



No. JDA/EE-HQ/2026-27/D-175

Date :- 06.07.2026

PRE-BID MINUTES

MINUTES OF PRE-BID MEETING HELD ON 18.06.2026 AT 3.00 PM AT “MANTHAN HALL”, Second Floor, Main Building, Ram Kishore Vyas Bhavan, Indira Circle, Jawahar Lal Nehru Marg, JDA Campus, Jaipur for the work of “Architectural and Engineering Consultancy for Replanning and Redevelopment of JDA Campus at Lalkothi, Jaipur”

An open tender enquiry was floated on 09.06.2026 for the work of “Architectural and Engineering Consultancy for Replanning and Redevelopment of JDA Campus at Lalkothi, Jaipur. The last date for the submission of bid is kept 15.07.2026. In continuation a scheduled pre bid meeting was held on 18.06.2026 at 3.00 PM for the said work at Manthan Hall.

In the pre-bid meeting following prospective bidders were present:-

1. Ms. Hemant.J. Savla from B.J.Mehta Arch & Street Consultant Pvt. Ltd.
2. Ms. Manish Kumar from Moulding P Studio
3. Ms. Pramod Jain from Promod Jain & Associates
4. Ms. Akash Hunda, M.A. Architects Pvt. Ltd.

At the onset of the meeting a brief of the project was given by JDA officials and clarifications are given as

(i) Clause 5.7 -Qualification criteria will be as-

“The firm should have done at least one consultancy works of similar nature (Multi-storied Building like offices, shopping malls, institutional buildings etc./ Multi-storied Residential Flats) for preparation of Detailed Project Reports (DPR). The project value of one such successfully executed/completed project on which bidder has given consultancy shall not be less than Rs.90.00 Cr. during the last seven years.

OR

The firm should have done at least one consultancy works of similar nature (Multi-storied Residential Flats with minimum 100 Nos. of 3 BHK premium flats with minimum area of flats 1100 sqft) for preparation of Detailed Project Reports (DPR).

Note - For the purposes of this qualification, only such projects shall be considered, for which, consultancy DPR/Report has been accepted / approved by the client department and on the basis of which work has been completed/substantially executed. The bidder shall submit a certificate from the concerned authority in this regard along with the work order copy of civil work and actual work photos”

(ii) Point No. (1) of Clause 7.7.4(iii) on Page No. 21 will be as-

“Specific experience of the consultants in last 10 years towards preparation & approval of DPR /Detailed design engineering related to similar work

Overall experience of consultancy firm in preparation & getting approval of DPR, Design of multi-storied building like offices, shopping malls, institutional buildings, sport complex etc./Multi-storied residential flats/ Commercial building etc.

(i) One similar project of Rs. 150 Cr or more

OR./ Multistoried building with 165 flats or more

(a) Acceptance of DPR and work completed / substantially executed– 35 marks



OR

(ii) Three similar projects of Rs. 75 Cr or more.

OR/ Multistoried building with 85 flats or more

(a) Acceptance of DPR and work completed / substantially executed – 11.67 marks each having total marks is 35.”

The prospective above listed bidders and through mail also raised various queries and presented few suggestions for inclusion/deletion in the Tender Document of the said work and also sought some clarifications regarding various points. These queries are appended below for reference:-

