

PRE-BID CONFERENCE – CLARIFICATIONS

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
E&Y			
1.	Letter of Invitation, Critical Dates, Page 4	1. Considering the amount of work for preparation of good quality proposal, we request you to please extend the submission date by at-least 3 weeks i.e. by 21st December 2017.	Deadline extended till 15th January, 2018.
2.	Terms of Reference for the study, Page 11	2. We understand that the cost of local/ national and international visits and meetings will be borne by NCRPB.	This clause may be considered as 'omitted' at EOI stage. It will be detailed at RFP stage.
3.	Clause 9.2 Pre-qualification Criteria, Page 14	3. Request you to please amend this clause as: Copy of Work Order / Contract /Completion Certificates issued by the clients.	Modified clause 9.2, Sl. No. 5 may be read as under: <ul style="list-style-type: none"> • Copy of Work Order / Contract • Copy of Completion Certificate issued by the client or an undertaking signed by the authorized signatory of the Bidding Organization. • For ongoing studies/ projects an undertaking signed by the authorized signatory of the Bidding Organization
4.	Clause 9.2 Pre-qualification Criteria, Page 14	4. We understand that studies like City Development Plans, City Development Strategies & Smart City proposals which have housing infrastructure as an integral component will also be considered here.	The Bidding Organizations should submit details of projects that are corresponding to the requirements of the EOI proposal. In this regard, the final decision will be taken by the Consultancy Evaluation Committee during the evaluation of the EOIs.
5.		5. Request you to please consider the studies in housing sector at city/state/national level which are significantly complete	Please refer Sl. No. 3 above.
6.	Expected outcomes from the study are outlined as below but not limited to, Point no ii), Page 10	6. We understand that to carry out the analysis of the latest existing data/ scenario pertaining to demographic indicators, socio-economic data, housing and amenities for Regional & Functional Plans of NCR, sufficient information is available	<ul style="list-style-type: none"> • Information from secondary sources like Census, ULB's & HFAPoA etc. is a pre-requisite. • Primary survey is to be carried out to ascertain the current status/ ground realities w.r.t. the housing stock.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification																
		<p>from secondary sources like Census, ULB's & HFAPoA.</p> <p>Thus, we request you to please remove the term primary survey from scope of work, if not so then please define the methodology and elaborate the extent of survey & GIS Mapping to be done for this study in order to provide a better clarity on scope of work for all the prospective bidders.</p>	<ul style="list-style-type: none"> • It is clarified that major housing projects (e.g. having more than 20-25 dwelling units), developed/ being developed after 2005 (i.e. the year of notification of RP-2021) is to be considered for assessment. • The GIS mapping is to be carried out to understand the spatial spread of housing stock and its graphical representation which will be helpful for carrying out the accessibility analysis. • It is further mentioned that focus of the Study is not on the precision of plot level boundaries but on the attributes mentioned in the EOI proposal. Therefore, the Organizations can utilize GIS platforms like open source etc. for creation of GIS database. • Tentative methodology suggested for GIS mapping and Primary Survey is at Annexure-I. 																
7.	Clause 9.3 Evaluation Criteria, Page 15	<p>7. As per our understanding NCRPB intends to do quality related checks and balances by having this criteria in EOI However, proposed evaluation criteria in EOI is very open ended and subjective in nature. In order to bring more objectivity and transparency in the evaluation criteria we request you to please amend the criteria as:</p> <table border="1" data-bbox="663 1094 1335 1409"> <thead> <tr> <th data-bbox="663 1094 758 1164">S.No.</th> <th data-bbox="758 1094 1037 1164">Sub-Criteria</th> <th data-bbox="1037 1094 1220 1164">Supporting Document</th> <th data-bbox="1220 1094 1335 1164">Marks</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 1164 758 1234"></td> <td data-bbox="758 1164 1037 1234">Management Competence</td> <td data-bbox="1037 1164 1220 1234"></td> <td data-bbox="1220 1164 1335 1234"></td> </tr> <tr> <td data-bbox="663 1234 758 1372">1.</td> <td data-bbox="758 1234 1037 1372">Approach and Methodology for handling the Scope of Work</td> <td data-bbox="1037 1234 1220 1372">Format -7</td> <td data-bbox="1220 1234 1335 1372">20 Marks</td> </tr> <tr> <td data-bbox="663 1372 758 1409">2.</td> <td data-bbox="758 1372 1037 1409">Team Composition –</td> <td data-bbox="1037 1372 1220 1409"></td> <td data-bbox="1220 1372 1335 1409"></td> </tr> </tbody> </table>	S.No.	Sub-Criteria	Supporting Document	Marks		Management Competence			1.	Approach and Methodology for handling the Scope of Work	Format -7	20 Marks	2.	Team Composition –			Clause 9.3 Modified. Refer Annexure-II.
S.No.	Sub-Criteria	Supporting Document	Marks																
	Management Competence																		
1.	Approach and Methodology for handling the Scope of Work	Format -7	20 Marks																
2.	Team Composition –																		

