

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
(MMRDA)

MINUTES OF THE PRE-BID MEETING HELD ON 29th March, 2017.

The MMRDA had invited e-Tenders for 'Appointment of a Consultant for Realizing the "Kalyan Growth Centre" by Preparing Town Planning Schemes for Phase-1 & Phase-2' by publishing the Tender Notice in Times of India, Economic Times & Maharashtra Times on 17/03/2017 as detailed below :-

E-RFP NOTICE

Mumbai Metropolitan Region Development Authority (MMRDA) hereby invites Request for Proposal (RFP) from eligible bidders through MMRDA e-tendering Portal for Appointment of a Consultant for Realizing the "Kalyan Growth Centre" by Preparing Town Planning Schemes for Phase-1 & Phase-2. The RFP details are as under:

No.	Parameters	Details																					
1	Tender/Bid No.	MMRDA/T&CP/000825																					
2	Division	Planning Division																					
3	Name of Tender/Bid	Request for Proposal for Appointment of a Consultant for Realizing the "Kalyan Growth Centre" by Preparing Town Planning Schemes for Phase-1 & Phase-2.																					
4	Contact Details	Senior Planner, Sub-Regional Office, Thane, M.M.R.D.A. Tel: 022-25388122 / 022-25442633 Fax:022-25418265 / 022-25442633 Email: itcadmin@mailmmrda.maharashtra.gov.in and sro.thane@mailmmrda.maharashtra.gov.in																					
5	Important Dates	<table border="1"> <thead> <tr> <th>Milestone</th> <th>From date/time</th> <th>To date/time</th> </tr> </thead> <tbody> <tr> <td>Tender Release</td> <td>17.03.2017 - 5 pm (IST)</td> <td></td> </tr> <tr> <td>Bid document download</td> <td>17.03.2017 - 5 pm (IST)</td> <td>28.04.2017 - 5 pm (IST)</td> </tr> <tr> <td>Last date of receipt of queries/clarification</td> <td></td> <td>23.03.2017 till 5 pm (IST)</td> </tr> <tr> <td>Pre Bid Meeting</td> <td>29.03.2017 at 3 pm (IST)</td> <td>Venue: 9th Floor, New MMRDA Building, E-Block, Bandra-Kurla Complex (BKC), Bandra (East), Mumbai – 400051, Maharashtra, India.</td> </tr> <tr> <td>Last date of Online submission</td> <td></td> <td>02.05.2017 till 3 pm (IST)</td> </tr> <tr> <td>Bid Transfer Date</td> <td>02.05.2017 - 4 pm (IST)</td> <td>03.05.2017 - 4 pm (IST)</td> </tr> </tbody> </table>	Milestone	From date/time	To date/time	Tender Release	17.03.2017 - 5 pm (IST)		Bid document download	17.03.2017 - 5 pm (IST)	28.04.2017 - 5 pm (IST)	Last date of receipt of queries/clarification		23.03.2017 till 5 pm (IST)	Pre Bid Meeting	29.03.2017 at 3 pm (IST)	Venue: 9 th Floor, New MMRDA Building, E-Block, Bandra-Kurla Complex (BKC), Bandra (East), Mumbai – 400051, Maharashtra, India.	Last date of Online submission		02.05.2017 till 3 pm (IST)	Bid Transfer Date	02.05.2017 - 4 pm (IST)	03.05.2017 - 4 pm (IST)
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- As per the Schedule given in the Tender Document, the Pre-Bid Meeting was held on 29.03.2017 at 3.00 p.m. on 9th Floor, New MMRDA Building, E-Block, Bandra-Kurla Complex (BKC). The Pre- Bid Meeting was held in the presence of:-

(i) Chief, Planning Division – Represented by Shri. S. V. Surve (Consultant -KGC), Shri. M.D. Mane (Sr. Planner), Shri. S. S. Yadav (Planner), Shri. S. Shete (Dy. Planner) and Shri. Shivraj Pawar (Dy. Planner).

(ii) Dy. Metropolitan Commissioner, Lands & Estate Cell – Represented by Shri. Chincholkar (Head Surveyor).

(iii) IT Cell, e-Tendering, MMRDA- Represented by Shri. Ganesh.

3. The pre-bid meeting has also been attended by the representatives of the following:

- i. Preeti Bangari, CBRE South Asia Pvt. Ltd., Mumbai.
- ii. Krishna Desai, CRISIL Infrastructure Advisory, Mumbai.
- iii. Yashwant Warade, Design Point Consult Pvt. Ltd., Surat.
- iv. Rajesh C. Shukla of LEA Associate South Asia Pvt. Ltd., Navi Mumbai.
- v. Ayako Kondo, PADECO Co. Ltd., India.
- vi. Rupali Vaidya, Design and Planning Consult Pvt. Ltd, Ahmedabad.
- vii. Mishkat Ahmed, Edifice Consultants Pvt. Ltd, Mumbai.
- viii. Aniruddha Shidore, P. N. Shidore and Co., Mumbai.
- ix. Khyati Sonpal, TATA Consulting Engineers Ltd., Mumbai
- x. Nikhil Vaiude, Associate Project Director, All India Institute of Local Self Governance (AIIILSG), Mumbai.

