



Brahmapur Development Authority

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No. 1781 /BeDA, Brahmapur, Dated 29/10/2025

Notice for Pre-Bid Clarification

With reference to RFP Notice No. **1556/BeDA, Brahmapur**, dated **13.10.2025**, for "**Selection of Consultant for Implementation of Town Planning Scheme in Brahmapur Development Authority Area (Town Planning Scheme-02/2025)**", it is hereby informed that the **attachment containing the pre-bid clarifications** is enclosed herewith.

All other terms and conditions of the RFP remain unchanged.

Encl: Attachment.

Secretary
BeDA, Brahmapur



Pre-Bid Clarification

RFP No. 1556/BeDA Dt-13.10.2025

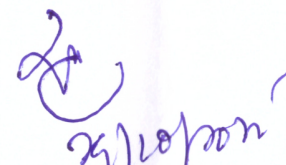
Project Name: RFP for selection of Consultant for implementation of town planning scheme in Brahmapur Development Plan Area (Town Planning Scheme - 02/2025)

SL No.	Clause as per RFP	Queries of the Bidder -HUDCO, Bhubaneswar	Remarks
1	RFP Ref.- 8.2 Technical criteria: The bidders shall have experience of planning and designing of at least 3 (three) numbers of Town Planning schemes / land pooling scheme / "Similar schemes" of minimum 100.00 Acres each in any state of India under the relevant Town and County Planning Act / other acts as applicable.	HUDCO has completed more than 300 projects of wide ranging scales and types across India. The experience as stipulated can be divisible and regarding technical scoring (9.2), the stipulated requirement in case of Public Sector Undertaking can be considered for relaxation.	The criteria remains unchanged.
2	Clause as per RFP	Queries of the Bidder -ANTEA INDIA PRIVATE LTD, Haryana	
2.1	Page No-13 3. Deliverables, Timelines and Payments 1. Mobilization for Survey Work - Payment-10% 2. Completion of all stages for Survey work- and submission of final survey report for approval - Payment -5% Page No-24 20. Payment Schedule 1. Mobilization for Survey Work - Payment-5% 2. Completion of all stages for Survey work- and submission of final survey report for approval - Payment -10%	Payment of fee against the deliverables is mentioned differently on page 13 and page 20 We understand 10% payment linked to first deliverable "Mobilization for survey work" is corrected one, kindly clarify.	Deliverables, timelines, and payments shall be as per the Payment Schedule mentioned on Page No. 24 of the RFP.
2.2	Page no-14 4. Penalty The selected bidder/firm would be required to meet the project requirements as per the desired specifications for all the services set by BeDA within timeline. In the event of delay from consultant side, the duration of the assignment shall be extended by maximum of 6 month on payment of delay liquidated damage @ 10% of the total contract value per month (to be calculated on pro rata basis for the delay in number of days). In the event the selected consultant could not complete the assignment within the extended period of 6 month, the contract shall be terminated by BeDA unless BeDA consents for any further extension of time.	We request to review this clause as sometime delays in project deliverables happen due to reasons beyond the control of consultants. We suggest keeping this on case-to-case basis, if any occur during project delivery. Additionally, the amount is very heavy and in case Authority is willing to keep this clause then we request to consider the penalty for delay @ 0.1% per week for delays attributable to the consultant. Considering the time taken for the resolution of land related issues during TPS preparation, 12 months seems inadequate. We would request BeDA to keep at least 18 months.	The criteria shall remain unchanged and, if required, may be considered on a case-to-case basis at the discretion of the authority during the implementation stage.



2	Clause as per RFP	Queries of the Bidder -ANTEA INDIA PRIVATE LTD, Haryana	
2.3	Page no-14 4. Penalty In the event of delay by the consultant for completion of any milestone within the timeline specified, BeDA shall retain amount equivalent to 10% of respective milestone payment. The retention amount shall be released while making of payment for subsequent stage. In the event of delay of any milestone exceeds 01 (One) month from the schedule time, BeDA shall deduct 1% of payment for respective milestone	We request you to eliminate this clause as withholding 10% payment of deliverables will impact cashflow and it will make difficult to manage project expenditures. The payment schedule is already very tight, and consultant will get only 60% of payments till 10th Month of work (project duration 12 months) as 40% payment is linked to last two deliverables.	The criteria shall remain unchanged and, if required, may be considered on a case-to-case basis at the discretion of the authority during the implementation stage.
2.4	Page no. 16 8.2. Technical Criteria (To authenticate the project Experience, the bidder shall also submit the supported documents such as Notification from the Govt. for the completion of the scheme with high lightened project area and letter issued by the client for final plot demarcation for the respective projects/ copy of agreement or work order etc. BeDA shall at its own discretion to determine the projects to be consider project experience based on the nature of assignments)	The details sought pertain to TPS assignments only. While eligible assignments / "Similar schemes" that include "Infrastructure Master Plan, Industrial Park etc. wherein such information or document may not be available for all the assignments conducted by the consultant. Therefore, we request to kindly consider project completion certificate from Client.	The criteria remains unchanged.
2.5	Page no-17 9.1. Team Deployment: The selected consultant shall deploy a team of professionals of minimum 4 member (as detailed below) to be stationed in BeDA office for assisting BeDA in preparation and implementation of Town Planning Scheme.	Kindly consider mixed inputs from Home and Field office (BeDA) for Key Experts - 'Project Coordinator' and 'Senior Planning'/ Architect Consultant' for flexibility in working.	The criteria remains unchanged.
2.6	Page no-18 9.1. Team Deployment iii. During the Contract period, the Consultant should not replace the proposed experts, without the prior consent of the BeDA. If the Consultant proposes to change personnel's/ experts within 01 (One) year, a penalty of 2% of the total contract value per each replacement (irrespective of position) shall be imposed by the BeDA. The penalty amount shall be deducted from the payment to be made to the consultant.	We request to review this clause as sometime Experts / Consultant working on projects leave due to unavoidable personal reasons and which are beyond control of the Consulting firm. Therefore, kindly allow firms to fill the vacant position with similar or better candidates with the approval of the Authority.	The criteria shall remain unchanged and, if required, may be considered on a case-to-case basis at the discretion of the authority during the implementation stage.
2.7	Page No. 21, 34-35 12. Documents to accompany the proposal PART – A (Technical Proposal) Bank Guarantee Format to be submitted as prescribed in Schedule 'D'.	It seems that Bank Guarantee format provided at Schedule D (page 34-35) is for Performance Security. Kindly provide the Bank Guarantee format for Bid Security/EMD. 	The EMD shall be submitted only through a Demand Draft along with the Technical Bid. The Performance Security shall be submitted at the time of signing the contract, as per the Bank Guarantee format provided in the RFP.

2	Clause as per RFP	Queries of the Bidder -ANTEA INDIA PRIVATE LTD, Haryana	
2.8	Page no. 37 Schedule - F Summary of Financial Strength	Audited turnover figures for FY 2024-25 are also available now Kindly clarify if we could include turnover figures of FY 2024-25 for last 3 years Financial Strength.	Allowed.
2.9	Page no 3 Last date for Submission of bids (through speed / Registered post or Courier)	We request BeDA to keep the deadline of bid submission at 21 days after issuing responses to pre-bid queries allowing Consultants time and clarity to prepare and submit the bid. The mode of submission of bid is in hard copy, and it will also take time to deliver the courier in BeDA office. Kindly consider our request.	If such consideration is to be taken, it will be notified through the official website of BeDA. Bidders are advised to visit the website before the due date.


 Secretary
 Brahmapur Development Authority
 Brahmapur-Gm.