Tender Name: RfQ-cum-RfP for Consultancy Services for Assessment of Demand for development of Worker Housing, Built-to-Suit facilities, Ready Built Sheds/ Flatted Factories in Industrial Corridor Projects
Bid Number: GEM/2026/B/7436123 Dated: 11-04-2026

CORRIGENDUM – 1

Sr No	Reference Clause No	Original Clause	Revised Clause/ (Deletion are indicated with a strikethrough and addition are highlighted by an underline)
1	Annexure – II: Key Personnel (Core Team) Pg 49	**S.No 1** **Description** Team Leader **Minimum Profesional Experience** Minimum 20 years' experience in conducting feasibility study / market research related to large-scale real estate / PPP infrastructure projects such as mixed-use townships and Industrial Parks with in-depth knowledge of the industry, including market trends, regulations, and best practices. **S.No 2** **Description** Financial/PPP & Market Expert **Minimum Profesional Experience** Minimum 20 years' experience in feasibility and project structuring for real estate/ industrial sector/ social sector projects **S.No 3** **Description** Market Expert/ Industrial and Housing Assessment Expert **Minimum Profesional Experience** Minimum 15 years' experience in conducting business strategy/ market assessment/ demand assessment/ pre-feasibility/ feasibility etc. for real estate sector. Should have in-depth knowledge of the industry, including market trends, regulations, best practices	S.No 1 Description Team Leader Minimum Profesional Experience Minimum ~~20~~ **15** years' experience in conducting feasibility study / market research related to large-scale real estate / PPP infrastructure projects such as mixed-use townships and Industrial Parks with in-depth knowledge of the industry, including market trends, regulations, and best practices. S.No 2 Description Financial/PPP & Market Expert Minimum Profesional Experience Minimum ~~20~~ **15** years' experience in feasibility and project structuring for real estate/ industrial sector/ social sector projects S.No 3 Description Market Expert/ Industrial and Housing Assessment Expert Minimum Profesional Experience Minimum ~~15~~ **12** years' experience in conducting business strategy/ market assessment/ demand assessment/ pre-feasibility/ feasibility etc. for real estate sector. Should have in-depth knowledge of the industry, including market trends, regulations, best practices
2	Section 6: Terms of Reference, II. Scope of Work Pg 103	II. Detailed scope of work The scope of consultancy services shall include: Module A: Worker housing a. Assess market demand: i. Estimate current and projected workforce based on the existing and expected sectors - based upon the operational and yet to be operational units' data received from NICDC/ SPVs. (Note: The consultant will coordinate and liaison with key government departments to avail data on projected employment-based land allotment applications/ DPRs submitted by individual units. The client will facilitate the consultations with key government officials and availability of data). Map the existing and upcoming industrial clusters, identifying key anchor tenants and supply chain components that will drive long-term workforce requirements. ii.Conduct consultations with private players (upto 5 prominent players per location) and focused group discussions with workers (20-30 nos.) & HR/personnel manager to assess current inventory of rental/worker housing supply (informal worker housing clusters, private rental housing stock and employer-provided housing) in and around the city/ region (ideally within 5–8 km radius of employment zones) – unit size, operating costs, rents and facilities. The client will facilitate consultations for each location. iii.Benchmark 2-3 worker housing projects in India and global to understand the best practices in terms of sectors, unit sizes, absorption rates, vacancy rates, yields, lease models and facilities. iv.Assess demand potential and key aspects (size, lease model/ rent) for worker housing in all 4 industrial cities of NICDC. v.Develop a detailed residential demand model that segments the workforce by income levels, migration patterns (migrant vs. local), and preferred housing types (dormitory, studio, or family units)	II Detailed scope of work The market assessment and demand analysis shall be undertaken in 16 projects namely 1. IMC Hisar 2. Jodhpur Pali Marwar Industrial Area 3. Dighi Port Industrial Area 4. IMC Khurpia 5. IMC Rajpura Patiala 6. IMC Agra 7. IMC Prayagraj 8. IMC Gaya 9. Koparthy Industrial Area 10. Zaheerabad Ph-1 11. Orvakal Industrial Area 12. Palakkad Industrial Area 13. Dholera 14.AURIC (SBIA) 15. IITGNL 15.Vikram Udyogpuri Subsequently the four pilot projects shall be undertaken for detailed study and analysis as per the scope of work. The Four projects are:- 1.Dholera (Gujarat), 2. AURIC (Maharashtra), 3. Integrated Industrial Township Greater Noida (Uttar Pradesh), and 4.Vikram Udyogpuri (Madhya Pradesh)
3	Module A: Worker housing Section a – assess market demand	V. Develop a detailed residential demand model that segments the workforce by income levels, migration patterns (migrant vs. local), and preferred housing types (dormitory, studio, or family units).	vi.The residential demand model shall include demand assessment, segmentation and indicative projections, including unit requirements. Construction costs/financial estimates shall be developed as part of feasibility and project structuring under the scope of work.
4	Annexure – I: Parameters for Evaluation of Pre-Qualification-Firm's Eligibility, Pg 47	**Firm's Eligibility** Sno. 4- Minimum Qualification Criteria/ Documents- Experience: Letter of Award /Work Orders along Completion Certificate/ Substantial work completion certificates (more than 80% of assigned task) issued by Clients on its letterhead. Alternatively, a certificate to be submitted by Authorized person of the bidder's company along with a Certificate from Statutory Auditor/CA of the Bidder. Description: The Bidder shall have completed or substantially completed during the last 10 years, reckoned from the date of bid publication, meeting of the following conditions: at least two (2) consultancy assignments in the infrastructure / industrial township / housing / real estate sector, each with a minimum consultancy fee of INR 50 Lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. * Substantially complete: Receipt of at least 80% of the consultancy contract value as on date of bid submission. In this regard, Bidders shall submit the statutory auditor's/CA certificate certifying the receipt value as on date of bid submission.	**Firm's Eligibility** Sno. 4- Minimum Qualification Criteria/ Documents- Experience: Letter of Award /Work Orders along Completion Certificate/ Substantial work completion certificates (more than 80% of assigned task) issued by Clients on its letterhead. Alternatively, a certificate to be submitted by Authorized person of the bidder's company along with a Certificate from Statutory Auditor/CA of the Bidder. Description: The Bidder shall have completed or substantially completed during the last ~~10~~ **15** years, reckoned from the date of bid publication, meeting of the following conditions: at least two (2) consultancy assignments in the infrastructure / industrial township / housing / real estate sector, each with a minimum consultancy fee of INR ~~50~~ **25** Lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. * Substantially complete: Receipt of at least 80% of the consultancy contract value as on date of bid submission. In this regard, Bidders shall submit the statutory auditor's/CA certificate certifying the receipt value as on date of bid submission.
5	Section 1: Letter of Invitation 2 Critical Data Sheet:	S.No. Description of the event Date 5. Last Date for submission of the Proposal. 26th May 2026	S.No. Description of the event Date 5. Last Date for submission of the Proposal. ~~26th May~~ **9th June** 2026

6	2.2.4, Pg 11	The term "Applicant" refers to a single entity to submit the Proposal. Joint venture or any Consortium is not permitted. The Proposal will form the basis for the Contract signing between the Client and the selected Applicant. The selected Applicant shall provide services for consultant in accordance with Section 6 (Terms of Reference).	The term "Applicant" refers to a single entity to submit the Proposal. Joint venture or any Consortium is ~~not~~ permitted. The Proposal will form the basis for the Contract signing between the Client and the selected Applicant. The selected Applicant shall provide services for consultant in accordance with Section 6 (Terms of Reference).
7	4.7, Pg 20	An Applicant shall submit its Proposal either individually or as a Consortium. However, it may as part of its Proposal specify specialty sub-consultants provided however that the compensation for such sub-consultant(s) shall not exceed 30% (thirty percent) of the total contract value (as defined in the Standard Form of Contract) at any time. Sub-consultant(s) envisaged to deliver the scope of works must be listed in the Proposal with their role(s) and responsibility clearly noted in the organization chart. The experience of the sub-consultant will not be considered while evaluating the Proposal.	An Applicant shall submit its Proposal either individually or as a Consortium. However, it may as part of its Proposal specify specialty sub-consultants provided however that the compensation for such sub-consultant(s) shall not exceed ~~30% (thirty percent)~~ **25% (twenty five)** of the total contract value (as defined in the Standard Form of Contract) at any time. Sub-consultant(s) envisaged to deliver the scope of works must be listed in the Proposal with their role(s) and responsibility clearly noted in the organization chart. The experience of the sub-consultant will not be considered while evaluating the Proposal.

