

# NELLORE URBAN DEVELOPMENT AUTHORITY (NUDA) NELLORE

Queries on “Request for Proposal (RFP) for Preparation of Perspective Plan, Master Plan & Zonal Development Plan for NUDA Region”

**Tender Notice No: 1/P.W/2018/NUDA , Dt. 24-02-2018**

**Pre – Bid Meeting held on 14<sup>th</sup> March 2018**

SL. NO.	QUERY / SUGGESTION	EXISTING PARTICULARS	REF CLAUSE NO. (AS IN RFP)	RESPONSE / CLARIFICATION
1.	Kindly request to modify the same “From any Nationalized Bank located in India” instead of “From any Nationalized bank located in Nellore / Vijayawada”	(Form any Nationalised Bank located in Nellore / Vijayawada)	Appendix-G; Page No. 98	Read existing Clause as “From any Nationalized Bank located in India” BG for EMD is attached as attachment 1.
2.	Scope of Work prescribed is extensive and requires consortium / partnership of Architectural and legal / specialized consulting firms, etc.  We request you extend the bid submission date by at least 3 weeks which enable to submit the Technically comprehensive proposal.	Last Date for Submission of Bids(At O/o. Vice-Chairman, NUDA, Nellore (PDD – Proposal DueDate) - 27.03.2018 at 3PM	Clause-2.10, 4(c) Data Sheet; Page No. 19,	Read existing Clause as: Last Date for Submission of Bids (At O/o. Vice-Chairman, NUDA, Nellore (PDD – Proposal Due Date) and other schedule programme is attached as attachment 2.
3.	We request you to reduce the area fom 450 Sq.km to 200 Sq.km	Experience in number of Master Plan/RegionalPlans/ Structural Plans for regions ofgeographical area of at least 450 sq.km.(Equivalent to the area of Project Area) anywherein India or abroad. <b>Experience in Corridor Development Plans/ Concept Regional Plan/Concept Development projects will not be</b>	Clause-18, 1(b). Criteria, sub-criteria; Page No. 26	Read existing Clause as per RFP.

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		<b>considered. Each Project carries 2 Points(Maximum of 6 Points)</b>		
4.	We request you to change the criteria to A ' <b>good working knowledge of 'English'</b> '.	A <b>good working knowledge of the local language</b> specified in the data sheet is essential for key professional staff on this assignment. Reports must be in English language only.	Section 2 Clause 2.3, sub-clause 2.3.3 (d); Page No. 13	Read existing Clause as:A <b>good working knowledge of the local language</b> specified in the data sheet is essential for key supporting staff to professional experts on this assignment. Reports must be in English language only.
5.	<p>The minimum eligibility seems to be very high.</p> <p>We request you to consider experience in "<b>preparation of Urban renewal plan, local area plans, perspective plans for corridor development</b>" under this criteria And We also request you to consider <b>ongoing projects</b>.</p> <p>We kindly request you to reduce the minimum area to 50 Sq.km for master plan projects and also consider the <b>Preparation of Existing Land Use Map projects cumulative in India/Aboard over the past ten (10) years</b></p> <p>We request you to change the requirement to 'Experience in the preparation (<b>completion / ongoing</b>) of</p>	<p>To be eligible for evaluation of its Proposal, the Applicant shall fulfill the following (minimum qualification criteria):</p> <p>Technical Capacity: The applicant should have:</p> <p>(1) Experience in the preparation (completion) of at least one (1) statutory master plan covering a minimum area of 200 sq.km in India over the past ten (10) years.</p> <p>(2) Experience in the preparation (completion) of at least two (2) Detailed Master Planning of SEZ or Industrial Park or Area Development or Ports spread over a minimum area of 2,000 acres over the past ten (10) years</p>	Clause-2.10; Data Sheet, S.N0-14; Page No. 20	Read existing Clause as per RFP.

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	<p>at least one (1) statutory master plan covering a minimum area of 200 sq.km in India over the past ten (10) years’.</p> <p>We kindly request you to reduce the no. of projects to at least 1 and also consider <b>preparation of Land Information System (LIS) of Ports with a minimum area of 800 acres</b></p>	<p><b>Financial Capacity:</b> The Applicant shall have received a minimum income of Rs. 20 (Twenty) Crore per annum from professional fees during each of the 3 (Three) financial years preceding the Proposal Due Date. For the avoidance of doubt, professional fees hereunder refer to fees received by the Applicant for providing advisory or consultancy services to its clients and this shall not include fees received from audit and tax services. In the case of a Consortium/JV, all consortium members may jointly meet this condition.</p>		
6.	<p><b>Financial Capacity</b> – ‘Page 20 of the RFP indicates ‘The Applicant shall have received a minimum income of Rs.20 (Twenty) Crore per annum from professional fees during each of the 3 (three) financial years’. But in Page 25, S.No.18.1.f it indicates; ‘Turn over for immediate preceding 3 years (Not less than Rs.150.00 crores annum)’. Please clarify the minimum turnover requirement.</p>	<p>Turn over for immediate preceding 3 years (Not less than Rs.150.00 crores annum) and financial statements certified by statutory auditors – 2 marks</p>	S.No.18.1.f; Page 26	<p>Please read the clause as: Turn over for immediate preceding 3 years. If</p> <p>i) Rs. 20 crores – Rs. 80 crores per annum – 1 Mark</p> <p>ii) Rs. 80 crores - Rs.150 crores per annum – 2 Marks</p> <p>All financial statements should be duly certified by statutory auditors.</p>

