



TAMILNADU INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

RFP for selection of consultant to prepare a master plan for establishing TN TECH City in Chennai, Tamil Nadu.

NOTICE NO: TIDCO/ TNTECH/24-25/01 Dated: 07.08.2024.

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.	Section 5, Clause 1.1, Page 22.	The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.	We humbly request the Authority to revise the criteria as below: The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan / Development Plan / Detailed Feasibility Report with master plan related to the development of Integrated Townships / Special Economic Zones / Special Investment Regions / Industrial Parks / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 100 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last ten (10) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.	Refer to Sl.No.1 of Corrigendum I.
2.	Section 5, Clause 1.2,	Documents verifying the project experience claim including the appointment letter / work order /	We request the Authority to kindly also accept CA certificate as proof of completion	RFP Condition Prevails.



	Page 22.	contract agreement and letter of successful work completion from the client.	and proof of 100% payment received, for projects where Completion Certificates may be unavailable																																									
3.	Section 6, Clause 8, Page 29.	<table border="1"> <thead> <tr> <th>S.No</th> <th>Deliverable</th> <th>Timeframe</th> <th>% Payment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T + 2</td> <td>10%</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T + 6</td> <td>20%</td> </tr> <tr> <td>3</td> <td>Draft Report</td> <td>T + 12</td> <td>35%</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T + 16</td> <td>35%</td> </tr> </tbody> </table>	S.No	Deliverable	Timeframe	% Payment	1	Inception Report	T + 2	10%	2	Interim Report	T + 6	20%	3	Draft Report	T + 12	35%	4	Final Report	T + 16	35%	<p>We request the Authority to kindly revise the clause as below:</p> <table border="1"> <thead> <tr> <th>S.No</th> <th>Deliverable</th> <th>Timeframe</th> <th>% Payment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T + 3</td> <td>10%</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T + 7</td> <td>20%</td> </tr> <tr> <td>3</td> <td>Draft Report</td> <td>T + 13</td> <td>35%</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T + 17</td> <td>35%</td> </tr> </tbody> </table>	S.No	Deliverable	Timeframe	% Payment	1	Inception Report	T + 3	10%	2	Interim Report	T + 7	20%	3	Draft Report	T + 13	35%	4	Final Report	T + 17	35%	Refer to SI.No.3 of Corrigendum I.
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4.	Section 5, Clause 2.1, Page 24		<p>Since the project requires assessing the market and in turn the feasibility of certain components such as the envisaged Data Centre, Convention Centre, etc. we request the Authority to add an additional Team Member as suggested below:</p> <p>Real Estate cum Financial Expert</p> <p>Minimum 8 years of experience - 3 marks o For every additional 1 year of experience - 1 marks will be given limited to a maximum of 2 marks.</p> <p>Real Estate cum Financial Expert should be a Postgraduate in Management / Finance / specialization in Real Estate / Planning with specific experience in preparation of Feasibility Studies, detailed Master Plan,</p>	RFP Condition Prevails.																																								



			Conceptual design, Engineering design, Infrastructure plan, etc. for Industrial Parks / Special Investment Regions / Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects. He / She should have been Team Leader for at least one similar assignment during the last ten years and should be a permanent employee of the firm.	
5.	Section 5, Clause 2.1, Page 24	Approach & Methodology a) Presentation of technical approach and methodology: (25 marks) b) Work plan schedule (5 marks) Total – 30 marks	We request for the below revision in scoring: Approach & Methodology a) Presentation of technical approach and methodology: (20 marks) b) Work plan schedule (5 marks) Total – 25 marks	RFP Condition Prevails.
6.	Section 7B, Page 32 On Power of Attorney		We request the Authority to kindly accept Board Resolution in lieu of PoA.	RFP Condition Prevails.
7.	Section 5, Clause 1.1, Page 22.	The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores . The bidder shall meet this criteria	Request you to kindly amend the clause as follows: iii. The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City	Refer to SI.No.1 of Corrigendum I.



		as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.	consisting of commercial, residential, hospitality and retail space having a minimum extent of 100 acres with a minimum project cost (excluding land cost) of INR 100 Crores. The bidder shall meet these criteria as a sole firm and the consultancy assignment should have been completed within the last fifteen (15) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India and abroad.	
8.	Section 5, Clause 1.1 iv, Page 22.	Financial Eligibility: The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24). The proposals satisfying the above minimum eligibility criteria will only be considered for further evaluation.	Request you to kindly reduce the annual turnover from Rs. 500 Crore to Rs. 150 Crore for the last three financial years.	RFP Condition Prevails.
9.	Section 5, Clause 2.1, Page 23.	Experience of the Consulting Agency: Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores.	Request you to kindly amend the clause as follows: Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 100 acres with a minimum project cost (excluding land cost) of INR 100 Crores.	RFP Condition Prevails.
10.	Page: 22, 1. Minimum Qualification criteria for	The bidder shall meet this criteria as a sole firm	Considering the scope of work, we request you to allow JV/ Consortium	Refer to Sl.No.1 and Sl.No.4 of Corrigendum I.



	Evaluation			
11.	Page: 11, 5. Submission Receipt and opening of proposals	70% weightage to Technical Proposal and 30% weightage to Financial Proposal	As the project considered to be TN Prestigious study. We request you to consider QCBS method with 80:20 ratio .	RFP Condition Prevails.
12.	Page: 22, 1. Minimum Qualification criteria for Evaluation	Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores	We request you to consider international project experience of group Companies, We also request you to kindly add experience of Master plan / development plan for Industrial parks / nodes etc.	RFP Condition Prevails.
13.	Page: 22, 1. Minimum Qualification criteria for Evaluation	The consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024.	We request you to consider eligible assignment that was completed in last 15 years .	Refer to Sl.No.1 of Corrigendum I.
14.	Page 9: Technical proposal	50% of the project team composition should be permanent employees of the sole firm.	We request you to kindly relax this criterion and consider that all employees in contractual role also.	RFP Condition Prevails.
15.	Page 19: DATA SHEET	Last date for submission of bids 25.09.2024 at 3:00 PM	Request to give at least 2 weeks after the release of pre-bid clarifications.	RFP Condition Prevails.
16.	Page 22: MINIMUM QUALIFICATION CRITERIA FOR EVALUATION	The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24).	We request you to consider the average annual turnover in the last 3 financial years to not be less than Rs. 100 Crores	RFP Condition Prevails.