REPLY TO PRE-BID QUERIES

Sr No	Reference Clause No	Reference Clause/Text in RFP	Bidder Query	Reply to Pre-Bid Query
1	Annexure II: Key Personnel	1. Team Leader- Min 20 Years 2. Financial/PPP & Market Expert- Min 20 Years 3. Market Expert/ Industrial and Housing Assessment-Min 15 Years	Crisil has requested a relaxation of minimum experience requirements for experts as follows: 1. Team Leader- Min 15 Years 2. Financial/PPP & Market Expert- Min 15 Years 3. Market Expert/ Industrial and Housing Assessment-Min 12 Years	**Refer Corrigendum-1**
2	Sr no 3- Objective	The objective of this RFQ-cum-RFP is to engage a qualified Consultant to develop a market-driven strategy for Worker Housing and BTS/Flatted Factory projects across operational cities of National Industrial Corridor Development Corporation (NICDC). The Consultant shall undertake demand assessment, identify and prioritize up to four pilot projects, review applicable regulatory and policy frameworks, develop suitable project structuring and financial models (including PPP options), and recommend an institutional framework. The outcome shall enable NICDC to proceed with appropriate implementation modes, including PPP, EPC, or lease-based development.	The RFP specifies the following in clause 1.4 (pg 7): Several industrial cities under these corridors have already reached different stages of development and operationalization, including Dholera (Gujarat), AURIC (Maharashtra), Integrated Industrial Township Greater Noida (Uttar Pradesh), and Vikram Udyogpuri (Madhya Pradesh) which are already developed with different levels of operationalization. Request clarification if the study is to be carried out only for the above 4 operational corridors and not for the 11 listed industrial corridors under development specified in clause 1.3 (pg 7) Request clarification if only a total of 4 pilot projects need to be carried out across locations and categories (working housing and / or BTS/flatted factory projects or combinations thereof) Request clarification if the final 4 pilot projects will be shortlisted by selected consultant or jointly by NICDC and selected consultant.	**Refer Corrigendum-1**
3	Annexure – II: Key Personnel (Core Team)	Bidder shall deploy the following resources during the course of engagement: 1. Team Leader (1) 2. Financial/ PPP & market Expert (1) 3. Market Expert/ Industrial and Housing Assessment Expert (1) 4. Analysts (1)	Request clarification if the team is to be deployed on site OR to be available for the duration of the project?	**Site deployment may be required, as per the needs of the scope of work, in consultation with NICDC.**
4	Annexure – III: Parameters for Evaluation of the Technical Proposal	Sr no 2 states: The Bidder shall have completed or substantially completed at least **Four (4)** consultancy assignments in the infrastructure / industrial township / housing / real estate sector during the last Fifteen (15) years preceding the Proposal Due Date (PDD), each with a minimum consultancy fee of **INR 25 lakh**, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. (5 marks for 5 projects for full 25 marks) Sr no 3 states: Experience with Government / Multilateral Agencies in India Preference shall be given to Applicants who have successfully executed projects funded by: • Central or State Governments of India, • Industrial development agencies (e.g., state corridor authorities or state industrial boards), and/or • Multilateral or bilateral institutions such as the World Bank, ADB, JICA, or UN agencies	Kindly clarify if projects submitted under Sr 2 which are funded by central or state govts/ industrial development agencies/ multi-lateral institutions can be re-submitted under Sr no 3?	**Projects submitted under Sr. No. 2 may also be considered under Sr. No. 3, provided they meet the respective eligibility; however, evaluation under each criterion shall be undertaken independently as per the RFP.**
5	Module A: Worker housing Section a – assess market demand ; Sr no ii	Conduct consultations with private players (upto 5 prominent players per location) and focused group discussions with workers (20-30 nos.) & HR/personnel manager to assess current inventory of rental/worker housing supply (informal worker housing clusters, private rental housing stock and employerprovided housing) in and around the city/ region (ideally within 5–8 km radius of employment zones) – unit size, operating costs, rents and facilities. The client will facilitate consultations for each location.	Kindly clarify whether the study is to be carried out for the 4 operational corridors or for the 11 under development corridors?	**Refer Corrigendum-1**
6	Module A: Worker housing Section a – assess market	Assess demand potential and key aspects (size, lease model/ rent) for worker housing in all 4 industrial cities of NICDC.	Kindly confirm that the 4 industrial cities are: Dholera (Gujarat), AURIC (Maharashtra), Integrated Industrial Township Greater Noida (Uttar Pradesh), and Vikram Udyogpuri (Madhya Pradesh)	**Refer Corrigendum-1**
7	Module A: Worker housing Section a – assess	Develop a detailed residential demand model that segments the workforce by income levels, migration patterns (migrant vs. local), and preferred housing types (dormitory, studio, or family units)	Kindly confirm the exact deliverables of the expected residential demand model – do we need to provide year-wise number of housing units needed along with construction costs estimates?	**Refer Corrigendum-1**
8	Module A: Worker housing Section d –prepare concept plan for	Prepare concept plan for identified pilot project (s):	Kindly confirm the number of pilot projects. Request clarification if the final pilot projects will be shortlisted by selected consultant or jointly by NICDC and selected consultant.	**Refer Corrigendum-1**

9	Page. 20, Clause 4.7 and Page 21, Clause 4.9	4.7 An Applicant shall submit its Proposal either individually or as a Consortium. However, it may as part of its Proposal specify specialty sub-consultants provided however that the compensation for such sub-consultant(s) shall not exceed 30% (thirty percent) of the total contract value (as defined in the Standard Form of Contract) at any time. Sub-consultant(s) envisaged to deliver the scope of works must be listed in the Proposal with their role(s) and responsibility clearly noted in the organization chart. The experience of the sub-consultant will not be considered while evaluating the Proposal. 4.9 Sub-contracting The Applicant shall not subcontract the whole of the Services to sub-consultants. However, subject to the restrictions outlined in this RfQ-cum-RfP, an Applicant may propose sub-contracting a part of the contract for specialized items of services, provided such a sub-consultant does not circumvent the eligibility and qualification criteria based on which the Applicant was shortlisted in the Selection Process. The names and details of the sub-consultants must be clearly stated in the proposal submitted by the Applicant. Despite any approval of the Client for such arrangements, the Applicant shall be solely and directly responsible for executing sub-contracted portions of the Contract. The total value of the sub-contracted portion of services must not exceed 25% (twenty-five percent) of the Contract Price (as defined under Clause 11.1.1 below). Sub-contracting by the Applicant without the approval of the Client shall be a breach of Contract.	The limit for sub-contracting to the total contract price has been specified as 30% under Clause 4.7 whereas the same has been specified as 25% under Clause 4.9. Request the Authority to kindly clarify the limit for sub-contracting to the total contract price.	**Refer Corrigendum-1**
10	Page 30, Clause 5.6.9, Clause 2	It is clarified that, for the purposes of evaluation, the Financial Proposal should be prepared in Indian Rupees, using the rates for 2025 which would thereafter be regarded as the standard schedule of rates.	Request the Authority to kindly clarify/elaborate on the requirement corresponding to use of rates for 2025 mentioned in the said clause	**RFP condition remains unchanged**
11	Page 37, Clause 8.2.7, Sl No. 3	3 Taxes (a) The Proposals shall be evaluated based on the GST rate quoted by each Applicant, and the same shall be used for determining the inter-se ranking. The Client shall not be responsible for any misclassification of the HSN number or incorrect GST rate quoted by the Applicant. Any increase in GST rate due to misclassification of HSN number shall have to be absorbed by the Consultant; and (b) If GST is quoted extra but with the provision that it shall be charged as applicable at the time of delivery, the offer shall be evaluated for comparison purposes by loading the maximum existing rate of GST for the product/ HSN code. (c) If an Applicant enters “zero/blank” GST or an erroneous GST, the financial evaluation will be done considering the “Zero” or quoted GST rate, as the case may be. In cases where the Successful Applicant quotes the wrong GST rate for releasing the order, the following methodology will be followed: (i) If the actual GST rate applicable is lower than the quoted GST rate, the actual ST rate will be added to the quoted basic prices. The final cash outflow will be based on the actual GST rate. (ii) If the actual GST rate applicable is more than the quoted GST rate, the basic prices quoted will be reduced proportionately, keeping the final cash outflow the same as the overall quoted amount.	Request the Authority to kindly consider the financial quote from Bidders exclusive of GST i.e. exclude GST from the evaluation of the financial quote as it might have a recurring impact on the overall financial quote Further, the GST applicable at the time of payment shall be paid to the Bidder.	**RFP condition remains unchanged**