4. During the discussion by these intending Bidders / Consultants, the following issues were raised by them and also mailed by some of them:

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
Bidder No.1: Name – LEA Associates South Asia Pvt Ltd			
1	Page No-10 RFP Summary and Key Information, Payment Terms.	Bidders Comment: i. The time schedule shows work progress from date of signing contract. It is requested to provide at least a week's time team mobilization. This may be 2 weeks from date of contract signing. This may please be included in RFP.	Regarding Bidder's point no.(i): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.
	Page No-10 As per ITC clause no. 3.1.1, It is required to submit non-refundable tender processing fee of INR 10,000/-. Under clause no. 3.2.1 of ITC, it is also required to provide Earnest Money Deposit for sum of INR 3,00,000/- by way of electronic transfer through MMRDA e-Tendering portal. The EMD will be returned in case of unsuccessful bidder and in case of the successful bidder, it will be released and Performance Bank Guarantee will be levied.	Bidders Comment: i. It is requested to accept the EMD in the form of a Bank Guarantee. ii. This will assist the bidders in maintaining their cash flow. Please confirm.	Regarding Bidder's point nos.(i) and (ii): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.
2	Page No-10 RFP Summary and Key Information, Payment Terms.	Bidders Comment: i. As per the payment term the first payment shall be realized only after 1.5 to 2 months of work initiation. Therefore, it is requested, that at least 10% of contract amount be given as	Regarding Bidder's point no.(i): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. As per the Tender Schedule 5 % of fee are released on submission of Inception Report (i.e. after 15 days from signing of contract).

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		mobilization advance. Please confirm.	ii. As mentioned at Sr. No. 5 & 6.
3	<p>Page No-16, Section 2.3</p> <p>The development plan for the 27 Villages Notified Area, in which the Kalyan Growth Centre is located, is already prepared and partly sanctioned by the Govt.</p>	<p>Bidders Comment:</p> <p>i. MMRDA is requested to share the existing and proposed plan already prepared (softcopy-AutoCAD version) for the project area.</p> <p>ii. This will help us in preparation of the 'conceptual plan' as mentioned in page 51, chapter 3 and 4, as part of section 5.4 approach and methodology.</p>	<p>Regarding Bidder's point nos.(i) and (ii):</p> <p>i. The sanctioned Development Plan as per the Govt. Notification dt. 11.03.2015 (in PDF/JPEG format as available in this office) shall be made available to the Bidder/ Consultant, where as the Auto-Cad shall be provided to the Bidder/Consultant as an additional support. However, for authenticity or any discrepancy the Bidder/Consultant shall refer to the PDF/JPEG copy.</p>
4	<p>Page No-16, Section 2.3, (e) point</p> <p>The Consultant shall consider any other issues informed by the Project Review Committee (PRC) of MMRDA.</p>	<p>Bidders Comment:</p> <p>i. The other issues may be defined. This will assist the bidder in scoping of their terms of reference within the overall ambit of scope of work.</p>	<p>Regarding Bidder's point no.(i):</p> <p>i. As mentioned in the RFP document the Bidder's/Consultant has to work the cost of the complete assignment with scope for issues informed by the Project Review Committee (PRC) of MMRDA which shall be within the overall ambit of scope of work.</p> <p>ii. If at any point during the assignment it is felt that the suggestions/other issues of PRC is differing from the scope of work but is necessary for the successful completion of the assignment, then approval from Hon. MC MMRDA shall be sought at appropriate stages for bringing clarity and accordingly the Bidder/Consultant shall be directed with prior notice.</p>
5	<p>Page No-17, Task 3, (3) point</p> <p>Both the Cadastral Base Map and Ownership Statement shall have to be certified by the Dy. SLR.</p>	<p>Bidders Comment:</p> <p>i. We would request MMRDA to take the lead in getting the task done as it would be difficult for the consultants (a private party) to get the data certified from third party (a government agency) who is not part of contract.</p>	<p>Regarding Bidder's point nos.(i):</p> <p>i. As per the request of the Bidders/Consultant, the work of certifying Land Records from Dy. SLR is removed from the scope of the Bidders/Consultants Task.</p> <p>ii. Scope of work in Task 2 and 3 are combined together. The Revised Task 2& 3 is now as follows:-Topographical Survey, Demarcation of Plot Boundaries/Reservation Plots, Record Collection, Preparation of Base Map and Area Statement.</p>
6	<p>Page No-18, Task 3, (4), (5), and (6) points</p> <p>The Base Map will be geo-referenced using the 10 GCPs taken by the DGPS [The Bidder shall provide 10 GCPs taken by DGPS for successful Geo-Referencing of the Base Map].</p> <p>The said work shall be carried out in co-ordination with the Lands Cell & Engineering Div. of MMRDA within the stipulated time frame.</p> <p>The maps shall be submitted to MMRDA at a suitable scale and appropriate format as stipulated by the concerned Dy. SLR Office. The required area statements are also to be submitted to MMRDA after due authentication and standard required for TPS.</p>	<p>Bidders Comment:</p> <p>i. It is requested to kindly elaborate the procedure as we understand that it would be difficult for a consultant to get the task done.</p> <p>ii. As we are aware that DILR has powers to carry out property demarcation survey. Therefore, it is requested to clarify the support that will be provided by MMRDA to undertake this survey?</p>	<p>iii. The revised Task 2 & 3 completion time is increased from earlier 45 Days to now 90 Days.</p> <p>iv. Payment % of fees in the revised Task 2&3 are now increased from earlier 15% to now 20%.</p> <p>v. As mentioned in the RFP document the Bidder's/Consultant has to prepare detailed base maps showing plot level ownership and boundary demarcation, which are a pre-requisite for preparation of TPS.</p> <p>vi. The Bidder/Consultant has freedom to choose any method of survey as long as accurate detailed plot level survey showing ownership and division of land parcels is achieved.</p> <p>vii. However, the primary responsibility of land data collection, compilation and analysis of</p>