S. No.	Query/ Suggestion	Raised by	Response/ clarifications by JDA officials in prebid meeting
1	Bid security deposit is exempted for Architects registered in UDYAM MSME (Micro, Small and Medium Enterprises).	PRAMOD JAIN & ASSOCIATES	Not accepted but Bid security shall be 0.5 % of the estimated procurement cost for bidders registered in MSME (Micro, Small and Medium Enterprises).
2	In clause 5.7-3(iii), Turn over should be modified as “The bidder should have minimum financial turnover of Rs. 100 lacs in any one of the last five financial years.”	PRAMOD JAIN & ASSOCIATES	The required annual Turn Over of the bidder for the consultancy work in any one of the last 7 financial years should not be less than 120.00 lacs instead of 170.00 lacs
3	In clause 5.7-(b)i, similar nature of work should be modified as The project value of one such successfully executed/completed project on which bidder has given consultancy shall not be less than Rs.90.00 Cr. during the last seven years. Suggested Modification: The firm should have done at least one consultancy works of similar nature (Multi-storied Building like offices, shopping malls, institutional buildings, housing, public buildings such as convention centres, cultural centers etc, for preparation of Detailed Project Reports (DPR). The project value of one such successfully	PRAMOD JAIN & ASSOCIATES	Institutional Buildings means public buildings such as convention center, cultural center, Healthcare, Educational etc and project cost will remains same.



	executed/completed project on which bidder has given consultancy shall not be less than Rs.100.00 Cr. during the last seven years.		
4	In clause 5.7-(b)iii, turn over should be modified as The required annual Turn Over of the bidder for the consultancy work in any one of the last 7 financial years should not be less than 100.00 lacs. The present price level for turnover, cost of completed work of similar nature, the previous year's value shall be given weight age of 10% per year.	PRAMOD JAIN & ASSOCIATES	The required annual Turn Over of the bidder for the consultancy work in any one of the last 7 financial years should not be less than 120.00 lacs instead of 170.00 lacs
5	In clause 5.8-The successful bidder shall furnished a security deposit after award of work (while the EMD and security deposit is exempted for UDYAM Registration, a performance security of maximum 5% of value of work may be deducted from the running bills of the consultant with sealing of maximum Rs. 10.00Lacs for MSME registered firms). Please clarify.	PRAMOD JAIN & ASSOCIATES	The successful bidder shall furnish a Security Deposit equivalent to 5% of cost of work instead of 10% after award of work as applicable rules in JDA for all bidders. The successful bidder who registered on MSME shall furnish a Security Deposit equivalent to 1% of cost of the work after award of work as applicable rules in JDA.
6	In technical marking system, point no. (i) should be modified as - Overall experience of consultancy firm in preparation & getting approval of DPR, Design of multi-storied building like offices, shopping malls, institutional buildings, sport complex etc./Multi storied residential flats/ Commercial building, housing, public buildings	PRAMOD JAIN & ASSOCIATES	As per point No. 3 similar nature of work described and for project cost condition of the bid document will remains same.



	such as convention centres, cultural centers etc. (1) One similar project of Rs. 100 Cr or more OR Multistoried building with 165 flats or more (a) Acceptance of DPR and work completed / in progress- 35 marks								
7	In technical marking system, point no. iv should be modified as - Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023 24, 2022-23, 2021-22, 2020-21, 2019-20) attached with a copy duly certified by Chartered Accountant) Up to Rs. 75 Lacs- 5 Marks More than Rs. 75 Lacs - 10 Marks	PRAMOD JAIN & ASSOCIATES	The marking criteria has been modified as below- <table><tr><td colspan="2">Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023-24, 2022-23, 2021-22, 2020-21, 2019-20) with copies duly certified by Chartered Accountant)</td></tr><tr><td>Up to Rs. 120 Lacs</td><td>5</td></tr><tr><td>More than Rs. 120 Lacs</td><td>10</td></tr></table>	Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023-24, 2022-23, 2021-22, 2020-21, 2019-20) with copies duly certified by Chartered Accountant)		Up to Rs. 120 Lacs	5	More than Rs. 120 Lacs	10
Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023-24, 2022-23, 2021-22, 2020-21, 2019-20) with copies duly certified by Chartered Accountant)									
Up to Rs. 120 Lacs	5								
More than Rs. 120 Lacs	10								
8	Please clarify General Condition of Contract 2.1.2 (Page No. 30) “The rates quoted should be inclusive of all taxes payable for this Consultancy Services, which shall not be paid/ reimbursed by the Client separately.”	PRAMOD JAIN & ASSOCIATES	GST (as applicable) will be payable extra on the consultancy fee.						
9	Clause 5.2 (Page No. 42) Detailed scope of services for preparation of Detailed Project Report- JDA would supply Total station survey plan to all the desires participants of the above project. JDA would also supply details of soil bearing	PRAMOD JAIN & ASSOCIATES	Total station survey will be enclosed with the Pre bid meeting minutes and the same will be available on eproc. portal. The Total Station Survey provided by the Authority is for preliminary design and presentation purposes only. The successful bidder shall undertake and verify the actual						