12	Page 47, Annexure-I, S No. 3 and Page 50, Sl No. 1	Financial Eligibility The bidder should have reported an Average Annual Turnover of Rs. 5 Crore or more (For Startup and MSE bidders, the turnover requirement is INR 1 crores- Bidders must submit valid proof/ Certificate for relaxation.) through consultancy assignments in last 3 consecutive financial years i.e., FY 2022-23, 2023-24 & 2024-25. The Applicant should have positive net worth as per last audited financial accounts. Financial worth The bidder should have reported an Average Annual Turnover of Rs. 5 Crore or more (For Startup and MSE bidders, the turnover requirement is INR 01 crores- Bidders must submit valid proof/ Certificate for relaxation.) through consultancy assignments in last 3 consecutive financial years i.e., FY 2022-23, 2023-24 & 2024-25. (8 marks) Additional 0.5 marks subjected to maximum of 2 marks. For additional INR 5 crores of average annual turnover (2 marks)	Considering the scale, complexity, strategic importance and long-term impact of the project involving market assessment, financial feasibility, conceptual planning and project structuring, it is our understanding that it would be prudent to consider firms with substantial financial strength for this assignment. In this context, we believe that prescribing a higher minimum turnover threshold would ensure participation by well-established transaction advisory firms with the requisite experience and ability. Accordingly, we request the Authority to kindly revise the said clauses to: “The bidder should have reported an Average Annual Turnover of Rs. 100 Crore or more (For Startup and MSE bidders, the turnover requirement is INR 1 crores- Bidders must submit valid proof/ Certificate for relaxation.) through consultancy ~~assignments~~ services in last 3 consecutive financial years i.e., FY 2022-23, 2023-24 & 2024-25. The Applicant should have positive net worth as per last audited financial accounts. Financial worth The bidder should have reported an Average Annual Turnover of Rs. 100 Crore or more (For Startup and MSE bidders, the turnover requirement is INR 01 crores- Bidders must submit valid proof/ Certificate for relaxation.) through consultancy ~~assignments~~ services in last 3 consecutive financial years i.e., FY 2022-23, 2023-24 & 2024-25. (8 marks) Additional 0.5 marks subjected to maximum of 2 marks. For additional INR 100 crores of average annual turnover (2 marks)	**RFP condition remains unchanged**

13	Page 47, Annexure-I, S No. 4, Experience and Page 50, Sl No. 2	The Bidder shall have completed or substantially completed during the last 10 years, reckoned from the date of bid publication, meeting of the following conditions: at least two (2) consultancy assignments in the infrastructure / industrial township / housing / real estate sector, each with a minimum consultancy fee of INR 50 Lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. * Substantially complete: Receipt of at least 80% of the consultancy contract value as on date of bid submission. In this regard, Bidders shall submit the statutory auditor's/CA certificate certifying the receipt value as on date of bid submission. The Bidder shall have completed or substantially completed at least Four (4) consultancy assignments in the infrastructure / industrial township / housing / real estate sector during the last Fifteen (15) years preceding the Proposal Due Date (PDD), each with a minimum consultancy fee of INR 25 lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. The bidder shall submit maximum of Five Projects to get full marks	With reference to the Experience criteria, it is our understanding that multiple sub-projects which have been completed by the Consultant under a single assignment and which satisfy the specified requirements under the RFP will be considered as separate projects. Request the Authority to kindly clarify. Further, under the minimum qualification, project experience upto past 10 years prior to Proposal due date (PDD) has been specified whereas under the Technical Evaluation, project experience upto past 15 years prior to Proposal due date (PDD) has been allowed. Further, the minimum consultancy fee in such assignments has been specified as INR 50 Lakh under minimum eligibility whereas the same has been specified as INR 25 Lakh under Technical evaluation. Request the Authority to kindly make it uniform across both minimum eligibility and technical evaluation. Therefore, request the Authority to kindly consider the making the following changes to the said clauses: **<u>Under Minimum Eligibility:</u>** The Bidder shall have completed or substantially completed during the **<u>last 15 years</u>**, reckoned from the ~~date of bid publication~~ **Proposal Due Date (PDD)**, meeting of the following conditions: At least two (2) consultancy assignments in the infrastructure / industrial township / housing / real estate sector, each with a minimum consultancy fee of INR 50 Lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included **one or more of the following activities**- market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. * Substantially complete: Receipt of at least 80% of the consultancy contract value as on date of bid submission. In this regard, Bidders shall submit the statutory auditor's/CA certificate certifying the receipt value as on date of bid submission. The Bidder shall have completed or substantially completed at least Four (4) consultancy assignments in the infrastructure / industrial township / housing / real estate sector during the **last Fifteen (15) years** preceding the Proposal Due Date (PDD), each with a minimum consultancy fee of INR **~~25~~ 50** lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included **one or more of the following activities**- market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. The bidder shall submit maximum of Five Projects to get full marks The assignments shall have included one or more of the following activities- market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. The bidder shall submit maximum of Five Projects to get full marks	**RFP condition remains unchanged**
14	Page 49, Annexure-II: Key Personnel (Core Team)	**Team Leader-** <u>Educational Background:</u> PGDM/ MBA/ M.Plan or equivalent, <u>Experience</u> Minimum 20 years **Financial/ PPP & Market Expert**- <u>Educational Background:</u> MBA (Finance)/ Master's in finance/ Chartered Accountant/ Chartered Financial Analyst, <u>Experience</u>: Minimum 20 years' experience in feasibility and project structuring for real estate/ industrial sector/ social sector projects **Market Expert/ Industrial and Housing Assessment Expert**- <u>Educational Background</u>:M.Plan/ MBA, <u>Experience</u>: Minimum 15 years' experience in conducting business strategy/ market assessment/ demand assessment/ pre-feasibility/ feasibility etc. for real estate sector. Should have in-depth knowledge of the industry, including market trends, regulations, best practices **Analysts**- <u>Educational Background:</u> MBA/ PGDM/ M.Plan/ M.Tech/ M. Economics/ M.Sc. (Statistics), <u>Experience</u>: Minimum with 7 years of experience in real estate/ infrastructure projects	**Team Leader**: <u>Educational Background</u>- PGDM/ MBA/ M.Plan/<u>M.Tech</u>/ Post Graduate in Planning or equivalent <u>Experience</u>- Min 15 years of Experience **Financial/ PPP & Market Expert:** <u>Educational Background-</u> Add Post Graduate in Management or Finance <u>Experience</u>- Min 10 years of Experience **Market Expert/ Industrial and Housing Assessment Expert:** <u>Educational Background-</u> Add M.Tech /Post Graduate in Planning/ Management <u>Experience:</u> Min 10 years of Experience **Analysts:** <u>Educational Background-</u> MBA/ PGDM/ M.Plan/ M.Tech/ M. Economics/ M.Sc. (Statistics)/ Equivalent	**Refer Corrigendum-1**
15	Page 51, Sl No. 4, Presentation on proposed Approach & Methodology	Detailed case study of similar works done previously. Case study should highlight the overall context, solution implemented, challenges faced and key learnings- 10 marks	Request the Authority to kindly specify the number of case studies to be showcased under the said criteria	**RFP condition remains unchanged**
16	Page 53, Clause 11	Evaluation Criteria for the Personnels: Sl No Particular A Education 15% B Total Professional Experience 25% C Experience relevant to TOR/Assignment 30% D Experience in infrastructure project 30% Note: Detailed evaluation criteria to be prepared by the Evaluation Committee for evaluation of the Qualification and Competence of the key staff for the Assignment	The breakup of the marking structure to evaluate the Key personnel is not clearly mentioned without which it would be difficult to assess the quantum of experience such as years of experience, number of projects to be submitted under each Key personnel, Therefore, we request the Authority to kindly specify the break-up of number of projects to be submitted and corresponding marks per assignment under each Key personnel.	**Detailed evaluation methodology shall be applied by the Evaluation Committee . No further break-up is proposed.**
17	Page 55, Section 4	Section 1 - Specific experience of the firm(s) related to this assignment. In addition to requisite information as requested in this RfQ-cum-RfP, indicate the projects where the consortium firms/ individuals/ sub consultants have successfully worked together. The write-up should also include the roles and responsibilities of the consortium members and sub-consultants, how decisions will be made and quality ensured. The write up in this section shall be limited to 20 single sided sheets excluding the requisite Format, with minimum 11 font size, A4 paper size. Section 3 - Qualification, experience and competence of the Key Personnel. The write up in this section should provide information on Key Professional qualifications, adequacy for the project assignment and familiarity with the local region. This section shall be limited to 35 single sided pages (10 sheets double sided), minimum 11 font size, A4 paper size.	Considering that the project experience along with the supporting documentary evidence of work has to be submitted and given that the documentary evidence may consume a few pages for each project experience, request the Authority to kindly remove the page limit under Section 1 and Section 3 respectively.	**RFP condition remains unchanged**

