



**TAMILNADU INDUSTRIAL DEVELOPMENT CORPORATION LIMITED**  
**RFP for Selection of Consultant to Conduct Techno-Economic Feasibility Study for Setting up**  
**Tamil Nadu Knowledge City near Chennai, TN.**

NOTICE NO: TIDCO/TKC/TEFR/2023–24 Dated: 04.11.2023.

**List of Pre-Bid queries with TIDCO's Remarks**

S.No.	Page No / Section No	Tender Description	Query / Request for Clarification Raised	TIDCO's Remarks
1.	1.2 (i.) Page 27  (Also mentioned on Page 31)	Documents verifying the claim as per above including the appointment letter / work order / contract agreement and letter of successful work completion from the Client/CA certificate for proof of 100% payment made by client.	We request modifying this clause to exclude completion certificates/CA Certificate for projects taken in the last 10 years, as the duration of such projects can extend over many years due to their nature. In such cases, providing completion certificates may not be feasible due to ongoing projects and consultants' involvement in implementation planning until the building and completion of the entire project. Instead, a work order/contract with comprehensive details, including the scope of work, contract amount and other relevant particulars, can be presented as proof as mentioned.	Refer to Sl.No.10 and Sl. No 11 of Corrigendum I.
2.	2.1 (ii.) Page 28	Preparation of TEFR/DFR for similar projects like Knowledge City / Education City / Special Education Zones having a minimum extent of 100 acres with a minimum project cost of INR 250 Crores or more during the last ten (10) financial years ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.	We request modification of this clause to: Preparation of TEFR/DFR for similar projects like Knowledge City / Education City / Special Education Zones, <b>including university or education clusters integrated into industrial/smart city or Special Economic Zone (SEZ) projects</b> , with a minimum land extent of 100 acres and a project cost of INR 250	RFP condition prevails.



			<p>Crores or more during the last ten (10) financial years ending on 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.</p> <p><b>Reasoning for Modification:</b> The modification expands the clause to acknowledge the diverse ways in which education projects, such as universities or education clusters, may be integrated into broader development initiatives like new cities or SEZs. This modification ensures that the clause remains inclusive and adaptable to various government initiatives, fostering a comprehensive understanding of the consultancy assignments undertaken.</p>	
3.	Section 2 - 4.5 Page 11	Proposals must be submitted on or before 18.12.2023 at 3.00 P.M through <a href="https://tntenders.gov.in">https://tntenders.gov.in</a>	We request the Authority to kindly provide at least 4 weeks' time from the date of issue of clarifications/ corrigendum to the RFP. This would help us to prepare and submit a well informed and competitive bid.	Refer to Sl.No.12, 13 and 14 of Corrigendum I.
4.	Section 5 - 1.1 Page 25	Minimum Qualification Criteria for Evaluation  ii. The bidder shall not be blacklisted / debarred by any of the Central Government / State Governments of India / Multi-Lateral Funding Agencies.	We request the Authority to kindly amend the sub-clause as follows:  The bidder shall not be blacklisted / debarred by any of the Central Government / State Governments of India / Multi-Lateral Funding Agencies, <b>and no such bar subsists as on the bid due date.</b>	Refer to Sl.No.7 of Corrigendum I.
5.	Section 5 - 1.1 Page 25	Minimum Qualification Criteria for Evaluation  iii. a) The Bidder should have experience of at least one similar project (Preparation of	We request the Authority to consider experience of bidders in consortium or JV also.  Accordingly delete the condition – the bidder	RFP condition prevails.



		TEFR/DFR involving demand assessment, Concept Master Plan, Cost estimates, Project & financial structuring, business plan, financial modelling etc.) related to development and operations of infrastructure project in the nature of Knowledge City / Education City / Knowledge Park / Industrial Parks / Special Economic Zones / Special Education Zones / Technology Parks / Information Technology Parks / Integrated Townships, Smart Cities having a minimum extent of 750 acres with a minimum project cost (excluding land cost) of INR 500 Crores and above. The completed consultancy assignment may be in India or Overseas. For the International projects, relevant credentials and work details shall have to be produced.  <b>The bidder shall meet the above criteria as a sole firm.</b>	shall meet the above criteria as a sole firm.	
6.	Section 5 – 1.1 v) Page 26	Project Core Team	Request the Authority for relaxation on years of experience for the below key personnel:  Team Leader – 12 years Domain Expert – 7 years Urban Planner / Architect – 7 years Infrastructure Expert – 7 years Financial Expert – 7 years Market Analyst – 7 years	RFP condition prevails.
7.	Section 5 – 2.1 Page 28	Technical Evaluation Criteria  II Specific Experience of the Consulting Agency: Preparation of TEFR/DFR for similar projects like Knowledge City / Education City /	We request the Authority to relax the prescribed condition as follows:  Preparation of TEFR/DFR for similar projects like Knowledge City / Education City / Special	Refer to Sl.No.4 of Corrigendum I