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			<p>land data shall remain with the Bidder/Consultant.</p> <p>viii. MMRDA shall provide support in the form of co-ordination with the various departments involved by means of issuance of letters to the Bidders/Consultants for necessary execution of work.</p> <p>ix. MMRDA shall get the Land Records / Data certified from Dy. SLR.</p> <p>x. The fees required for purchase of cadastral records from the concerned Dy. SLR shall be borne by Bidder/Consultant and shall be reimbursed by MMRDA on submission of receipts of payments by the Bidder/Consultant.</p> <p>xi. <u>The revised Time Schedule along with revised payment schedule is kept at the end of the Pre-Bid Queries.</u></p> <p>xii. Accordingly, the said changes shall be incorporated in the RFP at pages 10, 17, 18, 25, 26, 28, 71.</p>
7	<p>Page No-18, Task 4, 10 point Undertake two relevant International case studies for Growth Centres (may involve field trips);</p>	<p><u>Bidders Comment:</u></p> <p>i. It is requested to kindly clarify the following for international Travel:</p> <ul style="list-style-type: none"> • No of Persons from Client, if any • Duration • Class of travel etc. • How will it be paid for? Should the consultants estimate it as part of their price bid or shall it be paid as per actual? 	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. Field trips for two International Case Studies similar to Growth Centre shall be considered for 3 Member Team from Client for a period of 10 Days in Economy Class travel.</p> <p>ii. The cost of above trip shall be borne by the Bidder / Consultant and the same shall be reimbursed by MMRDA on submission of receipts of expenditure.</p>
8	<p>Page No-18, Task 4, (19) point It is suggested that for better and effective planning of infrastructure, the Bidder has to conduct new site investigations / studies, etc.</p>	<p><u>Bidders Comment:</u></p> <p>i. The consultants are not clear about the 'new site investigations'. Whether this is in form of case study or otherwise. Please clarify.</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. As mentioned in the RFP document the Bidder's/Consultant has to work the cost of the complete assignment with scope for new site investigations for Growth Centre.</p> <p>ii. The said new site investigations shall be based on the recommendations of PRC in consultation with the Bidder/Consultant with prior approval from Hon. MC MMRDA.</p> <p>iii. The cost of the said new site investigations shall be based on actuals submitted by the Bidder/ Consultant at appropriate stages of the assignment and shall be subject to approval from Hon. MC MMRDA.</p>
9	<p>Page No 22 & 23, Task 7 and Task 9 MMRDA shall specify wherever the statutory requirement is needed for publication of documents in Marathi.</p>	<p><u>Bidders Comment:</u></p> <p>i. Translation of documents into Marathi shall entail further cost.</p> <p>ii. Therefore, it is requested to confirm whether Marathi version of relevant documents shall also be required to be submitted by the Consultants?</p>	<p><u>Regarding Bidder's point nos. (i) and (ii):</u></p> <p>i. The Bidder's/Consultant has to work the cost of the complete assignment with scope for Marathi translation, verification and authentication of the documents, reports, legend/symbols on maps, etc. from Marathi specialist with experience in Govt. works.</p>
10	<p>Page No 27, Notes point (1) The Consultant shall submit each of the above-mentioned deliverables as per the schedule mentioned above. This shall be followed by a presentation to</p>	<p><u>Bidders Comment:</u></p> <p>i. For better clarity, instead of carrying out modification in old document, it is suggested to accept addendum. Only the final report/ documents which</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>

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	MMRDA within 2 weeks, wherein, the Project Review Committee (PRC) members shall give their comments and suggestions in the form of feedback. The observations/ suggestions of MMRDA shall be incorporated by the Consultant for sign-off before proceeding for the next stage of deliverables.	are required to be submitted to Government may be taken up for modification. Please confirm.	
11	Page No 27, Notes 4th point The payment shall become due on approval of the stage reports and on raising of bills/ invoice by the Consultant after the approval of the stage report. The processing time of the payment shall be about 60 days for final payment and about 30 days for all other payments subject to MMRDA's Rules of Business.	Bidders Comment: i. The RFP mentions the payment processing time of 30 days from approval. However, the time limit for calling the PRC meeting has not been advised. Based prior experience, this may take along time. Hence, it is suggested that 80% of payment be released on submission of bill along with report and balance 20% on approval. Please confirm.	Regarding Bidder's point no.(i): i. As per the request of the Bidders/Consultant the payment shall be released in 2 parts for each of the stages: -45% on submission and balance 55% after verification and acceptance as completion of the task at said stage by MMRDA.
12	Page 58, 6.2 Summary of Financial Bid Service tax will be paid in addition as per prevailing norms.	Bidders Comment: i. It is requested to also include payment of GST that is expected to be rolled in from July, 2017.	Regarding Bidder's point no. (i): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. If at any point during the assignment the GST is made applicable, then subsequent changes in the RFP shall be made at the appropriate stages on approval from Hon. MC, MMRDA.
Bidder No.2: Name – EDIFICE Consultants Pvt Ltd, Mumbai			
13	Page 9, 1.2 The member of the consortium fulfilling the criteria laid out in item no 6 shall have qualified and experienced multi-disciplinary team of at least 50 professionals on payroll/full time association. The professionals shall consist of qualified Architects, Town Planners, Urban Designers, Engineers, Landscape Architects etc	Bidders Comment: i. This should be applicable to the Lead Consultant with the requisite turnover of 15 Crore.	Regarding Bidder's point no. (i) : i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. Also same as mentioned at Sr. No. 41.
14	Page 19, Report 2 Conceptual Infrastructure Report	Bidders Comment: i. What is the extent of detail required in the infrastructure, disaster management and Environmental Management Plan, Flood prevention etc? These are separate projects by itself for which detailed report may be created beyond the scope of this RFP. We request instead to state that "sustainable strategies w.r.t. services and ecology must be integrated in the conceptual master plan."	Regarding Bidder's point no. (i): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. The Bidder/ Consultant is required to submit Conceptual Level Reports showing strategies, work plans, sketches, basic estimations, costing, etc. along with supporting data, studies, etc., which can be later on taken up by MMRDA as separate independent projects as per the future requirement and development of the Growth Centre.

