

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

Issue No.: Issue No.: 09/न० वि० (टाउनशिप)-03/2026(Part 1) 5738

Clarification issued on date: 25.03.26

RFP Issued on Date: 14th May' 2026

eproc Tender Nos: 131260, 131263, 131264, 131265

Urban Development and Housing Department, Govt. of Bihar

Clarifications to the Queries

Sl No	Section & Clause No	Pg No	Subject	RFP Clause Read as	Query / suggestions by bidders	Clarification
1	Section 2 Terms of Reference	8	Township area	Scope of Work Groupwise Townships	1. Please clarify that the Township name corresponding to Sasaram under the grouped township details is not specified in the RFP. Further, the Special Area and Core Area Identification details for Sasaram appear to be missing. Request the Authority to provide the complete township information and corresponding area details for accurate understanding of project scope and preparation of the proposal. 2. Please provide the scheme area (in Hectares/Sq. Km.) for each proposed Township under all groups to enable accurate assessment of project scope, resource deployment, survey effort estimation, and financial proposal preparation. 3. Please provide the approximate number of villages, revenue boundaries, plots/parcels and landowners falling within each proposed Township Scheme area for estimation of survey and reconciliation efforts.	1. Will be provided in due course of time 2. The information on Township area (Special & core area) has already been included in the Section 2. Terms of Reference. However, the actual number and area of Town Planning scheme will be shared in due course of Time. 3. Please refer to the Circular no 4583 mentioned at page no 8 of the RFP

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Clarifications to the Queries

Sl No	Section & Clause No	Pg No	Subject	RFP Clause Read as	Query / suggestions by bidders	Clarification
2	Section 2 Terms of Reference	21	Role of Consultants	The Designated Authority is empowered to engage consultants to assist in planning, design, and implementation of TPS projects which ensures technical rigor compliance with statutory provisions, and effective project execution.	Kindly clarify whether obtaining statutory approvals/NOCs from line departments forms part of consultant's scope.	The Consultant shall obtain the NOCs from the concerned departments however client will facilitate the same.
3	Section 2 Terms of Reference	21	5. Scope of Work for Selected Firm/ Agency	a) Collecting all necessary data from the Authority, superimposing the Development Plan and proposals and the relevant cadastral map on the delineated scheme area; Compilation of list of landowners along with their Revenue land details and area there under (Original Plots)	Please provide the detailed list of all datasets, records, maps, plans, reports and supporting documents, along with their respective file formats (e.g., SHP, DWG, DXF, GeoJSON, Geodatabase, PDF, TIFF, CAD, Excel, GIS database, etc.), that shall be provided by the Authority for preparation of the Town Planning Schemes. Further, please specify whether the data will be provided in geo-referenced and editable format for integration with survey, GIS and planning activities.	The consultant will have to collect the revenue data from the Department of Revenue and land reforms, GoB, as per the requirement for the TPS preparation under Bihar Town Planning Scheme Rules, 2025. However, the UDHD will provide the data as mentioned in the Note under B.1 of Clause 5 in Section 2.
4	Section 2 Terms of Reference	22	5. Scope of Work for Selected Firm/ Agency	A. Survey Work a) The Topographic Survey of land should be carried out using advanced techniques such as Total Station Survey, Drone-based Survey, or any other latest survey methods. The required Traverse Point Should be permanently fixed along the boundary of the proposed Scheme Plan area;	Please clarify whether the Authority has any preferred survey methodology for execution of the project or whether bidders may propose suitable advanced survey techniques (such as Total Station Survey, Drone-based Survey, LiDAR, or other latest technologies) that meet the prescribed accuracy standards and project requirements.	The assignment requires plot level detailing; it is expected that the consultant shall apply the best technology to conduct the assigned task.