		Special Education Zones having a minimum extent of <b>100 acres with a minimum project cost of INR 250 Crores</b> or more during the last ten (10) financial years ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.	Education Zones having a minimum extent of <b>50 acres with a minimum project cost of INR 100 Crores</b> or more during the last ten (10) financial years ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.	
8.	Additional data	<b>Site Location – FMB/Map</b>	We request the authority to kindly provide the location map of the proposed site, for better clarity & assessment.	Location map will be provided to successful bidder.
9.	Section 6 – 3. Page 32	<b>Site survey and investigation</b> a. Consultant shall carry out Topographic survey using total station equipment for the identified site. The survey should capture all the features available within the site. b. Consultant shall also carry out Geotechnical investigations comprising of boreholes and trail pits at important locations in the project site. The investigations shall be carried out as per relevant standards codes of practice.	We understand that this assignment is to conduct a techno economic feasibility study for the proposed TN Knowledge City, which does not require detailed infrastructure planning/ engineering design.  Considering the same, we request the Authority to remove this activity from the Terms of Reference, as undertaking a Topography survey and Geo Technical investigation is not required for this Feasibility report stage. This would not only save time/efforts but also costs involved.	Refer to Sl.No.9 of Corrigendum I
10.	Section 6 – 9. Page 32	<b>Infrastructure plan and design</b> a. The infrastructure plan should be developed in tandem with the master plan and based on the need assessment for the hub. The following components may form part of the infrastructure plan, which are indicative. The Consultant based on the market demand assessment may suggest additional/appropriate infrastructure facilities along with their demand and spatial requirements -----	We request the authority to restrict to only master plan and remove Infrastructure plan from the Terms of Reference, as there is no requirement of the infrastructure plan prior to determination of feasibility and project structuring.	Refer to Sl.No.5 of Corrigendum I
11.	Section 7k – 8. Page 55	The Consultants will be responsible for appropriate insurance coverage. In this regard,	We request the Authority to kindly restrict the coverage only to Professional Liability Insurance	RFP condition prevails.



		the Consultant shall maintain workers compensation, employment liability insurance for their staff on the assignment. The Consultants shall also maintain comprehensive general liability insurance, including contractual liability coverage.....	required for the performance of consultant under the Contract and include the following sub-clause: <i>The Consultant shall be liable to the Client for loss or damage caused through gross negligence or wilful intent. In case, the Consultant is liable owing to wilful intent or gross negligence, the contractual liability of the Consultant shall be limited to the amount of consultancy fee actually paid to Consultant under this Agreement</i>	
12.	Section 7k – 8. Page 55	The Consultants shall also indemnify and hold harmless the Client against any and all claims with respect to loss of profit, data or goodwill, or any other consequential, incidental, indirect, punitive or special damages in connection with claims, demands, and/or judgments of any nature brought against the Client arising out of gross negligence of the Consultants in the provision of services under this Agreement.....	We request the Authority to kindly amend the indemnity clause as follows:  To the fullest extent permitted by applicable law and professional regulations, the Client shall indemnify Consultant against all claims by third parties and resulting liabilities, losses, damages, costs and expenses (including reasonable external and internal legal costs) arising out of the third party’s use of or reliance on any Report disclosed to it by or through the Client or at Client’s request. The Client shall have no obligation hereunder to the extent that Consultant have specifically authorized, in writing, the third party’s reliance on the Report.	RFP condition prevails.
13.	Section 7k – 15. Page 56	The Consultant will not assign this Agreement or sub-contract or any portion of it without the Client’s prior written consent.	Request the Authority to allow sub-contracting part of the scope under the contract.	RFP condition prevails.
14.	Section 7k – 19. Page 57	TERMINATION: This Agreement may be terminated by either Party as per provisions set up below: I. By the Client: a) The Client may terminate this Agreement at least thirty (30) calendar days written notice of termination to	We request the Authority to kindly include the following sub-clause:  (e) The Consultant may terminate this Agreement, or any particular Services,	RFP condition prevails.