18	Page 103, Terms of Reference,	I. Background As India targets a significant surge in manufacturing, the demand for sophisticated, modern industrial spaces has moved beyond generic industrial plots. Given the evolving demand for new industrial asset classes, including built-to-suit factories, flatted factories and worker housing, there is a need to assess their market potential, development feasibility, and implementation models within emerging industrial cities. In this context, NICDC proposes to undertake a structured assessment to evaluate demand for these assets across selected operational industrial cities, identify potential pilot projects and develop suitable development and financing frameworks. The assessment will help inform future project structuring and facilitate the development of these assets through appropriate delivery mechanisms, including PPP or EPC models, thereby strengthening the competitiveness and sustainability of India's industrial ecosystems. II. Detailed scope of work Module A: Worker housing a.Assess market demand: b.Identify existing regulatory and policy incentives as may be applicable for identified pilot project(s) c.Regional Study and Analysis: Module B: BTS/ Flatted factory/Ready Build Sheds a.Assess market demand: i.Conduct market demand-supply assessment based on discussions with upto 50% of the existing operational or in pipeline manufacturing units, 2-3 prominent developers and key government officials in all **4 industrial cities**. The client will facilitate consultations with the operational or in pipeline manufacturing units and key government officials. b.Identify existing regulatory and policy incentives as may be applicable for identified pilot project(s) c.Regional Study and Analysis: ii.Site Selection Criteria & Suitability Checklist	As per Page 7, Clause 1.4, the Authority has specified 4 industrial nodes/cities i.e. Dholera (Gujarat), AURIC (Maharashtra), Integrated Industrial Township Greater Noida (Uttar Pradesh), and Vikram Udyogpuri (Madhya Pradesh). It is our understanding that the scope of work under the RFP pertaining to A: Worker Housing and Module B: BTS/ Flatted factory/Ready Build Sheds are to be carried out for only the above mentioned 4 industrial nodes/cities. Further, request the Authority to kindly clarify if 4 pilot project mentioned under the terms of reference is considering Module A and Module B together or 4 pilot project each under Module A and Module B	**Refer Corrigendum-1**
19	Page 27, Clause 6.1, Phase 2: Bid process management, e)	III. Deliverables The Consultant shall submit the reports to NICDC as per the schedule given in this section. Upon submission of draft report, NICDC will scrutinize the draft reports and convey its observations to the Consultant for the final submission. Components for each deliverable shall be as per the above scope of work and will be elaborated at the time of agreement. **Sl No Milestone Deliverable Timeline Payment %** 1 Inception Report T+1 month 10 2 Baseline Assessment T+1.5 months 15 3 Field Visit Report T+2 month 15 4 Concept Plan T+3 month 15 5 Draft Report- Project Structuring and Financial Models T+4 month 20 6 Final Report T+6 month 25 Total 100 %	It is our understanding that the payment milestone would be prorated against completion of each milestone corresponding to each operational industrial city location/ each pilot project separately and against each module. Therefore, it is our suggestion to kindly consider the milestone based payment for each project or location as the case may be, considering that the financial quote is for 4 projects. Request the Authority to kindly confirm.	**RFP conditions remains unchanged**
20	Page 103, II. Detailed Scope of work, Module A: Clause a, iii. and Module B, Clause 1, ii.	iii. Benchmark 2-3 worker housing projects in India and global to understand the best practices in terms of sectors, unit sizes, absorption rates, vacancy rates, yields, lease models and facilities. ii. Benchmark 2-3 BTS/flatted factory projects in India and global to understand the best practices in terms of sectors, unit sizes, absorption rates, vacancy rates, yields, lease models and facilities.	It is our understanding that the benchmarking exercise of 2-3 projects for worker housing and flatted factory projects in India and global would be limited to secondary assessment /desktop research and no visits to such locations/projects is expected. We also understand the Authority would also provide facilitation support in getting the requisite data for such benchmarking exercise. Request the Authority to kindly confirm.	**Benchmarking may be undertaken through secondary research/desk review; however, bidders should factor in any approach necessary to meet the scope. Relevant facilitation, where required, may be provided by the Client.**
21	Page 70, Form 4E: Format of Power of Attorney for Authorised Representative	Power of Attorney Format	Request the Authority to kindly add the following in the prescribed Power of Attorney format "This Power of Attorney shall be effective, binding, and operative till _________ (date-Tenure of project), if not revoked earlier or as long as the said Attorney is in the service of the Applicant, whichever is earlier"	**RFP conditions remains unchanged**
22	Page 80, Form 4H: Technical Proposal Submission Form, Clause 10	We further certify that no investigation by a regulatory authority is pending either against us or against our affiliates or against our CEO or any of our Directors/ Managers/ employees	Request the Authority to kindly make the following changes in the said clause: We further certify that no investigation by a regulatory authority is pending either against us or the Engagement Partner and team. ~~against our affiliates or against our CEO or any of our Directors/ Managers/ employees~~	**RFP conditions remains unchanged**
23	Page 93, Integrity Pact, Section 8- Independent External Monitor, Clause 3	The Consultant(s)/ Consultant(s) accepts that the Monitor has the right to access, without restriction, all Project documentation of the Principal, including that provided by the Consultant. The Consultant shall also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to their project documentation. The same is applicable to Sub- contractors.	Request the Authority to kindly make the following changes in the said clause: The Consultant(s)/ Consultant(s) accepts that the Monitor has the right to access, ~~without restriction~~, all Project documentation of the Principal, including that provided by the Consultant , in its physical form. The Consultant shall also grant the Monitor, upon his request and demonstration of a valid interest, ~~unrestricted and unconditional access~~ to their project documentation in its physical form. The same is applicable to Sub-contractors	**RFP conditions remains unchanged**

24	Page 131, Clause 2.5.6 Liability of the Consultant	The Consultant's liability and the Client's remedies under this Contract shall be in addition to and not in derogation of the Client's rights and remedies under Applicable Law. Further the limitation of liability has been set out under the Special Conditions of the Contract below.	Request the Authority to kindly make the following changes in the said clause: The Consultant's liability and the Client's remedies under this Contract shall ~~be in addition to and~~ **not be** in derogation of the Client's rights and remedies under Applicable Law. Further the limitation of liability has been set out under the Special Conditions of the Contract below.	**RFP conditions remains unchanged**
25	Page 148, Clause 10, Liquidated Damages	10.1 If the Consultant fails to the achieve the relevant Milestones within the time-period specified in the concerned Work Order or Supplementary Work Order, except to the extent that (i) such delay is solely on account of Force Majeure affecting the Consultant, or (ii) any breach or default of the Client, the Consultant shall pay to the Client, as fixed and agreed liquidated damages, (and not as penalty) at the rate of 0.5% (zero decimal point five percent) of the total contract value for every week of delay in the delivery of the concerned Milestone. 10.2 The aggregate maximum of liquidated damages payable to the Client under this Clause shall be subject to a maximum of **10% (ten percent)** of the total contract value. The Consultant acknowledges that the terms, conditions and amounts fixed pursuant to this Clause 10 for liquidated damages are reasonable, considering the losses and costs that the Client will incur in the event of the Consultant's failure to provide each Deliverable within the period specified therefore.	Request the Authority to kindly make the following changes in the said clause: 10.1 If the Consultant fails to the achieve the relevant Milestones within the time-period specified in the concerned Work Order or Supplementary Work Order, except to the extent that (i) such delay is solely on account of Force Majeure affecting the Consultant, or (ii) any breach or default of the Client, the Consultant shall pay to the Client, as fixed and agreed liquidated damages, (and not as penalty) at the rate of 0.5% (zero decimal point five percent) of the total contract value for every week of delay in the delivery of the concerned Milestone. 10.2 The aggregate maximum of liquidated damages payable to the Client under this Clause shall be subject to a maximum of **5% (five percent)** of the total contract value. The Consultant acknowledges that the terms, conditions and amounts fixed pursuant to this Clause 10 for liquidated damages are reasonable, considering the losses and costs that the Client will incur in the event of the Consultant's failure to provide each Deliverable within the period specified therefore.	**RFP conditions remains unchanged**
26	Page 160, Clause 2.5.7	The following shall be added in Clause 2.5.6 of the GCC: (a) In any event, neither Party shall be liable for any special, incidental, punitive, exemplary or consequential damages arising out of or in connection with the Contract entered between the Parties. (b) The aggregate liability of either Party, whether under the Contract, in tort or otherwise, shall not exceed the total Contract Value, provided that this limitation shall not apply to: (i) Any obligation or claim arising out of or in connection with any third-party claim of IPR infringement; and; (ii) In the event of any gross negligence or willful misconduct on part of either Party, as finally judicially determined by a court of competent jurisdiction. (c) This limitation of liability shall not affect the Consultant's liability, if any, for damage to third parties (i.e. any person other than the Client or the Consultant) caused by the Consultant or any person or firm acting on behalf of the Consultant (including Sub-Consultants and Personnel) in carrying out the Services, including by way of indemnity to the Client.	Request the Authority to kindly make the following changes in the said clause: The following shall be added in Clause 2.5.6 of the GCC: (a) In any event, neither Party shall be liable for any special, incidental, punitive, exemplary or consequential damages arising out of or in connection with the Contract entered between the Parties. (b) The aggregate liability of either Party, whether under the Contract, in tort or otherwise, shall not exceed the total Contract Value, provided that this limitation shall not apply ~~to~~: (i) ~~Any obligation or claim arising out of or in connection with any third-party claim of IPR infringement; and;~~ (ii) In the event of any ~~gross negligence~~ fraud or willful misconduct on part of either Party, as finally judicially determined by a court of competent jurisdiction. (c) ~~This limitation of liability shall not affect the Consultant's liability, if any, for damage to third parties (i.e. any person other than the Client or the Consultant) caused by the Consultant or any person or firm acting on behalf of the Consultant (including Sub-Consultants and Personnel) in carrying out the Services, including by way of indemnity to the Client.~~	**RFP conditions remains unchanged**