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization			NCRPB's Clarification
			<p><u>Affordable Housing Expert – 1</u> <u>Position (6 marks)</u> Education Qualification: Masters in Urban Planning/Housing Experience : Minimum 10 Years The candidate must have experience in Urban Poverty Alleviation, affordable housing, low cost housing and cost effective construction technology, slum improvement plan preparation</p>		
			<p><u>Urban Planner- 1</u> <u>Position (6 marks)</u> Education Qualification: Master degree in Urban Planning Experience : Minimum 10 years</p>		

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization			NCRPB's Clarification
			<p>The candidate must have experience of at least 3 projects of Urban Infrastructure Planning, Townships or Smart Cities</p> <p><u>Housing Finance Expert - 1</u> <u>Position (6 marks)</u></p> <p>Educational Qualification: Masters or equivalent degree in Commerce/ Economics/ Public Finance/ Public Administration or Post Graduate Diploma in Business Administration (Finance)</p> <p>Experience: Minimum 10 Years</p> <p>The Candidate must have experience in working on housing finance. Experience in Banking or Housing Finance Institutions is a plus</p>		

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization			NCRPB's Clarification	
			<p><u>GIS Expert – 1 Position (6 marks)</u> Educational Qualification: Degree in Geography, Planning, Architecture with Diploma/ Certificate in GIS Experience: Minimum 7 years The candidate must have experience in working on GIS technology in urban sector projects and should have Knowledge of major GIS software products, GPS, total station, coordinate reference systems, satellite remote Sensing technology and GIS applications.</p> <p><u>Social Mobilization Expert - 1 Position (6 marks)</u></p>			

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization				NCRPB's Clarification
			Educational Qualification: Master's degree or equivalent in Social Work/Sociology/ Development/ Planning Experience: Minimum 8 Years The candidate must have experience in social development work, especially in the field of housing, urban poverty Alleviation in urban slum areas.			
			Technical Competence			
		3.	Profile of the Organization / consortium organizations vis-à-vis the sectoral focus of the assignment	Format -8	20 Marks	
		4.	No. of similar projects undertaken where organization / consortium organization was lead partner or	Format -3 + Project Description Sheet for each assignment	30 Marks	

