



मेरठ विकास प्राधिकरण

अक्रमेणानुपायेन कर्मरम्भो न सिध्यति



पत्रांक :- MeDA/25-26/P/42875-2

दिनांक :- 28/04/2026

ई-निविदा सूचना (NIT)

Appointment Of Consultant for Design and Project Management Consultancy (PMC) for New Township For Meerut Development Authority, Meerut के कार्य हेतु Request For Proposal (RFP) का ड्राफ्ट तैयार किया गया था। तत्क्रम मे Prebid meeting उपरान्त निम्न तिथि एवं समय संशोधन किया जाता है।

निविदा से सम्बन्धित विवरण	तिथि एवं समय
Document Download End Date	15.05.2026 15:00 hrs
Bid Submission End Date	15.05.2026 15:00 hrs
Technical Bid Opening Date	18.05.2026 15:00 hrs
Date of Technical Evaluation	20.05.2026
Financial Bid Opening Date	To be Intimated later

Tej Pratap Singh
मुख्य नगर नियोजक
Digitally Signed
28/04/2026 05:55 PM

**CLARIFICATIONS/ CORRIGENDUM TO QUERIES RAISED DURING THE PRE-BID MEETING
HELD ON 15TH APRIL, 2026 IN RESPECT OF THE REQUEST FOR PROPOSAL (RFP) FOR NEW
TOWNSHIP DESIGN AND PROJECT MANAGEMENT CONSULTANCY (PMC)**

1. EMD Exemption for MSME Bidder?

Reply: Kindly refer to Data Sheet, Serial No. 8 for details.

Note: As per General Financial Rules 2017, Rule No.-170 MSMEs as defined MSEs procurement policy issued by department of Micro Small and Medium Enterprises (MSMEs) are exempted.

2. Site Details

The Authority proposes to develop a new township / Special Development Area within the Transit Oriented Development (TOD) influence zone of Meerut South Namo Bharat Station. Spread over an area of approximately 295 hectares.

The Township is envisioned as a planned greenfield mixed-use development, seamlessly integrated with regional transit infrastructure along the Namo Bharat / Regional Rapid Transit System (RRTS) corridor.

The development scheme entails residential development together with commercial, institutional, recreational, and public facilities to foster a self-sustaining and vibrant urban ecosystem.

The Authority intends to appoint a qualified Consultant for Layout Design, Integrated Planning, Engineering, preparation of the Detailed Project Report (DPR), Tender Documentation, support for Statutory Approvals, and Project Management Consultancy (PMC) for the Township.

The project site is designated as **TOD Mixed Use under the Meerut Master Plan 2031**, subject to applicable TOD policy.