17.	Page 24: Project Team > Domain Expert Page 24: Project Team > Urban Planner / Architect Page 24: Project Team > Infrastructure Expert	with specific experience in preparation of detailed Master plan, Engineering design, Infrastructure plan, etc for Modern Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects.	We request to modify as following: With specific experience in preparation of detailed Master plan, Engineering design, Infrastructure plan, etc for Modern Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects / Industrial parks / Industrial nodes and similar projects	RFP Condition Prevails.
18.	Page 26: SECTION 6 TERMS OF REFERENCE	1. Collection and review of available data on award of work, consultant shall collect the available data with TIDCO and from other sources relevant to the project. The consultant should review in detail the previous market study and phase wise plan proposed as part of the study and shall also identify the additional data and collect the same from the concerned authorities.	The TOR does not have mention about the any new market assessment and stakeholder consultations. Kindly confirm.	Refer to SI.No.5 of Corrigendum I.
19.	General	GCC and SCC Missing in the RFP	Requested to kindly mention GCC and SCC in the RFP	Refer Section 2, Section 3, Section 5 and Section 7K of the RFP.
20.	Page 48: Cl. 19.1.(a) (i), Termination by the Client.	If the consultant fails to deliver the said job within the stipulated time of 6 months.	Since the duration of the project has not been given in the RFP, we believe that the 6 months period as mentioned in this clause shall be the project duration. Please clarify.	Refer to SI.No.9 of Corrigendum I
21.	Page 34: Cl. 1.1.i., Minimum Qualification	1.1.i: The sole bidder should be a registered legal entity recognized under the legal statute of India including any Company, Partnership firms / LLP operating for	It is requested to kindly clarify whether the JV/Consortium is allowed or not for this project.	Refer to SI.No.1 and SI.No.4 of Corrigendum I.



	Criteria for Evaluation, Pg. 22 of 51 read with 7C, Sl. No. ii), Format for Submission of Information About the Consultant	minimum ten (10) years as on March 31, 2024. 7C, Sl. No. ii): Bidding Status: {Sole Firm / Lead Member / Member of Consortium}		
22.	Page 32: Notes to 7B,F Format for Power of Attorney for Authorized Signatory.	For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention 1961 are not required to be legalized by the Indian Embassy if it carries a conforming Apostille certificate.	Since the RFP is silent on eligibility of consultants from foreign countries to bid for this project, considering the given note we believe that the foreign consultants are also eligible to bid for this project. Please Confirm.	Refer Page# 22 Section 5-1.1-ii and Section 5-1.1-iii of the RFP.
23.	Cl. 7, Draft Contract, Pg. 45 of 51 read with above Query No.2 [19.1.(a)(i), Termination by the Client, Pg. 48 of 51] regarding contract duration.	As per Draft contract the duration of the project seems to be for 16 weeks (i.e. 4 months) whereas under termination clause 19.1.(a)(i) it seems to be for 6 months.	If our understanding on project duration as mentioned in the above query no.2 is correct, then the project duration as reflected in the form of contract may differ. Requested to please clarify the same and provide exact project duration.	Refer to Sl.No.3 and Sl.No.9 of Corrigendum I.
24.	Page 46: Cl. 9, Draft Contract.	The Consultants shall also indemnify and hold harmless the Client against all claims with respect to loss of profit, data or goodwill, or any other	It is requested to kindly remove the indemnity provisions pertaining to any consequential, incidental, indirect, punitive or special	Refer to Sl.No.10 of Corrigendum I.



		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 Contract. The liability of the Consultants under any circumstance shall not exceed time of the Contract Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Contract.	damages in connection with claims, demands from the given clause in line with the other standard RFPs for similar projects. Further it is requested to fix the liability of the consultants under any circumstance maximum up to 1 time of the contract value.	
25.	Draft Contract – Clause 9 (Pg. No. 46)	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 Contract. The liability of the Consultants under any circumstance shall not exceed _____time of the Contract Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Contract.	Kindly exclude the indirect and consequential damages from Consultant's liability and cap the liability to one time of the contract value. Amend the clause as under: <i>“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 Contract. The liability of the Consultants under any circumstance shall not exceed one time of the Contract Value or fee paid to the Consultant,</i>	Refer to SI.No.10 of Corrigendum I.



			<p><i>whichever, is lesser. In any case the Consultant shall not be liable for any indirect and consequential loss or damage. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Contract."</i></p>	
26.	Draft Contract – Clause 19-II(a) (Pg. No. 48)	If the Client fails to pay any money due to the Consultant pursuant to this Contract and is not subject to the dispute within forty-five (45) calendar days after receiving written notice from the Consultant that such payment is overdue.	<p>Kindly reduce the time period of credit of payment and amend the clause as under:</p> <p><i>"If the Client fails to pay any money due to the Consultant pursuant to this Contract and is not subject to the dispute within thirty (30) calendar days after receiving written notice from the Consultant that such payment is overdue."</i></p>	RFP Condition Prevails.
27.	Format 7C – S.No. (iii) Page No. 34	Bidding Status: Sole Firm / Lead Member / Member of Consortium	Since Bidding Status mentions Sole Firm/ Lead Member/ Member of Consortium , as per our understanding consortium is allowed for participation in the bidding process. It is requested that the authority may clarify on participation of consortium.	Refer to S1.No.1 and S1.No.4 of Corrigendum I.
28.	Section – 5, Clause 1.1 (4): Financial Eligibility Page No. 22	The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24)	The authority is requested to consider average annual turnover requirement during the financial years 2020-21, 2021-22, 2022-23 since financial statements for 2023-24 are in preparation and not yet finalized. This is the	Refer to S1.No.6 of Corrigendum I.