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15	Page 21, Task 6 (2) Detailed Infrastructure Report	<u>Bidders Comment:</u> i. What is the level of detail required in terms of infrastructure costing and drawings? Please clarify if this is limited to block cost and network diagrams. In that case, invert levels etc will not be indicated. This will affect the fee and the topographic survey scope as well.	<u>Regarding Bidder's point no. (i):</u> i. As mentioned in the RFP document the Bidder's/Consultant has to work-out the cost of the complete assignment. ii. The Bidder/ Consultant is required to submit Conceptual Level Reports showing strategies, work plans, diagrams, sketches, basic estimations, costing, etc. along with supporting data, studies, etc., which will help MMRDA in preparing general basic estimation of costs for carrying out the infrastructure works in the Growth Centre. ii. The detailed costs shall be worked out at the time of execution of the said infrastructure works.
16	Page 22, Task 6, (4) The overall 3D visualizations (model and walkthrough) will be done for the TPS area and the report will specify the various urban design and architectural controls required to achieve the urban form	<u>Bidders Comment:</u> i. We request that the costs for walkthrough and model be paid as per actual, basis the design intent. It is not possible to include this in the fee at this time and can be determined only when the design is finalised and the details to be incorporated mutually agreed upon. This will have an impact on the fee quote.	<u>Regarding Bidder's point no. (i):</u> i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. As mentioned in the RFP document the Bidder's/Consultant has to work-out the cost of the complete assignment.
17	Page 36, Key Personnel Additional Requirement under each category.	<u>Bidders Comment:</u> i. Since the project focus is on TPS and experience dealing with local conditions, the requirement for overseas/global projects seems invalid.	<u>Regarding Bidder's point no. (i):</u> i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. As mentioned in the RFP document the Bidder's/Consultant has to work-out the cost of the complete assignment.
18	Urban and Regional Planner/Team Leader	<u>Bidders Comment:</u> i. Does this have to be from the Lead Consultant or any consortium member?	<u>Regarding Bidder's point no. (i):</u> i. As mentioned in the RFP, the Team Members can be from the Lead Bidder or a Consortium member (in case of a consortium).
19	Landscape Architect	<u>Bidders Comment:</u> i. The role of Landscape Architect is redundant at this point since the scope of work does not require detailed GFCs, BoQs etc. Hence we request that this be deleted from Key Personnel. An Urban Designer addresses overall open space strategies and ideas.	<u>Regarding Bidder's point no. (i):</u> ii. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.
20	Traffic and Transportation Engineer	<u>Bidders Comment:</u> i. For such a project, a traffic planner/engineer is required at conceptual planning stage, which is more important than a landscape architect. This has not been included in the RFP as separate personnel, but clubbed with MEP planning. Both should be separate.	<u>Regarding Bidder's point no. (i):</u> i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.
21	Expert for topographical survey?	<u>Bidders Comment:</u> i. There is a large component on	<u>Regarding Bidder's point nos. (i) and (ii):</u> i. The request submitted by the

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		<p>topographical survey in the tasks – there is no Key Personnel requirement for same. Hence we request that same must be included, apart from GIS Expert.</p> <p>ii. Also weight-age for GIS expert be increased to 3 or 4 as it is a crucial part of the RFP.</p>	<p>Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p> <p>ii. Also same as mentioned at Sr. No. 5 & 6.</p>
22	General	<p><u>Bidders Comment:</u></p> <p>i. Can key personnel be sub-consultants?</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>
23	ICT integration	<p><u>Bidders Comment:</u></p> <p>i. On Page 19 it is mentioned that conceptual plan is required for integration of ICT to support Smart City initiatives identified. If MMRDA is keen on the same, ICT Expert should also be included in the Key Personnel. This will also help consultant finalise the fee quote.</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p> <p>ii. As mentioned in the RFP document the Bidder's/Consultant has to work-out the cost of the complete assignment.</p> <p>iii. The Bidder/ Consultant is required to submit Conceptual Level Reports showing strategies, work plans, diagrams, sketches, basic estimations, costing, etc. along with supporting data, studies, etc., which will help MMRDA in preparing general basic estimation of costs for carrying out the infrastructure works in the Growth Centre.</p> <p>iv. The said Reports can be later on taken up by MMRDA as separate independent projects as per the future requirement and development of the Growth Centre.</p> <p>v. The detailed costs shall be worked out at the time of execution of the said infrastructure works.</p>
24	Overall comments Timelines Tasks Payment conditions	<p><u>Bidders Comment:</u></p> <p>i. The timelines for survey are very tight. In order to achieve the targets in an accurate manner, certain ideas can be discussed with the appointed consultant at that time and finalise.</p> <p>ii. Also the first half of the assignment entails major costs – hence we request that this be considered while framing the fee distribution with 50% fee due by Task 3.</p>	<p><u>Regarding Bidder's point no. (i) & (ii):</u></p> <p>i. Same as mentioned at Sr. No. 5 & 6.</p>
Bidder No.3: Name – Design and Planning Counsel, Ahmedabad			
25	<u>Page17, Clause no. 2.4, Task 2</u>	<p><u>Bidders Comment:</u></p> <p>i. We request you to inform tentative schedule of T.P. Scheme for Phase 1 and Phase 2.</p> <p>ii. Time gap of around 4 month will be better between the two phases.</p>	<p><u>Regarding Bidder's point nos. (i) and (ii):</u></p> <p>i. The said matter is not yet finalized and as when it is finalized, it shall be communicated to the Bidder/Consultant.</p>
26	Topographic survey	<p><u>Bidders Comment:</u></p> <p>i. If Phase 2 is not to be started concurrently, We suggest the topographic survey should be</p>	<p><u>Regarding Bidder's point nos. (i) and (ii):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>