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5	Section 2 Terms of Reference	22	5. Scope of Work for Selected Firm/ Agency	Survey Work c) DGPS survey shall be used to establish Ground Control Points (GCPs) for geo-referencing the topographic survey data. Dual-frequency DGPS receivers shall be used to ensure accurate positioning. j) Contour Survey for measuring ground levels at every 10 m grid spacing, and contour lines representing every 0.5 m change in elevation using graphical interpolation methods. f) The Survey shall include- viii) Mapping of all physical infrastructure with location and boundary of Infrastructural facility	1. Point j mentions contour survey. Contours can be generated from DGPS survey. So, for point J we can use DGPS survey to generate the desired contour. No need for any separate contour survey. Kindly clarify. 2. Please clarify whether utility data (water, sewer, power, telecom etc.) shall be provided by concerned departments or collected by consultant. 3. Please specify whether underground utilities (water supply, sewerage, electrical, telecom, gas pipelines, storm drains etc.) are required to be mapped and whether utility drawings shall be provided by concerned departments. 4. Data Availability - Kindly clarify the list of GIS data, satellite imagery, utility data, and planning layers that shall be provided by the Department. 5. Ownership of Data - Kindly clarify ownership and future usage rights of GIS database, reports, CAD drawings, and planning outputs prepared under this assignment.	1. The latest survey technology used by the consultant enable them to do so, the consultant can use the same as per the requirement of the assignment 2. to 4 The UDHD will facilitate the process, however the consultant is responsible to procure the necessary data from other concerned departments. 5. As per the clause 3.5 under Section 4 of the RFP
6	Section 2 Terms of Reference	24	5. Scope of Work for Selected Firm/ Agency	A.2. Survey Stage-II Comparison of survey and data collected with the records of revenue department along with submission of final base map:	Kindly clarify whether drone survey, DGPS survey, and DEM preparation are mandatory under the scope of work.	Please refer to the para A under Clause 5 of Section 2

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Sl No	Section & Clause No	Pg No	Subject	RFP Clause Read as	Query / suggestions by bidders	Clarification
				a) Comparison of the survey and data collected with the records of Revenue Department: Comparison/tally of survey done at site with records/survey sheets obtained from Revenue department and authentication of final measurement, location and area with respect to each plot.		
7	Section 2 Terms of Reference	25	5. Scope of Work	A.3. Submission of Final Base Map and details of record land parcel(s) wise.	Kindly confirm whether authenticated cadastral maps, RoR records, and village boundary maps shall be provided by the Department.	UDHD will provide the data as mentioned in the <i>Note</i> under B.1 of Clause 5 in Section 2.
8	Section 2 Terms of Reference	22	5. Scope of Work for Selected Firm/ Agency	A. Preparation of Town Planning Scheme B.1. PRELIMINARY PROPOSAL (PLANNING STAGE – 1) Note: The Authority shall provide verified copies of updated Cadastral map, Revenue land parcel(s) details and updated Layout plans approved by the authority/ department for entire scheme area and shall extend all co-operation and facilitation to demarcate scheme boundary on available topographic survey through land revenue officials. B.2. DRAFT TOWN PLANNING SCHEME (PLANNING STAGE-2)	1. Please provide the number of Cadastral Maps/Revenue Village Maps falling within each proposed scheme area. Further, please clarify whether the cadastral maps and revenue parcel data shall be provided in geo-referenced and editable GIS/CAD format for seamless integration. 2. Please confirm whether complete ownership details, mutation records, RoR extracts and latest land parcel attributes will be provided by the Authority. Please specify the file format of the approved updated layout plans that shall be provided by the Authority/concerned departments. Further, please clarify whether the layouts will be provided in editable GIS/CAD format to facilitate seamless integration with	1. Please refer to the Circular no 4583 mentioned at page no 8 of the RFP for overall Revenue Village list for each township. However, the actual number and area of Town Planning scheme will be shared in due course of Time. 2. UDHD will provide the data as mentioned in the <i>Note</i> under B.1 of Clause 5 in Section 2.