	capacity to the selected consultant.		detailed survey of the site at their own cost after award of the contract, and no claim on account of any variation arising therefrom shall be entertained. After award of the contract, the successful bidder shall undertake the necessary geotechnical/soil investigation, including determination of the soil bearing capacity, at his own expense. All costs associated with such investigations shall be deemed to be included in the bid price, and no additional payment shall be admissible."
10	Tender Fee- For MSME registered Architects Only 50% of the prescribed cost of tender fee - Rs. 2,500 (Instead of Rs. 5,000)	PRAMOD JAIN & ASSOCIATES	Accepted, Bid document fee will be Rs. 2500 for bidders registered in MSME (Micro, Small and Medium Enterprises).
11	EMD- For MSME registered Architects, Rs. 6,80,000/- is demanded as EMD. For MSME Registered firms the Bid security equivalent to 0.5% of the tender value is payable -0.5% of Rs. 3,40,00,000.00 = Rs. 1,70,000.00	PRAMOD JAIN & ASSOCIATES	Accepted, Bid security will be 0.5 % (Rs. 1,70,000.00/-) of the estimated procurement cost for bidders registered in MSME (Micro, Small and Medium Enterprises).
12	Performance Security levied on MSME Registered Architects is 1% of the total fee. This may be deducted from payment of running bills after adjusting the security deposit.	PRAMOD JAIN & ASSOCIATES	Accepted, The successful bidder who register on MSME shall furnish a Security Deposit equivalent to 1% of cost of the work instead of 5% after award of work as applicable rules in JDA.
13	Qualification Criteria S.No.-3 (iii) (Page No. 16): Financial Turnover For MSME Registered Architects annual financial turnover is fully exempted or relaxed upto 50% i.e. 50% of Rs. 170 lacs.= Rs. 85 lacs.	PRAMOD JAIN & ASSOCIATES	The required annual Turn Over of the bidder for the consultancy work in any one of the last 7 financial years should not be less than 120.00 lacs instead of 170.00 lacs



14	Financial standing (Page No. 16): Suggested Modification: In the consultancy works of similar nature multistoried preparation of DPR of Convention centers and Cultural centers may also be included.	PRAMOD JAIN & ASSOCIATES	Institutional Buildings/Public buildings such as convention center, cultural center, Healthcare, Educational etc will be allowed.						
15	In technical marking system, point no. iv should be modified as Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023 24, 2022-23, 2021-22, 2020-21, 2019-20) attached with a copy duly certified by Chartered Accountant) Up to Rs. 75 Lacs- 5 Marks More than Rs. 75 Lacs- 10 Marks requested that the technical eligibility and evaluation criteria may kindly be reviewed modified accordingly so that a large number of experienced architects can also participate.	PRAMOD JAIN & ASSOCIATES	The marking criteria has been modified as below- <table border="1"><tr><td colspan="2">Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023-24, 2022-23, 2021-22, 2020-21, 2019-20) with copies duly certified by Chartered Accountant)</td></tr><tr><td>Up to Rs. 120 Lacs</td><td>5</td></tr><tr><td>More than Rs. 120 Lacs</td><td>10</td></tr></table>	Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023-24, 2022-23, 2021-22, 2020-21, 2019-20) with copies duly certified by Chartered Accountant)		Up to Rs. 120 Lacs	5	More than Rs. 120 Lacs	10
Average Financial Turnover of the consulting firm from the work of consultancy during last seven completed financial Years (2025-26, 2024-25, 2023-24, 2022-23, 2021-22, 2020-21, 2019-20) with copies duly certified by Chartered Accountant)									
Up to Rs. 120 Lacs	5								
More than Rs. 120 Lacs	10								
16	Bid Processing Fee: With reference to the tender document, it is specified under Clause 5.5(b) on Page No. 14 that the bidder is required to pay a non-refundable Bid Processing Fee of Rs. 1,000/- However, on the e-Procurement Portal Information Sheet, the Bid	Enarch Consultants Pvt. Ltd	Bid Processing Fee will be of Rs. 2,000/- as mentioned in NIB notice.						



