

NITI Aayog
NRE Vertical – Islands Development
Statement of Queries Received from Prospective Bidders

Sr. No.	Page No.	Clause No.	Heading	Original Clause	Query/ Clarification/ Suggestions	Response of NITI Aayog
1	6	2.1	Stage II Scope of Work	Preparation of Concept Development Plans and Detailed Master Plans, along with estimated costs, for the selected Package II island candidate while preserving and further enriching the natural ecosystem on a sustainable basis.	Please let us know which Town Planning Act to be followed for the preparation of Detailed Master plans.	Acts applicable in the concerned UT administration would be applicable.
2	7	2.2.1	Stage-I Secondary data collection and analysis	<p>A study needs to be conducted to assess the existing scenario of the island. The consultant shall have to procure all necessary data including secondary information required at this stage for the selected Package II island. This will include but not limited to:</p> <p>(i) Location of the island</p> <p>(ii)</p> <p>(xiii) Existing studies, if any.</p> <p>The NITI Aayog shall share the data/ details to the extent</p>	We request the client to procure the recent satellite imagery & GIS data and provide to the consultant as procurement for the same is time taking and takes more than 6 months for private parties to procure.	<p>The satellite images / GIS data of the selected Islands as available with ISRO/ other Government agencies may be made available to the selected consultant subject to the compliance with existing rules / guidelines. The applicable charges for the same would be borne by the Consultant.</p> <p>The client would facilitate support to the Consultant in</p>

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				available and help in procuring the readily available data including recent satellite images and GIS data base for the island. The applicable charges for the same would be borne by the consultant. Consultants can also procure data from the third party if it is of better quality. The data/ attributes for the island included in this package as readily available, is being provided as annexure X.		form of appropriate coordination with the concerned authorities, when required.
3	9	2.2.4	Stage I Stakeholder Consultations	The consultant at this stage is required to conduct interactions/ discussions with all relevant departments/ stakeholders of Package II island. The discussions/ interactions should be aimed at validating all the preliminary analysis done based on the information/ data collected.	Kindly specify the number of workshops/ major validation consultation to be organised and the number of participants for each. It may also be clarified further, that who would bear the cost for the same.	The number of workshops/major validation consultations is to be decided by the selected bidder on the basis of activities mentioned in clauses 2.2.1 to 2.2.3. The cost is to be borne by the Consultant.

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4	10	2.3.2	Stage II Eco-sensitivity analysis	Eco sensitivity analysis should be undertaken to understand the status of existing ecology of the island. The assessment shall be based on detailed ecological survey (both terrestrial and marine). A consolidated Eco-sensitivity analysis report providing clear assessment of vulnerability and requisite management measures shall need to be submitted.	Is Bathometric data available with the client? Will they be sharing it with the consultant?	Not available with the client. However, the client would facilitate support to the Consultant in procurement of data, if available with any Government Agency. The applicable charges for the same would be borne by the Consultant.
5	13	2.3.12	Stage-II Preliminary Engineering Design Report	After submission of Master Plan, the Consultant shall prepare Preliminary Engineering Design Report incorporating strategies including Draft sustainability (during and after construction) which will allow for phased	1. The client is requested to kindly clarify if the preliminary design is to be prepared with broad cost estimates or with detailed design (along with tender document for EPC)	1. The consultant would be required to prepare Cost estimates and BoQ as indicated in Clause 2.3.12.