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization				NCRPB's Clarification
			associate or consortium partner (5 Marks for each project where organization / consortium organization was lead partner and 2.5 marks for each project where organization / consortium organization was associate or consortium partner)			
			Total		100 Marks	
8.	New Clause	8. The Consultant shall continue to retain all pre-existing intellectual property rights in all software, designs, utilities, tools, models, systems and other methodologies and know-how that the Consultant already owns or licenses (“Consultant Materials”), including improvements to such Consultant Materials or knowledge developed while performing the Services.				Not applicable for EOI stage.
9.	New Clause	9. The Consultant shall not be liable, in contract or tort, under statute or otherwise, for any amount with respect to loss of profit, data or goodwill, or any other consequential, incidental, indirect, punitive or special damages in connection with claims arising out of this Contract or otherwise relating to the Services, whether or not the likelihood of such loss or damage was contemplated.				Not applicable for EOI stage.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		The Consultant shall not be liable, in contract or tort, under statute or otherwise, for aggregate damages in excess of the fees actually paid in connection with claims arising out of this Agreement or otherwise relating to the services under the Agreement. However, this limitation shall not apply to losses or damages caused by the Consultant's fraud or wilful misconduct or to the extent prohibited by applicable law or professional obligations.	
10.	New Clause	10. Any information, advice, recommendations or other content of any reports, presentations or other communications we provide under this Agreement ("Reports") are for MoHUA's internal use only (consistent with the purpose of the particular Services) including the MoHUA's Board of directors, its audit committee, or its statutory auditors.	Not applicable for EOI stage.
11.	New Clause	11. The Consultant may terminate this Agreement, or any particular Services, immediately upon written notice to MoHUA if the Consultant reasonably determine that it can no longer provide the Services in accordance with applicable law or professional obligations.	Not applicable for EOI stage.
WAPCOS			
12.	Page 14 & 15 "Evaluation criteria" clause no. 9.3, S.No.5	1. It is mentioned that Organization/ Consortium organizations experience via-a-vis the assignment shall be required and marks given against this is 30%, kindly specify that No. of Projects required for full marks.	It is clarified that the minimum number of Projects to show case the experience is provided in clause 9.2 (S. No. 5). At the EOI stage the maximum number of projects cannot be ascertained. Further, Annexure-II may be referred for the modified Clause 9.3.
13.	Page 14 & 15 "Evaluation criteria" clause no. 9.3, S.No.6	2. It is mentioned that No. of similar projects undertaken where organization/ consortium organization was lead partner and marks given against this is 15%, kindly specify that No. of Projects required for full marks.	Clause 9.3 Modified. Refer Annexure-II.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
14.	Page 14 & 15 "Evaluation criteria" clause no. 9.3, S.No.7	3. It is mentioned that No. of similar projects undertaken where organization/ consortium organization was associate or consortium partner and marks given against this is 5%, kindly specify that No. of Projects required for full marks.	Clause 9.3 Modified. Refer Annexure-II.
15.		4. Kindly Specify duration of the Project and Deliverables to be submitted.	Please refer Clause 5(b) regarding the Expected outcomes. Further details, including timelines, will be detailed at the RFP Stage.
IIPA			
16.		1. Indian Institute of Public Administration, New Delhi is an autonomous organization under DoPT, GoI. Since IIPA is interested to send the expression of interest for the aforementioned study, we would like NCR planning board to kindly exempt IIPA from submitting non-refundable processing fee of Rs. 10,000/- along with our EoI.	The EOI Processing Fee of Rs.10,000/- is waived off for all prospective Bidders.
Deloitte			
17.	Page 11, Clause No. 5 (b) (ii)	1. Can Consultants will be given equal weightage in the evaluation criteria, if they are not interested in undertaking GIS component of the study.	No. The Consultants undertaking GIS component will be given preference. However, on the basis of EOI response, the final decision will be taken by the Consultancy Evaluation Committee during the evaluation.
18.	Page 11, Clause No. 5 (b) (ii) Or Page 14, Clause No. 9, Section 9.2, Table Sr. No. 6, Or Page 15, Clause No. 9, Section 9.3, Table Sr. No. 3	2. If the Consultants are not interested in undertaking the GIS component, do they still have to show GIS consultant/expert as full time consultants/experts, related to assignment, on its payroll. Also, will it affect the evaluation criteria under the management competence? Please suggest.	No.
19.	Page 11, Clause No. 5 (b) (iii)	3. How many number of national and international visits and meetings to be planned by the Consultants. Does	This clause may be considered as 'omitted' at EOI stage. It will be detailed at RFP stage.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		the consultants will bear the cost of these national and international visits and meetings, please advise.	
20.	Page 14, Clause No. 9, Section 9.2, Table Sr. No. 8	4. Request you to please increase the average annual turnover of Rupees Three Crore in 3 consecutive Financial Years to Rupees Twenty Crores in 3 consecutive Financial Years.	No Change.
21.	Page 15, Clause No. 9, Section 9.3, Table Sr. No. 2	5. Approach and Methodology is generally not considered at EOI stage. Request you to please consider evaluating Approach and Methodology during the Request for Proposal (RFP)/ Bid Document stage for the maximum 6 shortlisted organization/consortium.	It is clarified that the Approach and Methodology is the essential component of the EOI.
22.	In the Title, it states 'national and international consulting organizations/ joint ventures / consortiums' However, the eligibility criteria states that all the firms including the consortia firms should be from/registered in National Capital Region	6. Would request you to kindly allow international firms (not registered in India/NCR) to be allowed as part of Consortia, if not the lead. Further, request you to kindly allow non-NCR based firms to be part of consortia, if not the lead firm. This would allow the best possible consortia to provide services to NCRPB in the proposed study.	Suggestion is agreed. <ul style="list-style-type: none"> Modified Clause 9.2, Sl. No. 1 may be read as under: <i>The applicant shall be an organization registered under any prevalent Indian Act e.g. the Indian Companies Act, the Indian Partnership Act, Societies Registration Act, etc.</i> OR <i>Consortium of organizations (not more than three) registered under any prevalent Indian Act.</i> However, the presence of concerned experts/ personnel for presentations, etc. is to be ensured by the lead partner.
