

Siliguri Jalpaiguri Development Authority

Minutes of the 2nd pre-bid meeting held on 08.02.2024 at 04:00 P.M. regarding Online Expression of Interest (EOI) vide no. 103/Plg/2023-24/SJDA dt. 11.01.2024 at SJDA Preparation of Land Use Map & Register (LUMR) and Land Use & Development Control Plans (LUDCP).

Member present:

Sl No.	Name of member
1	Sri Abhijit Tukaram Shevale, IAS, Chief Executive Officer, SJDA.
2	Sri Saibal Thakurata, Chief Town Planner, UD&MA Department, Govt. of West Bengal (attended via online)
3	Smt. Anumita Mohanty, Associate Town Planner, UD&MA Department, Govt. of West Bengal (attended via online)
4	Smt. Madhushre Bhattacharjee, Assistant Town Planner, UD&MA Department, Govt. of West Bengal (attended via online)
5	Sri Tushar Kanti Ray, Associate Planner, SJDA.
6	Smt. Rinki Saha, Junior Assistant Planner, SJDA.
7	Ten of the intending bidders were present online.

The Chief Executive Officer, SJDA initiated discussion and after brief introduction following queries were raised by the intending bidders and decision of the authority has been communicated parawise.

Sl. No	Page No. of EOI	Section and Clause Details	Content of EOI requiring Clarification	Change or clarification requested for by the intending bidders	Decision of the Authority
1	Page-02	1. Earnest Money Deposit of e-procurement	Rs. 2,00,000.00	We would like to inform you that Our Firm/ Company are an organization registered with National Small-Scale Industries Corporation Limited (NSIC) under single point registration scheme, Ref no: NSIC/KOL/GP/RS/REGN/WB/C-419/12 valid from 8/8/2020 to 7/8/2024. The unit registered under Single Point Registration Scheme of NSIC are eligible to get benefits under Public Procurement Policy for Micro & Small Enterprises (MSEs) order 2012 as notified by the Government of India, Ministry of Micro Small & Medium Enterprises, New Delhi vide Gazette Notification dated 23.03.2012: Exemption from payment of Earnest Money Deposit Could be please be kind enough to consider the above clause for this tender	No waiver/change other than mentioned in the EOI.
2	Page-02	PBG	Performance Bank Guarantee (PBG) 10 % of the Gross project cost (Including GST)	We would request you to kindly reduce the performance bank guarantee from 10% to 3%.	No change in terms mentioned in

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					the EOI.
3	Page-17	9. Payment Schedule: Table 7: Payment Schedule:	<p>Initiation of the Project</p> <p>Stage- I: Preparation of Base Map and existing Land Use Map and Register with superimposition of old LUMR.: 15% of the Consultancy Fees</p> <p>Stage - II: Preparation of Inception Report for Land Use Plan and Development Control Plan: 20% of the Consultancy Fees</p> <p>Stage - III: Preparation of Detailed Land Use & Development Control Plan (Draft): 25% of the Consultancy Fees</p> <p>Stage - IV: Preparation of the Proposed Land Use & Development Control Plan: 40 % of the Consultancy Fees</p>	<p>We kindly request you to adjust the payment terms to facilitate an advance payment of 10% for the engagement of on-site personnel, including surveyors, to enhance the efficiency of Stage 1 operations. The proposed payment schedule is as follows:</p> <p>Initiation of the Project (contract signing): 10% of the Consultancy Fees</p> <p>Stage- I: Preparation of Base Map and existing Land Use Map and Register with superimposition of old LUMR.: 15% of the Consultancy Fees</p> <p>Stage - II: Preparation of Inception Report for Land Use Plan and Development Control Plan: 20% of the Consultancy Fees</p> <p>Stage - III: Preparation of Detailed Land Use & Development Control Plan (Draft): 25% of the Consultancy Fees</p> <p>Stage - IV: Preparation of the Proposed Land Use & Development Control Plan: 30 % of the Consultancy Fees</p>	No change in terms mentioned in the EOI.
4	Page-04	2. Eligibility criteria:	<p>The Consultancy firms Companies/ Organizations should have prior experience of successful completion of at least two (2) Urban/Town/City planning projects of preparation of Base Map using GIS software & preparation of Land Use Map & land Register (LUMR) and finally the land Use Development Control Plan (LUDCP), Draft Development Plan (DDP), City Development Plan (CDP) or any other equivalent Planning document of similar category in the last five (5) years for an area of not less than 400 sq.kms., fulfilling the criteria.</p>	<p>The Consultancy firms / Companies should have prior experience of at least two (2) Urban/Town/City/ Regional/ Sub-Regional Plan planning projects of preparation on of Base Map using GIS software & preparation on of Land Use Map & land Register (LUMR) and finally the land Use Development Control Plan (LUDCP)/ Draft Development Plan (DDP)/ City Development Plan (CDP) or any other equivalent Planning document of similar category in the last five (5) years for an area of not less than 400 sq.kms. (Completed or substantially completed (80%) projects shall be considered for evaluation).</p> <p>OR</p> <p>The Consultancy firms / Companies should have prior</p>	No change in terms mentioned in the EOI.