		the Consultant on of the following: i) If the consultant fails to deliver the said job within the stipulated time of 6 months. ii) In the event of non-performance/ or unsatisfactory performance delivered by the Consultant	immediately upon written notice to Client if Consultant reasonably determine that Consultant can no longer provide the Services in accordance with applicable law or professional obligations.	
15.	Section 7k – 24. Page 59	Confidentiality: Except with the prior written consent of the Client, the Consultant, and the Experts shall not at any time communicate to any person or entity any confidential information acquired in the course of the Services, nor shall the Consultant and the Experts make public the recommendations formulated in the course of, or as a result of, the services	Request client to include the following sub-clause:  Except as otherwise permitted by this Agreement, neither of the parties may disclose to third parties the contents of this Agreement or any information provided by or on behalf of the other that ought reasonably to be treated as confidential and/or proprietary. Parties may, however, disclose such confidential information to the extent that it: (a) is or becomes public other than through a breach of this Agreement, (b) is subsequently received by the receiving party from a third party who, to the receiving party’s knowledge, owes no obligation of confidentiality to the disclosing party with respect to that information, (c) was known to the receiving party at the time of disclosure or is thereafter created independently, (d) is disclosed as necessary to enforce the receiving party’s rights under this Agreement, or (e) must be disclosed under applicable law, legal process or professional regulations. These obligations shall be valid for a period of 1 year from the date of termination of this Agreement.	RFP condition prevails.
16.	Section 7k – 25. Page 59	Accounting, Inspection, and Auditing:	Request the Authority to kindly amend the clause as follows: Consultant shall keep accurate and systematic accounts and records in respect of the Services	RFP condition prevails.



			and in such form and detail as will clearly identify relevant time changes and costs. The Consultant shall permit, the Client <b>or its representatives</b> to inspect the <b>Consultant</b> and/or all accounts and records relating to the performance of the Agreement and the submission of the Proposal to provide the Services, and to have such accounts and records audited by auditors, <b>other than Consultant's compete Audit firms</b> , appointed by the Client if requested by the Client.	
17.	Section 7k	New clause	Request client to include the following clause: The Client shall not recover from the Consultant, in contract or tort, under statute or otherwise, any amount with respect to loss of profit, data or goodwill, or any other consequential, incidental, indirect, punitive or special damages in connection with claims arising out of this Agreement or otherwise relating to the Services, whether or not the likelihood of such loss or damage was contemplated. The Client shall not recover from the Consultant, in contract or tort, under statute or otherwise, aggregate damages in excess of the fees actually paid for the Services that directly caused the loss in connection with claims arising out of this Agreement or otherwise relating to the Services.	RFP condition prevails.
18.	39	Clause on proposal being unconditional	Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Proposal we hereby represent and confirm that our Proposal is unqualified and unconditional in all respects. Request to remove the word unconditional from	RFP condition prevails.



			this. Conditions could be mutually discussed and agreed if we win the bid.	
19.	46	7E: Format for providing experience of consultant for technical evaluation	Work order / contract agreement along with Completion Certificates / auditors certificate showing 100% fee received from client shall be submitted along with the reference. Request you to waive the requirement of completion certificates and allow ongoing engagements	Refer the response to S. No 1.
20.	55	8 a,b,c,	Requirements on different type of insurance Please note that we have Commercial General Insurance, Professional Indemnity insurance, Cyber insurance and crime insurance and these cover the scope of all assignments nationally in India. Please clarify if this would suffice	RFP condition prevails .
21.	55	9	The Consultants shall also indemnify and hold harmless the Client against any and all claims with respect to loss of profit, data or goodwill, or any other consequential, incidental, indirect, punitive or special damages in connection with claims, demands, and/or judgments of any nature brought against the Client arising out of gross negligence of the Consultants in the provision of services under this Agreement. Request to modify indemnification to be mutual. Consultant shall also be indemnified by the Client for any third-party claims and for claims arising due to any fraud, misrepresentation or omission of facts by the Client or its personnel.	RFP condition prevails.
22.	58	Delay in Services	22. DELAY IN THE SERVICES: In the event of delays in submission of the deliverables on Timeframe prescribed for the	RFP condition prevails.