-SITE LOCATION AND CONTEXT

Regional Connectivity

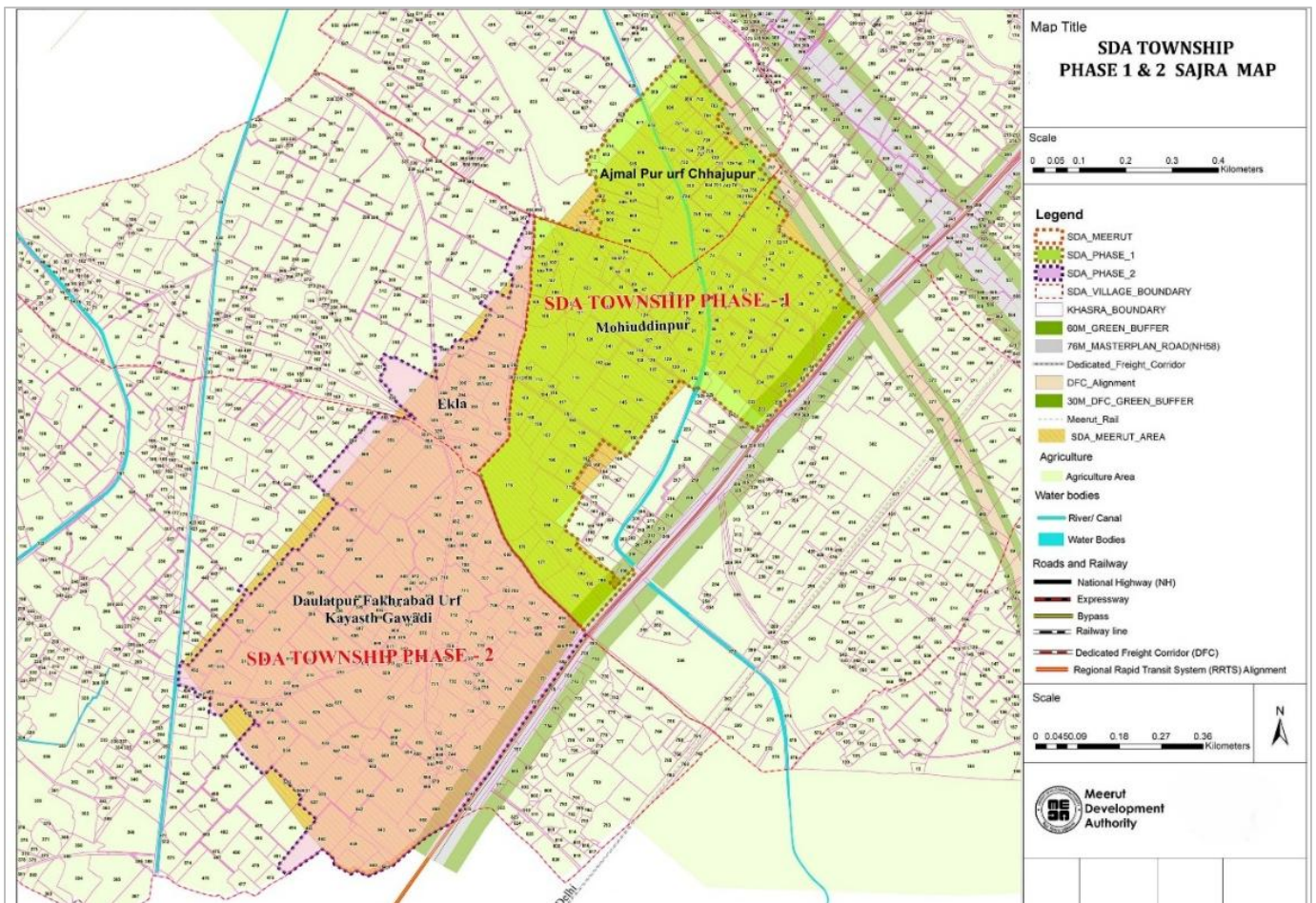
The site enjoys robust regional connectivity owing to its proximity to the Meerut South RRTS Station, as well as nearby railway stations including Modinagar, Partapur, and Mohiuddinpur.

