

SL NO	QUERIES RECEIVED	QUERIES REPLIED
1.	The Bid Financial Eligibility Criteria states that the Bidder/ Consortium Members together Should have a minimum Average Annual Turn-Over of Rs.25.00 Cr (Rupees Twenty-Five Crores only) or 25% of the proposed Project Cost, whichever is higher, in the past three Financial Years (For the Financial Years of 2015-16; 2016-17 & 2017-18). Also, in Clause 3.8 Number of Proposals it is stated that an applicant is eligible to submit only one Proposal. An applicant whether applying individually or in consortium shall not be entitled to submit another proposal. We request the authority to kindly clarify whether JV/ consortium is allowed or not in this empanelment stage.	JV's and consortiums are not allowed, please check revised RFE.
2.	We kindly request MIDFC to extend the Proposal Due Date by at least ten (10) days since the envisaged proposal involves vast amount of document collation and interaction within the company.	The Due date has been revised, please check the revised RFE.
3.	As per the RFE, the submission of proposal involves the sending of non-refundable document fee and registration fee. The RFE, however, has no mention of the due amounts. So, we request to receive the requisite amount/ quotation for the same.	A Revised RFE will be attached on the website (www.mbdba.gov.in) on 25/10/2019, 5.00PM
4.	As the RFE is for Feasibility Study for Hotels and other Tourism Projects, we request the authority to kindly clarify on the level of concept master plan desired for the project as the representation of pedestrian walkways, landscaping area, structures and devices for storm water management, sewerage treatment plant, circulation pattern, parking facilities etc. are part of detailed urban planning projects and do not fall under the scope of feasibility studies.	Once empanelment is finalized, necessary RFP/RFPs is issued to the empanelled firms and necessary instruction/guidelines will be issued then.
5.	We request the authority to kindly clarify this clause whether both A & B needs to be met by the bidder or either of the two as the statement directs that the Bidder should meet one of the Technical Criteria. We request MIDFC to modify the technical eligibility criteria as: The Bidder should have prior experience in providing Transaction Advisory services for atleast 1 (One) "5 Star Hotel" in a minimum area of about 1.50 Acres or with a minimum Project Cost of Rs.200 Crores or Project related to commercial development / modernization of government facility of size of minimum area of about 1.50 Acres or with a minimum Project Cost of Rs.200 Crores.	Only one of the criteria needs to be met; the clause remains unchanged
6.	As it turns out, the last three financial years are 2015-16, 2016-17 and 2017-18. Are we supposed to mention the financial strength for the aforementioned years, or it should be mentioned for 2013-14, 2014-15, and 2015-16? Kindly clarify.	The Turnover Certificate will be required for the last three years i.e. (2018-19; 2017-18; 2016-17), this will reflect in the revised RFE
7.	As per point no. 2 of Clause 6.2 Detailed Eligibility Criteria, the Annual Turnover of the bidder is specified as not less than Rs. 10.00 Crores. Therefore we'll like to request you to change it to Rs. 5.00 Crores, because by changing it to 5 Crores you'll not only get good firms but also more firms, which will give you more options to choose from.	The Turnover criteria have been reduced. This is reflected in the revised RFE attached on the website (www.mbdba.gov.in) on 25/10/2019, 5.00PM
8.	As per point no. 5 of Clause 6.2 Detailed Eligibility Criteria, It's specified that the firm should be ISO certified. Therefore we'll like to request you to make the ISO as optional, as very less firms are ISO certified plus it's not compulsory for an architectural firm to be ISO certified.	This clause will be removed
9.	We request the Authority to Kindly clarify the amount and other details such as beneficiary name regarding processing fee.	The changes will be notified in the revised RFE
10.	We would like to request the Authority to kindly reduce the Project Cost to INR 100 Crores, since in the last some years very few transaction advisory projects have been completed worth INR 200 Crores.	This clause will remain unchanged

11.	Kindly clarify the total number of core personnel required to undertake this assignment along with required number of years of experience and professional qualifications.	Core personnel should be understood as all employees with relevant experience with respect o the scope of this RFE which are on roll of your firm.
12.	We would request the Authority to Kindly clarify the last 3 Financial year for which annual turnover figures needs to be submitted.	The Turnover Certificate will be required for the last three years i.e. (2018-19; 2017-18; 2016-17), this will reflect in the revised RFE.
13.	We would also request the Authority to kindly extend the submission deadline by at least 10 days post issue of Pre-Bid Queries, also keeping in mind upcoming festive holidays on account of Diwali also.	A Revised RFE will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM.