27	Page No: 43, Clause 14. Confidentiality And Page 133, Clause 3.3 And Page 159, Clause 14.11 Survival	Information relating to evaluation of proposals and recommendations concerning awards of contract shall not be disclosed to the consultants who submitted the proposals or to other persons not officially concerned with the process, until the winning firm has been notified that it has been awarded the contract The Consultant shall not and shall ensure that Affiliates of the Consultant and and Personnel do not, without the prior written consent of the Client, disclose, divulge, furnish or make known or accessible to, or use for the benefit of, anyone other than the Parties hereto, the contents of this Contract, any Work Orders or Supplementary Work Orders, any proprietary or confidential information relating to the Project, the Services, any information which may come to the Consultant's knowledge in the course of negotiations or otherwise concerning this Contract and/or the Project (including but not limited to any information provided by or pertaining to other entities involved in the Project, such as other Consultants, contractors etc) or the commercial or financial arrangements or affairs of the Client (collectively, "Information"); provided. 3.3.2 However, that the Consultant may disclose Information to its Personnel and the officers, employees of the Consultant and/or its Affiliates (the "Consultant's Representatives") who have a legitimate need to know the Information for the performance of Services. 3.3.3 The Consultant shall be responsible for informing the Consultant's Representatives of the confidentiality requirements imposed by this Contract and shall be responsible for any breach of the terms and conditions hereof by the Consultant's Representatives. 3.3.4 Further, the Consultant agrees and acknowledges that monetary damages would not be an adequate compensation for the Client in the event the Consultant breaches its confidentiality obligations under this Contract and the Parties agree that in the event of a breach or threatened breach of confidentiality, the Client shall, at its option, also be entitled to specific performance and injunctive or other equitable relief as a remedy for any such breach or anticipated breach. 3.3.5 The restrictions imposed by Clause 3.3.1 shall not apply to the disclosure of any Information by the Consultant:	Request the Authority to kindly delete the said clause and replaced with the following clause: Except as otherwise permitted by this Agreement, neither of the parties may disclose to third parties the contents of this Agreement or any information provided by or on behalf of the other that ought reasonably to be treated as confidential and/or proprietary. Parties may, however, disclose such confidential information to the extent that it: (a) is or becomes public other than through a breach of this Agreement, (b) is subsequently received by the receiving party from a third party who, to the receiving party's knowledge, owes no obligation of confidentiality to the disclosing party with respect to that information, (c) was known to the receiving party at the time of disclosure or is thereafter created independently, (d) is disclosed as necessary to enforce the receiving party's rights under this Agreement, or (e) must be disclosed under applicable law, legal process or professional regulations. These obligations shall be valid for a period of 2 years from the date of termination of this Agreement.	**RFP conditions remains unchanged**

28	Page No: 160, Clause 3.6	The risks and the coverage shall be as follows: a) Third Party motor vehicle liability insurance as required under Motor Vehicles Act, 1988 in respect of motor vehicles operated in India by the Consultant or its Personnel or any Sub Consultants or their Personnel for the period of consultancy. b) Third Party liability insurance with a minimum coverage, for ₹ 10,00,000/ (Rupees Ten Lakh) for the period of consultancy. c) Professional Liability Insurance - The Consultant will maintain at its expense Professional Liability Insurance including coverage for errors and omissions caused by Consultant's negligence, breach in the performance of its duties under this Contract from an Insurance Company permitted to offer such policies in India and included in the list of General Insurers (Non-Life) approved by the Insurance Regulatory and Development Authority (IRDA) , for the term of the contract, commencing from the Commencement Date, for an amount not less than the Contract Price. The Client shall be designated as a beneficiary in the professional liability insurance procured by the Consultant. In the event the Consultant does not intend to procure a separate professional liability insurance policy in respect of this Contract, the Consultant's general professional liability insurance policy shall procure endorsement of Client's name as a beneficiary for an amount not less than the Contract Price. The Consultant shall submit the entire policy document for the Professional Liability Insurance. The indemnity limit in terms of "Any One Accident" (AOA) and "Aggregate limit on the policy period" (AOP) should not be less than the amount stated in the Contract. d) Employer's liability and workers' compensation insurance shall be in respect of the Personnel of the Consultant in accordance with the relevant provisions of Applicable Law, as well as, with respect to such personnel, any such life, health, accident, travel or other insurance as may be appropriate; and all insurances and policies should start from the date of commencement of Services and remain effective as per relevant requirements of Contract. e) Any other insurance that may be necessary to protect the Client, its employees and its assets (against loss, damage or destruction, at replacement value) including rioting and all Force Majeure Events that are insurable.	Request the Authority to kindly make the following changes in the said clause: The risks and the coverage shall be as follows: a) ~~Third Party motor vehicle liability insurance as required under Motor Vehicles Act, 1988 in respect of motor vehicles operated in India by the Consultant or its Personnel or any Sub Consultants or their Personnel for the period of consultancy.~~ ~~b) Third Party liability insurance with a minimum coverage, for ₹ 10,00,000/ (Rupees Ten Lakh) for the period of consultancy.~~ c) Professional Liability Insurance - The Consultant will maintain at its expense Professional Liability Insurance including coverage for errors and omissions caused by Consultant's negligence, breach in the performance of its duties under this Contract from an Insurance Company permitted to offer such policies in India and included in the list of General Insurers (Non-Life) approved by the Insurance Regulatory and Development Authority (IRDA) , for the term of the contract, commencing from the Commencement Date, for an amount not less than the Contract Price. The Client shall be designated as a beneficiary in the professional liability insurance procured by the Consultant. In the event the Consultant does not intend to procure a separate professional liability insurance policy in respect of this Contract, the Consultant's general professional liability insurance policy shall procure endorsement of Client's name as a beneficiary for an amount not less than the Contract Price. The Consultant shall submit the entire policy document for the Professional Liability Insurance. The indemnity limit in terms of "Any One Accident" (AOA) and "Aggregate limit on the policy period" (AOP) should not be less than the amount stated in the Contract. ~~d) Employer's liability and workers' compensation insurance shall be in respect of the Personnel of the Consultant in accordance with the relevant provisions of Applicable Law, as well as, with respect to such personnel, any such life, health, accident, travel or other insurance as may be appropriate; and all insurances and policies should start from the date of commencement of Services and remain effective as per relevant requirements of Contract.~~ ~~e) Any other insurance that may be necessary to protect the Client, its employees and its assets (against loss, damage or destruction, at replacement value) including rioting and all Force Majeure Events that are insurable.~~	**RFP conditions remains unchanged**
29	Page 136 clause 3.5.8	3.5.8 The Consultant shall ensure that the Contractual Material provided by the Consultant to the Client pursuant to this Contract does not and will not infringe Intellectual Property Rights of any third-party. The Consultant shall indemnify the Client against all claims, proceedings, actions, damages, legal costs (including but not limited to attorney's fees and court costs), expenses and any other liabilities arising from or incurred by the use by the Client of any Contractual Material provided by the Consultant to the Client pursuant to the terms of this Contract, which involves any infringement or alleged infringement of the Intellectual Property Rights of any third-party. If, in any suit or claim relating to such infringement or alleged infringement, a temporary restraining order or preliminary injunction is granted, the Consultant shall make every effort to secure the suspension of the injunction or restraining order.	Request the Authority to kindly make the following changes in the said clause: 3.5.8 The Consultant shall ensure that the Contractual Material provided by the Consultant to the Client pursuant to this Contract does not and will not infringe Intellectual Property Rights of any third-party. ~~The Consultant shall indemnify the Client against all claims, proceedings, actions, damages, legal costs (including but not limited to attorney's fees and court costs), expenses and any other liabilities arising from or incurred by the use by the Client of any Contractual Material provided by the Consultant to the Client pursuant to the terms of this Contract, which involves any infringement or alleged infringement of the Intellectual Property Rights of any third-party. If, in any suit or claim relating to such infringement or alleged infringement, a temporary restraining order or preliminary injunction is granted, the Consultant shall make every effort to secure the suspension of the injunction or restraining order.~~	**RFP conditions remains unchanged**
