

## Request for Proposal (RFP) for Selection of Consultants for the Preparation of Town Planning Scheme(s) for the Multiple Greenfield Satellite Townships in Bihar

**Urban Development and Housing Department, Govt. of Bihar**

Issue No.: 09/न० वि० (टाउनशिप)-03/2026(Part 1) **5739**

Date of Corrigendum **25/05/26**

RFP Issued Date: **14th May' 2026**

eproc Tender Nos:

131260, 131263, 131264, 131265

### Corrigendum no. 1

| Sl no | Original Clause as per RFP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Now modified to read as under                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <p><b>Section 3 Clause 3 Joint Venture (JV)</b></p> <p>(i) The Bidder may form a Joint Venture ("JV") with one or more entities to submit the proposal. The JV shall be formed through a legally binding agreement executed prior to submission of the bid</p> <p>(ii) In the case where a consultant is or proposes to be a Joint Venture (that is, an association of several persons, firms, or companies – hereinafter referred to as JV), then JV:</p> <ul style="list-style-type: none"> <li>• members of the JV should not be more than two (02)</li> <li>• The Lead member must have at least 50% participation.</li> <li>• The various categories of members of the JV must be identified.</li> </ul> <p>(iii) The JV and all members must satisfy all the eligibility requirements in this RFP document.</p> <p>(iv) JV and its members must jointly meet the Qualification Criteria. The technical/ experience qualification of all JV members shall be evaluated jointly as per Evaluation Criteria.</p> | <p><b>Section 3 Clause 3 Joint Venture (JV)</b></p> <p>(i) The Bidder may form a Joint Venture ("JV") with maximum 2 (two) members to submit the proposal. The JV shall be formed through a legally binding agreement / Memorandum of Understanding executed prior to submission of the bid</p> <p>(ii) JV and its members must jointly meet the Qualification Criteria. The technical/ experience qualification of all JV members shall be evaluated jointly as per Evaluation Criteria. However, for financial criteria of qualification, credentials members shall only be considered as per para iii below</p> <p>(iii) In the case where a consultant is or proposes to be a Joint Venture (that is, an association of persons, firms, or companies – hereinafter referred to as JV), then JV:</p> <ul style="list-style-type: none"> <li>• members of the JV should not be more than two (02)</li> <li>• The MoU between the JV partners with details of Role &amp; Responsibilities and Profit-Sharing ratio has to be submitted along with the bid.</li> <li>• The Lead member must match at least 50% (10 Crore) financial turnover criteria, the non-leading partner of the JV must meet at least</li> </ul> |

**Corrigendum no. 1**

| Sl no | Original Clause as per RFP                                                                                                                                                                                                                                                                                                      | Now modified to read as under                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <p>(v) All the members shall be jointly and severally liable during the Empanelment period if selected in the RFP Process.</p> <p>If the JV become the successful Bidder, it has to register the J</p>                                                                                                                          | <p>25% (5 Crore) of the turnover criteria. Together the JV Partners must meet the minimum Turnover criteria that is annual average turnover of 20 crores for three financial years<br/>FY 2022-23, FY 2023-24 &amp; FY 2024-25</p> <ul style="list-style-type: none"> <li>The various categories of members of the JV must be identified.</li> </ul> <p>(iv) The JV and all members must satisfy all the eligibility requirements in this RFP document.</p> <p>(v) All the members shall be jointly and severally liable during the contract period if selected in the RFP Process.</p> <p>(vi) The application must be accompanied by documentary evidence of a formal agreement or Memorandum of Understanding (MoU) among the participating entities, clearly indicating their intent to form a JV for the purpose of bidding for the specified project. This agreement shall designate one member as the Lead Partner, duly authorized to act on behalf of all members.</p> <p>(vii) A certified copy of the Power of Attorney, executed on a non-judicial stamp paper and duly signed by legally authorized signatories of all participating entities, shall be submitted along with the proposal. This Power of Attorney shall authorize the Lead Partner to represent the JV in all matters pertaining to the bid, including signing of documents, receiving instructions, and executing the contract, if awarded</p> <p>(viii) If the JV become the successful Bidder, it has to register the JV</p> <p>Information in regard to JV should be entered in <b>GEN FORM 3(A) under Section 4 Bid Forms</b>, enclosed as Annexure A with this corrigendum</p> |
| 2     | <p><b>Section 3, Clause 10 ELIGIBILITY CRITERIA</b></p> <p>The Bidder shall have, over the past 10 (Ten) years preceding the RFP Due Date:</p> <p>Minimum 10 years of experience in formulating at least 5 nos of Town Planning scheme / Land Pooling Scheme / Town Development Scheme or similar nature of services in any</p> | <p><b>Section 3, Clause 10 ELIGIBILITY CRITERIA</b></p> <p>The Bidder shall have, over the past 10 (Ten) years preceding the RFP Due Date:</p> <p>Minimum 10 years of experience in formulating at least 3 nos. of completed Town Planning scheme / Land Pooling Scheme / Town Development Scheme or similar nature of services in any State/UT in India or globally, with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**Corrigendum no. 1**