			<p>proposed Deliverables, a penalty will be levied at the rate of (2%) of the Awarded Lump sum Fees per week or part thereof of delay, subject to a maximum of Ten Percent (10%) of the Awarded Lump sum Fees. Consultant should not be penalized for delays arising out of third parties or other vendors. Request to modify this as In the event of delays in submission of the deliverables on Timeframe prescribed <b>attributable only to the consultant for</b> the proposed Deliverables, a penalty will be levied at the rate of (2%) of the Awarded Lump sum Fees per <b>month</b> or part there-of of delay, subject to a maximum of Ten Percent (10%) of the Awarded Lump sum Fees.</p>	
23.	59	Conflict of interest, (d)	<p>The Consultant agrees that, during the term of this Agreement and after its termination, the Consultant and any entity affiliated with the Consultant, shall be disqualified from providing goods, works or non-consulting services resulting from or directly related to the Consultant's Services for the preparation or implementation of the Project.</p> <p>Request not to enforce this indefinitely and put a time period post the termination of agreement. For eg: The Consultant agrees that, during the term of this Agreement and <b>after its termination for a period of 3 months</b>, the Consultant and any</p>	RFP condition prevails.



			entity affiliated with the Consultant, shall be disqualified from providing goods, works or non-consulting services resulting from or directly related to the Consultant's Services for the preparation or implementation of the Project.	
24.	59	Clause 24: Confidentiality	<p>Except with the prior written consent of the Client, the Consultant, and the Experts shall not at any time communicate to any person or entity any confidential information acquired in the course of the Services, nor shall the Consultant and the Experts make public the recommendations formulated in the course of, or as a result of, the services.</p> <p>Please note that These obligations shall not apply when disclosure is required under law or mandated by a judicial orders or directions from Regulatory authorities.</p>	RFP condition prevails.
25.	25	Financial Eligibility	<p>Average Annual turnover of the Bidder should not be less than INR 500 Crores during the last three (3) financial years (2020-21, 2021-22, 2022-23). In case of global firms, the turnover has to be submitted after converting into INR.</p> <p>As this is very high and restrictive resulting in only a few firms getting in, request to modify this as</p> <p>Average Annual turnover of the Bidder should not be less than <b>INR 300 Crores</b> during the last three (3) financial years (2020-21, 2021-22, 2022-23). In case of global firms, the turnover has to be submitted after converting into INR.</p>	Refer to Sl.No.8 of Corrigendum I



26.	28	Specific Experience of the Consulting Agency:	<p>Preparation of TEFR/DFR for similar projects like Knowledge City / Education City / Special Education Zones having a minimum extent of 100 acres with a minimum project cost of INR 250 Crores or more during the last ten (10) financial years ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.</p> <p>As this is a new field and the intention is to assess specific experience and the fact that most projects will only be in an ongoing phase now.</p> <p>Request you to allow ongoing assignments in this regard with proof of work order.</p> <p>As knowledge city initiatives are concentrated, with more of an eco-system specific experience focus, request you to drop the <b>100-acre criteria</b> . Also many knowledge city initiatives decide on the area at a later stage after the TEFR. Hence, would not be right to focus on the area requirement here.</p>	Refer the response to S.No.7
27.	56	15. The Consultant will not assign this Agreement or sub-contract or any portion of it without the Client's prior written consent.	<p>15. The Consultant will not assign this Agreement or sub-contract or any portion of it without the Client's prior written consent.</p> <p>This is a complex assignment with strong infrastructure focus as well as strategy focus. Most strategy consulting firms would not have hard core civil engineering strengths as is asked in this. Similarly most infrastructure firms won't have the market / strategic focus that is being</p>	RFP condition prevails.



			<p>asked.</p> <p>Hence request you to permit sub-contracting for this bid for certain tasks like survey, engineering design, geo-technical investigation etc.</p> <p>Else you will end up getting only a limited set of vendors for the bid and the commercials will be inflated.</p>	
28.	General Question	Regarding Deployment	<p>Please clarify if during allocated work schedules of different resources, they would need to be stationed in TIDCO office in Chennai? Or do we have the flexibility to give an 'on-premise' vs 'off-premise' deployment schedule in our work plan ?</p>	<p>Working Off-Premises will be allowed subject to being available on-premises when requested.</p>
29.	28	Experience of the Consulting Agency:	<p>Preparation of TEF/DFR involving Demand assessment, Concept Master Plan, cost estimates, Project &amp; financial structuring, business plan, financial modelling etc.) related to development and operations of infrastructure projects in the nature of Industrial Parks / Special Economic Zones / Technology Parks / Information Technology Parks/ Integrated Townships, Smart Cities, having a minimum extent of 750 acres with a minimum project cost of INR 500 Crores or more during the last ten (10) financial years ended 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas</p> <p>a) 10 marks for fulfilling minimum qualification criteria given above (One Project).</p> <p>b) Additional projects – 5 marks for each project</p>	<p>Refer the response to S. No 1.</p>