Mehta & Associates			
23.	Section 9, Clause 9.1 and Clause 9.2 Page 13-14	1. Is it compulsory to have established office in NCR region? We feel that establishing an office in Delhi NCR, will not be a big issue for an organization fulfilling eligibility requirements and the one who is capable to get prequalified for the assignment.	Suggestion is agreed. Please refer Sl. No. 22 above.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		<p>And firm which will be shortlisted/ prequalified for the assignment and is able to win the bid for assignment may establish the office in Delhi NCR later.</p> <p>Thus we request you to change the provision and as follows.</p> <p>The organization if selected in the RFP after short listing in this EOI, shall establish an office in Delhi NCR for carrying out the assignment.</p>	
24.	Section 9, Clause 9.2 Page 13-14	<p>2. Since here have been many EOIs issued by MoUD, GoI such as Empanelment for preparation of smart city proposals, TOD plans etc. under which they have allowed/empaneled Proprietorship firms too.</p> <p>We request you to allow the Proprietorship Firms Registered under GST to participate in Expression of Interest.</p>	The EOI proposal does not restrict Proprietorship Firms registered under GST or any other prevalent law, to participate.
25.	Section 9, Clause 9.3 Page 15 Criteria 6 & 7	<p>3. These two criterion have been allocated 15% and 5% marking respectively.</p> <p>Please clarify on the matter.</p> <p>In case of any agency, which has done all the similar assignments as lead member or in sole capacity, in that case will the agency get full 20% marks or will only get 15% mark since it will not fulfill criteria 7 (since it has always been in lead or done projects in sole capacity)</p>	Clause 9.3 Modified. Refer Annexure-II.
IPSOS			
26.		1. Please extend EOI submission date by 2/3 weeks.	Deadline extended till 15 th January, 2018.
27.		2. What is the definition of “vacant” houses. Is it the houses already sold and lying vacant or the new	The definition of “vacant” houses is as provided by Census of India.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		unsold stock created by suppliers (DDA/Builders, etc.)?	
28.		3. As per EOI it is expected to conduct a household survey across 220 town within NCR to address areas of inquires as outlined in the EOI document (under scope of work – point no. 5).	Question not clear.
29.		4. Can we use one/ two of our international experience?	Yes.
30.		5. At the EOI stage, the exact requirements are not known. Can we do joint venture after EOI stage?	It is clarified that on the basis of the credentials submitted, the maximum of six Organizations/ Consortiums will be shortlisted and the RFP will be issued to them. Since, the shortlisting will be carried out on the basis of the credentials submitted, changes in the composition of the consortiums will not be permitted. However, in order to further enhance its competence, shortlisted Organizations may apply as Consortiums at the RFP stage.
31.		6. Regarding providing copy of work order, it is our earnest request not to make this as mandatory clause as in most of our contracts we have a confidentiality clause of not sharing any information about study with anyone including the study title. We often provide a self-certified copy by authorized signatory supported by project details/ invoice copy/ bank statement for last invoice. Please allow us to do one of these. This we have recently done in one of the largest bids by MoUD.	Modified relevant clause 9.2, Sl. No. 5 may be read as under: <ul style="list-style-type: none"> • <i>Copy of Work Order / Contract</i> • <i>Copy of Completion Certificate issued by the client or an undertaking signed by the authorized signatory of the Bidding Organization.</i> • <i>For ongoing studies/ projects an undertaking signed by the authorized signatory of the Bidding Organization</i>
32.		7. We can have 20/30 crore turnover criteria and no criteria on profits as at times there are structural changes within the company / expansion plans / infrastructural investments for future rapid growth,	No Change.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		hence, it is possible that in some year expenditure could be higher than the total income leading to no/negative profit. This should not be considered as exclusion criteria.	
33.		8. As this survey will essentially be done among households, thus, RFP should also include agency's experience in conducting large scale demographic / household's surveys	No Change.
34.		9. There has to be some weightage on company's infrastructure a) Such as their field presence b) Field capabilities i) Ability to moralize more than 500 people (as surveyors), ii) Training capabilities iii) Digital capability / server capabilities (these days surveys are being done using CAPI devises (also called as tablets) iv) Quality assurance related to data acquisition v) Data lab certifications for data processing, etc.	No Change.
35.		10. Since it is going to be a large-scale survey there has to be following people in the core team: i) Someone who has vast experience in conduct large scale household survey ii) Survey methodologist or sampling expert iii) Someone who can anchor monitoring and supervision and Quality Control iv) Data base management expert v) IT expert to manage CAPI logistics / server / real time online data base management, etc.	No Change.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
36.		<p>11. In the above context, the team leader who could be Urban/ Regional planner with survey experience and he should have the following people on board:</p> <ul style="list-style-type: none"> a) Statistician (data weighing, data projections, demand estimation, modelling, perform high end statistical analysis, etc.) b) IT / database management expert (survey script design, CAPI management, software, data downloading from server on a regular basis, data synthesis, quality checks and generating monitoring indicators to be shared with client periodically c) Sampling expert should be mandatory. d) The other subject expert who are required to meet a component of the assignment can be hired as consultant (full time booking) and we can give undertaking about their availability on our letter head signed by an authorized signatory. This is so because no research firm keep architect/ real estate/ GIS expert on pay roll as their nature of work does not demand such a expertise on a frequent basis. For specific topics/ subject we hire consultants as the standard industry practice. A planning firm can bring all of them but they will lack survey capabilities, survey logistics/infrastructure and survey experts. Thus, this needs to be balanced. 	<p>Clause 9.3 Modified. Refer Annexure-II.</p>
37.		<p>12. Format 3 – work order and completion certificate should be replacing by self-certified.</p>	<p>• Modified relevant clause 9.2, Sl. No. 5 may be read as under:</p> <ul style="list-style-type: none"> ○ <i>Copy of Work Order / Contract</i> ○ <i>Copy of Completion Certificate issued by the client or an undertaking signed by the</i>