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			<p>construction in accordance with the Client’s mandate.</p> <p>The planning and design of the required infrastructure should meet the best international practices, specifications and standards in terms of quality and sustainability. The Consultant would ensure that the design and the preliminary engineering is done with the objective of delivering world class infrastructure and is in compliance with relevant standards. Review and</p>	<p>2. Kindly specify the extent of surveys required for the project. In order to carry out Preliminary design of Roads, Infrastructure facilities, Water Supply, Drainage and sewerage following surveys are required</p> <ul style="list-style-type: none"> • Detailed Topographic Survey with Instrument or LiDAR Survey • Hydrology Survey • Geotechnical Investigation <p>Kindly specify which all surveys will be part of this assignment. Since area under consideration is also not quite clear as per RFP document; kindly clarify the.</p>	<p>2. All surveys required to be carried out for preparing preliminary design is to be undertaken.</p>
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			<p>comparison of best practices in this regard should be accompanied by appropriated documents / information. The various activities would include:</p> <ul style="list-style-type: none"> • Preliminary Design of roads and infrastructure within the designated area. • Preliminary design for potable, industrial and recycled water supply network. • Preliminary design for drainage network. • Preliminary design for sewerage network and treatment. • Preliminary design for power supply. • Preparation of Waste Management Plan. • Preparation of Cost estimates and BoQ. • Any other relevant plans. 	<p>3. Kindly clarify the extent of area for which preliminary engineering / design of infrastructure is needs to be done, as there is no clarity on the extent of area for which preliminary engineer need to be done.</p> <p>In our opinion, preliminary engineering is not required at master plan level. After finalization of master plan, technical consultant may be asked to prepare the details/ designs on the basis of approved master plan.</p> <p>Further, the requirement of technical experts for preliminary engineering can only be determined after finalization of master plan and identifications of projects.</p>	<p>3. Scope of Preliminary Engineering Design Report has been indicated in Clause 2.3.12.</p>
				<p>4. It is understood from RFP document that no separate EIA or Environmental study is required to be carried out along with Preliminary Engineering Design. Kindly confirm if the understanding of the consultant is correct.</p>	<p>4. Refer to Clause 2.2.3 and Clause 2.3.2 of the RFQ-cum-RFP document.</p>

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				Along with preliminary engineering report, tender document for EPC (Engineering, Procurement and Construction) for development of trunk infrastructure are also required to be developed.		
6	15	2.4.6 & 2.4.7	Stage III: Marketing strategy	<p>Details of prevailing legal and statutory framework, existing/proposed policy initiatives at State/ Central level for promoting investments, developing tourism industry and other infrastructure projects; Determine the prospects of Draft delineated zone's contribution towards meeting Project Goals with respect to employment opportunities, economic growth /GDP.</p> <p>Hazard analysis and Mitigation Strategy, various approvals that would be required from various regulatory agencies e.g. Forest, Environment, Tribal Affairs etc. Based on the above assessments, the Consultant</p>	It is understood that the Consultant is required to only identify the applicable statutory clearances and not obtain the same on behalf of client. Kindly confirm if the understanding of the consultant is correct.	Kindly refer to Clause 2.4.6 and 2.4.7 of the RFQ-cum-RFP document.

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				shall prepare a report on the Marketing Strategy and the implementation plan detailing the marketing strategy, outlining hazard analysis and mitigation strategies and listing the details of implementation plan for development proposals.		
7	17	2.4.8	Deliverables Stage II	Preliminary Design Report as per activity listed under 2.3.12 - 3 months	The time frame of 3 months is too short for the engineering works. Kindly extend the same to at least 6 to 9 months in view of the site, quantity of work, location of site, site connectivity, weather conditions and safety of experts working on ground.	No change contemplated.
8	18	3	RFQ-cum-RFP Processing Fee	The RFQ-cum-RFP submissions shall be accompanied by a Bank Draft of INR 1,00,000/- (Indian Rupees One Lakh only) in favour of “PAO, NITI Aayog”, payable at New Delhi, India, as a non-refundable RFQ-cum-RFP processing fee (the “RFQ-	Request you to reduce the bid processing fee to INR 20,000 /-	No change contemplated.
					It is requested to consider reduction in processing fee to Rs. 10,000/- since it's non-refundable.	No change contemplated.

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				cum- RFP Processing Fee”). Proposals unaccompanied with the aforesaid RFQ-cum-RFP Processing Fee shall be liable to be rejected by the Client.		
9	30	11	Minimum Qualifying Criteria	Sl.No. 1: The Applicant should be a private/ public limited company or partnership firm or expert institution. Individuals are not eligible to participate in this RFQ-cum-RFP. The Applicant (sole entity, in case of single Applicant or at least one member of the Consortium, in case Applicant is a Consortium comprising more than one entity) must be in operation in India for a minimum period of five years.	Would request you to kindly reconsider this clause as Applicant is a Consortium comprising more than one entity must be in operation in India for a minimum period of three years	No change contemplated.
					Since this project is a very specialized in nature and first time to be done in India; we request you to consider credentials of parent and group companies as minimum qualifying criteria	No change contemplated.
				Sl.No. 2: Bidders should have an average annual turnover of INR 50 Crore during last 3 (three) financial years from consultancy services of an equivalent amount.	We request you kindly reconsider this clause as Bidders should have an average annual turnover of INR 10 Crore during last 3 (three) financial years from consultancy services of an equivalent amount. And any member of	No change contemplated.