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				<p>experience of at least three (3) Urban/Town/City/ Regional/ Sub-Regional Plan planning projects of preparation of Base Map using GIS software & preparation of Land Use Map & land Register (LUMR) and finally the land Use Development Control Plan (LUDCP)/ Dra^{ft} Development Plan (DDP)/ City Development Plan (CDP) or any other equivalent Planning document of similar category in the last five (5) years for an area of not less than 200 sq. kms. (Completed or substantially completed (80%) projects shall be considered for evaluation).</p> <p style="text-align: center;">OR</p> <p>The Consultancy firms / Companies should have prior experience of at least four (4) Urban/Town/City/ Regional/ Sub-Regional Plan planning projects of preparation of Base Map using GIS software & preparation of Land Use Map & land Register (LUMR) and finally the land Use Development Control Plan (LUDCP)/ Draft Development Plan (DDP)/ City Development Plan (CDP) or any other equivalent Planning document of similar category in the last five (5) years for an area of not less than 150 sq. kms. (Ongoing/ Completed or substantially completed (80%) projects shall be considered for evaluation).</p> <p>Work order / completion certificate duly signed by concerned department or organization / Draft Master Plan submission certificate duly signed by concerned department or organization/ CA Certificate signed by chartered accountant of firm for payment received/Any other relevant document for completion or 80% completion.</p>	
5	Page-04	2. Eligibility criteria:	The Consultancy firms/ Companies/ Organizations also should have prior experience of working in a similar domain and	The Consultancy firms/ Companies also should have prior experience of working in a similar domain and should be familiar with the	No change in terms mentioned in

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			should be familiar with the features and characteristics appertaining to the Siliguri jalpaiguri Development Authority like eco-tourism, tea tourism, international border, adjacency to national parks and sanctuary, foothills, chicken neck area, defence area, transport hub, earthquake prone area	features and characteristics appertaining to the Siliguri Jalpaiguri any one e.g. Development Authority like eco-tourism/ tea tourism/ international border/ adjacency to national parks/ sanctuary/ foothills/ chicken neck area/ defence area/ transport hub/ earthquake prone area/ River front development/Tourism Park	the EOI.
6	Page-04	2. Eligibility criteria:	Necessary Documentary evidences including work order and completion certificate/credential of planning projects shall be furnished in case of working experience with Government Department/ Urban Local Bodies/ Development Authorities	Necessary Documentary evidences including work order/Agreement/ completion certificate duly signed by concerned department or organization / Draft Master Plan submission (80% completion) certificate duly signed by concerned department or organization / CA Certificate signed by chartered accountant of firm for payment received of 80% /any other documentary proof of substantially completion (80% milestone achievement) of planning projects shall be furnished in case of working experience with Government Department/ Urban Local Bodies/ Development Authorities.	No change in terms mentioned in the EOI.
7	Page-04	2. Eligibility criteria:	Introduction of the company/organisation as provided in Company Brochure/ leaflet	We request the authority to kindly not allow Organizations like NGO/ Trust/ Society etc. to participate in this tender as these are Non-Profit Organizations and it will be difficult for the Consultancy Firms like us to compete with them as they may quote very low. As per general practice, the above-mentioned Organizations are not allowed to participate with Firms/ Companies. For them authority issues separate category of tenders. Kindly consider this point.	No change in terms mentioned in the EOI.
8	Page-04	2. Eligibility criteria:	New clause should be added	Please add the below documents to be submitted. "Consultancy Firms/ Companies should submit Certificate of Incorporation/ Memorandum of Association (MoA) & Articles of Association (AoA). Without the above documents there will be disqualification of the	No change in terms mentioned in the EOI.