14.	<p>Completion Certificate</p> <p>Completion of assignments should be certified by completion certificates/ auditor certification of receipt of full payment of the assignment/ self-attestation by the authorized signatory. On-going assignments for which 60% of work which has been completed by the applicant as fee received and certified by Statutory Auditor/Authorized Signatory shall be considered.</p> <p>We request you to consider client's completion certificate for the complete project. For On-going projects it would be nice if self- certification and work order can be considered.</p>	This clause remains unchanged
15.	<p>Past Experience of the Firm</p> <p>Number of years of experience</p> <p>Past Experience of Studies of similar nature (No. of studies)</p> <p>Past experience of carrying out studies in related sectors (No. of studies excluding 1(ii) above)</p> <p>We request you to specify on marking and total number of projects which needs to be given.</p>	Changes have been mentioned in the Revised RFE.
16.	<p>The eligibility criteria set out in the RFE states that "Proprietor/Director of the firm should be a qualified Architect with 15 years of experience and should have a valid registration with COA" Seeking clarification on the following:</p> <p>iDeCK focuses on five different Sectors like Tourism, Transportation, Urban Infrastructure, Energy and other Industrial Infrastructure for providing services like Planning, Designing, DPRs, Transaction Advisory, PMC, Policy & Regulation etc., Internally, each sector is considered as a separate vertical and is headed by a Group Head and the entire organization is headed by a CEO.</p> <p>For this empanelment, we intend to integrate Tourism and Planning verticals, each being headed by Group Heads, to collaborate and work. And the Group Head of the Planning Vertical is an Architect with 15 years of experience and is registered with COA, satisfying the eligibility criteria set out in the RFE. Our understanding is that we are eligible for the participating in the Tender process. Please clarify the same.</p>	Changes have been mentioned in the Revised RFE
17.	<p>a. One (01) Master Planning & Architectural Consultancy work of up-gradation/development & beautification of Heritage/Touristic sites in India, costing not less than Rs. 2000 Crores for Government/ Semi Govt. / PSU's.</p> <p>In the above clause, we understand that the Costing of the work must not be less than Rs. 200 Crores and its not Rs. 2000 Crores. And it seems to be a typo.</p>	Changes have been mentioned in the Revised RFE.

18.	We understand that we must satisfy either one the criteria (a), (b) or (c).	Either of the three
19.	Refer Clause 6.2.1 Technical Criteria of RFP (A) The Bidder should have prior experience in providing Transaction Advisory services for atleast 1(One) "5 Star Hotel" in a minimum area of about 1.50 Acres or with a minimum Project Cost of Rs.50 Crores, which is already completed and which is into the commercial operations as on the date of issue of this RFP; Please consider and confirm	This clause will remain unchanged
20.	Refer Clause 6.2.1 Technical Criteria of RFP (B) The Bidder should have prior experience in preparation of Feasibility Study for atleast 3 (Three) "Hotel" /Tourism Projects with a minimum Project Cost of Rs.30 Crores each. Please consider and confirm	This clause will remain unchanged
21.	The Bidder should meet the following Financial Criteria: The Bidder / Consortium Members together Should have a minimum Average Annual Turn-Over of Rs.6.00 Cr (Rupees Six Crores only) or 5% of the proposed Project Cost, whichever is higher, in the	This clause will remain unchanged
22.	What level or years of experience of key professional are looked after? Are the experiences need to be submitted in any particular format? The experiences those are desired is pertaining to transactions or Advisory or any other verticals?	Core personnel should be understood as all employees with relevant experience with respect to the scope of this RFE which are on roll of your firm. Since this is only an empanelment, we are not keeping any cap on experience and the experience has to be relevant as per the scope specified.
23.	The transacted projects can be both from Abroad and Local? We suggest that there should be a limit to the number of projects that a consultant needs to showcase	The firm can submit international experience; clause will remain unchanged
24.	Need more clarification with respect to the term used "Permanent core professionals " . Normally a big consulting firm employee's lot of professionals in various verticals. We suggest to allow firms to showcase summary of professionals who have prior experience in conducting feasibility studies and furnishing real estate strategies.	Core personnel should be understood as all employees with relevant experience with respect to the scope of this RFE which are on roll of your firm. Since this is only an empanelment, we are not keeping any cap on experience and the experience has to be relevant as per the scope specified.