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				B.3. FINAL TOWN PLANNING SCHEME (PLANNING STAGE-3)	survey data and preparation of the Town Planning Scheme(s). 3. Kindly clarify the number of stakeholder consultations/workshops to be conducted during Draft Town Planning Scheme preparation. 4. Kindly clarify whether support during statutory approval and notification process is included in the scope.	3. Please refer to the Bihar-Urban-Planning-Development-Rules-2014 and Bihar Town Planning Scheme Rules, 2025 4. Yes																
9	Section 2 Terms of Reference	28	6. List of Resources / Experts	<table><tr><td>Team Leader</td><td>1 no.</td></tr><tr><td>Urban Planner</td><td>3 nos.</td></tr><tr><td>Urban Designer</td><td>3 nos.</td></tr><tr><td>GIS Expert</td><td>3 nos.</td></tr><tr><td>Transportation/Traffic Planning expert</td><td>3 nos.</td></tr><tr><td>Infrastructure Expert</td><td>3 nos.</td></tr><tr><td>Social Development/Stakeholder Consultation Expert</td><td>3 nos.</td></tr><tr><td>Survey Engineer</td><td>3 nos.</td></tr></table>	Team Leader	1 no.	Urban Planner	3 nos.	Urban Designer	3 nos.	GIS Expert	3 nos.	Transportation/Traffic Planning expert	3 nos.	Infrastructure Expert	3 nos.	Social Development/Stakeholder Consultation Expert	3 nos.	Survey Engineer	3 nos.	1. To participate in a single group, the bidder is required to submit CVs for 22 resources, which is very difficult for companies to arrange at the bidding stage. Therefore, we kindly request the authority to consider submission of 1 CV for each position (Total 8) instead of requiring all 22 CVs at this stage. 2. We would request that the required number of Transportation/Traffic Planning Experts, Infrastructure Experts, Urban Designers, and Social Development/Stakeholder Consultation Experts be revised to one (1) resource each, considering that these key personnel would have a limited role during the execution of the contract. This revision would help optimize resource allocation and avoid an unnecessary increase in the overall project cost. 3. Whether a bidder can apply for multiple groups/packages simultaneously using the same team composition.	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 2nd group awarded. The new set of CVs are subject to necessary approval by the client before commencement of the services.
Team Leader	1 no.																					
Urban Planner	3 nos.																					
Urban Designer	3 nos.																					
GIS Expert	3 nos.																					
Transportation/Traffic Planning expert	3 nos.																					
Infrastructure Expert	3 nos.																					
Social Development/Stakeholder Consultation Expert	3 nos.																					
Survey Engineer	3 nos.																					

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					4. Whether the same experts can be proposed across multiple groups/packages, subject to deployment upon award.	Please also refer to the Corrigendum
10	Section 2 Terms of Reference	28	7. Delivery Schedule	5. Post completion of the 1 year of notification of the Town Planning Scheme. (Reserved for providing handholding support in implementation exercise)	Please clarify the exact scope and expected effort during the one-year handholding/ implementation support period.	Please refer to Clause 2.2.3 (Duration of Services) under Section 4 at page no 53
11	Section 2 Terms of Reference	22	7. Delivery Schedule	Sl. No. 1.a Survey Report submission within T+45 days	1. The survey report submission timeline (Deliverable 1.a) be revised from T+45 days to at minimum T+90 days to allow physically feasible field survey, drone flights with DGCA clearance, and RoR reconciliation. The deliverable should be phased: (a) T+30 — Submission of mobilization plan and base data collection framework; (b) T+90 — Final Survey Report with AutoCAD and GIS data. 2. We are requesting the authority to kindly allow us 60 days of time to submit the survey report.	As per the RFP
12	Section 2 Terms of Reference	28	7. Delivery Schedule	Overall project completion timeline of T+330 days (~11 months) is extremely compressed for concurrent multi-township TPS with statutory public hearings	The overall project timeline (Deliverable 4, T+330) be revised to T+540 days (18 months) for township groups. Separately, a Force Majeure / Deemed Completion clause must explicitly cover: (a) Delays in government approvals at any stage; (b) Revenue record authentication delays; (c) Legal challenges/court stays initiated by landowners; (d) Statutory public hearing delays attributable to the Authority.	As per the RFP

