

# MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD. (MAHAPREIT)

(A Govt of Maharashtra Undertaking)

501,502-B Pinnacle Corporate,

Next to Trade Centre Bandra Kurla Complex (BKC), Bandra (E)-400051

E-mail: [pd.sip@mahapreit.in](mailto:pd.sip@mahapreit.in)/[cgm.sr@mahapreit.in](mailto:cgm.sr@mahapreit.in) E-Tender Portal: <https://mahatenders.gov.in>

**Name of Work:** Request for Proposal (RFP) for Appointment of Consultant for Preparation/ Updation of DPR and Project Management Consultant (PMC) for execution of the Affordable Housing Project Under Pradhan Mantri Awas Yojana (PMAY) U 2.0 At Pogaon Chavindre, Bhiwandi.

## Corrigendum cum Reply to Pre-Bid Queries

Pre-Bid meeting was conducted on 28/07/2025 at 15.00 hrs. Based on the pre-bid queries submitted please find below the corrigendum cum reply to pre-bid queries by the MAHAPREIT.

| #  | RFP Pg. No. | RFP Clause No. | Clause Title   | Clause   | Queries/Clarification   | Response                                   |
|--|-------------|----------------|--|--|---|--|
| <b>1. M/s Vivek Bhole Architects Pvt. Ltd.</b> |             |                |  |  |   |  |
| 1  | 10          | 2.2 C (ii)     | Conditions of Mandatory Eligibility of Applicants/Bidder | Experience of preparing at least one DPR for State Government/ Central government aided housing projects / slums in VAMBAY /IHSDP/BSUP/RAY/PMAY(U) till its final sanction from Central Government | Requesting this point to be changed as: Experience of <b>Bidder/ Consortium /JV Partner</b> preparing at least one DPR for State Government aided housing projects/Slums in MHADA/VAMBAY/ IHSDP/BSUP/RAY/ PMAY(U) till its final sanction from <b>State Government</b> /Central Government. | <b>No Change</b><br>RFP Condition Prevails |
| 2  | 10          | 2.2 C (iii)    | Conditions of Mandatory Eligibility of Applicants/Bidder | Bidder having minimum One work order of PMAY(U) Scheme from Municipal Corporation in Maharashtra   | Requesting this point to be changed as: Bidder/Consortium / JV Partner having minimum One work order of PMAY(U) Scheme from Municipal Corporation in Maharashtra  | <b>No Change</b><br>RFP Condition Prevails |
| 3  |             |                |  |  | Kindly provide Joint Venture Agreement format / Consortium Format.  |  |
| <b>2. M/s Planedge Consultant Pvt. Ltd.</b>    |             |                |  |  |   |  |
| 1  | 11          | 2.2 C (iv)     | Conditions of Mandatory Eligibility of Applicants/Bidder | Experience in completed bid management of projects of size minimum BUA of 60,00,000 sq.ft.or more in BMC / MMR Region.(Documentary proofs shall be provided) Minimum:                              | Could you please consider experiences from regions beyond the BMC/MMR as well?  | <b>No Change</b><br>RFP Condition Prevails |