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7.	We request you to allow 3 members in a consortium including the Lead Member.	Consortium / JV Allowed – Yes; Maximum Consortium / JV Members Allowed – TWO (2) Association of one firm in two/multiple consortiums is not allowed	Clause-2.10; Data Sheet, S.N0-17(b); Page No. 21	Read existing Clause as per RFP.
8.	It is requested to allow submission of all reports/ landuse maps/zoning regulations only in English.	All the personnel shall have working knowledge of English and all the reports / Land use Maps/Zoning Regulations shall be written and submitted in English and Telugu.	Clause no. 2.10, S.No-17, Data Sheet, Page No. 20	Please read the clause as: All the personnel shall have working knowledge of English and all the reports / Land use Maps/Zoning Regulations shall be written and submitted in English and Telugu where necessary at the request of NUDA.
9.	<p>The list at the two places is contradictory. Hence, it is requested to kindly clarify the services and facilities to be provided by NUDA to the winning consultants.</p> <p>Would like to further know about the status of the image availability, and other details of image like resolution, year of image captured etc.</p> <p>We also request facilitation by NUDA for collection of cadastral maps, wherever they are not available.</p>	<p><b>NUDA will facilitate for the following:</b></p> <p>(1) GIS base maps for Nellore Municipal Corporation, Sullurupeta Municipality, Naidupeta Nagarpanchayat through APMDP will be given to Consultants.</p> <p>(2) NRSA satellite map images shall be procured by Consultants for the rest of the area (other than 5ULB areas).</p> <p>(3) Cadastral maps for the entire region is to be procured</p>	Section 5 Terms of Reference, page 74: NUDA will facilitate for the following and Appendix F Services and Facilities provided by the Employer, page 107.	<p>Please read the Section 5 of ToR &amp; Appendix F as:</p> <p>(1) GIS base maps for Nellore Municipal Corporation, Sullurupeta Municipality, Naidupeta Nagarpanchayat through APMDP will be given to Consultants.</p> <p>(2) NRSA satellite map images shall be procured by Consultants for the rest of the area (other than 5ULB areas). Authority will facilitate.</p> <p>(3) Cadastral maps up to FMB level for the entire region will be given to Consultants subject to payment of charges to Authority.</p> <p>(4) Soft copy and/or hard copy of</p>

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		<p>by the consultant.</p> <p>(4) Soft copy and/or hard copy of layouts approved by Nellore Municipal Corporation, Kavali, Guduru and Sullurupeta Municipalities, Naidupeta Nagarpanchayat and Layouts approved by Town and Country Planning Department in twenty one Mandals have to be procured by the consultant.</p> <p>(5) Reports and Plans (hard copies) of the Master Plans and Zonal Development Plans are to be procured by the consultant.</p> <p>(6) All master plans/DPRs for industrial areas, clusters, etc. prepared by other government agencies within NUDA are to be procured by the consultant.</p> <p>(7) Change of land use proposal approved by Government is to be procured by the consultant.</p> <p>(8) Introduction letter to the concerned agencies for obtaining necessary information.</p>		<p>layouts approved by Nellore Municipal Corporation, Kavali, Guduru and Sullurupeta Municipalities, Naidupeta Nagarpanchayat and Layouts approved by Town and Country Planning Department in twenty one Mandals will be given to Consultants.</p> <p>(5) Reports and Plans (hard copies) of the Master Plans and Zonal Development Plans will be given to the consultant.</p> <p>(6) All master plans/DPRs for industrial areas, clusters, etc. prepared by other government agencies within NUDA will be given to the consultant.</p> <p>(7). Change of land use proposal approved by Government is to be procured by the consultant.</p> <p>(8). Introduction letter to the concerned agencies for obtaining necessary information shall be provided by the NUDA.</p> <p>(9). Issuing press notifications, advertisements and letters as required for undertaking surveys, field investigation and consultation shall be the duty of NUDA.</p> <p>(10). Participation in consultations with stake holders shall be the duty of consultants.</p>