30	Page 140, Clause 5.5	5.5 Personnel of Consultant 5.5.1 All Personnel of Consultant who participate in the performance of the Services shall, for all purposes, be considered employees/personnel of the Consultant. The Consultant hereby acknowledges and agrees that the Client shall not in any manner whatsoever be liable for any labour claim or dispute that may be raised by any Personnel. The Consultant shall indemnify the Client, its Affiliates and officers, directors, shareholders, agents of the foregoing against any claims, actions, liabilities, costs and expenses (including, without limitation, legal fees) in relation to or arising out of claims by any Personnel.	Request the Authority to kindly make the following changes in the said clause: 5.5 Personnel of Consultant 5.5.1 All Personnel of Consultant who participate in the performance of the Services shall, for all purposes, be considered employees/personnel of the Consultant. The Consultant hereby acknowledges and agrees that the Client shall not in any manner whatsoever be liable for any labour claim or dispute that may be raised by any Personnel. ~~The Consultant shall indemnify the Client, its Affiliates and officers, directors, shareholders, agents of the foregoing against any claims, actions, liabilities, costs and expenses (including, without limitation, legal fees) in relation to or arising out of claims by any Personnel.~~	**RFP conditions remains unchanged**
31	Page 149, Clause 10.7 and 10.8	RESPONSIBILITY FOR ACCURACY OF PROJECT DOCUMENTS 10.7 The Consultant shall be responsible for accuracy of the reports and all other documents/details prepared by him as part of these services. He shall indemnify the client against any inaccuracy in the work, which might surface during implementation of the project. The Consultant will also be responsible for correcting, at his own cost and risk, the drawings including any re-survey/ investigations and correcting layout etc. if required during the execution of the Services. 10.8 The Consultant shall be fully responsible for the accuracy of reports. The Consultant shall indemnify the Client against any inaccuracy / deficiency in the reports noticed and the Client will bear no responsibility for the accuracy of the reports/documents submitted by the Consultant.	Request the Authority to kindly make the following changes in the said clause: RESPONSIBILITY FOR ACCURACY OF PROJECT DOCUMENTS 10.7 The Consultant shall be responsible for accuracy of the reports and all other documents/details prepared by him as part of these services. ~~He shall indemnify the client against any inaccuracy in the work, which might surface during implementation of the project. The Consultant will also be responsible for correcting, at his own cost and risk, the drawings including any re-survey/investigations and correcting layout etc. if required during the execution of the Services.~~ 10.8 The Consultant shall be fully responsible for the accuracy of reports. ~~The Consultant shall indemnify the Client against any inaccuracy / deficiency in the reports noticed and the Client will bear no responsibility for the accuracy of the reports/documents submitted by the Consultant.~~	**RFP conditions remains unchanged**
32	Page 155, Clause 14.2 Indemnity	14.2 Indemnity 14.2.1 The Consultant agrees to indemnify and hold harmless the Client from and against any and all claims, actions, proceedings, lawsuits, demands, losses, liabilities, damages, fines or expenses (including interest, penalties, attorneys' fees and other costs of defence or investigation to the extent related to or arising out of, whether directly or indirectly: 1 the breach by the Consultant of any obligations under this Contract; 2 the alleged negligent, reckless or otherwise wrongful act or omission of the Consultant including professional negligence or misconduct of any nature whatsoever in relation to Services rendered to the Client; 3 death or bodily injury to any person (including any third party attributable to any act, omission, breach, default or negligence of the Consultant or any personnel of the Client) or loss of or damage to any property of the Client or any third party (collectively "Indemnified matter") 14.2.2 As soon as reasonably practicable after the receipt by the Client of a notice of the commencement of any action by a third party, the Client will notify the Consultant of the commencement thereof; provided, however, that the omission so to notify shall not relieve the Consultant from any liability which it may have to the Client or the third party. The obligations to indemnify and hold harmless, or to contribute, with respect to losses, claims, actions, damages and liabilities relating to the Indemnified Matter shall survive till the final resolution of all claims for indemnification and/or contribution. 14.2.3 The foregoing provisions are in addition to any rights which the Client may have at common law, in equity or otherwise.	Request the Authority to kindly delete the said clause	**RFP conditions remains unchanged**

33	Page 135, Clause 3.5	Documents Prepared by the Consultant to be the Property of the Client 3.5.1 All plans, drawings, specifications, designs, reports, primary data, other documents, and software, that might have been provided by the Client to the Consultant or drafted, prepared, or collected by the Consultant in course of performance of its obligations under this Contract, ("Contractual Materials") shall be the property of the Client, and shall be marked accordingly. 3.5.2 The Consultant shall, no later than upon termination or expiration of this Contract, be under an obligation to dispose/deliver all such Contractual Materials according to the instructions of the Client, together with a detailed inventory thereof. 3.5.3 The Client, in its sole discretion, may require the Consultant to submit certain Contractual Materials either in physical format or a digital format. 3.5.4 Intellectual Property Rights vis-à-vis the Contractual Material, including registrations, applications, renewals, extensions, continuations, divisions or re-issues thereof, now or hereafter, shall not be used by the Consultant for any purpose other than the performance of the Services hereunder; Provided that the Client may, at its sole discretion, grant a royalty free license to the Consultant for the use the Contractual Materials on other projects undertaken by the Consultant subject to the terms and conditions stipulated by the Client. 3.5.5 Any materials pertaining to the Services, of which the ownership or the Intellectual Property Rights – do not vest with the Client under Applicable Laws or the terms of this Contract, shall absolutely and irrevocably, stand assigned to the Client (without any royalty, fees or payments other than the remuneration provided for in this Contract) as and when such documents or materials are created, and the Consultant agrees to execute all documents and perform such acts as may be required by the Client for securing such assignment. 3.5.6 The Client acknowledges that pre-existing Intellectual Property shall remain the property of the Consultant, and the Consultant hereby provides an irrevocable royalty-free license for pre-existing Intellectual Property to the Client for the Project. Provided that in respect of licenses in respect of any off-the-shelf software, the Consultant	Request the Authority to kindly make the following changes in the said clause: Page 135, Clause 3.5 Documents Prepared by the Consultant ~~to be the Property of the Client~~ ~~3.5.1 All plans, drawings, specifications, designs, reports, primary data, other documents, and software, that might have been provided by the Client to the Consultant or drafted, prepared, or collected by the Consultant in course of performance of its obligations under this Contract, ("Contractual Materials") shall be the property of the Client, and shall be marked accordingly. The Consultant may use data, software, designs, utilities, tools, models, systems and other methodologies and know-how ("Materials") that it owns in performing the Services. Notwithstanding the delivery of any Reports, the Consultant retains all intellectual property rights in the Materials (including any improvements or knowledge developed while performing the Services), and in any working papers that the Consultant compiles and retains in connection with the Services (but not information provided by Client reflected in them).~~ The Consultant may use data, software, designs, utilities, tools, models, systems and other methodologies and know-how ("Materials") that it owns in performing the Services. Notwithstanding the delivery of any Reports, the Consultant retains all intellectual property rights in the Materials (including any improvements or knowledge developed while performing the Services), and in any working papers that the Consultant compiles and retains in connection with the Services (but not information provided by Client reflected in them). 3.5.2 The Consultant shall, no later than upon termination or expiration of this Contract, be under an obligation to dispose/deliver all such Contractual Materials according to the instructions of the Client, together with a detailed inventory thereof. 3.5.3 The Client, in its sole discretion, may require the Consultant to submit certain Contractual Materials either in physical format or a digital format. ~~3.5.4 Intellectual Property Rights vis-à-vis the Contractual Material, including registrations, applications, renewals, extensions, continuations, divisions or re-issues thereof, now or hereafter, shall not be used by the Consultant for any purpose other than the performance of the Services hereunder;~~ ~~Provided that the Client may, at its sole discretion, grant a royalty free license to the Consultant for the use the Contractual Materials on other projects undertaken by the Consultant subject to the terms and conditions stipulated by the Client.~~ ~~3.5.5 Any materials pertaining to the Services, of which the ownership or the Intellectual Property Rights – do not vest with the Client under Applicable Laws or the terms of this Contract, shall absolutely and irrevocably, stand assigned to the Client (without any royalty, fees or payments other than the remuneration provided for in this Contract) as and when such documents or materials are created, and the Consultant agrees to execute all documents and perform such acts as may be required by the Client for securing such assignment.~~ 3.5.6 The Client acknowledges that pre-existing Intellectual Property shall remain the property of the Consultant, and the Consultant hereby provides an irrevocable royalty-free license for to use pre-existing Intellectual Property to the Client for the Project. Provided that in respect of licenses in respect of any off-the-shelf software, the Consultant shall be required to provide, at no additional cost to the Client, licenses during the term of this Contract, however, after expiry or termination of this Contract, licenses in respect of off-the-shelf software shall be procured at the Client's cost.	**RFP conditions remains unchanged**