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					the consortium should satisfy the Eligibility Criteria for revenue	
				Sl. No. 3 (i): Applicants should have experience of undertaking at least 2 (two) projects in India and/ or Abroad involving creation of holistic vision and integrated master plans related to maritime/ island / coastal/ riverine/ tourism/ city development ecosystem including review and assessment of carrying capacity to facilitate sustainable development with each project involving a minimum area of twenty five (25) sq km.	Please increase the duration of Operation in India for a minimum period of 10 years.	No change contemplated.
				Sl. No. 3 (ii): Applicants must demonstrate experience of at least one (1) project which involves undertaking techno-economic feasibility, project structuring on PPP basis and development of implementation and marketing	We understand that Applicants have to jointly satisfy the minimum eligibility criteria. Kindly Confirm.	The minimum eligibility criteria has to be fulfilled as defined in Clause 6.1 and 6.2 of the RFQ-cum-RFP document.

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				plans. In case one project does not cover all the functional elements mentioned under this criterion, Applicants may submit details of one eligible project covering part of each such functional elements for this purpose.		
				Sl no. 3 (iii): The Applicant must demonstrate experience of at least one (1) project which involves undertaking ecological, environmental and social assessments of projects related to maritime/ island / coastal/ riverine/ tourism/ city development ecosystem involving a minimum area of twenty five (25) sq km. In case one project does not cover all the functional elements mentioned under this criterion, Applicants may submit details of one eligible project covering part of each such functional elements for this purpose.	We understand that Applicants have to jointly satisfy the minimum eligibility criteria. Kindly Confirm.	The minimum eligibility criteria has to be fulfilled as defined in Clause 6.1 and 6.2 of the RFQ-cum-RFP document.
10	39	26	Deliverables and Payments		Kindly reconsider the payment schedule for Stage I as below:	No change contemplated.

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			to the Consultant	26.1 Billing and payments in respect of the Services shall be made as follows:	Deliverables	Cumulative Frame (months)	Deliverables																	
				<table border="1"> <thead> <tr> <th>Stage</th> <th>Deliverables</th> <th>Cumulative Frame (months)</th> <th>Percentage payment</th> </tr> </thead> <tbody> <tr> <td>Stage I</td> <td>Inception Report</td> <td>0.5</td> <td>5%</td> </tr> <tr> <td></td> <td>Draft site Development Potential Report</td> <td>2.0</td> <td>5%</td> </tr> <tr> <td></td> <td>Final Site Development Potential</td> <td>2.0</td> <td>10%</td> </tr> </tbody> </table>	Stage	Deliverables	Cumulative Frame (months)	Percentage payment	Stage I	Inception Report	0.5	5%		Draft site Development Potential Report	2.0	5%		Final Site Development Potential	2.0	10%	Inception report	0.5	5%	
Stage	Deliverables	Cumulative Frame (months)	Percentage payment																					
Stage I	Inception Report	0.5	5%																					
	Draft site Development Potential Report	2.0	5%																					
	Final Site Development Potential	2.0	10%																					
					Cumulative Frame (months)	2.0	10%																	
					Cumulative Frame (months)	2.0	15%																	
					Request to increase payment on inception as the island is remote location and the initial cost of site visits, reconnaissance survey and preliminary assessment of Development Potential will be high. Request to increase the same to 10%.			No change contemplated.																