	Processing Fee has been mentioned as Rs. 2,000/-		
17	Eligible Assignments: It is specified under Clause 5.7(b)(i) on Page No. 16 of the Tender Document that the bidder should have completed at least one consultancy assignment of similar nature during the last Seven (7) years. However, under Sr. No. (1) of Clause 7.7.4(iii) on Page No. 21 of the Tender Document, it is stated that the bidder should possess specific experience of similar work during the last Ten (10) years.	Enarch Consultants Pvt. Ltd	No change. The condition of bid document will remains same.
18	Eligible Assignments: It is specified under Clause 5.7(b)(i) on Page No. 16 and Clause 7.7.5 on Page No. 23 of the Tender Document that the bidder should have completed at least one consultancy assignment of similar nature having a project cost of not less than Rs. 90 Crores. However, under Sr. No. (1) of Clause 7.7.4(iii) on Page No. 21, it is stipulated that the bidder should possess specific experience of one similar project having a project cost of Rs. 150 Crores. The above provisions indicate different minimum project cost requirements for similar work experience. In order to maintain uniformity and avoid any ambiguity in the eligibility and evaluation criteria, it is requested that the requirement of one	Enarch Consultants Pvt. Ltd	No Change. Same as clarify in prebid meeting briefing as mentioned above.



	similar project costing not less than Rs. 150 Crores, as stipulated under Clause 7.7.4(iii), may kindly be considered and confirmed as the applicable criterion. In view of the above, it is requested that necessary corrigendum / addendum may please be issued at the earliest considering our above request(s) / suggestions(s).		
19	It is requested that the last date for submission of the bid may please be extended atleast by 10 to 15 days.	Enarch Consultants Pvt. Ltd	No Change.
20	Tender no is 12 on portal however in NIT TENDER NO IS 11 (enclosed screen shot)	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	It is not clear, however NIT No. is JDA/EE-HQ/12/2026-27
21	2. What is the meaning of clause (1) sub clause (ii) Explain about Three similar projects of 75 crores more. Does it mean 3 projects with 85 flats (page 21)	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	As per clause 7.7.4 (iii-1) Three similar projects of Rs. 75 Cr or more. OR/ Multistoried building with 85 flats or more (a) Acceptance of DPR and work completed / substantially executed – 11.67 marks each having total marks is 35.
22	What stage of project you would consider for ongoing projects? (page 21)	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	Only such projects shall be considered, for which, consultancy DPR/Report has been accepted / approved by the client department and on the basis of which work has been completed/substantially executed. The bidder shall submit a certificate from the concerned authority in this regard along with the work order copy of civil work and actual work photos
23	We can get on completion certificate but not on photo	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	For ongoing works, latest progress photographs indicating the status of execution shall be enclosed and for completed works, photographs of the completed project along with a



