

Reply to Queries

RFP for Selection of an Urban Planning Consultant for Preparation of Risk-Informed GIS Based Master Plan for 17 ULBs in collaboration with Town Planning Department, Government of Manipur invited vide RFP (e-tender) No. 6/43/2023-TP dated 18.01.2024

01. N.K. Buildcon Pvt. Ltd.
02. WAPCOS Ltd., Gurgaon
03. Spatial Decisions Pvt. Ltd., New Delhi
04. Stesalit Systems Limited,
05. All India Institute of Local Self Government (AIILSG), New Delhi

No.	Clause/ Page No.	As per the RFP			Suggested Changes	Comments of the Department
1	Clause 3.2, Page No. 22	A. Technical competency of the Firm's Experience Sl. No. 2			The current tender is for GIS based Master Plan. In place of preparation of DPR, we request you to change the criteria under this sub-head as: "Past experience of the Agency in preparation of Master Plan projects in the North-Eastern Region" (10 marks). 1 project: 5 marks 2 projects: 10 marks	As in the RFP
		Technical competency of the Firm	Marks	Evaluation Criteria		
		Past experience of the Agency in preparation of DPR for projects implemented by Urban Local Bodies of North-Eastern Region	10	1 project 5 marks 2 projects 10 marks		
2	Clause 3.2, Page No. 23	A. Technical competency of the Firm's Experience Sl. No. 3 LAP with minimum developed land area of 0.50 sq.km or Town Planning Scheme/ Development Scheme with a minimum of 1.0 sq.km. or Statutory Plan (Development Plans/ Master Plan/ Zonal Plan) under prevalent State Planning Act for a minimum 100 sq.km.			1. We understand that the total size of area required under Development Plan/Master Plan/Zonal Plan is cumulative of multiple sites and not of one site. 2. The cumulative total area of the 17 ULBs under the tender is 81.64 sq. km., whereas technical qualification criteria of the tender is 100 sq. km. We request you to change the area criteria to 50 sq.km. 3. We request you to also Consider Site plan projects in LAP 4. We request you to modify clause as: LAP/Site Plan with minimum developed land area of 0.50 sq.km or Town Planning Scheme/ Development Scheme with a minimum of 1.0 sq.km.	LAP with minimum developed land area of 0.50 sq.km or Town Planning Scheme/ Development Scheme with a minimum of 1.0 sq.km. or Statutory Plan (Development Plans/ Master Plan/ Zonal Plan) under prevalent State Planning Act for a minimum 75 sq.km.

			or Statutory Plan (Development Plans/ Master Plan/ Zonal Plan) under prevalent State Planning Act for a minimum 50 sq.km.	
3	Clause 9, Page No. 46	TECH-5 Note: The Applicant need to submit the notarized copy of the work order and completion certificate from respective client for each project in support their claim	We request you to accept following support documents: 1. Submission up to Draft Proposal stage. 2. Departmental letters to TCP Head Office for release of funds, which means that consultant has completed the Draft Master Plan and so, the Demand Proposal for funds; 3. Notification for public suggestion regarding the Draft Master Plan	As in the RFP
4	Clause 9, Page No. 49	TECH-7 Financial proposal & Online BoQ format	The Financial quotation format requires amount to be quoted for each ULBs individually. Please clarify whether work of all 17 ULBs would be awarded to a single bidder as a single package, or the ULBs would be divided into clusters and awarded to multiple bidders?	It is a single package bid. Financial quotation for each ULB is to make it simpler during the time of payments.
5	Page No.8 & Clause 2.1.8, Page No. 11	Data Sheet Sl. no. 15. Page 8 & Clause 2.1.8, Page No. 11 Earnest Money Deposit (EMD) of one lakh rupees	It is requested to give Exemption for MSME registered firms / agencies.	As in the RFP
6	Clause 4.2, Page No. 26	Map Creation Town area maps will be prepared on GIS Database derived from Google Earth/ Map Imageries.	Do Consultants have to create the database on open-source maps or they need to purchase the satellite imagery for this work? Also is there any specific scale and size to produce map prints.	Consultants are expected to create the database from the open-source and draft base map to be prepared at 1:4000 scale.
7	Clause 4.2,	Map Creation	Is it compulsory to do Household surveys	We expect the consultants to