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				Repo rt			
11	33	15	Key Experts	Core Team (Expected to be deployed full time over the entire duration of the assignment)	Please Clarify: Core team “Expected to be deployed full time over the entire duration of the assignment”.	Refer to Clause 15 of RFQ-cum-RFP document.	
					Request you to allow Bachelors in Planning also as minimum qualification.	No change contemplated.	
					Request you to allow Bachelors in Environmental Science also as minimum qualification.	No change contemplated.	
					Request you to allow MBA also as minimum qualification.	No change contemplated.	
					Considering the scope of work related to Preliminary Design of Power Supply, roads, Topographical survey for Detailed Design and Tenders for EPC, the Consultant suggests that Additional Positions of Electrical Engineer, Road Design Engineer, Quantity Surveyor, Topographical Surveyor and Procurement Expert may also be included in category of Other Experts. The man-months for these Experts may	No change contemplated.	

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					<p>please be provided so that all the bidders are at par in their assessment.</p>	
					<p>It is understood from the clause that the “full time deployment’ means deployment for this project and not at the” project site” as the project includes both home and field inputs.</p> <p>The understanding of the Consultant may please be confirmed.</p>	<p>Deployment in the office and also at the project site as may be required for the assignment.</p>
					<p>It is observed that, as per section 15 on pages 33-34, the sectors or functional areas in which the Expert shall be accredited with the NABET, are not mentioned.</p> <p>Moreover, as this project does not involve regulatory Environment Impact Assessment that falls under the purview of NABET, the Consultant understands that a NABET accredited candidate will not be required for this project.</p> <p>Kindly confirm if the understanding of the consultant is correct.</p>	<p>Refer to clause 15 of the RFQ-cum-RFP document.</p>

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					Kindly clarify word “other relevant infrastructure design”	Degree in field of infrastructure design required for Master Planning
12	41	28.3	Arbitration	<p>Failing resolution of the Dispute through the conciliatory mechanism, the unresolved dispute or difference shall be referred to arbitration of the sole arbitrator to be appointed by the Chief Executive Officer (CEO), NITI Aayog, on the recommendation of the Secretary, Department of Legal Affairs, Government of India. The provisions of Arbitration and Conciliation Act, 1996 including its amendments, if any, shall be applicable to the arbitration. The venue of such arbitration shall be at New Delhi. The language of arbitration proceedings shall be English. The arbitrator shall make a reasoned award (the Award), which shall be final and binding on the parties. The cost of arbitration shall be shared equally by the parties to the agreement. However, expenses</p>	<p>As per the general bidding practices, we request amendment with following:</p> <p>“The sole arbitrator shall be appointed by each party and both the appointed arbitrators may appoint a third arbitrator. The arbitration proceedings shall be carried as per the provisions of the Arbitration and Conciliation Act, 1996”</p>	No change contemplated.

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				incurred by each party in connection with the preparation, presentation shall be borne by the party itself.		
13	45	Annexure -III	Technical Evaluation	c) Experience of projects involving undertaking ecological, environmental and social assessments of projects to facilitate holistic and sustainable development for maritime/ island or its parts/ coastal/ riverine/ tourism/ city development ecosystem involving a minimum area of twenty five (25) sq km. The emphasis will be on relevance of the projects claimed with respect to the scope of work, complexity and impact in terms of implementation of master planning proposals leading to holistic economic development in a sustainable manner. Projects undertaken involving Government sector or multilateral agencies or private sector clients will be considered.	Suggested: c) Experience of projects involving undertaking ecological, environmental and social assessments of projects to facilitate holistic and sustainable development for maritime/ island or its parts/ coastal/ riverine/ tourism/ city development ecosystem / Infrastructure projects involving a minimum area of twenty five (25) sq km. The emphasis will be on relevance of the projects claimed with respect to the scope of work, complexity and impact in terms of implementation of master planning proposals leading to holistic economic development in a sustainable manner. Projects undertaken involving Government sector or multilateral	No change contemplated.