			trend in all major consulting firms and hence may be considered.	
29.	Minimum Qualification Criteria: S.No. (iii) and Technical Evaluation Criteria: S.No. 2.1 (I) Page No. 22 & 23	<p>Experience in preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024.</p> <p>Supporting Documents: Appointment Letter/ Work Order / Contract Agreement and letter of successful work completion from the client</p>	<p>It is highlighted that multiple consultancy studies/ engagements/ assignments may be executed within the last ten (10) years or may still currently be ongoing, having involved similar elements as asked in the scope of work. It is requested that the authority may consider assignments with scope of work currently <u>'ongoing'</u> and increasing the duration of completion of the assignments to <u>'within the last ten (10) years'</u>.</p> <ul style="list-style-type: none">• The bidder shall be allowed to meet the experience criteria either as a sole firm or as member of the consortium. This request may be considered by the authority.• It is requested that detailed master planning related to Industrial Corridors and Tourism Sites may also be considered in Minimum qualification criteria.• It is requested that the authority may consider allowing self-certification from authorized signatory as a proof of compliance to this clause/ condition, in case of showcasing completed assignments. The certificate may include details including name of project, name of client, duration (Start/end date) and contract value, brief description of scope of assignment etc. <p>The revised clause may be read as:</p>	Refer to Sl.No.1 of Corrigendum I.



			<p>Experience in preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones /Tourism Sites/ Industrial Corridors/ Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria either as a sole firm or as member of the consortium and the consultancy assignment should have been completed within the last ten (10) financial years ending 31.03.2024 or still be an ongoing assignment.</p> <p>Supporting Documents: Appointment Letter/ Work Order/ Contract Agreement and letter of successful work completion from the client/Self-certification from Authorized Signatory (Completed Assignments only)</p>	
30.	<p>Technical Evaluation Criteria: S.No. 2.1 (I) Page No. 23</p>	<p>Experience of the Consulting Agency: Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores.</p>	<p>It is requested that detailed master planning related to Industrial Corridors and Tourism Sites may also be considered in technical criteria.</p> <p>The revised clause may be read as:</p> <p>Experience of the Consulting Agency: Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Tourism Sites/ Industrial Corridors / Technology Parks /</p>	<p>Refer to Sl.No.1 of Corrigendum I.</p>



			Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores.	
31.	Technical Evaluation Criteria: S.No. 2.1 (III) Page No. 23	<p>Qualification of Key Personnels:</p> <p>Team Leader</p> <ul style="list-style-type: none"> • Minimum 15 years of experience - 6 marks • For every additional 2 years of experience – 2 marks will be given limited to a maximum of 4 marks <p>Team Leader should be a Post-Graduate in Engineering / Management / Planning with specific experience in preparation of detailed Master Plan, Conceptual design, Engineering design, Infrastructure plan, etc. for Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects. He / She should have been Team Leader for at least one similar assignment during the last ten years and should be a permanent employee of the firm.</p>	<p>It is requested from the authority that minimum years of experience may be limited to ten (10) years.</p> <p>The revised clause may be read as:</p> <p>Team Leader</p> <ul style="list-style-type: none"> • Minimum 10 years of experience - 6 marks • For every additional 2 years of experience – 2 marks will be given limited to a maximum of 4 marks 	RFP Condition Prevails.
32.	Technical Evaluation Criteria: S.No. (III) Page No. 24	<p>A. Domain Expert</p> <ul style="list-style-type: none"> • Minimum 12 years of experience - 6 marks • For every additional 2 years of experience - 1 mark will be given limited to a maximum of 2 marks <p>Domain Expert should be a graduate in Engineering / Management / Planning with specific experience in preparation of detailed Master plan, Engineering</p>	<ul style="list-style-type: none"> • It is requested from the authority that minimum years of experience may be limited to seven (7) years for all three experts (Domain Expert, Urban Planner/Architect, Infrastructure Expert) • It is requested from the authority that ‘Graduate Degree’ may be allowed for consideration for Urban Planner/Architect. 	RFP Condition Prevails.



	<p>design, Infrastructure plan, etc for Modern Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects.</p> <p>B. Urban Planner / Architect</p> <ul style="list-style-type: none">• Minimum 10 years of experience - 4 marks• For every additional 2 years of experience - 1 mark will be given limited to a maximum of 2 marks <p>Urban Planner / Architect should be a Postgraduate in Civil Engineering / Urban Planning / Architecture with experience in planning, designing, costing, master plans / schemes and finalization of specification & functional requirement for Modern Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects.</p> <p>C. Infrastructure Expert</p> <ul style="list-style-type: none">• Minimum 10 years of experience - 4 marks• For every additional 2 years of experience- 1 mark will be given limited to a maximum of 2 marks <p>Infrastructure Expert should be a graduate in Civil Engineering / Infrastructure planning with experience in Modern Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects.</p>	<p>Experience Requirement:</p> <p>A. Domain Expert:</p> <ul style="list-style-type: none">• <u>Minimum 7 years of experience</u> - 6 marks• For every additional 2 years of experience - 1 mark will be given limited to a maximum of 2 marks <p>B. Urban Planner / Architect:</p> <ul style="list-style-type: none">• <u>Minimum 7 years of experience</u> - 4 marks• For every additional 2 years of experience - 1 mark will be given limited to a maximum of 2 marks <p>Urban Planner / Architect should be a <u>Graduate</u> or a Postgraduate in Civil Engineering / Urban Planning / Architecture with experience in planning, designing, costing, master plans / schemes and finalization of specification & functional requirement for Modern Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City projects.</p> <p>C. Infrastructure Expert</p> <ul style="list-style-type: none">• <u>Minimum 7 years of experience</u> - 4 marks	
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33.	Technical Evaluation Criteria: S.No. (III) Page No. 24	<p>NOTE: S.No. (2)</p> <p>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.</p>	As per our understanding, the key personnels that shall be proposed for the engagement can be experts contracted by the firm for the assignment and may not necessarily be full time employees of the firm. It is requested from the authority to kindly clarify the same.	Refer Page# 9 Section 2-3.5 of the RFP																																								
34.	Section – 6: TOR Clause 8 – Proposed Timelines Page No. 29	<p>Proposed deliverables and timeframe for the study are provided in the following table:</p> <table border="1"> <thead> <tr> <th>S.No</th> <th>Deliverables</th> <th>Delivery Time (T = Date of signing of contract)</th> <th>Payment as percentage of Awarded Lumpsum Fees</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T+ 2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T+ 6 weeks</td> <td>20% on submission</td> </tr> <tr> <td>3</td> <td>Draft Final Report</td> <td>T+ 12 weeks</td> <td>35% on submission</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T+ 16 weeks</td> <td>35% on submission</td> </tr> </tbody> </table>	S.No	Deliverables	Delivery Time (T = Date of signing of contract)	Payment as percentage of Awarded Lumpsum Fees	1	Inception Report	T+ 2 weeks	10% on submission	2	Interim Report	T+ 6 weeks	20% on submission	3	Draft Final Report	T+ 12 weeks	35% on submission	4	Final Report	T+ 16 weeks	35% on submission	<p>It is requested from the authority to consider revising the payment terms and timelines of the engagement. The following table showcases revised payment terms for consideration:</p> <table border="1"> <thead> <tr> <th>S.No</th> <th>Deliverables</th> <th>Delivery Time (T = Date of signing of contract)</th> <th>Payment as percentage of Awarded Lumpsum Fees</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T+ 2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T+ 6 weeks</td> <td>35% on submission</td> </tr> <tr> <td>3</td> <td>Draft Final Report</td> <td>T+ 14 weeks</td> <td>35% on submission</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T+ 18 weeks</td> <td>20% on submission</td> </tr> </tbody> </table>	S.No	Deliverables	Delivery Time (T = Date of signing of contract)	Payment as percentage of Awarded Lumpsum Fees	1	Inception Report	T+ 2 weeks	10% on submission	2	Interim Report	T+ 6 weeks	35% on submission	3	Draft Final Report	T+ 14 weeks	35% on submission	4	Final Report	T+ 18 weeks	20% on submission	Refer to Sl.No.3 of Corrigendum I.
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4	Final Report	T+ 18 weeks	20% on submission																																									
35.	Section 3, Clause 3.1.3, page 19	Pre-Bid meeting- 3:00 PM on 23.08.2024 at the office of TIDCO, Chennai, 600008/ Virtual Bidders who wish to attend the pre bid meeting online are requested to send an email for the meeting link	We request you to kindly send the link for the pre-bid meeting to attend online.	The pre-bid meeting link was sent.																																								
36.	Section 4, Clause 1.3, Page 21	An extent of 150 acres of land has been identified in Madhavaram taluk, Chennai for developing TN TECH city.	We request you to please share some details about the site like the google location to understand the geographical features of the site and surrounding area.	Refer to Sl.No.7 of Corrigendum I.																																								