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		<p>limited to Phase 1 only. This will speed up the work of Phase 1. Topographic survey of Phase 2 may be initiated, Once the Phase 1 crosses the Base map and approval by Dy. SLR.</p> <p>ii. If there is more than 4 months' time gap between Phase 2 topographic survey and actual TP Scheme design, the exercise will be wasteful as more construction / Plan passing activities would have happened during the period.</p>	<p>ii. Same as mentioned at Sr. No. 25.</p>
27	<p>Page 18, Clause no. 2.4, Task 4: 15. Viability for Station Area Improvement Scheme of Nilaje Station and provisions in TPS for its development, funding & costing. <i>The Bidder / Consultant has to provide Conceptual Plan for Station Area Improvement of Nilaje Station.</i></p> <p>16. Impact of Multi-Modal Corridor (MMC), Kalyan Ring Road & Dedicated Freight Corridor (DFC) on developments in the Growth Centre.</p> <p>17. Provision / Scheme for Rehabilitation of persons affected in the scheme/s.</p> <p>18. Strategies and Plan for Disaster Management, Flood prevention & management, emergency evacuation plans, security and safety of habitants, etc.</p> <p>19. Smart City initiatives, etc. [Note: It is suggested that for better and effective planning of infrastructure, the Bidder has to conduct new site investigations / studies, etc.]</p>	<p>Bidders Comment:</p> <p>i. Point No. 15 to 19 are outside the focus of T. P. Scheme and should be removed from scope of work. These issues should be taken up separately and used as inputs in TP Scheme preparation. Ex: <i>Station Area Improvement of Nilaje Station. Consultant should only focus on providing additional land through TP scheme around the station.</i></p> <p>ii. Provision / Scheme for Rehabilitation of persons affected in the scheme/s: TP Scheme does not deal with issues of R&R.</p> <p>ii. Disaster Management, Flood prevention & management, emergency evacuation plans, security and safety of habitants, etc. : This requires expertise of disaster management experts and not TP Scheme expert. Disaster management report may be referred while preparing TP Scheme.</p>	<p>Regarding Bidder's point nos. (i) to (iii):</p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p> <p>ii. As mentioned in the RFP document the Bidder's/Consultant has to work-out the cost of the complete assignment.</p> <p>iii. The Bidder/ Consultant is required to submit Conceptual Level Reports showing strategies, work plans, diagrams, sketches, basic estimations, costing, etc. along with supporting data, studies, etc., which will help MMRDA in preparing general basic estimation of costs for carrying out the infrastructure works in the Growth Centre.</p> <p>iv. The said Reports can be later on taken up by MMRDA as separate independent projects as per the future requirement and development of the Growth Centre.</p> <p>v. The detailed costs shall be worked out at the time of execution of the said infrastructure works.</p>
28	<p>Page 19, Clause no. 2.4, Task 5</p>	<p>Bidders Comment:</p> <p>i. Preparation of conceptual plan for Disaster Management, Solid Waste routes and collection points, Emergency Route Plans, Emergency Evacuation plans and Environmental Management Plan are not part of T. P. Scheme. Please remove them from the scope.</p>	<p>Regarding Bidder's point no. (i):</p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p> <p>ii. Same as mentioned at Sr. No. 27.</p>

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
29	<u>Page 25 & 26, Clause no. 2.5</u>	<p><u>Bidders Comment:</u></p> <p>i. Major financial investment from the consultants will be required in the first few stages of conducting topographic survey and preparation of base map.</p> <p>ii. While 5% Bank Guarantee (BG) is already with MMRDA, Please increase the payment against Task 1 – Inception Report & Task 6 - Preparation of Final Proposals, Reports for Owners Meeting from 5% to 10% at each task for preparation of Town Planning Scheme, major planning level efforts are required to provide up to these tasks and consultant has to provide more resource and energy during the same.</p>	<p><u>Regarding Bidder's point no.(i) & (ii):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p> <p>ii. Also same as mentioned at Sr. No. 5 & 6.</p>
30	<u>Page 26, Clause no. 2.5, No. 7(B)</u>	<p><u>Bidders Comment:</u></p> <p>i. Kindly clarify the purpose of consultation with Director, Town Planning, Pune.</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. The said consultation with the Director, Town Planning, Pune is a mandatory statutory activity to be carried out in TPS under the MR&TP Act, 1966.</p>
31	<u>Page 28, Clause no. 2.7</u>	<p><u>Bidders Comment:</u></p> <p>i. We request MMRDA to keep one nodal person for co-ordination with client, various Govt departments and other stakeholders throughout the project timeline.</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. The said Nodal person shall be appointed by MMRDA for co-ordination purpose throughout the project timeline.</p>
32	<u>Page 33, Clause no. 3.8, Point 2</u>	<p><u>Bidders Comment:</u></p> <p>i. Our firm has been in operation from more than 15 years. First as proprietorship and from 2009 as Pvt. Ltd. In the same name. During the incorporation the proprietorship firm was taken up by the incorporated firm. Please confirm that there will be no issue in terms of our eligibility as we will submit documentary proof in the memorandum of the company.</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. On submission of relevant documents and the relevant experience, the said firm/s shall be eligible for Bidding in this RFP as per the RFP Conditions.</p>
33	<p><u>Page 33, Clause no. 3.8, Point 6</u> Work order, client experience certificates ---- shall be submitted by the lead bidder.</p>	<p><u>Bidders Comment:</u></p> <p>i. Please clarify if you wish to convey that project experience & certificates of only lead bidder will be considered for evaluation?</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. As mentioned in the eligibility criteria in the RFP document.</p>
34	<u>Page 35, Clause no. 3.9</u>	<p><u>Bidders Comment:</u></p> <p>i. As mentioned in table, average annual turnover should be 7.5 Cr. and not 15 Cr.</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. As mentioned in the RFP, the Avg. Annual Turnover required is INR 15 Crore. However, marks have also been allotted if the Avg. Annual Turnover is from INR 7.50 Crore and above.</p>
35	<u>Page 58, Clause no. 6.2(A)</u>	<p><u>Bidders Comment:</u></p> <p>i. Please confirm that all fees to be paid at other government departments for records,</p>	<p><u>Regarding Bidder's point no.(i):</u></p> <p>i. Same as mentioned at Sr. No. 5 & 6.</p>