			<p>(max up to 2 projects) beyond the one minimum qualification project.</p> <p>Most of the large-scale industrial park / smart city projects are long running projects with TEFR/DFR components extending to program management phase. Hence it will be difficult to get a completion certificate for these engagements.</p> <p><b>Request you to amend this as completed / projects with more than 50% payments received are eligible .</b></p> <p><b>You can demand an auditor's certificate as a proof for the same</b></p>	
30.	Section 5, MINIMUM QUALIFICATION CRITERIA FOR EVALUATION, page no. 25	iii. Similar work experience in last ten (10) years: a) The Bidder should have experience of at least one similar project (Preparation of TEFR/DFR involving demand assessment, Concept Master Plan, Cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure project in the nature of Knowledge City / Education City / Knowledge Park / Industrial Parks / Special Economic Zones / Special Education Zones / Technology Parks / Information Technology Parks / Integrated Townships, Smart Cities having a minimum extent of 750 acres with a minimum project cost (excluding land cost) of INR 500 Crores and above. The completed consultancy assignment may be in India or Overseas. For the International projects,	We request the client to consider last 15 years projects experience instead of last 10 years similar projects experience.	Refer to Sl.No.3 of Corrigendum I



		relevant credentials and work details shall have to be produced. The bidder shall meet the above criteria as a sole firm.		
31.	Section 5, MINIMUM QUALIFICATION CRITERIA FOR EVALUATION, page no. 25	iii. Similar work experience in last ten (10) years: a) The Bidder should have experience of at least one similar project (Preparation of TEFR/DFR involving demand assessment, Concept Master Plan, Cost estimates, Project & financial structuring, business plan, financial modelling etc.) related to development and operations of infrastructure project in the nature of Knowledge City / Education City / Knowledge Park / Industrial Parks / Special Economic Zones / Special Education Zones / Technology Parks / Information Technology Parks / Integrated Townships, Smart Cities having a minimum extent of 750 acres with a minimum project cost (excluding land cost) of INR 500 Crores and above. The completed consultancy assignment may be in India or Overseas. For the International projects, relevant credentials and work details shall have to be produced.	We request the client to consider an area of 500 acres with minimum project development cost of <b>INR 200 Crores</b> for required similar experience projects.	Refer to Sl.No.3 of Corrigendum I
32.	Section 5, v. Project Core Team, page no. 26	S.no 5 - Financial Expert: MBA Finance/CA/CFA with experience in preparing business plan, revenue model and financial structuring in industrial infrastructure development projects.	We presume that MBA in finance / Equivalent PG Degree in Finance (i.e., 2 Years Full Time Post Graduate Diploma in Finance which are offered by Deemed Universities) also considered for evaluation – please clarify.	Degrees offered by Deemed Universities will be considered.
33.	Section 5, v. Project Core Team, page no. 26	S.no 6 - Market Analyst: MBA with experience in conducting demand assessment, market surveys, growth potentials etc., for Knowledge Cities, Education City, Special Education	We presume that MBA / Equivalent PG Diploma in Management (i.e., 2 Years Post Graduate Diploma which are offered by Deemed Universities) also considered for evaluation –	Degrees offered by Deemed Universities will be considered.



		Zones, preferably undertaking need assessment of infrastructure.	please clarify.	
34.	Section 5, 2.1 Technical Evaluation Criteria, Evaluation Criteria, page no. 28	I - Experience of the Consulting Agency: Preparation of TEFR/DFR involving Demand assessment, Concept Master Plan, cost estimates, Project & financial structuring, business plan, financial modelling etc.) related to development and operations of infrastructure projects in the nature of Industrial Parks / Special Economic Zones / Technology Parks / Information Technology Parks/ Integrated Townships, Smart Cities, having a minimum extent of 750 acres with a minimum project cost of INR 500 Crores or more during the last ten (10) financial years ended 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.	We request the client to consider last 15 years projects instead of last 10 years and consider an area of 500 acres with minimum project development cost of INR 200 Crores for required similar experience projects.	Refer the responses to S. No 30 and S.No 31.
35.	Section 5, 2.1 Technical Evaluation Criteria, Evaluation Criteria, page no. 28	II - Specific Experience of the Consulting Agency: Preparation of TEFR/DFR for similar projects like Knowledge City / Education City / Special Education Zones having a minimum extent of <b>100 acres</b> with a minimum project cost of <b>INR 250 Crores</b> or more during the last <b>ten (10) financial years</b> ending 31.03.2023. The completed consultancy assignments may be projects either in India or Overseas.	We request the client to consider <b>last 15 years</b> projects instead of last 10 years and consider an area of <b>50 acres</b> with minimum project development cost of <b>INR 100 Crores</b> for required similar experience projects. We presume that Industrial Parks also will be consider in addition to Knowledge City / Education City / Special Education Zones etc.	Refer the responses to S.No 30, S.No 7 and S.No.2.
36.	7B. FORMAT FOR POWER OF ATTORNEY FOR AUTHORIZED SIGNATORY, Page no.40	7B. FORMAT FOR POWER OF ATTORNEY FOR AUTHORIZED SIGNATORY	We request the client to consider a Board resolution (BR) Copy also in place of Power of Attorney.	RFP condition prevails.