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9	Page-04	2. Eligibility criteria:	Financial Capability of the Company/ Organization to be given in addition to latest audit report with balance sheet	Please add turnover criteria which is the required parameter for this type of consultancy assignments as below; "Average Annual turnover of last three Financial Years (2020-21, 2021-22, 2022-23) of the bidder should be INR 10 Cr."	No change in terms mentioned in the EOI.																														
10	Page No-05	4.1 Evaluation of Technical Proposals	In the first stage, the Technical Proposal will be evaluated on the basis of Applicant's experience, its understanding of TOR, proposed methodology and Work Plan, and the experience of Key Personnel. Only those Applicants whose Technical Proposals get a score of 75 (seventy five) marks or more out of 100 (one hundred) shall qualify for further consideration for opening of the Financial Bid.	In the first stage, the Technical Proposal will be evaluated on the basis of Applicant's experience, its understanding of TOR, proposed methodology and Work Plan, and the experience of Key Personnel. Only those Applicants whose Technical Proposals get a score of 65 (sixty five) marks or more out of 100 (one hundred) shall qualify for further consideration for opening of the Financial Bid.	No change in terms mentioned in the EOI.																														
11	Page No-05	4.1 Evaluation of Technical Proposals (Table 1: Criteria for Technical Evaluation);	<table border="1"> <thead> <tr> <th>Item Code</th> <th>Parameter</th> <th>Maximum Marks</th> <th>Criteria</th> </tr> </thead> <tbody> <tr> <td rowspan="3">1</td> <td rowspan="3">Relevant Experience of the agency</td> <td rowspan="3">20</td> <td>No. of LUDCPs/DDPs/CDPs/Master Plans or other equivalent Planning documents prepared in the previous 5 years</td> </tr> <tr> <td>No = 2 3 > 4</td> </tr> <tr> <td>Marks = 10 1 2 5 0</td> </tr> <tr> <td rowspan="3">2</td> <td rowspan="3">Proposed Methodology and Work Plan</td> <td rowspan="3">25</td> <td>Demonstration of their best-executed works - evaluation will be based on the quality of analyses for the</td> </tr> <tr> <td>No = 2 = 4 = 4</td> </tr> <tr> <td>Marks = 03 0 1 6 0</td> </tr> </tbody> </table>	Item Code	Parameter	Maximum Marks	Criteria	1	Relevant Experience of the agency	20	No. of LUDCPs/DDPs/CDPs/Master Plans or other equivalent Planning documents prepared in the previous 5 years	No = 2 3 > 4	Marks = 10 1 2 5 0	2	Proposed Methodology and Work Plan	25	Demonstration of their best-executed works - evaluation will be based on the quality of analyses for the	No = 2 = 4 = 4	Marks = 03 0 1 6 0	<table border="1"> <thead> <tr> <th>Item Code</th> <th>Parameter</th> <th>Maximum Marks</th> <th>Criteria</th> </tr> </thead> <tbody> <tr> <td rowspan="3">1</td> <td rowspan="3">Relevant Experience of the agency</td> <td rowspan="3">10</td> <td>No. of LUDCPs/DDPs/CDPs/Master Plans/Regional Plan/Sub-Regional Plan or other equivalent Planning documents prepared in the previous 5 years of more than 150 sq. km. area.</td> </tr> <tr> <td>No = 2 = 4 = 4</td> </tr> <tr> <td>Marks = 03 0 1 6 0</td> </tr> <tr> <td>2</td> <td>Average</td> <td>10</td> <td></td> </tr> </tbody> </table>	Item Code	Parameter	Maximum Marks	Criteria	1	Relevant Experience of the agency	10	No. of LUDCPs/DDPs/CDPs/Master Plans/Regional Plan/Sub-Regional Plan or other equivalent Planning documents prepared in the previous 5 years of more than 150 sq. km. area.	No = 2 = 4 = 4	Marks = 03 0 1 6 0	2	Average	10		No change in terms mentioned in the EOI.
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					preparation of LUDCP - what lead to the Final proposed Land Use. Proposed Methodology for the formulation of the LUDCP types, of Equipment and software to be used Understanding of the Area and Innovative Solutions if any. Development Control Regulations and identification of Projects and Schemes		ge Annual Turnover	Turnover (Average of 3	Turnover (Average of 3	
								Equal to INR 10 Cr.	0	
								INR 10 Cr. To upto 20 Cr.	5	
								More than 20 Cr.	10	
			3	Relevant Qualifications & Experience of the Key Personnel who will be involved in the preparation of the LUDCP	45	The Team should have Senior Urban Planners, Junior Level Urban Planners, GIS& Remote Sensing Experts with team, PHE/infrastructure Experts, Environmental Experts, Conservation Expert, Surveyors etc. with desirable qualification and experience as mentioned in Table 4 & 5. For grading system, refer section 4.1.1(Table 6).	3	Proposed Methodology and Work Plan with presentation	25 (A M) +1 0 (P re se n t a t i o n) =3 5 m a r k s	Demonstration of one of their best-executed works - evaluation will be based on the quality of analyses for the preparation of LUDCP - what lead to the Final proposed Land Use. Proposed Methodology for the formulation of the LUDCP types of Equipment and software to be used Understanding of the Area and Innovative Solutions if any. Development Control Regulations and identification of Projects and Schemes
			4	Miscellaneous	10	Marks to be awarded to the Bidder in the following manner: 1. If office in	4	Relevant Qualifications & Exper	25	The Team should have Senior Urban Planners, Junior Level Urban