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
			<p><i>authorized signatory of the Bidding Organization.</i></p> <ul style="list-style-type: none"> ○ <i>For ongoing studies/ projects an undertaking signed by the authorized signatory of the Bidding Organization</i> ● The same may be referred in case of Format 3.
IPE Global			
38.		1. The EOI document does not talk about the project duration. Would request you please clarify the duration of the project.	Duration will be indicated at the RFP Stage.
39.		2. Please elaborate the specific components to be covered under GIS mapping. Also specify the source and availability of GIS data such as basemap, satellite imagery, etc.	<p>Tentative methodology suggested for GIS mapping and primary survey is at Annexure-I.</p> <p>Further details will be indicated at RFP Stage.</p>
40.		3. Primary Survey: Would request to elaborate the different kinds of primary surveys that the client is envisaging.	<ul style="list-style-type: none"> ● Primary survey is to be carried out to ascertain the current status/ ground realities w.r.t. the housing stock. Please refer clause 5 (b) (ii). ● It is clarified that major housing projects (e.g. having more than 20-25 dwelling units), developed/ being developed after 2005 (i.e. the year of notification of RP-2021) is to be considered for assessment.
41.		4. Please elaborate on the sources and availability of relevant secondary data.	This is to be provided by the Bidding Organization. However certain data sources are already indicated in the EOI.
42.		5. What would be the procurement modality for this assignment?	Question is not clear.
43.		6. Please elaborate on the number of exposure visits (national or international) and workshops required for the assignment.	This clause may be considered as 'omitted' at EOI stage. It will be detailed at RFP stage.
44.		7. Please specify the minimum number of full time experts for the assignment. In case if letter of undertaking from the independent consultants is	Clause 9.3 Modified. Refer Annexure-II.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		permitted then please specify the number of permissible independent consultants for undertaking	
		KPMG	
45.	Page No. 4, Section 2 – Letter of Invitation Page No. 16, Section 9.9 – Last date for submission of EoI	1. We request to extend the deadline for the submission of Proposals by at least 2 weeks.	Deadline extended till 15 th January, 2018.
46.	Page No.12, Section 6 – Phasing for the study	2. What would be the deliverables in each phase and the timelines?	Please refer Clause 5(b) regarding the Expected outcomes. Further details, including timelines, will be detailed at the RFP Stage.
47.	Page No.9, Section 5 – Terms of reference for the study	3. Request further clarity on whether the scope of deliverables expected would be at NCR level or for each individual location/cluster.	Please refer Clause 6 of EOI proposal. NCRPB proposes to undertake the study in two phases. The Consultancy Evaluation Committee (CEC), decided that both the phases can be awarded simultaneously. Deliverables are expected at Phase level.
48.	Page No.10, Section 5 b) – Expected outcomes from the study are outlined as below but not limited to	4. Request to please elaborate on the nature, number and type of surveys required for the study.	<ul style="list-style-type: none"> • Primary survey is to be carried out to ascertain the current status/ ground realities w.r.t. the housing stock. Please refer clause 5 (b) (ii). • It is clarified that major housing projects (e.g. having more than 20-25 dwelling units), developed/ being developed after 2005 (i.e. the year of notification of RP-2021) is to be considered for assessment.
49.	Page No.10, Section 5 b) – Expected outcomes from the study are outlined as below but not limited to	5. Request clarity on whether the cost of workshop and international study tour will be borne by NCRPB. Also, what kind of facilitation can be expected from the NCRPB for 100 stakeholders' workshop?	Workshop will be conducted by the Bidding Organization. Details will be provided at RFP stage. Clause w.r.t international study tour, may be considered as 'omitted' at EOI stage. It will be detailed at RFP stage.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
50.	Page No.10, Section 5 b) – Expected outcomes from the study are outlined as below but not limited to	6. Request clarity on what data procurement facilitation will be offered from their side for sourcing information from NSSO, etc.	The data procurement will be done by the Bidding Organization. If required, necessary support can be extended on case-to-case basis.
51.	Page No.11, Section 5 b) – Expected outcomes from the study are outlined as below but not limited to	7. Request clarity on whether opting out of the GIS component of the study will have an impact on the scoring/ shortlisting of the EoI. Does NCRPB plan to appoint GIS agencies separately or will GIS capability be mandatory for bidders at RFP stage?	The Consultants undertaking GIS component will be given preference. However, on the basis of EOI response the final decision will be taken by the Consultancy Evaluation Committee during the evaluation. It is clarified that NCRPB does not plan to appoint GIS agencies separately.
52.	Page No.14, Section 9.2 – Pre-qualification criteria, Point No. 5	8. We understand that housing sector reforms have effectively picked up with the launch of HFA Mission and many of the projects currently underway in the States have been initiated within the last couple of years and are ongoing. It is therefore requested that project experience which are undergoing and not completed yet should also be accepted under this criteria. It is further requested that under supporting compliance document either one of the following be considered. ○ Copy of Work Order / Contract ○ Completion Certificates issued by the clients.	<ul style="list-style-type: none"> ● Modified relevant clause 9.2, Sl. No. 5 may be read as under: <ul style="list-style-type: none"> ○ Copy of Work Order / Contract ○ Copy of Completion Certificate issued by the client or an undertaking signed by the authorized signatory of the Bidding Organization. ○ For ongoing studies/ projects an undertaking signed by the authorized signatory of the Bidding Organization ● The same may be referred in case of Format 3.