| Sl no | Original Clause as per RFP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Now modified to read as under                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | State/UT in India, with proficiency in Concept & Base map preparation, Field surveys (i.e. Total station / GPRS / DGPS etc.) and Documentation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>proficiency in Concept &amp; Base map preparation, Field surveys (i.e. Total station / GPRS / DGPS etc.) and Documentation</p> <p>(Completed project shall also include any Projects for which 80% or more of the agreed contract value has been received at the time of bid submission. The support document such as Certificate from the Chartered Accountant or Statutory Auditor to be submitted in support of the claim and must be signed by the authorized signatory of the organization, without which the experience of the referred project will not be considered for evaluation. UDHD may choose to verify the claims of the bidder)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3     | <p><b>Section 3, Clause 13.3 Technical Evaluation Criteria</b></p> <p>Experience in the last 10 years:<br/>The Bidder should have demonstrable expertise in at least 5 completed assignments of Town Planning Scheme / Town Development Scheme / Land Pooling Scheme or similar nature of services in any State/UT in India, with proficiency in Concept &amp; Base map preparation, Field surveys (i.e. Total station / GPRS / DGPS etc.) and Documentation<br/>5 projects, <b>20 marks</b><br/>For each additional project – <b>5 marks</b> each (maximum 4 projects).<br/>Documents to be submitted:<br/>Copy of Work Order / Copy of contract / Letter of Award / Completion Certificate, to be signed by the authorized signatory of the organization.</p> | <p><b>Section 3, Clause 13.3 Technical Evaluation Criteria</b></p> <p>Experience in the last 10 years:<br/>The Bidder should have demonstrable expertise in at least 3 completed assignments of Town Planning Scheme / Town Development Scheme / Land Pooling Scheme or similar nature of services in any State/UT in India or globally, with proficiency in Concept &amp; Base map preparation, Field surveys (i.e. Total station / GPRS / DGPS etc.) and Documentation<br/>3 projects, <b>20 marks</b><br/>For each additional project – <b>5 marks</b> each (maximum 4 projects).<br/>Documents to be submitted:<br/>Copy of Work Order / Copy of contract / Letter of Award / Completion Certificate, to be signed by the authorized signatory of the organization.</p> <p>(Completed project shall also include any Projects for which 80% or more of the agreed contract value has been received at the time of bid submission. The support document such as Certificate from the Chartered Accountant or Statutory Auditor to be submitted in support of the claim and must be signed by the authorized signatory of the organization, without which the experience of the referred project will not be considered for evaluation. UDHD may choose to verify the claims of the bidder)</p> |