	Page No. 26	Urban and socio-economic data is an input to be used to study the existing situations, identification of issues and formulation of proposals and projections. While most of the data to be collected is secondary, some crucial data may be required to be collected from primary surveys. Data Analysis will be presented theme wise, in the form of chapters in the plan document.	for this work?	conduct primary surveys in important sectors relevant to the town for the data analysis report.
8	General	Copies of Reports & Maps	What is the submission requirement? Is submission accepted only as soft copy or hard copy submission is required for the stages? How many copies of Reports and Maps?	A minimum of 5 hard copies are required for submission at every stage.
9	General	General: Pre-bid meeting	It is requested to provide the option of attending the pre-bid meeting via online. We request you to share the link for the same.	As in the RFP
10	Data Sheet, Page No. 7	Sl. No. 6. Pre-bid Meeting Date of Pre-bid meeting 25.01.2024 at 1:00 PM. Venue: Town Planning Department, Imphal, Manipur	Kindly Provide virtual Platform link to attend pre-bid meeting virtual.	As in the RFP
11	Clause 3.2, Page No. 22	A. Technical competency of the Firm's Experience Sl. No. 2 Past experience of the Agency in preparation of DPR for projects implemented by Urban Local Bodies of North-Eastern Region 1 project: 5 marks 2 projects: 10 marks	Sl. No.2 Past experience of the Agency in preparation of DPR/Draft Development Plan/ GIS Based Master Plan for projects implemented by Urban Local Bodies of North-Eastern Region.	As in the RFP
12	Clause 4.2, Page No. 26	Map Creation Town area maps will be prepared on GIS Database derived from Google Earth/ Map Imageries. The deliverables will be in the form of base maps (Shape files with attributes) and maps containing proposals of amenities.	Is the responsibility for providing satellite imagery designated to the client, or does the agency need to procure and furnish the satellite imagery for the project independently?	Consultants are expected to create the database from the open-source.

14	Clause 3.2, Page No. 23	B. Team Capabilities Table Sl. No. 1 Team Leader/ Urban Planner: Post Graduate in Urban and Regional Planning having experience in preparation of published Master Plan of 2 towns/cities as team leader. (2 towns/cities: 5 marks; Above 2 towns/cities: 10 marks) (10-20 years: 5 marks; 20 years and above: 10 marks)	Table Sl. No. 1 As we know that past some years, we all were suffered due to the pandemic causes, works were also hampered and most of the contract were still ongoing. Therefore, we request you to kindly modify the criteria and allow the master plans which are on final draft submission stage or the plans which are appraise of Draft Master Plan by (Shaskiya Samiti) should be into consideration.	As in the RFP
15	Clause 3.2, Page No. 23	B. Team Capabilities Table Sl. No. 3 Socio-economic Expert: Urban Planner with Post Graduate in Statistics/Sociology/Economics/Geography with 10 years' experience (10 marks) or Post Graduate in Statistics/Sociology/Economics/Geography with 10 years' experience (5 marks)	It seems to be the mis-matched qualification criteria, as no socio-economic expert has the asked qualification, concerned authority is requested to please re-consider it.	As in the RFP
16	Clause 3.2, Page No. 24	B. Team Capabilities Table Sl. No. 6 & 7 M.Tech in Water Resource Engineering. & Master in Environmental Planning	Table Sl. No. 6 & 7 Mentioned points have only the eligible qualifications, posts names are not mentioned in the RFP documents, please confirm....?	The name of the team member listed at Sl No. 6 will be read as " Water Resources/Hydrology/ Hydro-geology Expert " & member listed at Sl No. 7 will be read as " Environmental Planning/Science Expert "
17	Clause 2.2.1, Page No. 12	Eligibility Criteria Table Sl. No. 1 The bidder should be registered under appropriate authority, such as <ul style="list-style-type: none"> Registered under the Companies Act 2013 Registered under the Indian Partnership Act 1932 Registered under the Indian Trusts Act 1882 	Bidders registered under the Companies Act of 1956 may also be allowed. It is requested that the Clause may be modified as follows: The bidder should be registered under appropriate authority, such as <ul style="list-style-type: none"> Registered under the Companies Act 2013/1956 Registered under the Indian Partnership Act 1932 	Eligibility Criteria: In addition to the five modes of registration, the following three conditions are also acceptable <ul style="list-style-type: none"> Registered under the Companies Act, 2013/1956