53.	Page No.14, Section 9.2 – Pre-qualification criteria, Point No. 6	9. Will all the resources named in the EOI need to be deployed fulltime on the project site?	No. However, the presence of concerned experts/ personnel for presentations, etc. is to be ensured.
Shilpa Architects			
54.		1. Our Firm is a Registered Architectural & Engineering Service provider, and have a reputed national and international reputation for the past 38 years. We are a Registered MSME Firm. It is the Government Policy to encourage MSME sector. Many	The EOI Processing Fee of Rs.10,000/- is waived off for all prospective Bidders.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
		<p>Government Organisations are encouraging the participation of MSME Firms in Government Tenders, by granting them waiver of Security Deposit against documentary proof of Registration. As per applicable Government Notification, the Application Fees and EMD shall be exempted for this work for those agencies who furnish the valid applicable National Small Industries Corporation (NSIC) / Micro Small Medium Enterprises (MSME) Certificate.</p> <p>Please let us know if the Application fees will be waived for this tender.</p>	
CRISIL			
55.	Terms of Reference for the study - 5(b)(i) Clause 1; Point 4 , Page 10- Various technical documents prepared by Hindustan Prefab Ltd(HPL), BMPTC, etc.	1. Request you to kindly share the website links for the various technical documents prepared by these agencies at the tender preparation stage as these documents would be helpful in preparing a comprehensive technical proposal.	Request not reasonable.
56.	Terms of Reference for the study - 5(b)(i) Clause 2, Page 10 - Study/ analysis of previous works/ studies conducted pertaining to housing and /or affordable housing in NCR	2. We request you to share any previous works or studies done by other consultants at the tender preparation stage so that we can get a fair understanding of the current housing scenario on NCR.	Request not reasonable.
57.	Terms of Reference for the study- 5 (b)(ii) Clause 1, Page 10- Conduct primary surveys/ analysis with respect to housing stock	3. Please let us know how many surveys need to be undertaken and any specific areas which need to be surveyed as it would impact the costing of the assignment	<ul style="list-style-type: none"> • Primary survey is to be carried out to ascertain the current status/ ground realities w.r.t. the housing stock. Please refer clause 5 (b) (ii). • It is clarified that major housing projects (e.g. having more than 20-25 dwelling units), developed/ being developed after 2005 (i.e. the year of notification of RP-2021) is to be considered for assessment. • It is to be understood that this is the EOI Stage. Financial Bids have not been called.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
58.	Terms of Reference for the study- 5(b)(ii) Clause 5, Page 11- GIS Mapping and creation of GIS database	4. Request you to please exclude the component of GIS mapping and creation of GIS database from the scope of the work as it would take lot of time and would involve high costs.	Please refer note at Clause 5(b)(ii) which states, that organizations/ consortiums that are not interested in undertaking the GIS component of the Study may also submit their EOI, clearly stating the same. However, the Bidding Organizations bidding to undertake the Study alongwith GIS component will be given preference. Further, on the basis of EOI response the final decision will be taken by the Consultancy Evaluation Committee during the evaluation.
59.	Terms of Reference for the study -5(b)(iii), Page 11- Exposure/ visit of best practices	5. Request you to mention the number of national or international visits which need to be undertaken since it would impact the costing of the assignment.	This clause may be considered as 'omitted' at EOI stage. It will be detailed at RFP stage.
60.	Terms of Reference for the study -5(b)(v), Page 12- Stakeholder's workshop	6. Please let us know whether the cost of organizing the stakeholder's workshop would be borne by the consulting firm or NCRPB. If the cost of organizing stakeholder workshop would be borne by the consulting firm, it would entail additional financial cost on the firm.	Workshop will be conducted by the Bidding Organization. It is to be understood that this is the EOI Stage. Financial Bids have not been called.
61.	EOI Processing Fees – 7, Page 12	7. We request you to kindly relax the requirement of payment of the processing fees amounting to Rs 10,000 at the EOI stage and rather keep the requirement of payment of processing fees at the bid processing stage.	No change.
62.	No timelines for the overall study has been provided. Further, no timelines have been provided for Phase 1 & Phase 2	8. Request you to let us know the estimated timelines for the overall assignment along with time expected for completion of Phase 1 and Phase 2	Details will be provided at the RFP stage.
63.	No teaming for the overall study has been provided.	9. We request you to let us know the total number of personnel who need to be deployed on the assignment as it would impact the overall costing for the engagement.	Minimum Criteria is provided at Clause 9.3 (Sl.No.3). It is to be understood that this is the EOI Stage. Financial Bids have not been called.