37.	Performance Security, page no.16	Performance Security: Performance Security equivalent to 3 (Three) percent of the total cost of Financial Proposal shall be furnished from a Nationalized/ Scheduled Bank, within 7 working days from the date of issue of LoA before signing of the contract, in the form of a Bank Guarantee in the format specified.	We request the client also consider <b>Demand Draft (DD) in addition to Bank Guarantee (BG)</b> w.r.t performance security amount.	RFP condition prevails.
38.	Valuation Methodology and Ranking, page no.14,	Combined score $S = ST \times TW + SF \times FW$ Where S is the combined score, and TW and FW are weights assigned to Technical and Financial Proposals that shall be 0.80 and 0.20 respectively.	To Encourage a greater number of firms participation, we request the client to give a relaxation on QCBS from 80:20 to 70:30.	RFP condition prevails.
39.	Section 3. Data Sheet, page no.20	Last date for submission of bid (online); 18.12.2023 at 03:00 PM	To prepare good competitive bids, we request the client give a timeframe of at-least 2 weeks for a bid submission since from the date of release of pre-bid clarifications.	Refer the responses to S. No 3.
40.	General	General	RFP silent on % of liability part. We request the client limit liability part upto maximum contract value of the proposed project.	Refer to Page 55 Clause 9 and Page.58, Clause 22 of the RFP
41.	General	General	We request the Client allow a Joint Venture / Consortium and consider projects experience of both firms w.r.t eligibility criteria and technical markings.	Refer the response to S. No 5.
42.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (I); Page 28	Experience of the Consulting Agency: Preparation of TEFR/DFR involving Demand assessment, Concept Master Plan, cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure projects in the nature of Industrial Parks /	Experience of the Consulting Agency: Preparation of TEFR/DFR/ <b>Project Report/Detailed Project Report</b> involving Demand assessment, Concept Master Plan, cost estimates, Project & financial structuring, business plan, financial modelling etc.,) related to development and operations of infrastructure	Refer the response to S.No.31





		Special Economic Zones / Technology Parks / Information Technology Parks/ Integrated Townships, Smart Cities, having a minimum extent of <b>750 acres</b> with a minimum project cost of INR 500 Crores or more during the last ten (10) financial years ended 31.03.2023.	projects in the nature of Industrial Parks / <b>Industrial Clusters</b> / Special Economic Zones / Technology Parks / Information Technology Parks/ Integrated Townships, Smart Cities, having a minimum extent of <b>300 acres</b> with a minimum project cost of INR 500 Crores or more during the last ten (10) financial years ended 31.03.2023. We request to kindly reduce the minimum area required as most of such similar parks are around 300 acres.	
43.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (II); Page 28	Specific Experience of the Consulting Agency: Preparation of TEFR/DFR for similar projects like Knowledge City / Education City / Special Education Zones having a minimum extent of 100 acres with a minimum project cost of INR 250 Crores or more during the last ten (10) financial years ending 31.03.2023.	Specific Experience of the Consulting Agency: Preparation of TEFR/DFR/ <b>Project Report/Detailed Project Report/ Business Plan</b> for similar projects like Knowledge City / Education City / Special Education Zones / <b>IT / ITeS Parks / Integrated Industrial Townships/ Smart Cities</b> having a minimum extent of 100 acres with a minimum project cost of INR 150 Crores or more during the last ten (10) financial years ending 31.03.2023. We request to kindly include these additional project categories as they share similar nature of intended development.	Refer the response to S.No.7
44.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (IV); Page 30	Team Leader (Domain expert in Knowledge City / Education City / Knowledge Park / Special Education Zones in India or overseas ) - 8 marks minimum 15 years of experience - 4 marks For every additional 2 years of experience - 2 marks will be given limited to a maximum of 4 marks.	Team Leader (Domain expert in Knowledge City / Education City / Knowledge Park / Special Education Zones / <b>IT / ITeS Parks / Integrated Industrial Townships / Smart Cities</b> in India or overseas) - 8 marks minimum <b>10 years</b> of experience - 4 marks For every additional 2 years of experience - 2 marks will be given limited to a maximum of 4 marks. We request for highlighted changes.	RFP condition prevails.