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					West Bengal - 5 marks 2. If Previous Planning Projects done in West Bengal in the last 5 years-5 marks		ience of the Key Personnel who will be involved in the preparation of the LUDC P	Planners, GIS & Remote Sensing Experts with team, PHE/ infrastructure Experts, Environmental Experts, Social Expert, Surveyors etc. with desirable qualification and experience as mentioned in Table 4 & 5.		
						4	Miscellaneous	20	Marks to be awarded to the Bidder in the following manner: 1. If office in West Bengal - 5 marks 2. If ongoing Consultancy Projects in West Bengal with WB Govt. Deptt./Authorities etc. in the last 5 years - 5 Marks 3. In house Survey Equipment - 10 marks Availability of Survey equipment with the firm as below; a. Drone - 3 marks b. Mobile LiDAR - 3 marks c. DGPS with Real Time Kinematics (RTK) - 1 mark d. Electronic Total Station - 1 mark e. Robotic Total Station - 1 mark	

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							f. Digital level-1 mark		
12	Page No 06	4.1 Evaluation of Technical Proposals (Table 2: Educational Qualification and Experience required)	Table 2: Educational Qualification and Experience required		Table 2: Educational Qualification and Experience required			No change in terms mentioned in the EOI.	
			Senior Urban Planner	Educational Qualification & Experience- Graduate in Planning with 17 years of relevant experience in professional (field/academics or Post Graduate in Urban/Town/City/ Regional Planning or equivalent with 15 years of experience in relevant professional field/academics	Senior Urban Planner	Educational Qualification & Experience- Graduate in Planning with 15 years of relevant experience in professional (field/academics or Post Graduate in Urban/Town/City/ Regional Planning or equivalent with 10 years of experience in relevant professional field/academics			
			Junior Level/Urban Planner	Educational Qualification & Experience- Graduate in Planning with 3 years of relevant experience in professional (le/di academics or Post Graduate in Urban/Town/City/ Regional Planning or equivalent with 1 year of experience in relevant professional field/academics	Junior Level/Urban Planner	Educational Qualification & Experience- Graduate in Planning with 3 years of relevant experience in professional (le/di academics or Post Graduate in Urban/Planning /Town/City/ Regional Planning or equivalent with 1 year of experience in relevant professional field/academics			
			PHE Expert/Infrastructure Expert	Educational Qualification- Graduate in Civil Engineering & Post Graduate in Public Health Engineering or equivalent. Experience- Minimum 5 years' experience in relevant	PHE Expert/Infrastructure Expert	Educational Qualification- Graduate in Civil Engineering or Post Graduate in Public Health Engineering/any engineering field or equivalent. Experience- Minimum 10			