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Sl No	Section & Clause No	Pg No	Subject	RFP Clause Read as	Query / suggestions by bidders	Clarification
13	Section 2 Terms of Reference	28	7. Delivery Schedule		1. No clarity on data, maps, and land records to be provided by Authority — consultant is expected to 'collect all necessary data from Authority' (Scope Clause a) but Authority's specific obligations are undefined 2. A pre-commencement data sharing protocol be incorporated in the contract whereby the Authority commits to providing within T+7 days of agreement signing: (a) Demarcated township boundary on GIS/GPS coordinates; (b) Available DLRS/Revenue Department cadastral data in digital format; (c) Letter of introduction to concerned Tehsildar and Revenue Officer; (d) Access to Bihar land records digital portal. Failure to provide these within T+7 should entitle the consultant to a corresponding extension in survey timeline	The consultant will have to collect the revenue data from the Department of Revenue and land reforms, GoB, as per the requirement for the TPS preparation under Bihar Town Planning Scheme Rules, 2025. However, the UDHD will provide the data as mentioned in the Note under B.1 of Clause 5 in Section 2.
14	Section 3 Clause 3	31	Joint Venture (JV)	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. ii. The Lead member must have at least 50% participation.	1. We request the authority to allow participation through Consortium arrangements as well as Joint Ventures (JV) in the bid. Since forming a Joint Venture involves significant legal and procedural formalities at the bidding stage, permitting Consortium participation will encourage wider competition and enable capable firms to participate effectively. 2. We request the Authority to kindly allow evaluation of Joint Venture/Consortium members on cumulative basis for technical	Please refer to the corrigendum

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				vi. If the JV become the successful Bidder, it has to register the JV.	experience and similar project credentials. Since the assignment is multidisciplinary in nature involving urban planning, GIS mapping, surveys, infrastructure planning and stakeholder consultation, participation through Joint Venture/Consortium with complementary expertise will ensure better quality deliverables. 3. We request the authority to kindly remove the clause requiring mandatory registration of the Joint Venture (JV) upon award of the contract. For a consultancy project of this scale, formation and registration of a JV is highly time-consuming and involves extensive legal and administrative documentation.	
15				JV Experience	In case of Joint Venture/Consortium, whether experience of all members will be combined for eligibility and technical evaluation purposes?	For the Project experience criteria under Eligibility as well as for Technical Evaluation all JV member's combined project experience will be considered. however, for the Turnover criteria each of the JV members please refer to the Corrigendum
16	Sec 3 Clause 10	35	Eligibility Criteria	4. The Bidder shall have, over the past 10 (Ten) years preceding the RFP Due Date: Minimum 10 years of experience in formulating at least 5 nos of	1. We request the authority to kindly clarify the definition and scope of "similar nature of services". It is requested that projects related to Master Planning/GIS-based Master Planning for	1. To 7. "similar nature of services" means the projects which Land requires Readjustment in line with

Clarifications to the Queries

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				Town Planning scheme / Land Pooling Scheme / Town Development Scheme or similar nature of services in any State/UT in India, with proficiency in Concept & Base map preparation, Field surveys (i.e. Total station / GPRS / DGPS etc.) and Documentation	Cities/Towns assignments involving base map preparation, surveys, GIS mapping may also be considered as eligible similar experience. This relaxation will encourage wider participation from experienced urban planning and infrastructure consultancy firms. 2. Kindly add Composite Campuses to the type of eligible assignments 3. Kindly add Master Plan / Development Plan / Regional Plan 4. Master Plan / Development Plan, Regional Plans/ Area Development Plans or similar nature of services in India or Indian Subcontinents 5. Kindly clarify whether integrated infrastructure projects, PMC Medical Projects Multi Storied Office Complex Project. Housing Colony Projects, Re-development Railway Station, Residential Building Projects, Architectural and Design Projects industrial townships or large housing townships will be treated as similar assignments. 6. The eligibility criterion under Sl. No. 4 be expanded to include experience in preparation of Master Plans, Development Plans, Regional Plans, and Spatial Development Plans as equivalent and eligible experience for purposes of this RFP	the TPS / land pooling schemes. Projects typically related to Master Planning/GIS-based Master Planning for Cities/Towns assignments involving base map preparation, surveys, GIS mapping are not qualified under this RFP 8. No change 9. Please refer to Corrigendum