45.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (IV); Page 30	Domain Expert – 4 marks minimum 10 years of experience - 2 marks For every additional 2 years of experience - 1 mark will be given limited to a maximum of 2 marks.	Domain Expert ( <b>Domain expert in Knowledge City / Education City / Knowledge Park / Special Education Zones / IT / ITeS Parks / Integrated Industrial Townships / Smart Cities</b> ) – 4 marks minimum <b>8 years</b> of experience - 2 marks For every additional 2 years of experience - 1 mark will be given limited to a maximum of 2 marks. We request for highlighted changes.	RFP condition prevails.
46.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (IV); Page 30	Urban Planner / Architect – 4 marks minimum 10 years of experience - 2 marks For every additional 2 years of experience- 1 mark will be given limited to a maximum of 2 marks.	Urban Planner / Architect – 4 marks minimum <b>8 years</b> of experience - 2 marks For every additional 2 years of experience- 1 mark will be given limited to a maximum of 2 marks. We request for highlighted change.	RFP condition prevails.
47.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (IV); Page 30	Infrastructure Expert - 4 marks minimum 10 years of experience - 2 marks For every additional 2 years of experience -1 mark will be given limited to a maximum of 2 marks.	Infrastructure Expert - 4 marks minimum <b>7 years</b> of experience - 2 marks For every additional 2 years of experience -1 mark will be given limited to a maximum of 2 marks. We request for highlighted change.	RFP condition prevails.
48.	Section 5: Eligibility criteria & evaluation methodology; Point 2.1 (IV); Page 30	Note: Key personnel – be considered, only if they are full time employees of the company or experts contracted by the Bidder for this assignment, and they should involve fully in the assignment and be available for all meetings that are related to this assignment/project.	We understand that all the key personnel are required intermittently and not required to dedicate 100% of their time during the 24-week assignment. It would be ideal to define Man-Days requirements for each key experts as per the scope and support staff/additional resources would be proposed by bidder. Kindly clarify.	RFP condition prevails.
49.	Section 6: Terms of Reference; Point 4c; Page 33	Carry out a primary survey through a structured questionnaire to understand the requirements of the hub.	Carry out a primary survey through a structured questionnaire to understand the requirements of the hub <b>with maximum 10-12 users</b> .	As per the best practices, to the satisfaction of the client.



50.	Section 6: Terms of Reference; Point 4d; Page 33	Carry out one-to-one interactions with key international and national players in the education & knowledge sector and understand their requirements.	Carry out one-to-one interactions ( <b>one to two interactions</b> ) with key international and national players ( <b>Maximum 5 players</b> ) in the education & knowledge sector and understand their requirements <b>through virtual mode</b> .	As per the best practices, to the satisfaction of the client.
51.	Section 6: Terms of Reference; Point 5a & 5b; Page 33	Benchmarking similar project and with knowledge hubs	We understand this study intends to study <b>maximum of three (3)</b> such projects	As per the best practices, to the satisfaction of the client.
52.	Section 6: Terms of Reference; Point 8a; Page 34	Master Planning	We understand that two to three alternative layouts which are required to be prepared are at conceptual level. Only the final concept will be detailed out as per the scope mentioned in TOR. We also, understand that plot level detailed master planning is not required at this stage. Kindly clarify.	Yes, Plot level detailed master planning is not required.
53.	Section 6: Terms of Reference; Point 8b; Page 34	The master plan shall be guided by the applicable development guidelines of the Directorate of Town & Country Planning, Government of Tamil Nadu.	We understand that the Conceptual Master Plan should follow all applicable and prevalent DTCP guidelines and do not intend the consultant to handhold the client while seeking the approvals from relevant authorities.	Yes, obtaining actual plan approvals from relevant authorities is not required.
54.	Section 6: Terms of Reference; Point 9a; Page 35	Infrastructure plan and design	We understand that the term of reference requires concept level detailing for all external and internal infrastructure required for establishing TKC and should be to the level required for arriving at the broad cost estimates for trunk infrastructure development, seeking applicable approvals from relevant authorities only. Kindly clarify as the scope is for detailed designs and we understand that, TEFER will have Preliminary/Conceptual design only.	Yes, Scope is limited to Preliminary / Conceptual design only.
55.	Section 6: Terms of Reference; Point 9c; Page 36	The Consultant should also incorporate environmentally sustainable practices in the planning and design of infrastructure and	We understand that planning and designing of components shall comply with industry good practices and towards green standards and not	Yes, Specific EIA study from NABET accredited agencies is not required.