37.	Section 5, Clause 1.1, Point (iii), Page 22	The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.	We request you to clarify whether substantial completion certificates to the tune of 90% completion will be considered for evaluation.	RFP Condition Prevails.
38.	Section 6, Clause 1, Page 26	The consultant should review in detail the previous market study and phase wise plan proposed as part of the study and shall also identify the additional data and collect the same from the concerned authorities.	We understand that the consultant is not required to conduct any market study and the product mix of the proposed development will be provided by the client based on the existing market study. Kindly confirm.	Refer to Sl.No.5 of Corrigendum I.
39.	SECTION 4 BACKGROUND TO THE RFP Sl.No.1.3., Pg.21	An extent of 150 acres of land has been identified in Madhavaram Taluk, Chennai for developing TN TECH city.	Please share a detailed Layout Plan showing 150 acres of land outlining the boundaries of the proposed site for TN TECH City along with Geo-reference details.	Refer to Sl.No.7 of Corrigendum I
40.	SECTION 5 ELIGIBILITY CRITERIA AND EVALUATIO	Consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024.	We kindly request to consider the required experience for eligibility criteria for 7 years as against 5 years, as this is a special kind of project dealt in India.	Refer to Sl.No.1 of Corrigendum I.



	N METHODOL OGY Sl.N.1, 1.1(iii), Pg.22			
41.	SECTION 6 TERMS OF REFERENCE Sl.No.2, Pg.26	Site analysis: The consultant shall develop profile of site including physical area, location, approach, connectivity and demographic & socio-economic profile of surrounding areas. The surrounding area shall be as per statutory requirements if any or within a radius of 5 km (“Surrounding Area”) from the said location.	We understand that we shall have to conduct traffic survey for identifying the details as mentioned in the RFP within a radius of 5 Km and whereas Topographic survey is not to be conducted for 5 Km.	Refer to Sl.No.8 of Corrigendum I.
42.	SECTION 6 TERMS OF REFERENCE Sl.No.2, Pg.26	Site survey and investigation: 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 take prior approval of TIDCO before commencement of the surveys	Total extent of area to be surveyed whether for the entire area of 150 acres has to be surveyed for Topographic survey. This may please be clarified.	Refer to Sl.No.8 of Corrigendum I.
43.	7K DRAFT CONTRACT Pg.48	19. Termination I. By the Client If the consultant fails to deliver the said job within the stipulated time of 6 months.	Kindly clarify whether the project duration is T+16 weeks or 6 months.	Refer to Sl.No.9 of Corrigendum I.
44.	SECTION 5, Eligibility Criteria and Evaluation Methodology	iii. The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres	Kindly consider Infrastructure Projects - Government Institutes Etc. with a cost of 250 Cr. without conditioned with the area in last 10 Years.	Refer to Sl.No.1 of Corrigendum I.



		with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.		
45.	SECTION 5 Eligibility Criteria and Evaluation Methodology	iv. Financial Eligibility: The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24). The proposals satisfying the above minimum eligibility criteria will only be considered for further evaluation.	Kindly consider the average annual turnover of 10 Cr. during the last three (3) financial years (i.e., 2020-21, 2021-22, 2022-23), as the required turnover very high.	RFP Condition Prevails.
46.	7C. Format for Submission of Information About The Consultant	iii Bidding Status {Sole Firm / Lead Member / Member of Consortium}	Kindly clarify the JV/ Consortium status-conditions.	Refer to Sl.No.1 and Sl.No.4 of Corrigendum I.
47.	Pg 9, Section 2, Technical Proposal		Since the assignment includes allied services to master planning, we request that a Joint Venture with another Firm/Company be allowed. Please confirm regarding the same.	Refer to Sl.No.1 and Sl.No.4 of Corrigendum I.
48.	Pg 22, Section 5, 1. Minimum Qualification Criteria for Evaluation		We request that the minimum qualification criteria under financial eligibility be relaxed to average annual turnover of 80Cr during last 3 financial years.	RFP Condition Prevails.
49.	Pg 22, Section 5, 1. Minimum Qualification		Please relax the minimum qualification criteria of Consulting Agency for the following points:	Refer to Sl.No.1 of Corrigendum I.