25.	Can we incorporate feasibility studies of "Hotels" where in they are integral part of mixed use development studies?	The Clause will remain unchanged
26.	No Exact details has been provided with regards to the amount that has to be paid with respect to Document & Registration Fee. We request for extension of timeline as furnishing this fees requires approval and time.	Please Check the revised RFE which will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM
27.	There is no attachment in the name of Annexure IX in the whole RFP document, more clarity is required for the same	Please Check the revised RFE which will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM
28.	Need a clarification on what exactly the term " Core Personnel" Stands.	Core personnel should be understood as all employees

	Our firm has strength of 1800 employees and furnishing details for each and every one would be a tedious act.	with relevant experience with respect o the scope of this RFE. Please add those who have worked on Transaction Advisory Projects for Hotel based assignments.
29.	Clause no:6.2.1 (Point No. 2) - Annual Turnover of the bidder should not be less than Rs. 10.00 Crores as per the audited annual balance sheet in preceding three financial years as on due date of submission of bids.	Please Check the revised RFE which will be attached on the website (www.mbd.gov.in) on 25/10/2019, 5.00PM
30.	Clause No. 6.2.2(Point No. b) - Two (02) Master Planning & Architectural Consultancy work of upgradation/development & beautification of Heritage/Touristic sites in India, costing not less than Rs. 100 Crores each for GovernmenU Semi Govt. / PSU's. In view'of the above, we request your good self for the relaxation for the following; i)Average Annual Turnover to reduce to Rs. 1.5 Crores for the last 3 Financial Years. ii)Master Planning & Architectural Consultancy work forOne (01) no. Project not less than Rs. 100 crores.	This clause will remain unchanged.
31.	We Request the authorities to kindly mention amount for Non-refundable document fee and registration Fee.	The changes will be notified in the revised RFE. A Revised RFE will be attached on the website (www.mbd.gov.in) on 25/10/2019, 5.00PM
32.	We request the authorities to kindly allow qualified architect working in a private limited company with 15 years of experience (or) any one of the directors should have valid registration with COA.	The changes will be notified in the revised RFE
33.	We, request the authorities to kindly relax the project cost for upgradation/development & beautification of Heritage/Touristic sites in India, costing not less than Rs. 200 Crores. Kindly confirm.	Please Check the revised RFE which will be attached on the website (www.mbd.gov.in) on 25/10/2019, 5.00PM
34.	We request you to kindly clarify whether turnover certificate required for last three financial years or for financial years as mention in Annexure II. Kindly clarify.	Please Check the revised RFE which will be attached on the website (www.mbd.gov.in) on 25/10/2019, 5.00PM
35.	The bidder should have successfully completed the following works during last 5 10 years ending last day of the month previous to the one in which application are invited:	This clause will remain unchanged
36.	One (01) Master Planning & Architectural Consultancy work of up-gradation/development & beautification of Heritage/Touristic sites in India, costing not less than Rs. 2000 Crores for Government/ Semi Govt. / PSU's/Reputed Private. <i>We understand that cost of the project shall be Rs. 200 Crores instead of Rs. 2000 Crores.</i>	Please Check the revised RFE which will be attached on the website (www.mbd.gov.in) on 25/10/2019, 5.00PM
37.	Generally consultancy projects are awarded based on Quality cum cost basis selection. This allows a balanced selection considering quality and cost. We request you to be keep QCBS with 80:20 ratio.	Please Check the revised RFE which will be attached on the website (www.mbd.gov.in) on 25/10/2019, 5.00PM.
38.	What will be the category of empanelment (project cost) and duration of empanelment?	This is a general empanelment that is being done without any differentiation on the basis of Cost or nature of Work. Annexure VII is a typographical and only one Empanelment is required for both the scope of

		work (Brownfield & Greenfield hotel projects).												
39.	We want to highlight that most of the tourism and heritage master plans are area-based and do not include the costing for infrastructure such as roads and highways. Hence, the usual cost of such large scale heritage and tourism projects is around 400- 500 cr. Hence, we suggest that in the first category, the required project cost be reduced from 2000 cr to 500 cr.	Please Check the revised RFE which will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM												
40.	In the given Criteria the marks are specified only for Project experience. We request that weightage and marking may also be done for the availability of experienced professionals in the firm and their qualifications.	Please Check the revised RFE which will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM												
41.	Given the sensitive social and environmental framework that characterises the state of Meghalaya, every proposed development should take into cognizance the ecology, environment, wildlife, climatic parameters and also the socio- economic issues. Thus, it is highly recommended that the list of Key Personnel mandates the presence of Landscape Architect, Environment Expert and Social Expert in the team.	As discussed, the overall responsibility for the work awarded would be that of the selected bidder.												