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14	83-85	SCC & GCC	-	-	<p>We request modify the clause, which is in line with the general bidding practices in India:</p> <p>“Notwithstanding anything contained in this Contract, RFP or any other document, the maximum amount of aggregate liability and indemnity of Consultant in any event shall not be more than the fee received by the Consultant till that date”.</p>	No change contemplated.
15	43	Annexure -I	Data sheet	Extension of date	<p>It is requested that the date of submission of the proposals may please be extended and a period of at least 3 weeks may please be granted for the preparation of the proposal from the date of issue of clarifications so that our Experts can prepare a comprehensive proposal addressing all the issues of the RFP document/ToR.</p>	No change contemplated.
16	45	Annexure -III	Technical Evaluation Criteria	Technical Evaluation: Key Experts	<p>Kindly specify estimated person months inputs for each expert in order to know about the detailed estimate of the project.</p>	Refer to the clause 15 of the RFQ-cum-RFP document

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17			General		Kindly specify the approximate project cost of the project in order to estimate cost of the proposal more accurately.	No comments required from the Client.
Queries raised in the earlier pre-bid meeting and responses thereon relevant to present assignment						
1	7	2.2.1	Secondary data collection and analysis:	Existing studies, if any. The NITI Aayog shall share the data/details to the extent available and help in procuring the readily available data including recent satellite images and GIS data base for these islands.	No detail is provided regarding the drawing scales for each design stage. Request you to please elaborate as this will help manage to understand the level of details to be surveyed and also produced.	The master plan should be prepared at a scale of 1:2500 illustrating general delineation/ description of proposed land uses, development plans etc.
2	24	7.3 (xi)	Preparation of proposal: Technical Proposal	Client certifications for the projects listed under the experience section. Client certifications (copy of work order or completion certificate from clients) must confirm the key project attributes (scope and nature of the consultancy assignment, consultancy fee, project cost, duration of the consultancy, fee received and details of the client etc.). In case of inability of the Applicant to furnish the above Client certifications, Applicants are allowed to submit certificates signed by the Applicant's	Please clarify if client certificates in languages other than English can be issued as evidence for the project, In case the Applicant showcases projects completed by the group company from outside India, it becomes difficult to procure duly signed auditor's certificate for the same. We request you to relax the clause by considering other supporting documents such as Letter of Award, Invoices, Scope document etc. which can be submitted duly signed by the Applicants local Authorized signatory.	Certificates in language other than English should be translated and submitted as part of the proposal only. The documents / certificates in language other than English will not be evaluated.

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				Authorised Signatory and counter-signed by Statutory Auditor/ qualified Chartered Accountant of the Applicant to establish evidence of key project attributes mentioned above.		
3	6	2	Scope of work		Please clarify if topo survey/ soil and geo-tech investigations are part of the scope of project? It is not clearly stated in the RFP. However, if the consultant is required to conduct preliminary engineering design, then these are the essential data required to perform the tasks.	Consultant has to collect sufficient and reliable data to justify master plan and concept development plan prepared by them.
4	6	2	Scope of Work		Since HFL/HTL data and CRZ reports are crucial for the sites, please clarify if such ICRZ (Integrated Coastal Regulation Zone) reports/plans are developed for these islands?	IIMP (Integrated Island Management Plans) and ICRZ (Integrated Coastal Regulation Zone) draft plans have been prepared for some of the islands with the help of various Government agencies. The available reports / plans and HFL data may be provided to the selected consultant subject

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						to compliance with the existing rules / guidelines. However, the applicable charges would be borne by the Consultant.
	30	Table of Clause 11	Minimum Qualification Criteria	<p>(i) Applicants should have experience of undertaking at least 2 (two) projects in India and/ or Abroad involving creation of holistic vision and integrated master plans related to maritime/ island / coastal/ riverine/ tourism/ city development ecosystem including review and assessment of carrying capacity to facilitate sustainable development with each project involving a minimum area of five (5) sq km.</p> <p>AND (ii)</p> <p>Applicants must demonstrate experience of at least one (1) project which involves</p>	<ul style="list-style-type: none"> We understand that both completed and ongoing projects would be considered as eligible projects. Kindly confirm 	<ul style="list-style-type: none"> Ongoing projects where 75% of the consultancy fee has been received will be eligible.

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				undertaking techno-economic feasibility, project structuring on PPP basis and development of implementation and marketing plans. In case one project does not cover all the functional elements mentioned under this criterion, Applicants may submit details of one eligible project covering part of each such functional elements for this purpose.		
	33	15	Key Experts	Other Experts	<ul style="list-style-type: none"> • Kindly allow proposing international experts for the team. 	<ul style="list-style-type: none"> • International experts are allowed as per the eligibility requirement indicated in the RFQ-cum-RFP document.