|  |    |              |  |  |   |  |
|--|----|--------------|--|--|---|--|
| 2  | 11 | 2.2 C (v)    | Conditions of Mandatory Eligibility of Applicants/Bidder | Experience in completed Architecture cum PMC services along with design and approvals in any redevelopment project for Govt. / Semi Govt. / Private Agencies having minimum BUA of 20,00,000 sq.ft. in BMC / MMR Region (work order & completion certificate shall be provided)  | Can department consider ongoing private project experience out of the specified BMC/MMR region for lesser area 2.5 lacs   | <b>No Change</b><br>RFP Condition Prevails |
| 3  | 11 | 2.2 C (vi)   | Conditions of Mandatory Eligibility of Applicants/Bidder | Architecture cum PMC services along with design and approvals in ongoing single redevelopment project for Govt. / Semi Govt. / Private Agencies having minimum BUA of 60,00,000 sq.ft in BMC / MMR Region. (Work Order shall be provided) e last 3 (Three) financial years preceding the Date of Bid Submission.   | Can department consider private project experience and out of the specified BMC/MMR region for lesser area in design stage (30,00000 sq.ft.)  | <b>No Change</b><br>RFP Condition Prevails |
| 4  | 11 | 2.2 D        | Conditions of Mandatory Eligibility of Applicants/Bidder | Financial Capacity: Bidder shall have an average annual turnover of at least INR 15 Crore (Indian Rupees Fifteen Crores) during the last 3 (Three) financial years preceding the Date of Bid Submission  | Request to revise the turnover up-to 8 crores.  | <b>No Change</b><br>RFP Condition Prevails |
| 5  | 9  | 1.2          |  | Bid Security/EMD: -<br>EMD amount of Rs. 35,00,000/-<br>(Rs. Thirty-five Lakhs only)   | Can the department reduce the amount of EMD   | <b>No Change</b><br>RFP Condition Prevails |
| <b>3. Navnirman Mahila Bahuuddeshiya Sanstha Akola</b> |    |              |  |  |   |  |
| 1  | 11 | 2(iv)(v)&(v) | Conditions of Mandatory Eligibility of Applicants/Bidder | 2(iv) Experience in completed bid management of projects of size minimum BUA of 60,00,000 sq.ft.or more in BMC / MMR Region.(Documentary proofs shall be provided) Minimum:<br><br>2(v) Experience in completed Architecture cum PMC services along with design and approvals in any redevelopment project for Govt. / Semi Govt. / Private Agencies having minimum BUA of 20,00,000 sq.ft. in | We request relaxation in conditions 2.iv, v, and vi, requiring BMC/MMR experience. Our firm has extensive PMAY(U) experience across 60 Municipal Council and 5 Maharashtra municipal corporations, fulfilling condition | <b>No Change</b><br>RFP Condition Prevails |

|   |    |         |  |  |  |  |
|---|----|---------|--|--|--|--|
|   |    |         |  | <p>BMC / MMR Region (work order &amp; completion certificate shall be provided)</p> <p>2(vi) Architecture cum PMC services along with design and approvals in ongoing single redevelopment project for Govt. / Semi Govt. / Private Agencies having minimum BUA of 60,00,000 sq.ft in BMC / MMR Region. (Work Order shall be provided last 3 (Three) financial years preceding the Date of Bid Submission.</p> |  |  |
| 2 | 11 | 2 (iii) | Conditions of Mandatory Eligibility of Applicants/Bidder | Bidder having minimum One work order of PMAY(U) Scheme from Municipal Corporation in Maharashtra   | This demonstrates our capability for affordable housing projects. The BMC/MMR restriction limits competition, and relaxing it to include equivalent Maharashtra/PMAY(U) experience will ensure a competitive bid process. We propose expanding these conditions or adjusting evaluation marks for non-BMC/MMR projects               | <b>No Change</b><br>RFP Condition Prevails |
| 3 | 11 | 2 (D)   | Conditions of Mandatory Eligibility of Applicants/Bidder | Financial Capacity: Bidder shall have an average annual turnover of at least INR 15 Crore (Indian Rupees Fifteen Crores) during the last 3 (Three) financial years preceding the Date of Bid Submission.   | Relaxation of the turnover eligibility criteria: The current requirement stipulates an average annual turnover of Rs. 15 Crores over the last three financial years, which appears to be excessively high. I kindly request a slight reduction in this turnover threshold to make the criteria more achievable for eligible bidders. | <b>No Change</b><br>RFP Condition Prevails |

Date: 04/08/2025

Place: MAHAPREIT BKC Office,Mumbai

Sd/-

Project Director (SIP)  
MAHAPREIT