42.	Request to please clarify as too how the work will be allotted to successful consultants	As discussed, the overall responsibility for the work awarded would be that of the selected bidder.												
43.	Given the tight time-frame and oncoming festive season when many businesses are closed, we request to extend the last date for submission by two weeks so that we are able to submit a competitive proposal.	The changes will be notified in the revised RFE. A Revised RFE will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM												
44.	Conflict of statement regarding allowance of Consortium. Request you to allow JV/Consortium within group companies	Consortium/JV is not allowed since this is the stage of empanelment. Once empanelment is finalized, necessary RFP/RFPs is issued to the empanelled firms and necessary instruction/guidelines will be issued then.												
45.	Kindly intimate the Required Number of personnel or Scoring Pattern so that we can give adequate number of personnel to ensure maximum score.	Please check revised RFE document. A Revised RFE will be attached on the website (www.mbda.gov.in) on 25/10/2019, 5.00PM												
46.	Request you to provide required types and number of professionals for maximum scoring. Our Suggestion is: <table><tr><td>Professionals</td><td>Number of personnel</td><td>Minimum years of Experience</td></tr><tr><td>M. Planning</td><td>2</td><td>15</td></tr><tr><td>B.Arch</td><td>4</td><td>8</td></tr><tr><td>MBA</td><td>3</td><td>5</td></tr></table>	Professionals	Number of personnel	Minimum years of Experience	M. Planning	2	15	B.Arch	4	8	MBA	3	5	This will remain unchanged, kindly provide data of all core professionals with relevant experience with respect to the scope mentioned.
Professionals	Number of personnel	Minimum years of Experience												
M. Planning	2	15												
B.Arch	4	8												
MBA	3	5												
47.	If any chance of extending the last date of the bid. Since only 7 days are available after the pre- bid queries, request you to extend the date by 15 days to accommodate us the changes	The Bid will be extended, please check the revised RFE												

48.	We request the authority to modify this clause as "The Bidder should have prior experience in preparation of Feasibility Study for at least 3 (three) "Hotel" /Tourism Projects with a minimum Project Cost of Rs.100 Crores each.	The changes will be notified in the revised RFE. A Revised RFE will be attached on the website (www.mbdba.gov.in) on 25/10/2019, 5.00PM
49.	We also require the authority to allow urban infrastructure projects as eligible projects along with hotel/tourism projects i.e. they have Civil construction, water, electricity and associated Infrastructure.	This clause will remain unchanged
50.	We request the authority to increase the criteria for average annual turnover to be Rs 50 Cr. This is a serious activity and due weightage to be given to qualified firms. Also, we request the authority to elaborate on proposed project cost as mentioned in this clause.	This clause will remain unchanged
51.	Please clarify whether consultant have to submit document fee and registration fee along with this RFE. Amount to be paid as document fee and registration fee is not mentioned anywhere in the document.	The changes will be notified in the revised RFE. A Revised RFE will be attached on the website (www.mbdba.gov.in) on 25/10/2019, 5.00PM
52.	Please clarify as there is no Annexure IX in the RFE document.	This is a Typographical Error and will be clarified in the revised RFE
53.	Please clarify as Annexure VIII have format for CV/resume of employee. And annexure IV contain format for list of assignment.	This is a Typographical Error and will be clarified in the revised RFE
54.	Average Annual Turnover of the bidder should not be less than Rs. 5.00 Crores as per the audited annual balance sheet in preceding three financial years as on due date of submission of bids. Please consider Average Annual Turnover of Rs. 5.00 crores in last three financial years	The changes will be notified in the revised RFE. A Revised RFE will be attached on the website (www.mbdba.gov.in) on 25/10/2019, 5.00PM
55.	One (01) Master Planning & Architectural Consultancy work of up-gradation/development & beautification of Heritage / Touristic sites in India, costing not less than Rs. 200 Crores for Government / Semi Govt. / PSU's. Project cost mentioned here is Rs. 2000 Crores whereas in Point# b & Point# c, project cost mentioned is Rs. 100 Crores & Rs. 50 Crores respectively. It appears to be an inadvertent error.	The changes will be notified in the revised RFE. A Revised RFE will be attached on the website (www.mbdba.gov.in) on 25/10/2019, 5.00PM