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
		clearances etc. will be directly paid by MMRDA to the concerned department and not reimbursed. This will reduce the chances of any unlawful practice.	
36	MRTP act	<p><u>Bidders Comment:</u></p> <p>i. We request you to kindly provide an updated copy of M.R.T.P. Act and a copy of the Rules covering the TP Scheme. Please also provide any amendments that have been done w.r.t TP Scheme.</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The said updated copy of MR&TP Act, 1966 and a copy of the Rules covering TP Schemes shall be provided via email to the Bidders/Consultants on their request.</p>
37	<u>Page 32, Clause no 3.6</u>	<p><u>Bidders Comment:</u></p> <p>i. We request you to keep ratio of Technical Score and Financial Score as 70% : 30%</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>
38	<u>Page 33, Clause no 3.8</u>	<p><u>Bidders Comment:</u></p> <p>i. We request you to reduce average annual turnover from 15 Cr to 10 Cr.</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p> <p>ii. Also same as mentioned at Sr. No. 34.</p>
Bidder No.4: Name – CRISIL Risk and Infrastructure Solutions Limited			
39	<p><u>Page 9, Section 1.2, Eligibility criteria- 2 , Section 3.8, Sr. No. 2, Section 3.9, Technical Evaluation Criteria-2, Section 4B- Eligibility Criteria Summary- 2:</u></p> <p>The lead bidder and consortium member individually shall have been in operation for a period of at least 10 years, prior to the date of submission of bid.</p>	<p><u>Bidders Comment:</u></p> <p>i. We request you to modify the clause as below: The Lead Bidder should have been in operation for a period of at least 10 years, prior to the date of submission of bid.</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>
40	<p><u>Page 9, Section 1.2, Eligibility criteria- 6, Section 3.8, Sr. No.6, Section 3.9, Project Capabilities-3, Section 4B- Eligibility Criteria Summary - 6:</u></p> <p>The Lead member or a consortium member shall have experience in preparation and submission to a statutory planning authority, at least 2 development plan/master plan/layout plans including preparation of development control regulations for a city and preparation of atleast 1 town planning scheme for development of a minimum 100 ha contiguous area with minimum 20% built up area having mixed land use under respective Acts</p>	<p><u>Bidders Comment:</u></p> <p>i. Given that the consortium as a whole brings experience for the execution of the project, we request you to modify the clause as: The consortium shall have experience in preparation and submission to a statutory planning authority, at least 2 development plan/master plan/layout plans including preparation of development control regulations for a city and preparation of atleast 1 town planning scheme for development of a minimum 100 ha contiguous area with minimum 20% built up area having mixed land use under respective Acts</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request of the Bidders/Consultants is partly agreed.</p> <p>ii. As per the request of the Bidders/Consultants, the <u>Lead Bidder or a Consortium member (in case of a Consortium) shall have experience in preparation and submission to a statutory planning authority, at least 2 development plan/master plan/layout plans</u> including preparation of development control regulations for a city.</p> <p>iii. As per the request of the Bidders/Consultants, <u>Lead Bidder or any Consortium member (in case of a Consortium) shall have experience in preparation of at least 1 town planning scheme</u> for development of a minimum 100 ha contiguous area with minimum 20% built up area having mixed land use under respective Acts.</p> <p>iv. Accordingly, the said changes shall be incorporated in the RFP at pages 9, 33, 34, 35, 36, 37, 38, 43, 44, 50.</p> <p>v. However, in the eligibility criteria repeated on page 33 of the RFP Tender under item no. (6) erroneously mentions “(in case of a consortium) together” and the same may be treated as deleted and modified as stated above in points (ii) & (iii) above.</p>

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
41	<p>Page 9, Section 1.2- Eligibility criteria, Section 3.8, sr.no.7, Section 4B- Eligibility Criteria Summary-7: The member of consortium fulfilling the criteria laid out in item No. 6 shall have qualified and experienced multidisciplinary team of atleast 50 professionals on payroll/full time association. The professionals shall consist of qualified Architects, Town Planners, Urban Designers, Engineers, Landscape Architects etc.</p>	<p>Bidders Comment: i. We request you to modify the clause as follows: The Lead member/consortium together should have qualified and experienced multidisciplinary team of atleast 50 professionals on payroll/full time association. The professionals shall consist of qualified Architects, Town Planners, Urban Designers, Engineers, Landscape Architects etc.</p>	<p>Regarding Bidder's point no. (i): i. As per the request of the Bidders/Consultants, the Lead Bidder or Consortium member/s (in case of a Consortium) fulfilling the criteria laid out in item no. 6. shall have multidisciplinary team of atleast 50 professionals on payroll/full time association. The professionals shall consist of qualified Architects, Town Planners, Urban Designers, Engineers, Landscape Architects etc. ii. Accordingly, the said changes shall be incorporated in the RFP at pages 9, 33, 34, 35, 36, 37, 38, 43, 44, 50.</p>
42	<p>Page 10, Section 1.2, Payment Terms-3, Section 2.5-Deliverables-3: Task 3: Record Collection, Demarcation of Plot Boundaries/Reservation plot, Preparation of base map/Cadastral Maps and Area Statement and its approval by Dy. SLR</p>	<p>Bidders Comment: i. Since the approval of the Base map/Cadastral Maps and Area Statement by the Dy. SLR shall be time consuming process, we request you to keep the task of record collection, demarcation of plot boundaries/reservation plot and preparation of base map/Cadastral Maps and Area Statement independent of the approval.</p>	<p>Regarding Bidder's point no. (i): i. The request of the Bidders/Consultants is partly agreed. ii. Same as mentioned at Sr. No. 5 & 6.</p>
43	<p>Page 17, Section 2.4, Scope of work, Task 2: Topographical Survey, Demarcation of Plot Boundaries / Reservation Plot (to be completed in 45 days, 8): Establish about 10 ground control points using DGPS.</p>	<p>Bidders Comment: i. Will the Client provide us specific location for establishment of DGPS points? Or the decision rest with the successful bidder? ii. Is there any specification or dimensions for the establishment of DGPS pillar? iii. Will Client provide any control point (Base station or Sol BM points)?</p>	<p>Regarding Bidder's point nos. (i) to (iii): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. As mentioned in the RFP document the Bidder's/Consultant has to work-out the cost of the complete assignment. iii. The Bidder/ Consultant shall provide the location for establishment of 10 DGPS, which shall ensure completion of survey work.</p>
44	<p>Page 17, Section 2.4, Scope of work, Task 3: Record Collection, Demarcation of Plot Boundaries / Reservation Plot, Preparation of Base / Cadastral Map & Area Statement and Its Approval by Dy. SLR: 1): All relevant certified cadastral records to determine the land ownerships will be collected from the concerned Dy. SLR</p>	<p>Bidders Comment: i. For the purpose of costing, kindly confirm if MMRDA will be collecting the cadastral records from the concerned Dy. SLR or the Consultant will have to collect the records.</p>	<p>Regarding Bidder's point no. (i): i. Same as mentioned at Sr. No. 5, 6 & 43 above.</p>
45	<p>Page 18, Section 2.4, Scope of work, Task 4: Other data collection and studies: 10)Undertake two relevant international case studies for growth centres (may involve field trips)</p>	<p>Bidders Comment: i. For the purpose of costing, we request you to confirm if international trips would have to be carried out as part of scope of work. ii. We also request you to provide details of the number of people from MMRDA expected for the trip and the duration of the trip</p>	<p>Regarding Bidder's point nos. (i) & (ii): i. Same as mentioned at Sr. No. 7 above.</p>
46	<p>Page 18, Section 2.5-</p>	<p>Bidders Comment:</p>	<p>Regarding Bidder's point nos. (i) & (ii):</p>