	Criteria for Evaluation		Relax the minimum similar completed project criteria from 5 years to 10 years. Minimum project area changed from 250 Acres to 100 Acres.	
50.	Pg 23, Section 5, 2. Selection Process		We kindly request to include Graduate in Architecture under the requirements of the Domain Expert.	RFP Condition Prevails.
51.	Pg 24, Section 5, 2. Selection Process		Please confirm that there is no mandatory field presence required for the Key experts of the team. We assure that we shall leverage the necessary technology tools through Teams or other channels to ensure a smooth workflow.	Field / On-site presence of key experts is required whenever specifically demanded by Client.
52.	Pg 26, Section 6, 1. Collection and review of available data		We understand that, on the award of work, all the available data including previous market study and phase wise plan proposed shall be shared by the clients and no additional market studies are to be conducted by the consultants as part of the current ToR. Please confirm the same.	Refer to Sl.No.5 of Corrigendum I.
53.	Pg 26, Section 6, 2. Site Analysis		Please confirm that an Environmental Impact Assessment, Social Impact Assessment or a Traffic Impact Assessment is not a part of this assignment.	Refer SECTION 6 in general and specifically Section 6.5.i, section 6.2.d, and Section 6.5.a.ii. of the RFP.



54.	Pg 27, Section 6, 5. Detailed Master Plan		Please confirm that the master plan drawings that need to be provided by the consultants are conceptual in nature and do not involve preparation of tender level drawing details or include any of other drawings for statutory or regulatory approvals.	RFP Condition Prevails.
55.	Pg 28, Section 6, 6. Infrastructure Plan and design		Please confirm that the infrastructure plan that need to be provided by the consultants are conceptual in nature and doesn't include any engineering drawings.	Refer page #29, Section 6.vi.e of the RFP.
56.	Pg 29, Section 6, 8. Proposed Deliverables, Timeframe & Payment		Please clarify the requirements of the interim report. We understand this will be a report compiling data analysis related to the scope.	Typical work-in progress update of all work items. specific requirements if any will be aligned during inception stage.
57.	Pg 29, Section 6, 8. Proposed Deliverables, Timeframe & Payment Terms		We kindly request a revision in the Payment Milestone, as follows: Inception Report - 10% on submission Interim Report - 20% on submission Draft Final Report - 35% on submission Final report - 25% on submission Final report - 10% on approval	RFP Condition Prevails.
58.	Others		We kindly request that the Standard Contract document be shared for our review.	Refer Section 7K of the RFP.
59.	Pg No 19. Section 3.1.3	Last date of submission of bids 25.09.2024	Last date of submission of bids 05.10.2024	RFP Condition Prevails.



				Similar to query# 15 query# 59 query# 76 query# 95 RFP Conditions Prevail
60.	Pg No. 22 Section 5, Point No IV.	The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24).	The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24). For FY 2023-24, provisional turnover certificate shall be considered.	Refer to Sl.No.6 of Corrigendum I.
61.	Pg No. 22 Section 5, Point No 1.2	Copy of audited annual financial statements including Balance Sheets and Profit & Loss Account statements of the firm for the last three (3) financial years.	For FY 2023-24, provisional Profit and Loss Account Statement of the firm shall be considered.	Refer to Sl.No.6 of Corrigendum I.
62.	Pg No 21, Point 1.3	Details of land identified for the project. An extent of 150 acres of land has been identified in Madhavaram taluk, Chennai for developing TN TECH city.		Refer to Sl.No.7 of Corrigendum I.
63.	Pg No 23, 2.1,	Technical Evaluation Criteria: Experience of the Consulting Agency	Technical Evaluation Criteria: Experience of the Consulting Agency The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024	Refer to Sl.No.1 of Corrigendum I.
64.	Pg No 29. Point 7.	Cost Estimates	We understand that the selected consultants shall only submit the Broad Cost Estimates but not the detailed estimates.	Refer Page 29 Section 6.7 of the RFP.



65.	Pg 37.	Note: Work order / contract agreement along with completion certificates from client shall be submitted along with the reference	Work order / contract agreement along with completion certificates from client or Payment Received Certificate by Statutory Auditor shall be submitted along with the reference	RFP Condition Prevails.
66.	Page 46 Draft Contract agreement Clause 9.	<p>Limitation of Liability</p> <p>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.</p> <p>The liability of the Consultants under any circumstance shall not exceed _____ of the Agreement Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Agreement.</p>	<p>To be deleted</p> <p>The liability of the Consultants under any circumstance shall not exceed one time of the Agreement Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Agreement.</p>	Refer to Sl.No.10 of Corrigendum I.
67.	Page 50 Contract agreement Clause 25.	<p>Accounting, Inspection, and Auditing:</p> <p>The Consultant shall keep accurate and systematic accounts and records in respect of the Services and in such form and detail as will clearly identify relevant time changes and costs. The Consultant shall permit,</p>	Notwithstanding anything contained herein, any audit and/or request for information conducted shall be restricted to the physical files in relation to this Agreement only and shall be subject to Client agreeing to maintain	RFP Condition Prevails.