			completion/performance certificate issued by the competent authority shall be submitted as proof of successful execution of the work.	
24	How many floors for multi-storeyed building	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	As per building By-laws	
25	What we have to submit in point (ii) adequacy of proposed work and methodology, please clarify (page 21) Please give some pointers so that we prepare accordance what you required	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	Parameters	Marks
			About the Organization and Understanding of Government processes	5
			Project case studies showing relevant experience	5
26	What is the breakup of 40 marks for point (ii) page 21 and Meaning of adequacy and methodology	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	Project understanding, Work Plan, Approach & Methodology	10
			Sketches, layout, views of the Proposed Development	20
27	When we have to do the presentation?	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	Presentations will be held on 29.07.2026 and 30.07.2026 time – 11.00 am at in “MANTHAN HALL”, Third Floor, Main Building, JDA Campus, Jaipur and if any change the same will be intimated through eproc portal, sppp portal and JDA website.	
28	We require total station plans and the department requirements to prepare the presentation please provide us so we can start the preparation of the same	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	Total station survey will be enclosed with the Pre bid meeting minutes and the same will be available on eproc. portal. The Total Station Survey provided by the Authority is for preliminary design and presentation purposes only. The successful bidder shall undertake and verify the actual detailed survey of the site at their own cost after award of the contract, and no claim on account of any variation arising therefrom shall be entertained.	
29	Page 45 will the cost of Geo technical survey will be reimbursed to the consultants?	B.J. Mehta Architectural & Structural	As page no 45, this type of comment is not available however no reimbursement will be given to the consultant for Geo technical survey.	



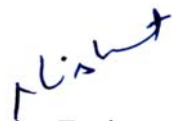
		Consultants Pvt. Ltd	The Consultant shall carry out a detailed geotechnical investigation of the project site, including boreholes at a minimum of two locations up to a depth of 30 metres (or deeper if required based on soil strata conditions), to determine the safe Soil Bearing Capacity (SBC).
30	Point V-Experience in Rajasthan . We have worked for MES Jodhpur for Sa the same should be consider.	B.J. Mehta Architectural & Structural Consultants Pvt. Ltd	Experience for working in Rajasthan will be considered.
31	The bidder is registered under MSME/ Udyam Registration category. Kindly clarify whether MSME/ Udyam registered bidders shall be eligible for exemption from submission of Bid Security Deposit (EMD) as per applicable Government procurement provisions. In case exemption is applicable, kindly confirm the procedure and supporting documents required for availing the same.	Archohm Consults Private Ltd.	The bidder who register on MSME shall furnish a Security Deposit equivalent to 1% of cost of the work.
32	Kindly clarify whether prior registration/ empanelment with JDA as an approved Consultant is mandatory for participation in this tender, or whether any Architect/ Consultant registered with the Council of Architecture and fulfilling the eligibility criteria prescribed in the tender document shall be eligible to participate.	Archohm Consults Private Ltd.	Prior registration/ empanelment with JDA as an approved Consultant is not mandatory.
33	Kindly clarify whether projects executed for private clients/ developers shall be considered as eligible project experience for qualification and technical evaluation,	Archohm Consults Private Ltd.	Projects shall be considered which are duly supported by the Work orders, completion certificates, Photos etc.



	provided the bidder submits supporting documents such as work order, client certificate, completion certificate, DPR/design approval documents, and proof of execution.		
34	Kindly clarify whether consultancy experience executed by the bidder as an Associate Consultant/Sub Consultant to an EPC Contractor for a Government project shall be considered as eligible experience for meeting the qualification criteria, subject to submission of supporting documents such as sub-consultancy agreement/work order, EPC Contractor certification, client certificate, completion certificate, and proof of execution.	Archohm Consults Private Ltd.	Associate Consultant/Sub Consultant to an EPC Contractor can be considered after due evaluation by the committee regarding appropriate supporting documents. The DPR should be approved by the client and certificate for the same have to be submitted by the bidder.

These provision shall form an integral part of the Bid Document and shall be binding on all prospective bidders. Rest other Term & Condition shall remains same as per Bid Document. This bears the approval of Competent Authority.

The meeting was adjourned with thanks.


Executive Engineer (HQ)
JDA, Jaipur

Sample and reference photo of Model for the project