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		<p>(9) Issuing press notifications, advertisements and letters as required for undertakingsurveys, field investigation and consultation.</p> <p>(10) Participation in consultations with stake holders.</p> <p><b>Appendix F:</b> The Employer will provide the following inputs:</p> <ol style="list-style-type: none"> <li>1. Cadastral maps for the entire region.</li> <li>2. Soft copy and/or hard copy of layouts approved by NUDA and Directorate of Town and Country Planning (DT&amp;CP)</li> <li>3. Reports and Plans (hard copies) of existing Master Plans and Zonal Development Plans/Town Planning Schemes.</li> <li>4. All Change of Land Use proposals approved by Government.</li> <li>5. Introduction letter to all concerned government departments/agencies for obtaining necessary information/data.</li> </ol>		

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		<p>6. Issue press notifications, advertisements and letters as required for undertaking surveys, field investigation and consultation.</p> <p>7. Participate in consultations with stakeholders.</p> <p>8. Satellite Imagery for the entire NUDA Region.</p>		
10.	<p>The timeline for milestones/deliverables: Schedule given for the entire assignment is of 12 Months which is not realistic. Based on our past experience of Master Plan projects across India and considering the project area and amount of surveys to be done, the duration of 12 months is insufficient. We suggest extending the time to 18 months. We propose following timeline for consideration.</p>	Tables in Clause 5.4 and 5.5	Clause-5.4 DELIVERABLES AND TIMELINE; Pg. No. 72 and Clause-5.5 PAYMENT SCHEDULE; Pg No. 74	Please read Completion / Submission Time (at the end of) (from date of award of contract) as given in Attachment 3.
11.	<p>Please confirm. “Documentary evidence, at least a copy of few page of agreement/ Letter of award from authority need to be enclosed”, as specified in 1(e) applicable for Clause 1 (a), 1(b), 1(c), &amp;1(d) also.</p>	contract	Clause-18, S.No. 1(a) to (f); Pg No. 25	Yes, Documentary evidence is needed for all criteria under Clause-18, S.No. 1(a) to (f); Pg No. 33 for Criteria, sub-criteria point system for evaluation of Technical Proposal.
12.	<p>If possible, please modify the Horizon year on the census year.</p>	<p>Horizon year of the plan 2037. Demographic projection</p>	Clause-5.2; Pg. No. 62 and Clause-5.3.2, Stage-2; Pg. No. 70	Read existing Clause as per RFP.

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		up to 2038		
13.	Request to consider draft submission letter/ acceptance letter from the client for eligibility also, since notification is a lengthy process and subject to many conditions.	Notified Draft Master Plans may also be considered.	Point-2; Page No. 29	Read existing Clause as per RFP.
14.	Please consider it as Point no 4 (c) – Experience – 10 % India – 5 % Regional - 5 %	a) General Qualifications (20%) Professional/Education Qualification -15% Years with the Firm - 5% b) Adequacy for the assignment (70%) Total Length of Experience -10% Professional Experience Specific to the assignment - 60% c)Experience (10%) India - 5% Outside India - 5%	Clause-18, S. No. 4; Pg. No. 28	Read existing Clause as per RFP.
15.	Is this GST or Service Tax, Please Confirm.	The price bid to be considered for evaluation shall exclude Service Tax, but shall include all the other taxes, if any.	Clause-2.5.8; Pg. No. 16	Please read the clause as: The price bid to be considered for evaluation shall exclude GST, but shall include all the other taxes, if any.
16.	Please consider reducing the Bid processing fee to Rs. 10,000 instead of Rs. 50,000/- since it's a non-refundable fee.	Note: Bid Processing Fees (Non-refundable) (Demand Draft may be drawn from any scheduled commercial bank in favour of Vice-Chairman, NUDA payable at 'Nellore'): Rs.50,000/- (Indian Rupees Fifty thousand only) paid	Clause-2.10, Data Sheet; Page No. 19	Read existing Clause as per RFP

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		through the Demand Draft (DD)		
17.	<p>Team Leader cum Urban and Regional Planner and Project Manager – cum – Planner has input of 12 person-months. We understand that both the experts need not be deployed to site for the entire project period. Please confirm.</p> <p>Transportation Planner: Please consider an expert with minimum 5 years of professional experience having Masters degree in Transportation Planning with graduation in Civil Engineering or Architecture from an accredited college or University. Please consider.</p> <p>Water Supply and Sewerage System Specialist: We understand that an expert having Masters degree in Civil Engineering / Environment Engineering is also equivalent to Public Health Engineering. Please consider.</p> <p>Urban Designer: Please consider an expert with minimum 5 years of professional experience having Masters degree in Urban Design from an</p>	<p>Existing Table for KEY PROFESSIONALS</p> <p>The minimum required credential / experience of proposed key staff.</p>	<p>Clause-2.10, Data Sheet; Page No. 22-24, KEY PROFESSIONALS</p> <p>The minimum required credential / experience of proposed key staff</p>	Read existing Clause as per RFP