		<p>the Client and/or persons appointed by the Client to inspect the Site 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 appointed by the Client if requested by the Client.</p>	<p>confidentiality of these documents. No access to the Consultant's systems, network, facilities, or hands on or intrusive testing will be permitted. Any third parties employed by the Consultant to conduct such audit or request for information shall not be a competitor of the Consultant and shall agree to confidential obligations with Consultant, for the said purpose.</p>	
<p>68.</p>	<p>Page No 45. Draft Agreement Clause: 8</p>	<p>Insurance The Consultants will be responsible for appropriate insurance coverage. In this regard, 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 adequate to cover the indemnity of obligation against all damages, costs, and charges and expenses for injury to any person or damage to any property arising out of, or in connection with, the services which result from the fault of the Consultants or its staff. The risks and the coverage shall be as follows:</p> <p>(a) Third Party liability insurance. (b) Professional Indemnity insurance. (c) Employer's liability and workers' compensation insurance in respect of the Personnel of the Consultant and of any Sub-Consultants, in accordance with the relevant provisions of the Applicable Law, as well as, with respect to such Personnel, any such life, health, accident, travel or other insurance as</p>	<p>The Consultants will be responsible for appropriate insurance coverage. In this regard, 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 adequate to cover the indemnity of obligation against all damages, costs, and charges and expenses for injury to any person or damage to any property arising out of, or in connection with, the services which result from the fault of the Consultants or its staff. The risks and the coverage shall be as follows:</p>	<p>RFP condition Prevails.</p>



		may be appropriate.	<p>(a) Third Party liability insurance.</p> <p>(b) Professional Indemnity insurance.</p> <p>(c) Employer's liability and workers' compensation insurance in respect of the Personnel of the Consultant and of any Sub-Consultants, in accordance with the relevant provisions of the Applicable Law, as well as, with respect to such Personnel, any such life, health, accident, travel or other insurance as may be appropriate.</p>	
69.	Page No 49. Draft Agreement Clause: 22	<p>DELAY IN THE SERVICES:</p> <p>In the event of delays in submission of the deliverables on Timeframe prescribed for the 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.</p>	In the event of delays in submission of the deliverables on Timeframe prescribed for the 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 Five Percent (5%) of the Awarded Lump sum Fees.	RFP Condition Prevails.
70.	New Clause		Any information, advice, recommendations or other content of any reports, presentations or other communications the Consultant provides under this Agreement ("Reports"), other than information provided by Client, are for Client's internal use only (consistent with the purpose of the particular Services) including Client's board of directors, its audit	RFP Condition Prevails.



			<p>committee, or its statutory auditors and not for disclosure externally outside Client's organization.</p> <p>The Consultant may use data, software, designs, utilities, tools, models, systems and other methodologies and know-how ("Materials") that it owns in performing the Services. Notwithstanding the delivery of any Reports, the Consultant retains all intellectual property rights in the Materials (including any improvements or knowledge developed while performing the Services), and in any working papers that the Consultant compiles and retains in connection with the Services (but not information provided by Client reflected in them).</p>	
71.	<p>SECTION 5 Eligibility Criteria and Evaluation Methodology</p> <p>1. Minimum Qualification Criteria for Evaluation Clause 1.1, (iii.), Page 22</p>	<p>The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.</p>	<p>We request you to kindly amend the clause as below:</p> <p>The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality, retail space, etc., having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last</p>	<p>Refer to SI.No.1 of Corrigendum I.</p>



			Ten (10) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India.	
72.	SECTION 5 Eligibility Criteria and Evaluation Methodology 2. Selection Process Evaluation Criteria Clause I, Page 23	Experience of the Consulting Agency: Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores.	We request you to kindly amend the clause as below: Experience of the Consulting Agency: Preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality, retail space, etc., having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores.	RFP Condition Prevails.
73.	SECTION 5 ELIGIBILITY CRITERIA AND EVALUATIO N METHODOL OGY Page 22 1.2. (v)	Documents verifying the project experience claim including the appointment letter / work order / contract agreement and letter of successful work completion from the client.	We request the authority to modify the clause as below: Documents verifying the project experience claim including the appointment letter / work order / contract agreement and letter of successful work completion from the client/ Self certification on Letterhead / Completion certificate signed by CA.	RFP Condition Prevails.
74.	SECTION 5 Eligibility Criteria and Evaluation	Financial Eligibility: The average annual turnover of the bidder should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2021-22, 2022-23, 2023-24).	We request you to kindly amend the clause as below: Financial Eligibility: The average annual turnover of the bidder	Refer to Sl.No.6 of Corrigendum I.



	Methodology 1. Minimum Qualification Criteria for Evaluation Clause 1.1, (iv.), Page 22		should not be less than INR 500 Crore during the last three (3) financial years (i.e., 2020-21, 2021-22, 2022-23).	
75.		General	We understand that a wholly owned subsidiary firm of the foreign (parent) company is eligible to quote based on the technical and financial credentials of its parent company, given the parent company is registered in India. Please confirm.	Refer Page# 22 Section 5-1.1-ii and Section 5-1.1-iii of the RFP.
76.	SECTION 3 DATA SHEET The schedule for the bidding process	Last date for submission of bids: 25.09.2024 at 3:00 PM	We request you to kindly extend the last date for submission of bids for 1 month from the date of issuing Pre-bid Clarifications.	RFP Condition Prevails.
77.	7K. DRAFT CONTRACT Clause 22, Page 49	DELAY IN THE SERVICES: In the event of delays in submission of the deliverables on Timeframe prescribed for the 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.	We request you to kindly amend as: DELAY IN THE SERVICES: In the event of delays in submission of the deliverables on Timeframe prescribed for the proposed Deliverables, a penalty will be levied at the rate of (1%) 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.	RFP Condition Prevails.
78.	SECTION 6 TERMS OF REFERENCE	The consultant shall develop three alternative layouts and recommend the best layout, which is technically, financially and environmentally bankable	The consultant is to provide three alternative layouts during the interim stage. The finalized layout recommended by the consultant and agreed upon by the client will be further	Refer to Sl.No.11 of Corrigendum I.