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					7. Will GIS Based Master Plan / Zonal Development Plan be considered as similar nature of services in this clause? Kindly clarify. 8. We would further request that the eligibility criteria for experience be revised to consider experience over the last 15 years instead of the last 10 years 9. Kindly consider the experience of similar nature of services in any State/UT in India or in Indian subcontinent	
17	Sec 3 Clause 10	35	Eligibility Criteria	5. Minimum pool of 20+ professionals with relevant qualifications and experience on the agency's payroll or empaneled. Must comply with all statutory requirements including labour laws, PF, ESI, GST, etc. Undertaking to be signed by the authorized signatory of the organization	1. The RFP mentions the availability of 20+ professionals. Kindly clarify the specific disciplines/fields required under this criterion, such as Urban Planning, Architecture, Civil Engineering, etc. Also, please confirm whether outsourced/sub-consultancy professionals can be considered under this requirement. 2. Kindly confirm whether Offer Letters / Appointment Letters / Joining Letters shared by HR of professionals can be submitted as valid proof in place of PF, ESI, or GST records for demonstrating availability of professionals.	1. Means technical resources similar to the experts required in the RFP, employed with the agency. 2. As mentioned in the point # 5 under clause 10 of Section 3.
18	Sec 3 Clause 10	34	Eligibility Criteria	3. Annual Turnover & Positive Net worth: The bidder should have a positive net worth and a minimum average annual turnover of INR 20 Crores in the last three financial	1. We would suggest that, in case of a Joint Venture (JV), the requirement of a minimum average annual turnover of Rs. 20 Crores shall be considered jointly, rather than mandating a minimum turnover of Rs. 10 Crores for each individual JV member.	1. Please refer to the corrigendum 2. to 6. No change

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				years prior to 31st March 2025 i.e. (2022-23, 2023-24, 2024-2025). 1. The Consultant (in case of single business entity) should have a minimum average annual turnover of Rs. 20 (twenty) Crores during the last three financial years ending on March 31st, 2025, from planning and consultancy services and the net-worth should be positive. 2. In case of Joint Venture, each member should meet a minimum 10 crore turnover criteria. Net worth of Bidder during the last audited financial year FY 2024-25 shall be positive for all the bidders.	2. Annual Turnover & Positive Net worth: The bidder should have a positive net worth and a minimum average annual turnover of INR 15 Crores in the last three financial years prior to 31st March 2025 i.e. (2022- 23, 2023-24, 2024-2025). 3. The turnover criterion be rationalised to: (a) specify the criteria as 'planning, project management, housing, urban development and infrastructure advisory' to include a broader but still relevant scope; or (c) allow overall consultancy turnover of Rs. 50 Crore as an alternative qualifying criterion to enable larger organisations with broader portfolios to participate. 4. Whether turnover of parent company / group company can be considered in case of subsidiary participation supported by undertaking. 5. Please add Large scale campuses development 6. Will GIS Based Master Plan / Zonal Development Plan be considered as similar nature of services in this clause? Kindly clarify.	

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19	Section 3 Clause No. 12	34	Bid Submission	A bidder may apply for a maximum of two groups.	1. We request the Authority to kindly allow bidders to participate and submit bids for all 4 groups/clusters. 2. Allowing bidders to participate in all groups/clusters would promote wider competition and enable the Authority to receive the most competitive and technically responsive proposals for each cluster.	1. No change 2. No change
20	Section 3, Clause No. 13.11	48	Award Criteria	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.	3. Ambiguity in payment structure and fee estimation — estimated contract value per group not disclosed The Authority must disclose the Indicative Project Cost / estimated consulting fee per Group of townships before the bid submission date	3. & 4. The bidder shall quote a per acre rate (per group) in the financial bid. This per acre rate (which shall remain firm and fixed for the entire duration of the contract) will be the base for all fee and payment calculations i.e. per acre rate will be multiplied by the total area in acres of each TPS done by the agency.
21	Sec 3 Clause 13.3	44	Technical Evaluation Criteria	1. Experience in the last 10 years: 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 & Base map preparation, Field surveys (i.e. Total station / GPRS / DGPS etc.) and Documentation	1. We would request that, for the purpose of awarding marks for additional projects, ongoing projects may also be considered, in addition to completed projects. 2. Kindly consider ongoing assignments with substantial progress supported by Work Orders / Client Certificates for evaluation purposes. 3. Kindly clarify whether only completed projects shall be considered for technical evaluation or whether ongoing projects with substantial	1. to 5. Please refer to the Corrigendum 6. similar nature of services" means the projects which requires Land Readjustment in line with the TPS / land pooling schemes. 7. to 10.





