कार्यालय गाजियाबाद विकास प्राधिकरण, गाजियाबाद।

पत्रांक 262 / 4 / ई०ई० / जोन–1 / 2026 दिनाँक –02 / 11 / 2026

Corrigendum

मोरटी / राजनगर एक्सटेंशन क्षेत्र में एरोसिटी के निर्माण हेतु आनलाईन माध्यम से पंत्राक सं0–205 / 4 / ई0ई0जोन–1 / 2026 दिनांक 05.10.2026 के माध्यम से ई–टेण्डर पर **Request For Proposal (RFP)** Selection of Consultant for Preparation of Concept Master Plan, Development Strategy and Business & Financial Plan for Ghaziabad Aero-City at Morti / Raj Nagar Extension, Ghaziabad, Uttar Pradesh आर0एफ0पी0 अपलोड की गई थी, उक्त आर0एफ0पी0 में प्री बिड मीटिंग के कम में प्राप्त सुझावों के आधार पर आवश्यक संशोधन सम्मिलित करते हुए Corregendum/Addendum तैयार कर दिया गया है। Corregendum/Addendum का अनुमोदन उपाध्यक्ष महोदय द्वारा दिनांक 31.10.2026 को स्वीकृति प्रदान की गयी है। इसके अतिरिक्त निविदा आमंत्रित करने की अन्तिम तिथि 02.11.2026 को बढ़ाते हुए दिनांक 23.11.2026 तक कर दी गयी है एवं बिड दिनांक 25.11.2026 को खोली जायेगी। आर0एफ0पी0 में शेष नियम व शर्तें यथावत रहेगी।

Tender ID: 2026_GDAUP_1193174_1

E-Tender Notice No.-205/4/E-E-Zone-1/2026 date 05-10-2026

2/11/26

(आलोक रंजन)
मुख्य अभियन्ता

Ghaziabad Development Authority
Near old bus stand, Hapur Road
Ghaziabad

Tender ID: **205/4/EE/Zone-1/2026 Date.05-10-2026** Date /11/2026

Corrigendum/Addendum

Part 1

This is with reference to the RFP titledRequest for proposal for Selection of Consultant for Preparation of Concept Master Plan, Development Strategy and Business & Financial Plan for Ghaziabad Aero-City at Morti / Raj Nagar Extension, Ghaziabad, Uttar Pradesh

Tender ID: **205/4/EE/Zone-1/2026 Date.05-10-2026**

S. No.	Pg No	Clause No	Existing Clause in RFP	New clause after Corrigendum
1.	8	1, pt 14	Bid End Date – 2/11/2026 Bid opening date – 4/11/2026	Bid end date – 23/11/2026 at 5:00 PM Bid opening date – 25/11/2026 at 11:00 AM
2.	10	2.1	Introduction of the Project	Note added in clause 2.1 – The Project Area shall be subject to a permissible variation of ±10% from the indicative area specified in the RFP, without any adjustment to the Consultancy Fee, timelines, manpower deployment or deliverables. Any variation beyond ±10% shall be treated as a material variation in the Scope of Work, and any corresponding adjustment in the Consultancy Fee, timelines, manpower requirements and/or deliverables shall be determined with the approval of GDA and mutually agreed with the Consultant
3.	44		Note: In the event of any delay in submission of the deliverables beyond the stipulated timelines specified in the Contract, and where such delay is solely attributable to the Consultant, GDA shall have the right to levy liquidated damages. The liquidated damages shall be calculated at the rate of 1% (One Percent) of the professional fee attributable to the	Note: In the event of any delay in submission of the deliverables beyond the stipulated timelines specified in the Contract, and where such delay is solely attributable to the Consultant, GDA shall have the right to levy liquidated damages. The liquidated damages shall be calculated at the rate of 0.5% of the professional fee attributable to the delayed or uncompleted

<table>
<tr><td></td><td></td><td></td><td>balance/uncompleted scope of work for every fifteen (15) days of delay or part thereof, subject to a maximum of 10% (Ten Percent) of the total Contract Value. The imposition of liquidated damages shall be without prejudice to any other rights or remedies available to GDA under the Contract. The decision of GDA regarding the determination of delay, attribution of responsibility and calculation of liquidated damages shall be final and binding on the Consultant. No liquidated damages shall be levied where the delay is due to reasons beyond the reasonable control of the Consultant and has been duly accepted by GDA through a written extension of time.</td><td>portion of services of work for every fifteen (15) days of delay or part thereof, subject to a maximum of 10% (Ten Percent) of the total Contract Value. The imposition of liquidated damages shall be without prejudice to any other rights or remedies available to GDA under the Contract. The decision of GDA regarding the determination of delay, attribution of responsibility and calculation of liquidated damages shall be final and binding on the Consultant. No liquidated damages shall be levied where the delay is due to reasons beyond the reasonable control of the Consultant and has been duly accepted by GDA through a written extension of time.</td></tr>
<tr><td>4.</td><td>44</td><td>2.4</td><td>Project deliverable and timelines
*Timeline is cumulative from the date of issue of Letter of Award (LoA) / Commencement of Services. Total assignment duration: 24 Weeks (approximately 6 months)</td><td>*The timelines for all deliverables shall be cumulative from the date of signing of the Agreement. The total duration of the Assignment shall be 24 weeks, approximately 6 months, from the date of signing of the Contract Agreement.