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					years' experience in relevant professional field/ academics.									
			<table border="1" data-bbox="496 521 863 1758"> <tr> <td></td> <td>professional field/ academics.</td> </tr> <tr> <td>Environmental Expert</td> <td>Educational Qualification- Graduate/ Post Graduate Degree in Environment Science or equivalent Experience- Minimum 5 years' experience in relevant professional field/ academics</td> </tr> <tr> <td>Conservation Expert</td> <td>Educational Qualification- Post Graduate Degree in Conservation or equivalent. Experience- Minimum 5 years' experience in relevant professional field/ academics</td> </tr> <tr> <td>Surveyor</td> <td>Educational Qualification- Diploma in Survey Engineering/ Civil Engineering. Experience Minimum 5 years' experience in relevant professional field/ academics</td> </tr> </table>		professional field/ academics.	Environmental Expert	Educational Qualification- Graduate/ Post Graduate Degree in Environment Science or equivalent Experience- Minimum 5 years' experience in relevant professional field/ academics	Conservation Expert	Educational Qualification- Post Graduate Degree in Conservation or equivalent. Experience- Minimum 5 years' experience in relevant professional field/ academics	Surveyor	Educational Qualification- Diploma in Survey Engineering/ Civil Engineering. Experience Minimum 5 years' experience in relevant professional field/ academics	Environmental Expert	Educational Qualification- Graduate in Civil Engineering or Post Graduate Degree in Environment Engineering or equivalent Experience- Minimum 10 years' experience in relevant professional field/ academics	
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				Social Expert	Educational Qualification: Post Graduate Degree in sociology/MSW / Public Policy and Administration or equivalent. Experience- Minimum 08 years' experience in relevant Professional field/ academics. As Social Expert is now required for any Development project to assess the Social Impact as like Environmental. Conservation rules and regulation is a part of Planning process only and separate Expert is not required.									
				Surveyor	Educational Qualification- Diploma in Survey Engineering/ Civi									