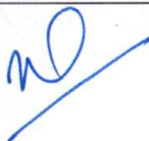


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				5 projects, 20 marks For each additional project – 5 marks each (maximum 4 projects).	completion/progress shall also be considered for meeting the eligibility criteria. 4. In absence of final completion certificate, whether client-issued work order along with CA-certified ongoing progress certificate/payment proof shall be accepted. 5. If an ongoing project has achieved more than 80% physical and financial completion certificate from approved Client, will it be considered as a completed assignment for evaluation purposes? 6. We request the Authority to kindly clarify the definition and coverage of “similar nature of services”. 7. Kindly Consider PMC/PMU/Smart City Project. 8. Kindly add Master Plan / Development Plan / Regional Plan 9. We Propose To add Medical Project of Master Planning & Detailed Architectural Design, Structural Design, Feasibility Study, Landscape Design, HVAC, AHU, Electrical and Public Health Engineering (Plumbing, Water Supply & Sewerage) Design, Fire Fighting & Fire Alarm Design, Sprinkler System, IT Enabled Services, Optical Fiber Cable, Gas Design,, CCTV, Lifts and	No change 11. Please refer to the Corrigendum







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					Escalators as per BIS Codes will be considered as eligible similar project experience under this RFP 10. Kindly consider 2 projects for 20 marks For each additional project -10 marks each (maximum 2 projects). Please Confirm 11. We request the department to kindly revise the marking criteria in line with the minimum eligibility criteria. The present evaluation criteria appear restrictive for technically qualified firms having adequate experience in similar assignments. The proposed revision would ensure balanced competition and allow participation of more competent consultants without compromising the quality and expertise required for the assignment.	
22	Sec 3 Clause 13.3	44	Technical Evaluation Criteria	2. Experience in the last 10 years: 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	1. Kindly add Master Plan / Development Plan / Regional Plan 2. We request the Authority to kindly Consider PMC/PMU/Smart City Project. 3. Kindly consider 1 project for 15 marks and 2 project for 20 marks	No change
23	Sec 3 Clause 13.3	44	Technical Evaluation Criteria	3. Average Annual Turnover in last 3 years (FY 2022-23, 2023-24, 2024-25) 1. ≥ 20 Cr. to 25 Cr. - 20 Marks	We request the authority to kindly reduce the minimum average annual turnover requirement from INR 20 Crores to INR 5 Crores and allow the same to be fulfilled through the combined turnover of Joint Venture/Consortium members.	Please refer to the Corrigendum

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				2. >Rs. 25 Crore upto 30 Crore - 25 marks 3. >Rs. 30 Crore 30 marks		
24	Section No. 3 Clause No. 13.3.	44 45	TECHNICAL EVALUATION CRITERIA Table 2, Point 4 Team Leader	Relevant Experience of Key Personnel Shall have Postgraduate Degree in Planning (Regional Planning/Urban Planning/ Infrastructure Planning) or equivalent from an accredited college / University with total 10 years of field experience (Post qualification): 3 marks Area of Specific Expertise (Post qualification): Should have a minimum 5 years of experience in formulation of (any of the following) - Town Planning scheme - Land Pooling Scheme - Master / Development Plan - Regional Plans - Area Development Plans with leadership qualities to lead the team effectively	Kindly add following to educational experience 1. Planner or in any stream of Architecture	No Change
25	Section No. 3 Clause No. 13.3.		Urban Planner (3 Nos.)	Shall have Postgraduate Degree in Planning (Regional Planning/Urban Planning/ Infrastructure Planning) or equivalent from an accredited college / University with total 5	We, request you to kindly add/ modify clause as per below - Shall have Graduate/ Postgraduate Degree in Architecture or equivalent from an accredited college / University with total 5 years of field experience (Post qualification): 2 Marks	No Change