**Corrigendum no. 1**

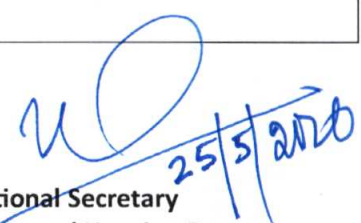
| Sl no | Original Clause as per RFP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Now modified to read as under                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4     | <p><b>Section 3, Clause 13.3 Technical Evaluation Criteria</b></p> <p>Experience in the last 10 years:<br/>For specific assignment of at least two Town Planning Scheme / Town Development Scheme / Land Pooling Scheme or similar nature of services in any State/UT in India with area of not less than 100 acres each</p> <p>Documents to be submitted:<br/>Copy of Work Order / Copy of contract / Letter of Award / Completion Certificate clearly specifying the area of the scheme in the scope of delivery/services.</p>                                                                                                                                                                                                                                                        | <p><b>Section 3, Clause 13.3 Technical Evaluation Criteria</b></p> <p>Experience in the last 10 years:<br/>For specific assignment of at least two Town Planning Scheme / Town Development Scheme / Land Pooling Scheme or similar nature of services in any State/UT in India or globally with area of not less than 100 acres each.</p> <p>Documents to be submitted:<br/>Copy of Work Order / Copy of contract / Letter of Award / Completion Certificate clearly specifying the area of the scheme in the scope of delivery/services.</p> <p>(Completed project shall also include any Projects for which 80% or more of the agreed contract value has been received at the time of bid submission. The support document such as Certificate from the Chartered Accountant or Statutory Auditor to be submitted in support of the claim and must be signed by the authorized signatory of the organization, without which the experience of the referred project will not be considered for evaluation. UDHD may choose to verify the claims of the bidder)</p> |
| 5     | <p><b>Section 3 Clause 13.11 Award Criteria</b></p> <p>A bidder may apply for maximum 2 groups however, the bidders are required to quote separately (financial Formats) for both the groups as per the prescribed format.</p> <p><b>Groupwise Award:</b> The technically qualified bidder with the highest combine weightage (technical + financial) in each group will be considered for the Award for that group. The Contract for the preparation of the Town Planning Schemes will be awarded groupwise separate contracts in four groups as per the Table in the ToR.</p> <p>In case of tie, in any group for H1, e.g. if more than one bidder achieves same highest combined weightage, the bidder with <b>higher financial weightage</b> will be given preference. However,</p> | <p><b>Section 3 Clause 13.11 Award Criteria</b></p> <p>A bidder may apply for maximum 2 groups however, the bidders are required to quote separately (financial Formats) for both the groups as per the prescribed format.</p> <p>Groupwise Award: The technically qualified bidder with the highest combine weightage (technical + financial) in each group will be considered for the Award for that group. The Contract for the preparation of the Town Planning Schemes will be awarded groupwise separate contracts in four groups as per the Table in the ToR.</p> <p>In case of tie, in any group for H1, e.g. if more than one bidder achieves same highest combined weightage, the bidder with higher financial weightage will be given preference. However, The Procurement Authority reserves the right to take final decision in such scenario.</p>                                                                                                                                                                                                     |

**Corrigendum no. 1**

| Sl no | Original Clause as per RFP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Now modified to read as under                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | The Procurement Authority reserves the right to take final decision in such scenario.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The number of resources is listed as per the groupwise requirement. Bidders applying for more than one group need not to provide extra set of CVs at this stage. However, in case a bidder wins more than one group, it has to provide a new set of resources matching with the minimum qualification criteria for the 2 <sup>nd</sup> group awarded.<br>The new set of CVs are subject to approval by the client before commencement of the services.                                                                                                                                                                    |
| 6     | <b>Section 4 Clause 3.5</b><br><b>Documents Prepared by the Consultants to be the Property of the Client</b><br>All plans, drawings, specifications, designs, reports, surveys and other documents and software submitted by the Consultants shall become and remain the property of the Client, and the Consultants shall, not later than upon termination or expiration of this Contract, deliver all such documents and software to the Client, together with a detailed inventory thereof.<br>The Consultants may retain a copy of such documents and software subject to obtaining written approval from the client. Restrictions about the future use of these documents, if any, shall be specified by the Client. | <b>Section 4 Clause 3.5</b><br><b>Documents Prepared by the Consultants to be the Property of the Client</b><br>All plans, drawings, specifications, designs, reports, surveys and other documents and software submitted by the Consultants shall become and remain the property of the Client, and the Consultants shall, not later than upon termination or expiration of this Contract, deliver all such documents and software to the Client, together with a detailed inventory thereof.<br>The Consultants may retain a copy of such documents and software subject to obtaining written approval from the client. |
| 7     | Wherever appeared in <b>Section 2 Terms of Reference</b> "land pooling" also includes Land acquisition, Purchase & Lease of Land as well as Reallotment /Redistribution/ Readjustment of land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

All other Terms and Conditions in the RFP shall remain unchanged.

A

  
 Additional Secretary  
 Urban Development and Housing Department



## Annexure A

## GEN FORM 3 (A)

## In case of Joint Venture (JV)

- a. In case JV\* the information in **GEN FORM 3 under Section 4 BID FORMS** should be provided for all the members of the JV.
- b. Information regarding role of each member should be provided as per table below:

| Sl. No. | Name of Members of the Joint Venture | Role (Specify Lead Member/ Other Member) |
|---------|--------------------------------------|------------------------------------------|
| 1.      |                                      |                                          |
| 2.      |                                      |                                          |

\*Enclose MOU/Agreement with details of Role & Responsibilities and Profit-Sharing ratio between the members of the Joint Venture (JV).

