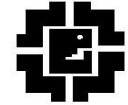


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MINUTES OF PRE-BID MEETING

Name of Work: Engineering and Architectural consultancy work for Construction of Mini Secretariat at Sanganer in Zone-8, JDA, Jaipur”.

NIT for the work " **Engineering and Architectural consultancy work for Construction of Mini Secretariat at Sanganer in Zone-8, JDA, Jaipur**" was issued on 10.08.2026 with pre-bid meeting to be held on 20.08.2026 at 02.30 PM in “MANTHAN” hall of JDA. The bid was uploaded on website (JDA/SPPP/EPROC) on 10.08.2026. The last date of submission of bid online is 01.09.2026 up to 6.00 PM with opening of bid on 08.09.2026 at 11.00 AM in Executive Engineer office.

Following are proceeding of pre-bid meeting.

- 1 Pre-bid meeting was held on 20.08.2026 in ‘MANTHAN’ hall of JDA, which was attended by officers of JDA and prospective bidders as per attendance sheet attached as Annexure ‘A’.
- 2 With the permission of the chair, the pre-bid meeting was started with the welcome note by Director Engineering-II briefing about the project, scope of work, technical parameters, specifications etc.
- 3 After briefing about the project, the pre-bid queries were started to be made by the participants representing their organization/firm. The queries made and decisions taken are Minutised and shall be come the part of bid document.

Following Agencies attended Pre-Bid Meeting:

Agency -1 - M/s Design Architects

Agency -2 - M/s Design2Occupancy Services LLP

Agency -3 - M/s Enarch Consultant Pvt Ltd

Agency-4- M/s Aakaar Consultants

Agency-5 – Sarjan Architects & Project Consultant (SAPC)

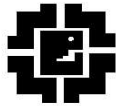
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Agrawal
Designation : Executive Engineer
Date: 2026.09.03 17:06:20 IST
Reason: Approved

RajKaj Ref No.:
24257928

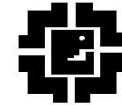
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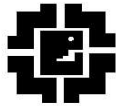
S. N O .	ISSUE NO.	CLAUSE NO. CHAPTER NO.	AS PER TENDER DOCUMENT	PARTICIPANT'S QUERY	RESPONSE/ CLARIFICATIONS
Agency-1 :- M/s Design Architects					
1	1	Sanction No 02 Eligibility Criteria of the Bidder Condition No -B	The Consultant(s) should be an Indian consultancy firm and he should be registered with the council of Architecture or the consultant should have employed Architects registered with council of Architecture. The consultant(s) should have in-house architectural capabilities with minimum experience of 10 years or the consultant should have employed Architects with minimum experience of 10 years and on regular employment with the consultant for minimum 3 years.	As per the agency- the criteria should be the proprietor or all partners must be registered with Council of Architecture is not the employed persons. Only Architectural firms should be allowed to participate.	The Consultant(s) should be an Indian consultancy firm and he should be registered with the council of Architecture. The consultant(s) should have in-house architectural capabilities with minimum experience of 10 years
2	2	Sanction No 01 Clause (A) 1	The consultant should have satisfactorily executed/completed at least one similar consultancy work (Green Building) involving project cost more than 62.50 Cr. during the last 5 years.	In Rajasthan, very few green building projects have been constructed by local architects. Only this condition should be removed as qualification and evaluation criteria. The condition should state that the proposed project will be constructed as a Green Building project.	The consultant should have satisfactorily executed/completed at least one similar consultancy work involving project cost more than 62.50 Cr. during the last 5 years.

Signature valid

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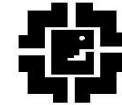
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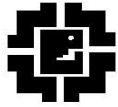
Agency-2 :- M/s Design2Occupancy Services LLP					
3	1	Sanction No 02 Eligibility Criteria of the Bidder Point No 01	The Consultant(s) should have satisfactorily completed at least one similar consultancy work (Green Building minimum 5 Floors with parking provision) involving project cost more than Rs.62.50 crore during the last Five years ending previous day of last date of submission of bid.	The Consultant(s) should have satisfactorily completed at least one similar consultancy work (Green Building minimum 5 Floors with parking provision) involving project cost more than Rs.62.50 crore during the last Eight years ending previous day of last date of submission of bid	The Consultant(s) should have satisfactorily completed at least one similar consultancy work (Building minimum 5 Floors with parking provision) involving project cost more than Rs.62.50 crore during the last Five years ending previous day of last date of submission of bid.
Agency-3 :- M/s Enarch Consultant Pvt Ltd					
4	1	Sanction No 01 S.No 05 Earnest Money Deposit	2 % Rs. 250,000.00 (For Consultant registered in other government departments or firm registered in company/other relevant act)	Micro and Small Enterprises (MSEs) registered under MSME / Udyam / NSIC may kindly be exempted from submission of the EMD amounting to Rs. 2,50,000/-, in accordance with the applicable provisions and Government guidelines relating to EMD exemption for eligible MSEs.	2 % Rs. 250,000.00 (For Consultant registered in other government departments or firm registered in company/ other relevant act) And 0.5% (62,500.00/-) for consultant enlisted C-1 in JDA and registered under MSME / Udyam / NSIC