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
	<p><u>Deliverables, Time Period and Payment Schedule, note (4):</u> The payment shall become due on approval of the stage reports and on raising of bills/ invoice by the Consultant after the approval of the stage report.</p>	<p>i. We request MMRDA to modify this clause to consider partial release of payments on submission of a milestone and remaining on its approval. This is considering the nature of the assignment, and possible delays in approving / agreeing on the milestones.</p> <p>ii. We Request MMRDA to consider the following change: 70% of the payment shall become due on submission of the stage reports and on raising of bills/invoice by the consultant. 30% of the payment for the stage report shall become due after approval of the stage report by MMRDA.</p>	<p>i. Same as mentioned at Sr. No. 5, 6 &11 above.</p>
47	<p><u>Page 18, Section 3.9 Technical Evaluation Criteria, Project Team Strength- 3. Landscape Architect:</u> Landscape Architect- Mandatory Requirement- 10 years' experience with 2 similar project</p>	<p><u>Bidders Comment:</u></p> <p>i. We believe that a landscape architect need not have experience in town planning schemes, development plan, master plans, detailed layout plans, detailed area plans, central business district plans, growth center plans to showcase their competence. Further, it will be very difficult to find a Landscape Architect with such an experience. Hence, we request the client to relax the criteria to: 10 years of experience with at least 2 projects of area more than 20 acres for landscape design.</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>
48	<p><u>Page 65, Section 7- Annexures to RFP-A- Clause 2.6.4 Failure and Termination:</u> In case of delay in the conduct of Consultancy services within the time fixed or in the event of repudiation of the contract, the Client reserves the right to recover damage for Breach of contract as indicated below:</p>	<p><u>Bidders Comment:</u></p> <p>i. We request the following insertion: In case of delay, that is solely attributable to the Consultant, in the conduct of Consultancy services within the time fixed or in the event of repudiation of the contract, the Client reserves the right to recover damage for Breach of contract as indicated below:</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>
49	<p><u>Page 69, Section 7- Annexure to RFP-B- Special Conditions of Contract</u></p>	<p><u>Bidders Comment:</u></p> <p>i. The industry practice is to cap the liability of the consultant to the value of the contract. This provides a reasonable and limited liability against which the consultant can arrange for risk mitigation measures like insurance. Hence, we request that the restriction on the liability be explicitly provided in the contract, through the following insertion: "Notwithstanding anything to</p>	<p><u>Regarding Bidder's point no. (i):</u></p> <p>i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.</p>

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
		the contrary, the maximum aggregate liability of the Consultant shall not exceed the fees paid under this Contract.”	
Bidder No.5: Name – Design Point Consult Pvt. Ltd., Surat, Gujarat.			
50	Page 10, Task 1: Inception Report: 15 Days	Bidders Comment: i. Additional 15 days for Task 1 to be required	Regarding Bidder’s point no. (i): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document. ii. And same as mentioned at Sr. No. 5, 6 & 11 above.
51	Page 10, Task 2: Topographical Survey, Demarcation of Plot Boundaries / Reservation Plot: 45 Days	Bidders Comment: i. Additional 45 days for Task 2 to be required	Regarding Bidder’s point no. (i): i.As per Sr. No. 5, 6 & 11 above.
52	Page 10, Task 3: Record Collection, Demarcation of Plot Boundaries / Reservation Plot, Preparation of Base / Cadastral Map & Area Statement and Its Approval by Dy. SLR.: 45 Days	Bidders Comment: i. Additional 45 days for Task 3 to be required	
53	Point-2	Bidders Comment: i. How many no. of land owners are within Phase1 and Phase-2 area?	Regarding Bidder’s point no. (i): i. As per the Preliminary Data available with MMRDA, there are approx. 35,000 nos. of Owners and approx. 9,300 land parcels/sub-survey nos. The same shall be verified by the Bidder/Consultant.
Bidder No.6: Name – All India Institute of Local Self Governance (AllLSG), Mumbai, Maharashtra.			
54	The Lead Bidder and Consortium Partner (if any) individually shall have been in operation for a period of at least 10 years, prior to the last date of submission of bid.	Bidders Comment: i. The Lead Bidder shall have been in operation for a period of at least 10 years, prior to the last date of submission of bid.	Regarding Bidder’s point no. (i): i. The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.
55	(Submit minimum 3 selected projects which will be used for pre-qualification – at least 2 (two) development plans / master plans/ layout plans including preparation of Development Control Regulations (DCR) for a city and preparation of at least 1 Town Planning Scheme (TPS). Each project description must be followed by the work order and completion certificate is complete). Industrial Parks shall not be considered as projects for evaluation.	Bidders Comment: i. Please consider Ongoing Work for preparation of Development Plan and preparation of Development Control Regulations.	Regarding Bidder’s point no. (i): i.The request submitted by the Bidder/Consultant is not agreed, final shall be as mentioned in RFP document.
56	The member of Consortium fulfilling the criteria laid out in item no. 6 shall have qualified and experienced multi-disciplinary team of at least 50 professionals on payroll / full time association. The professionals shall consist of qualified Architects, Town Planners, Urban Designers, Engineers, Landscape Architects, etc.	Bidders Comment: i. Please mention what kind of documents are required to certify this clause. ii. Does it have to be self-attested declaration or anything else.	Regarding Bidder’s point no. (i): i. As mentioned in Section 5.5 Curriculum Vitae (CV) on page 52 of the RFP documents along with self attested proofs of Completion Certificates for works, certificates, appointment orders, etc.
Additional Points.			