34	Page 137, Clause 3.7 Accounts and Audit	3.7.1 The Consultant shall: 1. keep accurate and systematic accounts and records in respect of the Services provided under this Contract, in accordance with internationally accepted accounting principles and standards such as Indian Accounting Standards, GAAP, etc and in such form and detail as will clearly identify all relevant time charges and cost, and the basis thereof (including the basis of the Consultant's costs and charges); and 2. permit the Client or any person designated by the Client to periodically, and up to 2 (two) years from the expiration or termination of this Contract, to inspect the same and make copies thereof as well as to have them audited by auditors appointed by the Client.	Request the Authority to kindly make the following changes in the said clause: 3.7.1 The Consultant shall: 1. keep accurate and systematic accounts and records in respect of the Services provided under this Contract, in accordance with internationally accepted accounting principles and standards such as Indian Accounting Standards, GAAP, etc and in such form and detail as will clearly identify all relevant time charges and cost, and the basis thereof (including the basis of the Consultant's costs and charges); and 2. permit the Client or any person designated by the Client to periodically, and up to 2 (two) years from the expiration or termination of this Contract, to inspect the same and make copies thereof as well as to have them audited by auditors appointed by the Client. **Notwithstanding anything contained herein, any audit and/or request for information conducted shall be restricted to the physical files in relation to this Agreement only and shall be subject to Client agreeing to maintain confidentiality of these documents. No access to the Consultant's systems, network, facilities, or hands on or intrusive testing will be permitted. Any third parties employed by the Client to conduct such audit or request for information shall not be a competitor of the Consultant and shall agree to confidential obligations with Consultant, for the said purpose.**	**RFP conditions remains unchanged**
35	Page 145, Clause 7.6	7.6 Post Payment Audit Notwithstanding the payment against the final invoice and release of final payment, the Client reserves the right to carry out within 180 (one hundred eighty) days of the final payment, a post-payment audit and/ or technical examination of the Services and the final invoice including all supporting vouchers, abstracts etc. If any over-payment to the Consultant is discovered due to such examination, the Client shall claim such amount from the Consultant.	Request the Authority to kindly make the following changes in the said clause: 7.6 Post Payment Audit Notwithstanding the payment against the final invoice and release of final payment, the Client reserves the right to carry out within 180 (one hundred eighty) days of the final payment, a post-payment audit and/ or technical examination of the Services **subject to the terms contained under this Agreement** and the final invoice including all supporting vouchers, abstracts etc. If any over-payment to the Consultant is discovered due to such examination, the Client shall claim such amount from the Consultant.	**RFP conditions remains unchanged**
36	Page 132, Clause 3.2.4 Consultant and Affiliates Not to Engage in Certain Activities	1 The Consultant agrees, and shall procure that the Sub-Consultants agree, that, during the term of the Contract and for a period of 2 (two) years after the termination or expiry of this Contract, the Consultant shall not and shall ensure that the Affiliates of any of the Members, its Sub-Consultants and any Affiliates of the Sub-Consultants, do not provide goods, works, services, loans, capital or equity (other than the Services and any continuation thereof) for any project or works resulting from or closely related to the Services; Provided that the foregoing restriction shall not be applicable to any Programme management/consultancy/advisory services provided to the Client in continuation of the Services hereunder or to any subsequent Programme management/consultancy/advisory services provided to the Client in accordance with the rules, guidelines, policies of the Client. 2 Further, the Consultant shall during the course of performance of the Services and for a period of 2 (two) years after the expiry or termination of this Contract, ensure that there is no conflict of interest with that of the Project or the Client and to this end not enter into any arrangements (formal or informal) or undertake activities such that its interests conflict with any of its obligations under the Contract or are prejudicial to the interests of the Project or of the Client. 3 Further the Consultant shall not and shall ensure that the Sub-Consultants, the Affiliates of the foregoing and Personnel will not use improperly, for purposes of competition or gain, or pass on to others, any information or document, provided by the Client or any other persons involved in the Project. For the purposes of this Clause 3.2.4, an "Affiliate" shall also include a partner in the firm of the Consultant/Sub-Consultant, as the case may be, or a person who holds more than 5% (five per cent) of the subscribed and paid up share capital of the Consultant/Sub- Consultant, as the case may be, and any Affiliate thereof.	Request the Authority to kindly delete the said clause	**RFP conditions remains unchanged**
37	Page 133, Clause 3.2.5 Prohibition of Conflicting Activities	The Consultant shall not and shall ensure that the Sub-Consultants and the Personnel do not engage, either directly or indirectly, for a period of 2 (two) years after the termination or expiry of this Contract, in any business or professional activities which would conflict with the activities assigned to it under the Contract. Without prejudice to the generality of the foregoing, certain illustrations of activities that would be in conflict with the services assigned to the Consultant under this Contract include the Consultant, any Sub- Consultant or Affiliate would include: 1 providing bid advisory services to any contractors or consultants bidding in respect of any works or services related to the Project; or 2 being engaged by any contractor for the Project for detailed planning, supervisory services, engineering support or any other services.	Request the Authority to kindly make the following changes in the said clause: The Consultant shall not and shall ensure that the Sub-Consultants and the Personnel do not engage, ~~either directly or indirectly, for a period of 2 (two) years after the termination or expiry of this Contract,~~ in any business or professional activities which would conflict with the activities assigned to it under the Contract. ~~Without prejudice to the generality of the foregoing, certain illustrations of activities that would be in conflict with the services assigned to the Consultant under this Contract include the Consultant, any Sub- Consultant or Affiliate would include:~~ ~~1 providing bid advisory services to any contractors or consultants bidding in respect of any works or services related to the Project; or~~ ~~2 being engaged by any contractor for the Project for detailed planning, supervisory services, engineering support or any other services~~	**RFP conditions remains unchanged**

38	2.5.4 Payment upon Termination, Clause 5	5 The Parties agree that the amount of liquidated damages specified herein are a genuine pre-estimate as of the date hereof of damages likely to be incurred. Further, without prejudice to the other rights and remedies of the Client under this Contract or at law, the Client shall be entitled to blacklist the Consultant and/or its Affiliates from participating in any tender or procurement process of the Client issued during a period of 2 (two) years from the date of notification of blacklisting.	Request the Authority to kindly make the following changes in the said clause: 5 The Parties agree that the amount of liquidated damages specified herein are a genuine pre-estimate as of the date hereof of damages likely to be incurred. ~~Further, without prejudice to the other rights and remedies of the Client under this Contract or at law, the Client shall be entitled to blacklist the Consultant and/or its Affiliates from participating in any tender or procurement process of the Client issued during a period of 2 (two) years from the date of notification of blacklisting.~~	**RFP conditions remains unchanged**
39	Addition of new clause		Request the Authority to kindly add the below mentioned clause: Internal Use Any information, advice, recommendations or other content of any reports, presentations or other communications the Consultant provides under this Agreement ("Reports"), other than information provided by the Client, are for Client's internal use only (consistent with the purpose of the particular Services) including Client's board of directors, its audit committee, or its statutory auditors and not for disclosure externally outside Client's organization.	**RFP conditions remains unchanged**
40	Addition of new clause		Request the Authority to kindly add the below mentioned clause: Immediate Termination The Consultant may terminate this Agreement, or any particular Services, immediately upon written notice to the Client if the Consultant reasonably determines that it can no longer provide the Services in accordance with applicable law or professional obligations	**RFP conditions remains unchanged**
41	Annexure – II: Key Personnel (Core Team), Page 49	**Team Leader**- Minimum 20 years' experience in conducting feasibility study / market research related to large-scale real estate / PPP infrastructure projects such as mixed-use townships and Industrial Parks with in-depth knowledge of the industry, including market trends, regulations, and best practices.	We respectfully request you to reduce the relevant minimum years of experience from 20 years to 10 years. A 20 year requirement narrows the eligible pool and may limit competition, since only a small number of professionals have 20+ years specifically in real estate/PPP feasibility and market assessment. Allowing 10 years opens the field to more technically competent specialists without compromising quality.	**Refer Corrigendum-1**