Pre Bid Queries Clarifications –Study on Affordability and Accessibility of Housing in NCR

Sl. No.	EOI Clause	Name & Query/ suggestion of the Bidder Organization	NCRPB's Clarification
64.	No experience or qualification of the team members for the study has been provided.	10. Please let us know the minimum number of years of experience of the personnel to be deployed on the assignment along with the educational qualifications so we deploy a team having the requisite experience along with relevant educational qualifications.	Clause 9.3 Modified. Refer Annexure-II.
65.	No reference – Budget for the assignment	11. We request you to let us know the estimated budget for the assignment which will help us in estimating the overall effort which will be required in execution of assignment	It is to be understood that this is the EOI Stage. Financial Bids have not been called.
66.	No deliverables have been explicitly mentioned along with timelines for submission	12. Please let us know the deliverables for the aforesaid assignment along with the timelines for submission so that we would be able to allocate our resources in a more effective manner.	Details will be provided at RFP stage.
67.	Basis of selection of consulting firm	13. We request you to specify the basis of selection of consulting firm whether it would be QCBS or QBS or LCS or any other method which would help us focus on appropriate parameters for putting forth a successful bid.	Details will be provided at RFP stage.
68.	The weightage given to the technical score vis a vis the financial score	14. Kindly request you to please specify the weightage which would be provided to the technical score vis a vis the financial score(60: 40/ 70:30 /80:20)	Details will be provided at RFP stage.