	5. Detailed Master Plan (k) Page No 27			detailed with infrastructure design in the draft stage. Kindly clarify or confirm the same.																					
79.	SECTION 6 TERMS OF REFERENCE 6. Infrastructure plan and design (c) Page No 28	The Consultant should also incorporate environmentally sustainable practices in the planning and design of infrastructure and common facilities to enable TN TECH city to meet the requirements of a green hub.		We request to confirm whether the client intends to go for LEED Certification.	LEED Certification is not in the scope of this RFP.																				
80.	SECTION 6 TERMS OF REFERENCE 6. Infrastructure plan and design (d) Page No 28	The consultant shall address the compliance requirements of the statutory approvals which are applicable for design stage while preparing the report.		Kindly clarify whether only the permitting compliance and statutory approval requirements are needed, or if the permitting costs should also be provided to the client.	Pls refer page 29 – Section 6 – Si.No.7 – Cost Estimates.																				
81.	SECTION 6 TERMS OF REFERENCE 8. Proposed Deliverables, Timeframe and Payment Terms	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Deliverables</th> <th>Delivery Time (T = Date of signing of contract)</th> <th>Payment as percentage of Awarded Lumpsum Fees</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T+ 2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T+ 6 weeks</td> <td>20% on submission</td> </tr> <tr> <td>3</td> <td>Draft Final Report</td> <td>T+ 12 weeks</td> <td>35% on submission</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T+ 16 weeks</td> <td>35% on approval by TIDCO</td> </tr> </tbody> </table>	Sr. No.	Deliverables	Delivery Time (T = Date of signing of contract)	Payment as percentage of Awarded Lumpsum Fees	1	Inception Report	T+ 2 weeks	10% on submission	2	Interim Report	T+ 6 weeks	20% on submission	3	Draft Final Report	T+ 12 weeks	35% on submission	4	Final Report	T+ 16 weeks	35% on approval by TIDCO		We assume that the timeline given is exclusive of approval of reports. Kindly confirm.	The Deliverables given in Sr.No. 1,2 & 3 are on submission and Sr.No.4 is on approval.
Sr. No.	Deliverables	Delivery Time (T = Date of signing of contract)	Payment as percentage of Awarded Lumpsum Fees																						
1	Inception Report	T+ 2 weeks	10% on submission																						
2	Interim Report	T+ 6 weeks	20% on submission																						
3	Draft Final Report	T+ 12 weeks	35% on submission																						
4	Final Report	T+ 16 weeks	35% on approval by TIDCO																						
82.	Joint Venture/ Consortium			Considering the complexity of the project and the specialized services required for the	RFP Condition Prevails.																				



			execution, we request the authority to allow firms to form joint venture to enhance capability for quality delivery.	
83.	3. PREPARATION OF PROPOSAL 3.5 i)	50% of the project team composition should be permanent employees of the sole firm.	We request the authority to modify the clause as below: "50% of the project team composition should be permanent employees of the Consortium sole firm.	RFP Condition Prevails.
84.	SECTION 4 BACKGROUND TO THE RFP 1.3. Details of land identified for the project.	An extent of 150 acres of land has been identified in Madhavaram taluk, Chennai for developing TN TECH city.	We request the authority to provide the bidders with the Map & other details of the project site.	Refer to Sl.No.7 of Corrigendum I.
85.	SECTION 5 ELIGIBILITY CRITERIA AND EVALUATION METHODOLOGY Page 22	The bidder should have experience of at least one similar project i.e. preparation of a detailed master plan related to the development of Integrated Townships / Special Economic Zones / Technology Parks / Information Technology Parks / Smart City consisting of commercial, residential, hospitality and retail space having a minimum extent of 250 acres with a minimum project cost (excluding land cost) of INR 250 Crores. The bidder shall meet this criteria as a sole firm and the consultancy assignment should have been completed within the last five (5) financial years ending 31.03.2024. This consultancy assignment should necessarily be for a project in India	We request the authority to consider experience of Vision Plan projects also, and projects within last 10 years . We further request the authority to allow experience of International Projects .	Refer to Sl.No.1 of Corrigendum I.
86.	Page 14 Clause 6.22	6.22 Proposals will finally be ranked according to their combined technical (ST) and financial (SF)	The final evaluation of proposals shall be on the principle of Quality Cum Cost Based Selection (QCBS) based on the final weighted	RFP Condition Prevails.



		<p>scores as follows:</p> <p>Combined score $S = ST \times TW + SF \times FW$</p> <p>Where S is the combined score, and TW and FW are weights assigned to Technical and Financial Proposals that shall be 0.70 and 0.30 respectively.</p>	<p>score. A weightage of 80% will be assigned to the marks/points scored in the Technical Proposal and a weightage of 20% will be assigned to the marks/points scored in the Financial Proposal. 'T' is the total marks scored in Technical Proposal, and 'F' is the marks scored for the Financial Proposal.</p>	
87.	Page 46, Clause 9	<p>Limitation of Liability</p> <p>The liability of the Consultants under any circumstance shall not exceed _____time of the Contract Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Contract.</p>	<p>We request to modify the clause as under</p> <p>The liability of the Consultants under any circumstance shall not exceed 1 (one) time of the Contract Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Contract.</p>	Refer to Sl.No.10 of Corrigendum I.
88.	General	Credentials of sister companies	We understand that the Indian entities of foreign firms with strong presence in India can use their sister companies credentials	Refer Page# 22 Section 5-1.1-ii and Section 5-1.1-iii of the RFP
89.	General Third Party		Please add a clause as under: Third Party Reliance:	RFP Condition Prevails.



	Reliance Clause		<p>“This Agreement shall not create any rights or benefits to parties other than the Client and the Consultant. The Client must not in any way (directly or indirectly) provide, allow or enable the Consultant’s documents to be included or referred to in any written material or relied upon by any third party. No party other than the Client shall have the right to rely on the Consultant’s documents rendered in connection with the Works. The Client shall indemnify and hold harmless the Consultant in respect of any claim or loss claimed whether in contract, tort or by statute, by any third party in respect of use or reliance on any of the Consultant’s documents or opinions.</p> <p>The Consultant shall not, through any act or omission, be taken to have waived any rights under this clause, unless the waiver is specifically agreed in writing.”</p>	
90.	General Safety Clause		<p>Please add a clause as under: “Notwithstanding anything contained in this Agreement, in the event of Consultant’s personnel visiting the site to which the Services relate, they shall be regarded for all purposes as being Client’s consultants and shall not, under any circumstance, be deemed to have assumed the role of occupier or otherwise to have assumed control of or responsibility for the Site or any persons on it. Client shall maintain a safe workplace and environment at the Site which is as per the applicable laws and a failure to do so shall be regarded as a material breach of the client’s</p>	RFP Condition Prevails.