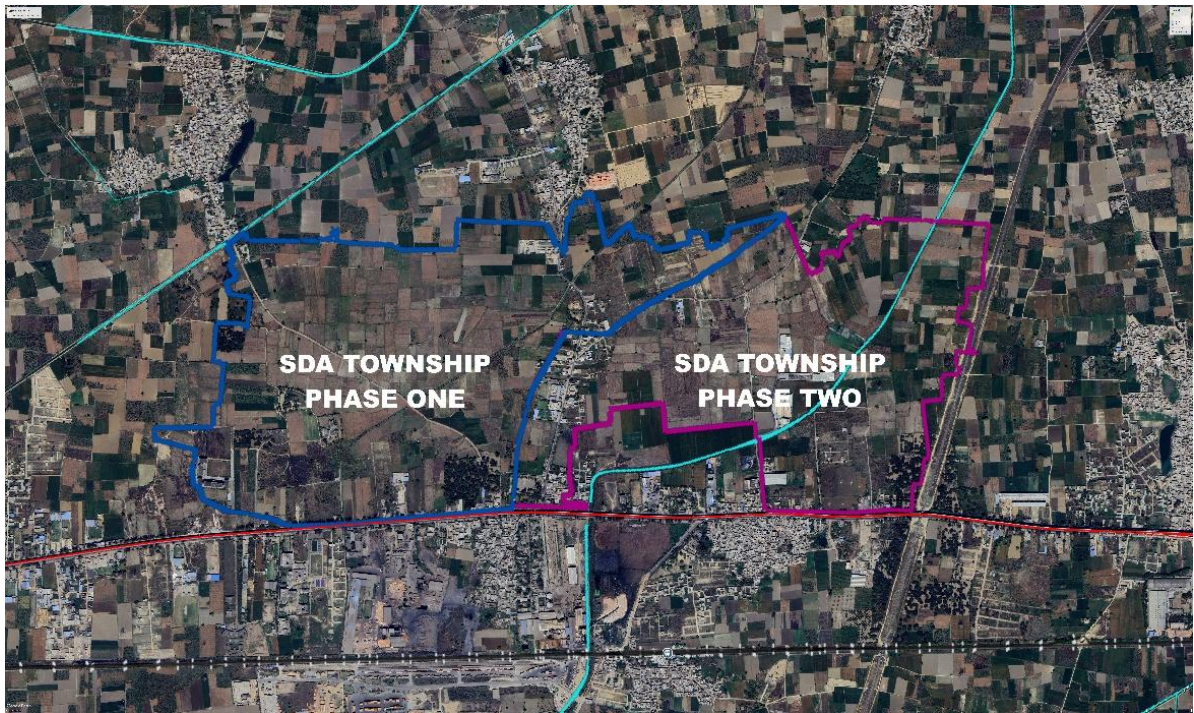
Approach

The primary access to the Project Site is derived from National Highway-58 (NH-58), which runs along the eastern boundary of the site.

Immediate Surroundings

The immediate vicinity of the site is characterised by the Meerut South RRTS station, the elevated RRTS corridor alignment, and the NH-58 arterial corridor.





3. Evaluation Criteria – Clarifications and Responses

A. Average Annual Turnover of Consultant

Reply:

The turnover requirement shall remain unchanged. No modification is envisaged in this regard.

B. Infrastructure Development Works

Reply:

Considering the integrated nature of township development, infrastructure components such as storm water drainage, underground sewerage, and water supply systems are expected to be planned in an integrated manner. Accordingly, evaluation shall be based on **composite/integrated infrastructure projects**, and isolated individual DPRs for standalone components shall not be considered.

C. Administrative / Institutional / Group Housing / Commercial Building Projects (₹100 Cr Project Cost or ₹5 Cr Consultancy Cost)

Reply:

Projects such as station development shall not be considered under this clause.

E. Road Infrastructure (Asphalt / RCC / Paver Block Roads)

Reply:

1. The minimum road length requirement shall be revised and read as:
“Minimum road network length: 30 km.”
2. Experience in the adoption of advanced pavement technologies, including improved materials, sustainable construction practices, and innovative road design solutions, shall be considered.

F. Project Management Consultancy (PMC) / Supervision / Quality Control (SQC)

Reply:

1. The evaluation will be based on “Experience in Township Project Management Consultancy (PMC)”. Supervision and Quality Control (SQC) will not be treated as a separate category; instead, it will be considered as part of PMC services and used as a supporting project management function within the overall PMC scope.
2. The PMC team shall be deployed on a full-time basis for the duration of the project. No personnel of the PMC shall be changed or substituted by the Consultant, except in the case of resignation, medical incapacity, or death of a PMC personnel. In such cases, the personnel shall be substituted with personnel of equal or higher qualifications and experience within 30 (thirty) days from the date of departure of such personnel. The monthly fee shall be paid as per actual deployment. (Page 69, General Conditions of Contract, Clause 22, Serial No. m)

Other Clarifications

1. The Consultant shall carry out a detailed topographical survey site including DGPS control, boundary demarcation, contours, spot levels, leveling survey, and mapping of all existing features and utilities, with levels connected to the nearest Benchmark.
2. Duration of Services:
 - I. Design Consultancy: 6 (six) months
 - II. PMC Services: The duration of PMC Services shall be 2 (two) years from the date of commencement or as specified in the Terms of Reference (ToR), whichever is applicable. The period may be extended, if required, without any additional payment.
3. For Joint Venture/Consortium Bidders:
 - I. The maximum number of members allowed in a Consortium or Joint Venture has been revised from 2 (two) to 3 (three), including the Lead Member. Lead Member must meet at least 50% of all technical and financial criteria individually.

II. The JV/Consortium must collectively meet 100% of all qualifying criteria as per RFP.

4. Experience Criteria (Updated)

Work Experience in consultancy service in last Ten years will be considered.