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	<p>accredited College/ University. Please consider</p> <p>We feel the team doesn't need 2 experts: 6. Water Supply and Sewerage System Specialist and 7. Solid Waste Management Specialist. Instead 1 expert having Masters degree in Civil Engineering/ Environment Engineering having experience in assignments of planning/designing of integrated infrastructure (water supply, sewerage, solid waste management system and sanitation and drainage) of Metropolitan cities/urban will be sufficient for the assignment. Please consider</p> <p>Financial Analyst cum Resources Mobilization Expert: Please consider an expert with degree of C.A. Please consider.</p> <p>GIS Engineer : We request you to please consider an expert with minimum 5 years of professional experience having Masters/Post graduate diploma in Remote sensing or in GIS/ Planning from an accredited college /university. Please consider.</p>			

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18.	Please consider reducing the number of copies of deliverables to 5 for every stage as it has financial implications.		Clause-5.4 DELIVERABLES AND TIMELINE; Pg. No. 73&74	Read existing Clause as per RFP
19.	Since initial direct expenses are significantly high, which include all the procurement of satellite imagery and undertaking primary surveys. Hence we request you to provide Mobilisation Advance of 15%. Please consider.	Initial payment (Mobilisation Advance) after awarding the contract is 5% of the project cost.	Clause-5.5 PAYMENT SCHEDULE; Pg. No. 74	Read existing Clause as per RFP
20.	We are of the opinion that the EMD for Rs.10 lakh in the form of BG is quite high considering the nature of the assignment. It is requested to reduce the EMD to Rs.5 lakh.	Financial proposals have to be submitted together with Technical & Business proposals: Yes (QCBS Method), EMD of Rs.10,00,000/- in the form of Bank Guarantee which will be valid for 180 days beyond submission date has to be submitted along with financial proposals	Clause-2.10, Data Sheet, S.No.5; Pg. No. 19	Read existing Clause as per RFP
21.	Can you please confirm whether a subsidiary firm can showcase/use the parent company credentials for this assignments?	Consortium / JV Allowed – Yes; Maximum Consortium / JV Members Allowed – TWO (2) Association of one firm in two/multiple consortiums is Not allowed	Clause-2.10, Data Sheet, S.No.17 point (b); Pg. No. 21	Credentials of firms in consortium are only considered.
22.	Kindly relax this requirement as attestation from Indian embassy takes around 2 weeks. The documents legalized from Indian embassy may be accepted at the time of contract	As per the Form Tech 3, 4 and 5, the requirements states that: <input type="checkbox"/> For a Joint Bidding Agreement executed and issued overseas, the document shall be legalised by	Referring to Page 37, Page 39 and 41	Read existing Clause as per RFP

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	signing.	<p>the Indian Embassy and notarized in the jurisdiction where the Power of Attorney has been executed.</p> <p><input type="checkbox"/> For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed The Hague Legislation Convention, 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate</p>		
23.	<p>We assume NUDA will be providing 'Adangals' documents\data.</p> <p>Requesting NUDA to provide necessary permission/request/contact to obtain the same.</p>	<p>(i) Digitization of land use through adangals, satellite imagery and ground truth verification.</p> <p>(iii) Infrastructure and Utilities mapping, wherever available, from concerned Government Departments.</p> <p>(iv) Reconfirmation of village maps with survey Nos. bringing them to uniform scale i.e. 1:8000 for master plan, 1:4000 for Zonal Development Plans (methodology adopted)</p>	<p>Task – 2: BASE MAP PREPARATION (a) iv, Page 68,</p>	<p>NUDA will assist the consultants in obtaining the same.</p>

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24.	We request you to reduce the area from 450 Sq.km to 200 Sq.km	Experience in number of Master Plan/RegionalPlans/ Structural Plans for regions ofgeographical area of at least 450 sq.km.(Equivalent to the area of Project Area) anywherein India or abroad. <b>Experience in CorridorDevelopment Plans/ Concept RegionalPlan/Concept Development projects will notbe considered. Each Project carries 2Points(Maximum of 6 Points)</b>	Clause 18; Sl. No. 1(b); Page 26	Please read the clause as: Experience in number of Master Plan/RegionalPlans/ Structural Plans for regions ofgeographical area. If i) 200 Sq.km – 300 Sq.km – 2 Marks ii) 300 Sq.km- 400 Sq.km – 4 Marks iii) Above 400 Sq.km – 6 Marks  <b>(Maximum of 6 Points)</b>
25.	Please provide the Tender Notice number (Required for BG).	-		TenderNotice No.1/P.W/2018/NUDA