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				years of field experience (Post qualification): 2 Marks Area of Specific Expertise (Post qualification): 2 marks Should have a minimum 2 years of experience in formulation of (any of the following) - Town Planning scheme - Land Pooling Scheme - Master / Development Plan - Regional Plans - Area Development Plans		
26	Section No. 3 Clause No. 13.3.		Urban Designer (3 Nos.)	Shall have Postgraduate Degree in Architecture/ Urban Design or equivalent from an accredited college / University with total 5 years of field experience (Post qualification): 2 Marks Area of Specific Expertise (Post qualification): 2 Marks Should have minimum 2 years of experience in at least two Urban Design related projects in Master Plans / TODs / pedestrian infrastructure/ street designs / local area plans / urban renewal, etc.	We, request you to kindly add/ modify clause as per below - Shall have Graduate/ Postgraduate Degree	No Change
27	Section No. 3 Clause No. 13.3.		GIS Expert (3 Nos.)	Post Graduation Degree in: - Geographical Information System (GIS) or Geoinformatics or Geo-spatial related course or equivalent	We, request you to kindly add/ modify clause as per below -	As per RFP

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				from any recognized University or Institute.: 2 Marks Should have 5 years of Post qualification experience: 2 Marks - Demonstrated working experience with advanced knowledge of GIS mapping, geoinformatics, and data analysis. - Proficiency in the use of GIS-based datasets, tools, and applications for urban and regional planning. - Hands-on experience with Cadastral Mapping and its application for planning purposes on the GIS platform.	either an Employee or an Associated Expert/Consultant of the firm	
28	Section No. 3 Clause No. 13.3.		Transportation / Traffic Planning Expert (3 Nos.)	Masters in Transport Planning or equivalent from Recognized University.: 2 Marks Should have 5 years' of post qualification experience in transportation domain: 2 Marks	We, request you to kindly add/ modify clause as per below - either an Employee or an Associated Expert/Consultant of the firm	As per RFP
29	Section No. 3 Clause No. 13.3.		Infrastructure Expert (3 Nos.)	Postgraduate degree in Social Sciences/ Development Studies/Sociology/Rural Development, or a related field.: 2 Marks Should have 5 years of post-qualification experience in social development, with a strong focus on stakeholder consultation, community engagement, and social	We, request you to kindly add/ modify clause as per below - either an Employee or an Associated Expert/Consultant of the firm	As per RFP

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				impact assessment for infrastructure, urban development, or public sector projects.: 2 Marks		
30	Section No. 3 Clause No. 13.3.		Social Development / Stakeholder Consultation Expert (3 Nos.)	Postgraduate degree in Social Sciences/Development Studies/ Sociology /Rural Development, or a related field.: 2 Marks Should have 5 years of post-qualification experience in social development, with a strong focus on stakeholder consultation, community engagement, and social impact assessment for infrastructure, urban development, or public sector projects.: 2 Marks	We, request you to kindly add/ modify clause as per below - either an Employee or an Associated Expert/Consultant of the firm	As per RFP
31	Section No. 3 Clause No. 13.3.		Survey Engineer (3 Nos.)	Bachelor Degree in Civil Engineering / Survey Engineering or equivalent: 2 Marks Should have 3 years' experience in field / topographical surveys using Total Stations, DGPS, etc. 2 Marks	We, request you to kindly add/ modify clause as per below- either an Employee or an Associated Expert/Consultant of the firm	As per RFP
32	Section No. 03 Part B Clause No. 11	51	EMD	Bid Security of INR 6 (Six) Lakhs per group applied, submit in form of internet payment gateway (IPG) or BG in favour of Director - BUDA payable at Patna.	We request you to consider that consultants who registered under National Small Industries Corporation/ MSME will be exempted from submission of EMD. or alternatively, that the EMD amount be reduced to INR 1 (One) Lakh per group. Also, MSME / NSIC / SSIC Registered Parties are exempted from submission of EMD as per Govt. Policy.	No change