NOTE: It is to be noted that the EOI Processing Fee of Rs.10,000/- is waived off for all prospective Bidders.

ANNEXURE-I

TENTATIVE METHODOLOGY W.R.T. PRIMARY SURVEY AND GIS MAPPING

1) Primary Survey:

- Build a data collection form for survey – capturing the requirement of the study;
- Collect the data with Geo-Coordinates on a mobile device/ GPS; and
- Aggregate the collected data and extract it in useful formats.
- Open source digital platforms like Open Data Kit (ODK)/ GPS/ ESRI Survey 123 app can be utilized for collecting data/ primary survey.

2) Mapping of Major Housing Projects and other required details:

- The scale/ size of housing projects will vary from town-to-town. Therefore, the major Housing projects have to be defined/ ascertained by the Consultant. It is clarified that housing projects (e.g. having more than 20-25 dwelling units), developed/ being developed after 2005 (i.e. the year of notification of RP-2021) be considered for assessment.
- Based on Geo-Coordinate data collected through primary survey, approximate boundaries can be plotted using Open Source GIS platforms like QGIS, ArcGIS Earth, etc. or any other GIS software.
- Layers for other required details like transport network, physical infrastructure, slum area, etc. also to be created. The same can also be utilized from various open sources.

3) Satellite Image:

- Geo-referenced Satellite Imageries of relevant spatial resolution (preferably 6 mtr.) procured from NRSC to be utilized.

or

Satellite Imageries from open source platforms like Bhuvan Geoportal of ISRO, USGS Earth Explorer, Google Earth, ESRI ArcGIS Earth, QGIS Open Layers plugin, etc. can also be utilized.

- Further details in this regard will be provided at RFP stage.

4) Accessibility Analysis & Thematic Representation:

- The aforementioned Geo-database to be utilized for accessibility analysis and to generate need based thematic maps for housing infrastructure in NCR.

ANNEXURE-II**9.3 EVALUATION CRITERIA**

The evaluation will be carried out as per the underlying sub-criteria:

S. No.	Sub-criteria	Supporting document	Marks
1.	Profile of the Organization / Consortium vis-à- vis the sectoral focus of the assignment (clearly stating the number of years of relevant experience)	Format-8	10%
2.	Financial strength of the Organization / Consortium	Format-5	10%
3.	Number of similar Projects/ assignments undertaken	Format-3 + PDS for each assignment	20%
4.	At least following five full time consultants/ experts having experience related to the field of Urban Infrastructure Planning and Housing Infrastructure: 1. Urban Planner- 1 Position Education Qualification: Master degree in Urban Planning Experience : Minimum 10 years 2. Affordable Housing Expert – 1 Position Education Qualification: Masters in Planning (Urban/Regional/ Housing) Experience : Minimum 10 Years 3. Housing Finance Expert - 1 Position Educational Qualification: Masters degree in Commerce/ Economics/ Public Finance or MBA(Finance)/PG Diploma in Business Administration (Finance) Experience: Minimum 10 Years 4. GIS Expert – 1 Position Educational Qualification: Degree in Geography/Planning with Diploma in GIS or Degree in Geo-informatics/ Remote Sensing & GIS Experience: Minimum 5 years 5. Statistical Analyst/Expert - 1 Position Educational Qualification: Degree in Statistics or Economics or Mathematics Experience: Minimum 5 Years	Format-4	30%
5.	Approach and Methodology for handling the Scope of Work	Format-7	30%
	Total		100%