAL IDEA OF THE BIDDER,	Not acceptable.
			ACCORDING TO THE PRESENTATION AND CONCEPTUAL PLAN, AS PRESENTED BY THE BIDDER, THE BOARD SHOULD EVALUATE THE ENTIRE PROCESS AS PER THEIR QUALITY & PERFORMANCE OF THE PRESENTER AND DECIDE THE SAME.	The combined marking system is provided in the RFP.
			FOR THE SCREENING, THE CRITERIA MUST BE FILTER ACCORDING TO THE TURN OVER OF THE FIRM.	The turnover criteria have been added.
			IN OUR OPINION SELECTION CRITERIA SHOULD BE LIKE INCLUSIVE TYPE. i.e. A COMBINATION OF PRESENTATION AND CONCEPTUAL IDEA OF THE BIDDER.	It is combined in the RFP.
<b>5. M/s. Axykno Capital Services Pvt Ltd.</b>				
<b>1</b>	3. Eligibility Criteria	4.1 The Consultant/ Firm/ Company should have a minimum experience of 15 years in the field of Urban Planning.	The Consultant/ Firm/ Company/ Company should have a minimum experience of 8 years in the field of Urban Planning.	The experience shall be reduced to 10 Years of experience

<p>2</p>	<p>11. Submission of offers</p>	<p>Consultants may submit their offers, on the prescribed format given at Appendix-3 to the Vice-Chairman, Varanasi Development Authority, Panna Lal Park, Raja Udai Pratap Marg, Varanasi on or before 17.03.2018, 17:00 hours in person or by speed post along with a non-refundable processing fee of Rs. 50,000/- (Rs. Fifty thousand only) and Earnest Money of Rs. 4,00,000/- (Rupees Four Lakh only) in the form of Demand Draft/ FDR in favour of Secretary Varanasi Development Authority, payable at Varanasi.</p>	<p>The exemption from the payment of Bid/tender Processing fee, Earnest Money Deposit may please be allowed. As per the Special Provisions for Micro and Small enterprises (MSEs). MSEs registered with the agencies are exempted from the payment of RFP/Bidding document fees. MSEs MSEs registered with the agencies are exempted from deposit of proposal/Bid Security. MSE registered with any of the following agencies are also exempted from the payment of EMD. District Industries Centers; Khadi and Villages Industries Commission; Khadi and Villages Industries Board; Coir Board; National Small Industries Corporation; Directorate of Handloom; Udyog Adhaar- The Online portal of MSME or any other body specifies by Ministry of MSME.</p> <p>Justification: This may kindly be notes that as per Section-11- procurement Preference Policy of the Micro, Small and Medium Enterprises Development Act, 2006 and Public Procurement policy for the Micro and Small Enterprises (MSEs) order, 2012, The companies are exempted from payment of EMD. Following is the excerpts of the policy:</p> <p>“Paqra-10- “Reduction in the transaction cost. To reduce transaction cost of doing business, micro and small enterprises shall be facilitated by providing them tender sets free of cost exempting Micro and Small Enterprises from payment of Earnest Money, adopting e-procurement to bring in transparency in tendering process and setting</p>	<p>No change.</p>
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			up a Grievance Cell in the Ministry of Micro, Small and Medium Enterprises”.	
<b>6. Caritas Eco Systems Pvt Ltd.</b>				
<b>1</b>	5	Preparation of Base Map	We understand that the satellite imageries will be provided by VDA.  This is very much needed as Consulting Firms will opt for a low resolution imagery to be financially competitive.	The consultant has to procure the required Satellite Data, however VDA shall facilitate the process
<b>2</b>	5	Digitization of village Sajra plans and superimposition of Base Map on village Sajra plans.	Under NLRMP Sajra maps have already been digitised for many parts. Please let us know the status of digitisation for these 3 zones.  If these have been digitised then we request VDA to provide these to the selected consultant.	The Sajra map is in the hard copy only, The Consultant have to digitise.
<b>3</b>	6	The Consultant/ Firm/ Company should have a minimum experience of 15 years in the field of Urban Planning.	With current expansion of firms in Urban planning field, we suggest that firms with over 5 years of experience should be allowed to participate. The team member of such firm may have more than 15 years of experience to maintain the quality.	The experience shall be reduced to 10 Years of experience
<b>4</b>	16	a non-refundable processing fee of Rs. 50,000/- (Rs. Fifty thousand only)	The fees are too high if we relate it to the work for which it is being demanded. Request you to reduce it.	The EMD shall be reduced to INR 3.0 Lakhs only. No change in processing fee.
<b>5</b>	16	Earnest Money of Rs. 4,00,000/- (Rupees Four Lakh only)	EMD should be asked from the successful consultant only.	The EMD shall be reduced to Rs 3 Lakhs only.

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			Otherwise we expect that after seven days, the EMD will be returned to the unsuccessful candidates.	
6	General		What is the estimated budget for this project?	The Consultant has to submit their financial proposal.
7	18	Terms of Payment	Since you are asking submission of EMD, hence request you to pay 10% advance after signing of the contract.	Not acceptable.

(Manoj Kumar)  
Asst Town Planner

(V K Saxena)  
Town Planner

Finance Controller

(Vishal Singh)  
Secretary

(Rajesh Kumar)  
Vice Chairman