

THANE CLUSTER DEVELOPMENT AND AREA IMPROVEMENT COMPANY LIMITED (TCDAICL)

(An SPV of MAHAPREIT and TMC)

501,502-B Pinnacle Corporate, Next to Trade Center Bandra Kurla Complex (BKC), Bandra (E)-400051

Name of Work: Request for Qualification for Empanelment of Architectural, Master Planning and Transaction Advisory Consultant to provide services for Implementation of Urban Renewal Scheme in Thane City

Corrigendum cum Reply to Pre-Bid Queries

TCDAICL invited bids from eligible Bidders through e-Tendering portal. Pre-Bid meeting was conducted on 13/08/2025 at 15.00 hrs. Based on the pre-bid queries submitted please find below the corrigendum cum reply to pre-bid queries by the TCDAICL.

Sl. No.	RFQ Pg. No.	RFQ Clause No.	Clause Title	Clause	Queries/Clarification	Response				
M/S. VIVEK Bhole Architects Pvt. Ltd.										
1	20	Point No. 3,4,6,8&9	Eligibility Criteria for Key personnel	1. Chief Planner 2. Statutory Expert 3. Structural Engineer 4. Project Architect 5. Quantity Surveyor	Kindly allow Associates for These Key Personnel	Key Personnel in the form of Associates/Consultants shall be permitted. However, in such cases, the Associates/Consultants must submit an Undertaking along with their CVs as part of the Technical Bid				
2	20	Point No. 5	Eligibility Criteria for Key personnel	PPP and Financial Expert:	Kindly allow Experience in real estate private projects	The Clause is Self-Explanatory and it allowed Reals Estate project also under the Experience Criteria				
3	21	Point 1 to 4	Eligibility Criteria for Key personnel	1. Landscaping/Horticulture Expert 2. Environmental Expert 3. Geotechnical Expert 4. Infrastructure Consultant	Kindly allow Associates for These Key Personnel	Non - Key Personnel in the form of Associates/Consultants shall be permitted. However, in such cases, the Associates/Consultants must submit an Undertaking along with their CVs as part of the Technical Bid				
4	26	Point – 2 (A)	Technical Capabilities	Residential, Commercial or mixed-use development project (excluding industrial and warehousing project), duly completed and handed over, with a minimum cumulative construction area of 10 (Ten) lacs Sq. m., (out of which there should be one single work of at	The point stated on Page 8, Clause 2(a), and the point mentioned on Page 27, Clause 2(a), appear contradictory. And request to consider ongoing project also and relax the criteria as mentioned below: <table><tr><td>Above 25 Lakh Sq. Mt.</td><td>10</td></tr><tr><td>> 15 Lakh – Rs. 25 Lakh Sq. Mt.</td><td>7</td></tr></table>	Above 25 Lakh Sq. Mt.	10	> 15 Lakh – Rs. 25 Lakh Sq. Mt.	7	The Clause Read as the below on pg. no. 27 point no. 2(a) Residential, Commercial or mixed-use development project (excluding industrial and warehousing project), duly completed and handed over, with a minimum cumulative construction area of 10 (Ten)
Above 25 Lakh Sq. Mt.	10									
> 15 Lakh – Rs. 25 Lakh Sq. Mt.	7									