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13	Page No.- 6	Credenti al for technical evaluati on	PHE/Infrastructure exerts,	For PHE expert please consider Diploma Civil or any B Tech Graduate.	No change in terms mentioned in the EOI.																																																																																																																																																																																																																																																																
14	Page- No 07	4.1 Evaluation of Technical Proposals (Table-3: Minimum Requirement of Personnel;	<table border="1"> <caption>Table 3: Minimum Requirement of Personnel</caption> <thead> <tr> <th>S</th> <th>Ju</th> <th>GIS</th> <th>PH</th> <th>E</th> <th>C</th> <th>G</th> <th>Surve</th> </tr> <tr> <th>Senior</th> <th>Junior</th> <th>& Re</th> <th>Ex</th> <th>En</th> <th>on</th> <th>oe</th> <th>yor</th> </tr> <tr> <th>Level</th> <th>Ur</th> <th>mo</th> <th>pe</th> <th>iv</th> <th>no</th> <th></th> <th></th> </tr> <tr> <th>Urban</th> <th>ba</th> <th>te</th> <th>rt/i</th> <th>r</th> <th>re</th> <th>T</th> <th></th> </tr> <tr> <th>Plann</th> <th>nsi</th> <th>Se</th> <th>nfr</th> <th>o</th> <th>r</th> <th>e</th> <th></th> </tr> <tr> <th>er</th> <th>ng</th> <th>ast</th> <th>n</th> <th>v</th> <th>c</th> <th></th> <th></th> </tr> <tr> <th></th> <th>Ex</th> <th>tur</th> <th>e</th> <th>t</th> <th>n</th> <th></th> <th></th> </tr> <tr> <th></th> <th>per</th> <th>ee</th> <th>n</th> <th>i</th> <th>i</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th>Ex</th> <th>t</th> <th>o</th> <th>c</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th>per</th> <th>l</th> <th>E</th> <th>E</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>x</th> <th>x</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>p</th> <th>p</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>e</th> <th>e</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>r</th> <th>r</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>t</th> <th>t</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>15</td> </tr> </tbody> </table>	S	Ju	GIS	PH	E	C	G	Surve	Senior	Junior	& Re	Ex	En	on	oe	yor	Level	Ur	mo	pe	iv	no			Urban	ba	te	rt/i	r	re	T		Plann	nsi	Se	nfr	o	r	e		er	ng	ast	n	v	c				Ex	tur	e	t	n				per	ee	n	i	i					Ex	t	o	c					per	l	E	E							x	x							p	p							e	e							r	r							t	t			1	3	1	1	1	1	1	15	<table border="1"> <caption>Table 3: Minimum Requirement of Personnel</caption> <thead> <tr> <th>S</th> <th>Ju</th> <th>GI</th> <th>PH</th> <th>E</th> <th>S</th> <th>G</th> <th>Surve</th> </tr> <tr> <th>Senior</th> <th>Junior</th> <th>S & Re</th> <th>Ex</th> <th>En</th> <th>on</th> <th>oe</th> <th>yor</th> </tr> <tr> <th>Level</th> <th>Ur</th> <th>mo</th> <th>pe</th> <th>iv</th> <th>no</th> <th></th> <th></th> </tr> <tr> <th>Urban</th> <th>ba</th> <th>te</th> <th>rt/i</th> <th>r</th> <th>re</th> <th>T</th> <th></th> </tr> <tr> <th>Plann</th> <th>nsi</th> <th>Se</th> <th>nfr</th> <th>o</th> <th>r</th> <th>e</th> <th></th> </tr> <tr> <th>er</th> <th>ng</th> <th>ast</th> <th>n</th> <th>v</th> <th>c</th> <th></th> <th></th> </tr> <tr> <th></th> <th>Ex</th> <th>tur</th> <th>e</th> <th>t</th> <th>n</th> <th></th> <th></th> </tr> <tr> <th></th> <th>per</th> <th>ee</th> <th>n</th> <th>i</th> <th>i</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th>Ex</th> <th>t</th> <th>o</th> <th>c</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th>per</th> <th>l</th> <th>E</th> <th>E</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>x</th> <th>x</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>p</th> <th>p</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>e</th> <th>e</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>r</th> <th>r</th> <th></th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>t</th> <th>t</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>04</td> </tr> </tbody> </table>	S	Ju	GI	PH	E	S	G	Surve	Senior	Junior	S & Re	Ex	En	on	oe	yor	Level	Ur	mo	pe	iv	no			Urban	ba	te	rt/i	r	re	T		Plann	nsi	Se	nfr	o	r	e		er	ng	ast	n	v	c				Ex	tur	e	t	n				per	ee	n	i	i					Ex	t	o	c					per	l	E	E							x	x							p	p							e	e							r	r							t	t			1	3	1	1	1	1	1	04	No change in terms mentioned in the EOI.
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15		4.1.1 Grading System in Technical Evaluation; Page No 07 & 08	As per table 4	<p>We request the authority to kindly delete the Grading System as per table 4.</p> <p>The modified marking system should be as: (Total Marks 25)</p> <table border="1"> <thead> <tr> <th>Position</th> <th>Qualifica tion</th> <th>Maximu m Marks Allotted</th> </tr> </thead> <tbody> <tr> <td>Senior Urban Planner</td> <td>Education al Qualifica tion & Experienc e- Graduate in Planning with 15 years of relevant experienc e in professio nal</td> <td>4 marks</td> </tr> </tbody> </table>	Position	Qualifica tion	Maximu m Marks Allotted	Senior Urban Planner	Education al Qualifica tion & Experienc e- Graduate in Planning with 15 years of relevant experienc e in professio nal	4 marks	No change in terms mentioned in the EOI.																																																																																																																																																																																																																																																										
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Sl. No	Page No. of EOI	Section and Clause Details	Content of EOI requiring Clarification	Change or clarification requested for by the intending bidders			Decision of the Authority
					(field/academics or Post Graduate in Urban/Town/City/Regional Planning or equivalent with 10 years of experience in relevant professional field/academics		
				Junior Level /Urban Planner	Education al Qualification & Experience- Graduate in Planning with 3 years of relevant experience in professional (field/academic s or Post Graduate in Urban/Planning/Town/City / Regional Planning or equivalent with 1 year of experience in relevant professional field/academics	2 marks	
				GIS & Remote	Education al	2 marks	