Sr. No.	Ref. in Tender Document / Page No.	Points raised for clarification	Clarification / Amendments to the sections of RFP
57	<u>Page 10, Task & Payment Schedule</u>	-----	<p>Revised To:</p> <p>i. As per the changes at Sr. No. 5 & 6, the <u>Task and Payment Schedule is revised and kept at the end of the Pre-Bid Queries.</u></p> <p>ii. <u>Accordingly, the said changes shall be incorporated in the RFP at pages 10, 25, 26 & 27.</u></p>
58	<u>Page 24, Deliverables, Time Period and Payment Schedule</u>	a. <u>The Report is required to be submitted in Hard Copy as well as in Soft Copy format. In addition drawing shall be separately submitted in AutoCAD format. The Consultant shall ensure about the fonts used in maps, drawing etc. shall be easily printable.</u>	<p>Revised To:</p> <p><u>The Report is required to be submitted in Hard Copy as well as in Soft Copy format. In addition drawing shall be separately submitted in AutoCAD format as well as GIS format. The Consultant shall ensure about the fonts used in maps, drawing etc. shall be easily printable.</u></p>
59	<u>Data for Bidders</u>	-----	<p><u>MMRDA shall provide to the bidders the following data (On request of Bidders):</u></p> <p>i. Copy of DP Report, DCR, DP Plans for 27 Villages (PDF/JPEG format).</p> <p>ii. The sanctioned Development Plan as per the Govt. Notification dt. 11.03.2015 (in PDF/JPEG format as available in this office) shall be made available to the Bidder/ Consultant (on their request), where as the Auto-Cad shall be provided to the Bidder/Consultant as an additional support(on their request). However, for authenticity or any discrepancy the Bidder/Consultant shall refer to the sanctioned Development Plan PDF/JPEG copy.</p> <p>iii. 7/12 extract compilation for 10 villages as available with MMRDA(in Excel format).</p> <p>iv. Copy of MR &TP Act 1966 (in PDF format).</p> <p>v. Rules Under The Maharashtra Regional and Town Planning Act 1966 (In PDF format).</p>

Revised Task & Payment Schedule

Task	Brief Description of Task	Schedule	Cumulative Time Period	Payment % of total fees
1	Task 1: Inception Report (T = Start of Time Frame from signing of Contract/Agreement with the Bidder/Consultant)	15 Days	T+ 15 days	5 %
2& 3	Task 2 & 3: Topographical Survey, Demarcation of Plot Boundaries / Reservation Plot, Record Collection, Preparation of Base / Cadastral Map & Area Statement.	90 Days	T+ 105 days	20 %
4	Task 5: Concept Plan Alternatives & Assisting MMRDA in Declaration of Intention (A + B)	45 Days	T+ 150 days (Declaration of Intention Stage)	20 %
5	Task 6: Preparation of Final Proposals, Reports for Owners Meeting.	30 Days	T+ 180 days	10 %
6	Task 7: Conducting Owners Meeting and Preparation of Draft TPS u/s 61 of MR&TP Act, 1966. A. Preparing Notices.	45 days	T+ 225 days	10 %
7	B. Consultation with Director, Town Planning, Pune	30 days	T+ 255 days	-
8	Task 8 : Publication of Draft TPS & receiving Suggestions & Objections	45 days	T+ 300 days	5 %
9	Task 9: Resolving Objections and Suggestions and Modifications to the TPS Plan	30 Days	T+ 330 days	20 %
10	Task 10: Submit the Draft TPS to State Govt.	30 days	T+ 360 days [i.e. 12 Months from Signing of Contract] (i.e. 7 Months from Declaration of Intention)	10% (5% on submission of Draft Scheme to State Govt. and 5% on sanction of Draft TPS from State Govt.)
11	Task 11: Additional Support by the Consultant throughout the Assignment and after Sanction of Draft Scheme by the Govt.	For a period of 2 years (i.e. 24 Man Months) from the date of Sanction of Scheme/s by the State Govt. (The Consultant's Support Team shall consist of Senior Planner, Middle Level Planner & AUTOCAD cum GIS trained Draftsman. The said team shall be deployed by the Consultant for the duration of support period). In case the said period extends, then the same shall be done on negotiation basis, by prior intimation and MMRDA's decision shall be binding on the Consultant.		(The Consultant shall quote for this activity separately on Man-month basis. The said quoted Fee shall be Negotiable by MMRDA on mutual Agreement Basis.

5. There were no other issues raised by the intending bidders except the above.
6. These Minutes are issued with approval of the Metropolitan Commissioner, MMRDA.

Sd/
Senior Planner,
Sub-Regional Office, Thane,
Planning Division, M.M.R.D.A.