				least 05 Lacs Sq. M.) in Mumbai Metropolitan Region (MMR), over the past 10 years <table><tr><td>Above 30 Lakh Sq. Mt.</td><td>10</td></tr><tr><td>> 20 Lakh – Rs. 30 Lakh Sq. Mt.</td><td>7</td></tr><tr><td>>= 10 Lakh – 20 Lakh Sq. Mt.</td><td>5</td></tr></table>	Above 30 Lakh Sq. Mt.	10	> 20 Lakh – Rs. 30 Lakh Sq. Mt.	7	>= 10 Lakh – 20 Lakh Sq. Mt.	5	<table><tr><td>>= 10 Lakh – 15 Lakh Sq. Mt.</td><td>5</td></tr></table>	>= 10 Lakh – 15 Lakh Sq. Mt.	5	lacs Sq. m., (out of which there should be one single work of at least 05 Lacs Sq. M.) in Mumbai Metropolitan Region (MMR), over the past 10 years <table><tr><td>Above 25 Lakh Sq. Mt.</td><td>10</td></tr><tr><td>> 15 Lakh – Rs. 25 Lakh Sq. Mt.</td><td>7</td></tr><tr><td>>= 10 Lakh – 15 Lakh Sq. Mt.</td><td>5</td></tr></table>	Above 25 Lakh Sq. Mt.	10	> 15 Lakh – Rs. 25 Lakh Sq. Mt.	7	>= 10 Lakh – 15 Lakh Sq. Mt.	5
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5	7 & 27	Point – 2 (B) on pg 7 and Point 3 -2 (B) on pg 27	Technical Capabilities	Residential, Commercial, or mixed-use Development Project (excluding industrial and warehousing project), duly completed with single client, over the past 10 years and handed over, with a minimum cost of Rs 3000 /- Crores in one geographic location, in India. <table><tr><td>Above 6501 Cr.</td><td>10</td></tr><tr><td>> Rs. 5001 Cr. – Rs. 6500Cr.</td><td>7</td></tr><tr><td>>= Rs. 3000 Cr. – Rs. 5000 Cr.</td><td>5</td></tr></table>	Above 6501 Cr.	10	> Rs. 5001 Cr. – Rs. 6500Cr.	7	>= Rs. 3000 Cr. – Rs. 5000 Cr.	5	The point stated on Page 7, Clause 2(b), and the point mentioned on Page 27, Clause 3- 2(b), appear contradictory. And request to consider ongoing project	The Clause 3-2(B) remains unchanged : The Clause on pg. no. 07, point no. 2 (B) and on pg. no. 27, point no. 3- 2 (B) to be read as the below: Residential, Commercial, or mixed-use Development Project (excluding industrial and warehousing project), completed with single client, over the past 10 years and handed over, with a minimum cost of Rs 3000 /- Crores in one geographic location, in India.								
Above 6501 Cr.	10																			
> Rs. 5001 Cr. – Rs. 6500Cr.	7																			
>= Rs. 3000 Cr. – Rs. 5000 Cr.	5																			
6	28	Point – 2 (C)	Technical Capabilities	Redevelopment and Resettlement Schemes with minimum area 1 Lakh Sq. Mt. in Mumbai Metropolitan Region (MMR) with single client in India, over the past 20 years <table><tr><td>Above 3.5 Lakh Sq. Mt.</td><td>10</td></tr><tr><td>> 2.5 Lakh – Rs. 3.5 Lakh Sq. Mt.</td><td>7</td></tr><tr><td>>= 1 Lakh – 2.5 Lakh Sq. Mt.</td><td>5</td></tr></table>	Above 3.5 Lakh Sq. Mt.	10	> 2.5 Lakh – Rs. 3.5 Lakh Sq. Mt.	7	>= 1 Lakh – 2.5 Lakh Sq. Mt.	5	Relax the clause as mentioned below: Redevelopment and Resettlement Schemes with minimum area 1 Lakh Sq. Mt. in Mumbai Metropolitan Region (MMR) with single client in India, over the past 20 years <table><tr><td>Above 3.5 Lakh Sq. Mt.</td><td>10</td></tr><tr><td>> 2.5 Lakh – Rs. 3.5 Lakh Sq. Mt.</td><td>7</td></tr><tr><td>>= 1 Lakh – 2.5 Lakh Sq. Mt.</td><td>5</td></tr></table>	Above 3.5 Lakh Sq. Mt.	10	> 2.5 Lakh – Rs. 3.5 Lakh Sq. Mt.	7	>= 1 Lakh – 2.5 Lakh Sq. Mt.	5	The Clause Remains Unchanged		
Above 3.5 Lakh Sq. Mt.	10																			
> 2.5 Lakh – Rs. 3.5 Lakh Sq. Mt.	7																			
>= 1 Lakh – 2.5 Lakh Sq. Mt.	5																			
Above 3.5 Lakh Sq. Mt.	10																			
> 2.5 Lakh – Rs. 3.5 Lakh Sq. Mt.	7																			
>= 1 Lakh – 2.5 Lakh Sq. Mt.	5																			

7	6	4	Invitation for e-tenders	4. EMD Rs. 2,00,000/- 5. Tender Scrutiny fees to be paid online (not refundable) Rs. 2,36,000/- (including 18% GST)	We would like to highlight that the portal currently reflects only one payment - EMD. Kindly clarify whether both the EMD and scrutiny fee are required to be paid for this RFQ, or if the scrutiny fee is not applicable in this case.	<p>The Tender Scrutiny Charges shall be paid via RTGS or any other online banking mode using the bank details provided below:</p> <p>Name of Bank: Bank of Maharashtra Current A/c No: 60527476031 Account Name: Thane Cluster Development and Area Improvement Company Limited (TCDAICL) IFSC Code: MAHB0000164 Branch: Kalanagar- Bandra (E) Branch Code: 00164</p> <p>The payment receipt must be attached along with the Technical Bid.</p>
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The RFQ cum proposal and Corrigendum shall be available for free download on registration at <https://www.mahatenders.gov.in> as per the dates mentioned on the portal. The submission of the response is through e-Tender portal only. For participating in this RFQ and avoiding last minute technical challenges if any, the guidelines mentioned in the RFQ document on e-Tender Portal shall be followed by all the bidders.

Date: 18/08/2025

Place: BKC,Mumbai.

Director
TCDAICL