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Sl. No	Page No. of EOI	Section and Clause Details	Content of EOI requiring Clarification	Change or clarification requested for by the intending bidders			Decision of the Authority
				Sensing Expert	Qualification Post Graduate Degree/ Diploma in Remote Sensing/ GIS or Equivalent Experience- Minimum 5 years' experience in relevant professional field/ academics		
				PHE Expert/Infrastructure Expert	Educational Qualification- Graduate in Civil Engineering or Post Graduate in Public Health Engineering/any engineering field or equivalent. Experience- Minimum 10 years' experience in relevant professional field/ academics.	3 marks	
				Environmental Expert	Educational Qualification- Graduate in Civil Engineeri	3 marks	

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Sl. No	Page No. of EOI	Section and Clause Details	Content of EOI requiring Clarification	Change or clarification requested for by the intending bidders			Decision of the Authority
					ng or Post Graduate Degree in Environment Engineering or equivalent Experience- Minimum 10 years experience in relevant professional field/academics		
				Geo Technical Expert	Education Qualification Post Graduate in Geo Technical Engineering/ Geological Science or Equivalent. Experience- Minimum 5 years' experience in relevant professional field/ academics	2 marks	
				Surveyor (1.5 Marks x4)	Education Qualification- Diploma in Survey Engineering/Civil Engineering. Experience Minimum	2 marks	

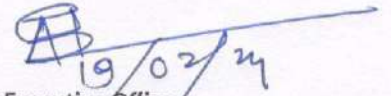
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Sl. No	Page No. of EOI	Section and Clause Details	Content of EOI requiring Clarification	Change or clarification requested for by the intending bidders		Decision of the Authority
					3 years' experience in relevant professional field/ academics	
16	Page- No 08	Financial Proposal	In the second stage, the financial bids of only the technically qualified bidders as per evaluation vide Para 4.1 shall be opened. The technically qualified bidder offering the lowest financial bid shall be considered as successful bidder.	We request the authority to adopt the Quality & Cost Based Selection (QCBS) Process, instead of Least cost Basis. This will help the authority to select best qualitative and technically sound bidder. Kindly amend the clause as: Bidders will be selected through Quality & Cost Based Selection (QCBS) Process:		No change in terms mentioned in the EOI.
17	Page No 15			We request the authority to kindly extend the submission due date by at least 21 days from the date of release/ upload of Pre Bid responses		Date extended upto 22.02.2024 at 04:00 P.M.
18	Page 17 of 33	Clause 9 Table-7 Payment schedule	Existing payment schedule Stage 1-15% Stage 2-20% Stage 1-25% Stage 1-40%	Existing payment schedule Stage 1-20% Stage 2-25% Stage 1-25% Stage 1-30%		No change in terms mentioned in the EOI.
19	Page 08 of 33	Clause 4.2 criteria for evaluation	Evaluation of Financial Proposal: The technical qualified bidder offering the lowest financial bid shall be considered as successful bidder.	In order to have a very qualitative proposal and competent bidder, it is requested to amend the selection criteria to Quality cum Cost based selection 70:30 (T:F) instead of Least Cost Method.		No change in terms mentioned in the EOI.
20	Page 10	5. Scope of Work: Task 2	Carrying Out Present Land use Survey	<ul style="list-style-type: none"> We understand all cadastral maps, Land use maps, Infrastructure maps, mouza maps, administrative boundaries shall be provided by the Client. Satellite imageries from open source would be used Please specify the area for which the land use and contour survey would have to be done. Would it be for the additional area or some percentage of sample is 		1. Maps shall have to be collected by the bidder. Only cost of map if any will be provided 2. For the

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Sl. No	Page No. of EOI	Section and Clause Details	Content of EOI requiring Clarification	Change or clarification requested for by the intending bidders	Decision of the Authority
				<p>required to be done?</p> <ul style="list-style-type: none"> We also understand that infrastructure map would be prepared based on secondary data received and no survey would be required in this case. Please confirm 	<p>total area as mentioned in the EOI.</p> <p>3.No, based on the secondary as well as primary data which is to be carried out alongwith land use survey. For contour, secondary data may be used.</p> <p>4.Sl. No. 05 of MoM dt. 18.01.2024 is hereby amended only for contour survey.</p>

All other queries raised by the intending bidders were resolved to the effect that existing clauses of the EOI should be retained and followed.



Chief Executive Officer,
Siliguri Jalpaiguri Development Authority