		common facilities to enable Knowledge city to meet the requirements of a green hub.	intended to undertake standalone EIA study, which need to be taken by client separately by appointing NABET accredited agencies.	
56.	Section 6: Terms of Reference; Point 9d; Page 36	The consultant shall address the compliance requirements of the statutory approvals which are applicable for design stage while preparing the report.	We understand that detailing for all external and internal infrastructure required for establishing TKC should be to the level required for seeking applicable approvals from relevant authorities only and not for undertaking item rate contracting.	Yes, the scope may be limited to seeking applicable approvals from relevant authorities.
57.	Section 6: Terms of Reference; Point 10; Page 36	Cost estimates	Cost estimation will be based on typical design/layout. Further, external infra will be limited to road, rail connectivity, water and power in consultation with line departments.	Yes. Refer to SI.No.6 of Corrigendum I
58.	Section 6: Terms of Reference; Point 10; Page 36	Cost estimates	We understand that the cost detailing should arrive at the realistic estimation duly supported by standard schedule of rates for the infrastructure components. However, we also understand that detailed item rate contract level of detailing is not expected at this stage. Kindly clarify.	Refer the response to SI.No.6 of Corrigendum I  Item rate contract level of detailing is not required.
59.	Section 6: Terms of Reference; Point 11; Page 37	Project Structuring	Is the project intended to be developed on PPP mode? As this will have different approach for project detailing. Kindly clarify.	The consultant should analyse different implementation models based on the viability and sensitive analysis as per the scope of the RFP.
60.	Section 6.1: Proposed deliverables; Page 37	Interim Report in 10 weeks	We request, kindly elaborate the expected content of this deliverable (Expected scope to be covered till this deliverable).	Interim report contents will be elaborated at inception report presentation stage.



61.	Section 6.1: Proposed deliverables; Page 37	<table border="1"> <thead> <tr> <th>Deliverables</th> <th>Delivery Time</th> <th>Payment %</th> </tr> </thead> <tbody> <tr> <td>Inception Report</td> <td>T+2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>Interim Report</td> <td>T+10 weeks</td> <td>20% on submission</td> </tr> <tr> <td>Draft Final Report</td> <td>T+20 weeks</td> <td>35% on submission</td> </tr> <tr> <td>Final Report</td> <td>T+24 weeks</td> <td>35% on submission</td> </tr> </tbody> </table>	Deliverables	Delivery Time	Payment %	Inception Report	T+2 weeks	10% on submission	Interim Report	T+10 weeks	20% on submission	Draft Final Report	T+20 weeks	35% on submission	Final Report	T+24 weeks	35% on submission	<p>We request for following changes in the payment term to have better project cash flow.</p> <table border="1"> <thead> <tr> <th>Deliverables</th> <th>Delivery Time</th> <th>Payment %</th> </tr> </thead> <tbody> <tr> <td>Inception Report</td> <td>T+2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>Interim Report</td> <td>T+10 weeks</td> <td>20% on submission</td> </tr> <tr> <td>Draft Final Report</td> <td>T+20 weeks</td> <td>50% on submission</td> </tr> <tr> <td>Final Report</td> <td>T+24 weeks</td> <td>20% on submission*</td> </tr> </tbody> </table> <p>*With clause that, if not approved within 15 days from the date of submission of draft final the deliverable will be deemed approved.</p>	Deliverables	Delivery Time	Payment %	Inception Report	T+2 weeks	10% on submission	Interim Report	T+10 weeks	20% on submission	Draft Final Report	T+20 weeks	50% on submission	Final Report	T+24 weeks	20% on submission*	RFP condition prevails.
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62.	Section 6: Terms of Reference; Point 3; Page 32	Site surveys and investigations	We request to specify the number of boreholes and trail pit to be taken up for geotechnical investigation.	Refer the response to Sl.No.9																														