42		**Financial/PPP & Market Expert**: MBA (Finance)/ Master's in finance/ Chartered Accountant/ Chartered Financial Analyst	PPP, transaction advisory, and market assessment work is multidisciplinary by nature, and does not rely solely on financial specialization. Based on the scope of services, we would request you to kindly modify the educational qualification requirement as follows: MBA / Master's in finance/ Chartered Accountant/ Chartered Financial Analyst/ Master's in Planning.	**RFP conditions remains unchanged**
43		Minimum 20 years' experience in feasibility and project structuring for real estate/ industrial sector/ social sector projects	We respectfully request you to reduce the relevant minimum years of experience from 20 years to 08 years. For this assignment, hands-on exposure to recent PPP models, market dynamics, new regulatory norms, and transaction processes is more critical than total years in the industry. Professionals with 8 years of focused project experience often bring more contemporary knowledge and analytical strength.	**Refer Corrigendum-1**
44		**Market Expert/ Industrial and Housing Assessment Expert**- Minimum 15 years' experience in conducting business strategy/ market assessment/ demand assessment/ pre-feasibility/ feasibility etc. for real estate sector. Should have in-depth knowledge of the industry, including market trends, regulations, best practices	We respectfully request you to reduce the relevant minimum years of experience from 15 years to 08 years. Professionals with 8 years of focused project experience often bring more contemporary knowledge and analytical strength. Hence this adjustment will enable us to propose a highly qualified expert who has already delivered comparable assignments and possesses the relevant technical capabilities needed to effectively lead this scope of work.	**Refer Corrigendum-1**
45		**Analysts** -Minimum with 7 years of experience in real estate/ infrastructure projects	We respectfully request you to reduce the relevant minimum years of experience from 07 years to 04 years. This adjustment will enable us to propose a highly qualified expert who has already delivered comparable assignments and possesses the relevant technical capabilities needed to effectively lead this scope of work.	**RFP conditions remains unchanged**
46	Section 6: Terms of Reference, II. Detailed scope of work, Page 104	iv. Assess demand potential and key aspects (size, lease model/ rent) for worker housing in all 4 industrial cities of NICDC.	We would like to request you to provide clarity on which are the 4 industrial cities of NICDC and their location. This would allow us to design our travel plan accordingly.	**Refer Corrigendum-1**
47	Section 6: Terms of Reference, II. Detailed scope of work, Page 106	3.i Perform a macro-analysis of regional manufacturing growth, focusing on the shift toward high-density vertical manufacturing and "plug-and-play" models seen in East Asian economies	We would like to request to limit the number of East Asian economies to 3 – 4, based on a framework developed in consultation with NICDC to benchmark the most relevant and high growth economies	**RFP conditions remains unchanged**
48	Section 6: Terms of Reference, II. Detailed scope of work, Page 106	3.ii Conduct a comprehensive audit of existing industrial stock (both traditional and flatted) within the region to establish benchmarks for rental yields, vacancy rates, and facility standards	Details related to actual rent, vacancy and facility standards may be confidential and may need NICDC support to obtain such data from the respective asset owner (industrial park owner/ operator). Requesting NICDC to confirm this understanding.	**RFP conditions remains unchanged**
49	Point 2 A Firm's Evaluation	Experience of at least four (4) completed or substantially completed consultancy assignments in the infrastructure / industrial township / housing / real estate sector during the last fifteen (15) years preceding the Proposal Due Date (PDD) each with a minimum consultancy fees of INR 25 lakh each consultancy project include market assessment, feasibility / Pre-feasibility studies, financial modelling (including IRR / NPV analysis) and development of project.	We request the authority to kindly consider "Experience of at least four (4) completed or substantially completed consultancy assignments in the infrastructure / industrial township / housing / real estate sector during the last fifteen (15) years preceding the Proposal Due Date (PDD) each with a minimum consultancy fees of INR 14.25 lakh each consultancy project include market assessment, feasibility / Pre-feasibility studies, financial modelling (including IRR / NPV analysis) and development of project". Our firm has been duly empaneled under the Ministry of Road Transport and Highways (MoRTH) as a Financial Consultant. As per the prevailing terms, the professional fee stipulated for each project has been fixed at **INR 14.25 Lakhs for similar kind of project and scope.** Therefore, we request the authority to revise the Fee to 14.25 lakhs instead of 25 lakhs	**RFP conditions remains unchanged**
50	Point 4. Firm Experience (Annexure – Parameters for Evaluation of Pre-Qualification)	Experience of at least 2 (two) consultancy assignment in the infrastructure / industrial township / housing / real estate sector, each with minimum consultancy fee of **INR 50 Lakh**, for Central / State Government Departments, PSUs, Statutory Authorities or Industrial Development Corporations.	We request the authority to kindly consider "Experience of at least Two (2) consultancy assignment in the infrastructure / industrial township / housing / real estate sector, each with minimum consultancy fee of **INR 14.25 Lakh**, for central / State Government Departments, PSUs, Statutory Authorities or Industrial Development Corporations." Our firm has been duly empaneled under the Ministry of Road Transport and Highways (MoRTH) as a Financial Consultant. As per the prevailing terms, the professional fee stipulated for each project has been fixed at **INR 14.25 Lakhs**. Therefore, we request the authority to revise the Fee to 14.25 lakhs instead of 25 lakhs.	**RFP conditions remains unchanged**
51	Point 1 of Annexure – II (Key Personnel (Core Team))	**Team Leader:** Minimum 20 years' experience in conducting feasibility study / market research related to large-scale real estate / PPP infrastructure projects such as mixed-use townships and Industrial Parks with in-depth knowledge of the industry, including market trends, regulations, and best practices.	Minimum 15 years' experience in conducting feasibility study / market research related to large-scale real estate / PPP infrastructure projects such as mixed-use townships and Industrial Parks with in-depth knowledge of the industry, including market trends, regulations, and best practices.	**Refer Corrigendum-1**
52		**Market Expert/ Industrial and Housing Assessment Expert:** Minimum 15 years' experience in conducting business strategy / market assessment / demand assessment / Pre-feasibility / feasibility etc.	Minimum 10 years' experience in conducting business strategy / market assessment / demand assessment / Pre-feasibility / feasibility etc.	**Refer Corrigendum-1**
53		**Financial/PPP & Market Expert:** Minimum 20 years' experience in feasibility and project structuring for real estate/ industrial sector/ social sector projects	Minimum 15 years' experience in feasibility and project structuring for real estate/ industrial sector/ social sector projects	**Refer Corrigendum-1**

54	Annexure - I:Parameters for Evaluation of Pre-Qualification (Minimum Qualification Criteria) Page No. 47 &48	Firm's Eligibility Sno. 4- Minimum Qualification Criteria/ Documents- Experience: Letter of Award /Work Orders along Completion Certificate/ Substantial work completion certificates (more than 80% of assigned task) issued by Clients on its letterhead. Alternatively, a certificate to be submitted by Authorized person of the bidder's company along with a Certificate from Statutory Auditor/CA of the Bidder. Description: The Bidder shall have completed or substantially completed during the last 10 years, reckoned from the date of bid publication, meeting of the following conditions: at least two (2) consultancy assignments in the infrastructure / industrial township / housing / real estate sector, each with a minimum consultancy fee of INR 50 Lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. * Substantially complete: Receipt of at least 80% of the consultancy contract value as on date of bid submission. In this regard, Bidders shall submit the statutory auditor's/CA certificate certifying the receipt value as on date of bid submission.	There appears to be a discrepancy between Annexure I (Minimum Qualification Criteria) and Annexure III (Technical Evaluation - Firm's Experience) regarding the required experience of the bidder: • Annexure I specifies 2 projects in the last 10 years, each with a minimum consultancy fee of INR 50 lakh. • Annexure III specifies 4 projects in the last 15 years, each with a minimum consultancy fee of INR 25 lakh.	**Refer Corrigendum-1**
55	Annexure - III: Parameters for Evaluation of the Technica l Proposal Page No. 50	A. Firm's Evaluation S.No. The Bidder shall have completed or substantially completed at least Four (4) consultancy assignments in the infrastructure / industrial township / housing / real estate sector during the last Fifteen (15) years preceding the Proposal Due Date (PDD), each with a minimum consultancy fee of INR 25 lakh, for Central/State Government Departments, PSUs, Statutory Authorities, or Industrial Development Corporations. The assignments shall have included market assessment, feasibility/pre-feasibility studies, financial modelling (including IRR/NPV analysis), and development of project structuring frameworks under PPP/EPC/Lease-based or similar delivery models, along with recommendation of institutional and implementation mechanisms. The bidder shall submit maximum of Five Projects to get full marks Evaluation Criteria: 05 marks for each project Maximum Marks: 25	In this regard, it is requested to consider the criteria specified under Annexure III (4 projects in the last 15 years, each with a minimum consultancy fee of INR 25 lakh) for determining bidder eligibility and confirm accordingly.	
56	Section 1: Letter of Invitation 2 Critical Data Sheet: Page No. 8	2.2 Some important dates for this RfQ-cum-RfP process are as follows: Last Date for submission of the Proposal. Date: 26th May 2026	We request the authority to provide two weeks of extension after the release of prebid responses for the preparation of comprehensive and competitive proposal.	**Refer Corrigendum-1**