			obligation under this Agreement.”	
91.	General	Site office	It is assumed that a Furnished Project/Site office will be provided to PMC at free of cost for the staffs deployed on the projects/ site as per the industry practice.	Project office / Site office will not be provided.
92.	PAGE 22, Clause 1.1	MINIMUM QUALIFICATION CRITERIA FOR EVALUATION The sole bidder should be a registered legal entity recognised under the legal statute of India including any Company, Partnership firms / LLP operating for minimum ten (10) years as on March 31, 2024	Please add a clause as under: Consortium/Joint Venture Minimum up to 3 consortium members allowed.	Refer to Sl.No.1 and Sl.No.4 of Corrigendum I.
93.	PAGE 22, Clause 1.2 (v)	Documents verifying the project experience claim including the appointment letter / work order / contract agreement and letter of successful work completion from the client.	Please clarify that in absence of any Client's certificate of projects completion, a Chartered Accountant certified proof of receipt of payment is admissible for evaluation.	RFP Condition Prevails.
94.	Page 29	Proposed Deliverables, Timeframe Delivery Time Inception Report- T+ 2 weeks Interim Report T+ 6 weeks Draft Final Report T+ 12 weeks Final Report T+ 16 weeks	Please modify the Delivery Time as under: Inception Report- T+ 4 weeks Interim Report T+ 12 weeks Draft Final Report T+ 24 weeks Final Report T+ 32 weeks	Refer to Sl.No.3 of Corrigendum I.
95.	Page 1, Clause 3.1.3	Last date of submission of bids	Please provide sufficient period for preparation of a comprehensive Bid. Kindly extend the bid submission date by 4 weeks from the upload of pre bid queries responses.	RFP Condition Prevails.
96.	1.8 Page No. 7 of 51	1.8 A Bid Security for an amount of Rs. 1,00,000 /- (One lakh only) will be carried out by the Bidders only through online payment mode (https://tntenders.gov.in). The EMD amount should	Requesting you to kindly allow Bank Guarantee of amount Rs. 1,00,000/- towards EMD and provide BG format and following bank details which are mandatory by issuing	RFP Condition Prevails. (i.e. to be paid only through



		be the exact amount and no excess or less amount should be transferred through online payment gateway.	bank as per RBI Guidelines. 1. Beneficiary Name 2. Bank Name 3. Bank Address 4. Branch Name 5. Account No. 6. Account Name 7. IFSC Code	online payment mode (https://tenders.gov.in))
97.	5.10 Page No. 11 of 51	5.10 The consultant would be selected based on the Quality and Cost Based Selection (QCBS) method with 70% weightage to Technical Proposal and 30% weightage to Financial Proposal.	For quality-based selection, requesting you to modify QCBS selection with 80% weightage to Technical Proposal and 20% weightage to Financial Proposal.	RFP Condition Prevails.
98.	1.3 Page No. 21 of 51.	Details of land identified for the project: An extent of 150 acres of land has been identified in Madhavaram taluk, Chennai for developing TN TECH city.	Requesting you to provide Coordinates with boundary demarcation of proposed site.	Refer to Sl.No.7 of Corrigendum I.
99.	Page No. 25 of 51.	Additional support staff in sufficient numbers shall be proposed by the Bidders. The Bidder shall also provide a detailed work plan and short CVs of support staff as proposed for effective delivery of the Services.	As the selection is QCBS based on experts mentioned in technical scoring criteria, requesting you to kindly remove requirement of submission of CVs of support staff.	RFP Condition Prevails.
100.	Page No. 26 of 51	SECTION 6 TERMS OF REFERENCE	Please confirm whether soil investigation survey is not envisaged for this project.	Refer to Sl.No.12 of Corrigendum I.



101.	Page No. 29 of 51 & Page No. 45 of 51	<p>Payment Terms</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Deliverables</th> <th>Delivery Time (T = Date of signing of contract)</th> <th>Payment as percentage of Awarded Lumpsum Fees</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T+ 2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T+ 2 weeks</td> <td>20% on submission</td> </tr> <tr> <td>3</td> <td>Draft Final Report</td> <td>T+ 2 weeks</td> <td>35% on submission</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T+ 2 weeks</td> <td>35% on approval by TIDCO</td> </tr> </tbody> </table>	Sr. No.	Deliverables	Delivery Time (T = Date of signing of contract)	Payment as percentage of Awarded Lumpsum Fees	1	Inception Report	T+ 2 weeks	10% on submission	2	Interim Report	T+ 2 weeks	20% on submission	3	Draft Final Report	T+ 2 weeks	35% on submission	4	Final Report	T+ 2 weeks	35% on approval by TIDCO	<p>We request you to modify the payment Terms as given below.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Deliverables</th> <th>Delivery Time (T = Date of signing of contract)</th> <th>Payment as percentage of Awarded Lumpsum Fees</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Inception Report</td> <td>T+ 2 weeks</td> <td>10% on submission</td> </tr> <tr> <td>2</td> <td>Interim Report</td> <td>T+ 2 weeks</td> <td>30% on submission</td> </tr> <tr> <td>3</td> <td>Draft Final Report</td> <td>T+ 2 weeks</td> <td>45% on submission</td> </tr> <tr> <td>4</td> <td>Final Report</td> <td>T+ 2 weeks</td> <td>20% on approval by TIDCO</td> </tr> </tbody> </table>	Sr. No.	Deliverables	Delivery Time (T = Date of signing of contract)	Payment as percentage of Awarded Lumpsum Fees	1	Inception Report	T+ 2 weeks	10% on submission	2	Interim Report	T+ 2 weeks	30% on submission	3	Draft Final Report	T+ 2 weeks	45% on submission	4	Final Report	T+ 2 weeks	20% on approval by TIDCO	Refer to Sl.No.3 of Corrigendum I.
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102.	Page No. 46 of 51	<p>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 Contract. The liability of the Consultants under any circumstance shall not exceed _____time of the Contract Value or fee paid to the Consultant, whichever, is lesser. However, this limitation on liability shall not apply to the losses or damages caused on the Consultant's fraud or wilful misconduct and liability in this case shall be actual as determined by the Good Industry Practice/Applicable law. The obligation under this paragraph shall survive the termination of this Contract.</p>	<p>Limitation of liability is generally followed one time of contract value in PSU tender. Requesting you to modify the clause as given below.</p> <p>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 Contract. The liability of the Consultants under any circumstance shall not exceed One time of the Contract Value or fee paid to the Consultant, whichever, is lesser. However, this limitation</p>	Refer to Sl.No.10 of Corrigendum I.																																								



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