		<ul style="list-style-type: none"> Registered under the Societies Registration Act 1860. Registered under the Limited Liability Partnership Act 2008. 	<ul style="list-style-type: none"> Registered under the Indian Trusts Act 1882 Registered under the Societies Registration Act 1860. Registered under the Limited Liability Partnership Act 2008. 	<ul style="list-style-type: none"> One Person Company registered under the Companies Act, 2013, Registered under the Indian Proprietorship Act 1908.
18	Clause 3.2, Page No. 23	B. Team Capabilities Table Sl. No. 3 Socio-economic Expert: Urban Planner with Post Graduate in Statistics/Sociology/Economics/Geography with 10 years' experience (10 marks) or Post Graduate in Statistics/Sociology/Economics/Geography with 10 years' experience (5 marks)	It is requested to relax the educational qualification criteria for Socio-economic Expert as Experts with degree in Urban Planning with Post Graduate degree in Statistics/Sociology/Economics/Geography are difficult to find	As in the RFP
19	Clause 3.2, Page No. 23 & 24	B. Team Capabilities	For some positions, the name of the proposed position has not been mentioned. Kindly clarify the name of the proposed positions	The name of the team member listed in Sl No. 6 will be read as "Water Resources/Hydrology/ Hydro-geology Expert" & member listed at Sl No. 7 will be read as "Environmental Planning/Science Expert"
20	Data Sheet, Page No. 7	Sl. No. 7 Last date of submission of bid online is 08.02.2024	The date of submission may kindly be extended further by at least a week.	As in the RFP
21	Clause 2.2.1, Page No. 12	Eligibility Criteria Table Sl. No. 5 Financial Capability: Average Annual Gross Revenue of Rs 20 lakh or more over the three financial years (2020-21, 2021-22 & 2022-23) (Tech 2)	Kindly revise the minimum average turnover requirement to Rs. 5 Cr for the last three financial years	As in the RFP

22	Clause 2.2 Page No. 12	_Eligibility of the Applicant_	Request inclusion of the following clause - The Agency should have experience in preparation of GIS Based Master Plan/ Development Plan/ Zonal Plan under AMRUT/or under any prevalent State Planning Act Schemes for Minimum of 5 Cities in the Last 5 Years.	As in the RFP
23	Clause 3.2, Page No. 22	A. Technical competency of the Firm's Experience Table Sl. No. 1 Financial Turnover Rs. 20-50 Lakh – 5 marks Above Rs. 50 Lakh – 10 marks	Suggest revision as follows – Rs. 5 – 10 Cr – 5 marks > Rs. 10 Cr – 10 marks	As in the RFP
24	Clause 3.2, Page No. 22	A. Technical competency of the Firm's Experience Table Sl. No. 2 Past Experience of The Agency in preparation of DPR for Project Implementation by Urban Local Bodies of North Eastern Region	Suggest revision as follows – Ongoing experience of preparation of master plan/ development plan completed up to State Level Submission. Up to 10 cities / towns – 5 marks > 10 cities / towns – 10 marks	As in the RFP
25	Clause 3.2, Page No. 23	A. Technical competency of the Firm's Experience Table Sl. No. 3 Statutory Plan (Development Plans/ Master Plan/ Zonal Plan) under prevalent State Planning Act for a minimum 100 sq.km.	Statutory Plan (Development Plans/ Master Plan/ Zonal Plan) under prevalent State Planning Act of any State for a minimum 100 sq.km Also, kindly consider only completed projects under this clause	Completed Statutory Plan (Development Plans/ Master Plan/ Zonal Plan) under prevalent State Planning Act for a minimum 75 sq.km.
26	Data Sheet , Page 7	Sl. No. 9 Opening of Technical Proposal & Financial Bid	As per the Tender it is QCBS and as Per Page 10 of RFP The Technical as well as Financial Bids are opening on the same day. As per RFP the Technical Weightage is 80%. As per standard practice of a QCBS tender, we request you to kindly complete the technical evaluation and publish the technical scores before opening of the	Technical assessment shall commence at 14:00 hrs and the results will be uploaded as soon as the assessment is complete. Financial opening for the eligible bidders shall commence on the same day after the

			Financial proposal for a transparent evaluation process.	completion of the technical assessment.
27	Data Sheet, Page 7	Last date of receiving Pre-Bid queries is 25.01.2024	Kindly consider pre-bid queries submission up to the Pre-Bid meeting date.	Pre-bid queries received till the publication of this "reply to queries" were considered

Benju 20.01.24.

(N. Benju Singh)

Chief Town Planner
Town Planning Department