Clarifications to the Queries

Sl No	Section & Clause No	Pg No	Subject	RFP Clause Read as	Query / suggestions by bidders	Clarification
33	Section No. 03 Part B Clause No. 6	51	Applying for more than one Group.	A bidder may apply for a maximum of two (2) groups. However, bidders shall submit only one technical bid and separate financial quotations for each group in the prescribed format. In case a bidder submits financial bids for more than two groups, only the first two financial bids (based on the timestamp of submission) shall be considered. Any additional financial bids beyond the first two shall be summarily rejected.	We kindly request the department to allow bidders to participate in all groups. However, the allotment of work may be restricted to a maximum of two groups for a single consultant. This approach would encourage wider participation and enhance competition while also ensuring balanced distribution of work among qualified consultants. Further, allowing participation in all groups would provide the department with a broader range of competitive technical and financial proposals for evaluation.	No change
34	Section No. 03 Part B Clause No. 9	51	Last date and time for Submission of proposal (online) on www.eproc 2.bihar.gov. in	16th June 2026 up to 07:00 PM	We kindly request the department to extend the bid submission date by at least 20 days. The assignment requires detailed technical documentation, coordination with consortium / JV partners, preparation of financial proposals, and compilation of extensive supporting documents. Additional time would help bidders prepare comprehensive and competitive proposals, thereby ensuring better quality submissions and wider participation.	As per RFP
35	Sec 1 & Sec 3		Date Extension	Last date for submission of proposal and other documents as specified: 16-Jun-2026 07:00 PM.	We kindly request the Client to kindly extend the bid due date by at least 15 working days from the date of publication of Pre-Bid replies. This will enable bidders to prepare and submit a comprehensive and high-quality proposal in line with the expectations of the Department.	As per RFP

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Sl No	Section & Clause No	Pg No	Subject	RFP Clause Read as	Query / suggestions by bidders	Clarification
36	Section 4, Clause 2.2.2	53	(Deployment) — Site Deployment	Mandatory requirement to station at least one representative at the project site throughout the contract period (330 days + 12 months handholding = ~695 days	Clause 2.2.2 be amended to read: 'The Consultant shall designate at least one senior representative as Resident Project Coordinator for each Group of townships. The Resident Project Coordinator shall: (a) be present at the project site during all field survey periods, site visits, stakeholder consultations, public hearings, and progress review meetings; (b) be available for meetings with the Authority with a maximum notice period of 48 hours; (c) maintain regular communication with the Authority through weekly/fortnightly progress calls and site visit reports etc.	As per RFP
37					Kindly clarify whether a bidder can participate in multiple groups simultaneously and whether there is any restriction on maximum award of groups to a single bidder	Please refer to point No 6 under Bid Data Sheet Section 3 (part B)
38					Kindly clarify whether MSME registered firms are exempted from submission of Earnest Money Deposit (EMD) and Tender Fee. If applicable, kindly specify the eligible category and supporting documents required.	Please refer to point No 6 under Bid Data Sheet Section 3 (part B)
39					Kindly clarify whether the financial proposal is to be submitted on group-wise basis or township-wise basis.	Financial proposal to be submitted only Groupwise for maximum 2 groups.
40	Section 4, Clause 2.2.3	53	Duration of Services		Kindly clarify the timeline for review and approval of submitted deliverables by the Department.	Please refer to para 7. Delivery Schedule under Section 2
41	Section 4, Clause 2.2.3	55	Timeline Extension		Kindly clarify provisions for extension of timeline in case of delay in approvals/data availability from the Department.	If there is any delay attributable to the Client in Acceptance of the







Clarifications to the Queries

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						deliverables, the timeline for the next deliverable shall be calculated from the date of the Client's formal acceptance of the previous deliverable.
42	Section 4, Clause 6	59	PAYMENTS TO THE CONSULTANTS		We request the department to kindly clarify the payment mechanism in case of delay, extension, or elongation of the project duration due to reasons beyond the consultant's control. As such assignments may involve extended timelines and increased deployment of manpower and resources, we further request the department to consider incorporating suitable provisions for price escalation and compensation for prolonged duration. This would ensure smooth project execution and financial sustainability throughout the consultancy period.	As per RFP

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 25/5/2026

Additional Secretary

Urban Development and Housing Department