Signature valid

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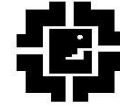
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5	2	Sanction No 02 Eligibility Criteria of the Bidder Point No 02	Similar work means Comprehensive Architectural, Structural & MEP Design Consultancy for Building units in Offices/Educational/Research/Training Institutes etc.	In order to facilitate wider and better participation in the bidding process, it is requested that Hospital / Institutional / Public Building Projects may also kindly be included within the definition of "Similar Works." Such inclusion would enable technically competent and experienced agencies having relevant experience in execution of institutional and public building projects to participate in the tender.	Similar work means Comprehensive Architectural, Structural & MEP Design Consultancy for Building units in Offices/ Educational/ Research/ Training Institutes/ Hospital/ Institutional/ Public building project etc.
6	3	Sanction No 02 Eligibility Criteria of the Bidder Condition No -A	The bidder should have an average annual Financial Turnover (Gross) on consultancy works of minimum Rs. 62.5 Lacs during three consecutive years out of last 5 financial years (2021-22 to 2025-26). Balance sheets of the bidder's company should be duly audited by Chartered Accountant.	The requirement of average annual turnover may kindly be considered for three consecutive financial years out of the last five financial years ending on 31.03.2025, i.e., FY 2020-21 to FY 2024- 25, instead of FY 2021-22 to FY 2025-26. Alternatively, it is requested that the Provisional Balance Sheet for Financial Year 2025-26 be considered.	As per Bid Documents
Agency-4 M/s Aakaar Consultants					
7	1	Sanction No 01 S.No 05 Earnest Money Deposit	Rs. @ 2 % Rs. 250,000.00 (For Consultant registered in other government departments or firm registered in company/other relevant act)	As per Rajasthan MSME Policy- 2024, provisions are made to encourage MSMEs by giving relaxation in EMD (0.5%) and Performance Guarantee (@1%). Hence, this is requested to be incorporated as per the Policy.	2 % Rs. 250,000.00 (For Consultant registered in other government departments or firm registered in company/ other relevant act) And 0.5% (62,500.00/-) for consultant enlisted C-1 in JDA and registered under MSME / Udyam / NSIC
8	2	Sanction No 01 Clause (A) 1	The consultant should have satisfactorily executed/completed at least one similar	The Green Building Consultancy is an exclusive and additional expertise. It is, Digitally signed by Narendra Agrawal Designation : Executive Engineer Date: 2026.09.03 17:06:20 IST Reason: Approved	The consultant should have satisfactorily

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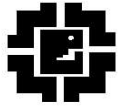
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The Green Building Consultancy is an exclusive and additional expertise. It is, Digitally signed by Narendra Agrawal

Designation : Executive Engineer

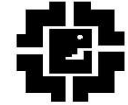
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			consultancy work (Green Building) involving project cost more than 62.50 Cr. during the last 5 years.	therefore, not necessary that an Architect or Engineer, who is leading the Firm, may possess this expertise. As we also know, even in Govt. Sector, very few initiatives have been taken in the direction of Green Building. Hence, this is also requested, that a firm may be allowed to fulfil this criterion by associating an expert (as in the case of Architectural, Structural, MEP and other specialised experts) who may have done numerous projects (instead of only one project...) to serve your requirements in a better way.	executed/completed at least one similar consultancy work involving project cost more than 62.50 Cr. during the last 5 years.
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Agency-5 :- Sarjan Architects & Project Consultant (SAPC)

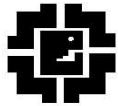
9	1	Eligibility:	The bidder should be registered in “C-1” class in JDA OR equivalent class in any central Government Department/State Government Department/Local body/Railways OR a Firm Registered in company/ any relevant act.	We are a Gujarat-based architectural consultancy firm and registered with the Council of Architecture. We do not have JDA C-1 registration; however, we have relevant government/institutional experience and are presently working with NLU, Jodhpur. We kindly request permission to participate based on equivalent professional registration and experience. Kindly also clarify whether any MSME exemption/relaxation is applicable	As per Bid Documents
10	2	Sanction No 01 Clause (A) 1	The consultant should have satisfactorily executed/completed at least one similar consultancy work (Green Building) involving	Green Building Experience & Project Cost: We have completed a project registered under IGBC Gold and designed as per Digitally signed by Narendra Agrawal Designation : Executive Engineer Date: 2026.09.03 17:06:20 IST Reason: Approved	The consultant should have satisfactorily executed/completed at

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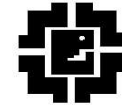
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			project cost more than 62.50 Cr. during the last 5 years.	green building criteria, completed in 2022. The final green certification was not obtained due to reasons related to the concerned authority. We also have experience with a LEED- certified private project. We therefore request that IGBC-registered and LEED-certified projects be considered and that the minimum project cost requirement of Rs. 62.50 crore be suitably relaxed up to 50 crore.	least one similar consultancy work involving project cost more than 62.50 Cr. during the last 5 years.
11	3	Bid Submission on e-Procurement Portal of GOR	Start Date: 12.08.206. at 9.30 AM End Date : 01.09.2026 at 06.00 PM	We kindly request an extension of the tender submission deadline to enable other eligible consultants and us to participate and submit a comprehensive proposal.	Decision as per Minutes of PRE-BID meeting upload on e-Procurement Portal of GOR

Narendra Agrawal
Executive Engineer-8

Copy to :-

1. PS to Commissioner, JDA, Jaipur
2. PS to Secretary, JDA, Jaipur
3. Director Engineering-II, JDA, Jaipur
4. Director Finance, JDA, Jaipur
5. Director Law, JDA, Jaipur
6. Additional Chief Engineer IX, JDA, Jaipur
7. Superintending Engineer-XVII, JDA, Jaipur
8. Perspective Bidders
9. Guard File

Narendra Agrawal
Executive Engineer-8

Signature valid

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