(1) Average Annual Turnover of Consultant (10Marks)

1.	Average Annual Turnover of Consultant from Consultancy Services in Last Three Years	Marks	Max. Marks
	INR 100 Crore to INR 150 Crore.	2.5 Mark	--
	More than INR 150 Crore to INR 200 Crore	5 Marks	--
	More than INR 200 Crore	10 Marks	--
		10Marks	10Marks

(2) Infrastructure Development Works (08Marks)

2.	Experience in Preparation of DPR of Infrastructure Development Projects (Storm Water Drainage, Under Ground Drainage and Drinking Water Supply) Projects in Last Ten Years. (Minimum eligible criteria: 01 Projects) (Each of contracts of cost equal to or more than Rs: 2.00 Crore)	Marks	Max. Marks
	One No. of contract of the above amount.	2 Mark	--
	Two Nos. of contracts of above amount	4 Marks	--
	Three or more numbers of contracts of above amount	8 Marks	--
		08 Marks	08 Marks

(3) Administrative Buildings, Institutional Buildings Works, Group Housing, Commercial Building project of Project Cost Rs 100 Cr or contract cost of Rs 5.00 Cr (04 Marks)

3.	Experience in Preparation of Administrative Building, Institutional Building project works, Group Housing, Commercial building project in last Ten years. (Minimum eligible criteria: 01 Project) (Each contract cost equal to or more than Rs.: 5.00 Crore OR project cost equal to or more than Rs. 100.00 Crore)	Marks	Max. Marks
	One nos. of contract of the above amount.	1 Mark	--
	Two Nos. of contracts of above amount	2.5 Marks	--
	Three or more numbers of contracts of above amount or 1 contract of thrice the above amount.	4 Marks	--
	Total:	04 Marks	04 Marks

(4) Development plans / Town planning Schemes / Architectural Design / Master Plan (04 Marks)

4.	Experience in Preparation of Development plans / Town planning Schemes / Architectural Design / Master Plan for any in last Ten years. (Minimum eligible criteria: 01 projects)	Marks	Max. Marks
	One No. of Projects	1 Mark	--
	Two Nos. projects	2.5 Marks	--
	Three Nos. of projects	4 Marks	--
	Total :	04 Marks	04 Marks

(5) Asphalt Road, R.C.C. Road and Paver Block work around 30 km minimum (04Marks)

5.	Experience in Preparation of DPR, Estimation e.t.c of construction of Asphalt Roads, R.C.C. Roads and Paver Block Road projects in last Ten years for minimum road length of 10 K.m. (Minimum eligible criteria: 01 Project)	Marks	Max. Marks
	One nos. of project for minimum of 10 km road length	1 Mark	--
	Two Nos. of projects each for minimum road length of 10 km or one project of minimum of 20 Km road length	2 Marks	--
	Three or more numbers of projects each of minimum 10 Km road length or one project minimum of 30Km road length.	4 Marks	--
	Total:	04Marks	04Marks

(6) Township Project management Consultancy (04Marks)

6.	Experience in Township Project Management Consultancy in various DA or any State Government body in last Ten years. (Minimum eligible criteria : 02 DA or Any State Govt.) Each contract costs equal to or more than Rs.: 3.00 Crore	Marks	Max. Marks
	Two nos. of contract with DA or any State Government body in last Ten years.	1 Mark	--
	Three Nos. of contracts with DA or any State Government body in last Ten years.	2.5 Marks	--
	Four nos. or more numbers of contracts with DA or any State Government body in last Ten years.	4 Marks	--
	Total:	04Marks	04Marks

(7) Experience in Integrated Township/ TOD Planning

7.	Experience in layout planning, land use planning, density distribution, integrated infrastructure planning, mobility integration, walkability and urban design aligned with TOD in last Ten years. (Minimum project area: 50 acre Each contract costs equal to or more than Rs.: 3.00 Crore	Marks	Max. Marks
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	One No. of Projects	2Marks	--
	Two Nos. projects	4Marks	--
	Three Nos. of projects	6Marks	--
	Total:	06Marks	06Marks

(8) Description of Work Methodology and Past Experience works (30Marks)

8.	Description of Work Methodology and Past experience	Marks	Max Marks
	Maximum marks for description	30Marks	30Marks
	Total	30Marks	30Marks

All documents shall be properly indexed, sequentially arranged, and clearly referenced against the respective evaluation criteria.

Note: The scope of services outlined herein (RFP) is indicative and not exhaustive. The Consultant shall perform all incidental and allied services necessary for the successful, comprehensive, and professional completion of the assignment in accordance with applicable laws, industry best practices, and the directives of the Authority.

The bid submission deadline has been extended up to 15 May 2026 (15:00 hrs). Please refer to the notification letter issued by the Meerut Development Authority for the revised schedule.