Note: For avoidance of doubt, wherever the RFP provides that the Assignment timeline shall commence from the date of issuance of the Letter of Award (LoA), Commencement of Services, or any other date, the same shall be read as commencing from the date of signing of the Contract Agreement. This clarification shall apply throughout the RFP wherever applicable.</td></tr>
<tr><td>5.</td><td>42</td><td>2.4</td><td>Project deliverables and timelines
Note: Due to space constraints, certain columns/heads of the table have not been reproduced herein. Only the provisions expressly stated above shall be treated as amended. All other corresponding heads, requirements and provisions shall remain unchanged and shall be read as per the existing RFP.
<table>
<tr><th>Deliverable</th><th>Key Components</th><th>Cumulative Timeline</th><th>Payment</th></tr>
</table>
</td><td>Note: Due to space constraints, certain columns/heads of the table have not been reproduced herein. Only the provisions expressly stated above shall be treated as amended. All other corresponding heads, requirements and provisions shall remain unchanged and shall be read as per the existing RFP.
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</td></tr>
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	Inception Report	Understanding of assignment, methodology, work program stakeholder consultation framework, data collection plan, GIS methodology, survey requirements, project management and reporting framework.	2 Weeks	10%	Inception Report	Understanding of assignment, methodology, work program stakeholder consultation framework, data collection plan, GIS methodology, survey requirements, project management and reporting framework.	2 Weeks	10%
	Existing Situation Assessment & Benchmarking Report	Baseline assessment, GIS database, site reconnaissance, regional context analysis, infrastructure and mobility assessment, socio-economic and market profile, SWOT analysis, opportunities & constraints assessment, domestic and international benchmarking and lessons learned.	6 Weeks	15%	Existing Situation Assessment & Benchmarking Report	Baseline assessment, GIS database, site reconnaissance, regional context analysis, infrastructure and mobility assessment, socio-economic and market profile, SWOT analysis, opportunities & constraints assessment, domestic and international benchmarking and lessons learned.	6 Weeks	15%
	Draft Concept Master Plan	Vision and positioning, development scenarios, Concept Master Plan, spatial development framework, conceptual land-use plan, development districts, development control framework, urban design framework, mobility framework,	12 Weeks	25%	Draft Concept Master Plan	Vision and positioning, development scenarios, Concept Master Plan, spatial development framework, conceptual land-use plan, development districts, development control framework, urban design framework, mobility framework,	12 Weeks	25%

	infrastructure framework, sustainability and resilience framework, development phasing and visualizations.		
Draft Development Strategy and Business & Financial Plan	Economic positioning, market demand assessment, highest and best use analysis, land development and phasing strategy, anchor projects, land monetization framework, investment promotion strategy, implementation models, governance framework, financial model, project cost estimates, revenue projections, cash flow analysis, viability assessment, funding strategy, sensitivity analysis and recommended Business/Development Model.	18 Weeks	25%
Final Concept Master Plan, Development Strategy and Business & Financial Plan	Final integrated submission incorporating GDA's comments, comprising the finalized Concept Master Plan, Development Strategy, Business & Financial Plan, market and demand assessment,	24 Weeks	25%

	infrastructure framework, sustainability and resilience framework, development phasing and visualizations.		
	Upon submission of Draft Concept Master Plan		***70% of 25%***
	Upon approval of Draft Concept Master Plan		***30% of 25%***
Draft Development Strategy and Business & Financial Plan	Economic positioning, market demand assessment, highest and best use analysis, land development and phasing strategy, anchor projects, land monetization framework, investment promotion strategy, implementation models, governance framework, financial model, project cost estimates, revenue projections, cash flow analysis, viability assessment, funding strategy, sensitivity analysis and recommended Business/Development Model.	18 Weeks	25%
	Upon submission of Draft Development Strategy and Business & Financial Plan		***70% of 25%***
	Upon approval of Draft Development Strategy and Business & Financial Plan		***30% of 25%***

				highest and best use assessment, implementation roadmap, land monetization and funding strategy, governance framework, financial model, financial dashboard, GIS database, presentations and all supporting documents.			Final Concept Master Plan, Development Strategy and Business & Financial Plan	Final integrated submission incorporating GDA's comments, comprising the finalized Concept Master Plan, Development Strategy, Business & Financial Plan, market and demand assessment, highest and best use assessment, implementation roadmap, land monetization and funding strategy, governance framework, financial model, financial dashboard, GIS database, presentations and all supporting documents.	24 Weeks	25%
								Upon submission of Final Concept Master Plan, Development Strategy and Business & Financial Plan		***70% of 25%***
								Upon approval of Final Concept Master Plan, Development Strategy and Business & Financial Plan		***30% of 25%***
				Total		**24 Weeks (6 Months)**	**100%**	**Total**	**24 Weeks (6 Months)**	**100%**
6.	49	2.6	In the event of delay in achieving any milestone or completion of the Assignment due to reasons solely attributable to the Consultant, GDA shall be entitled to levy Liquidated Damages at the rate of one percent (1%) of the Consultancy Fee attributable to the delayed or uncompleted portion of Services for every fifteen (15) days of delay or part thereof, subject to a maximum						In the event of delay in achieving any milestone or completion of the Assignment due to reasons solely attributable to the Consultant, GDA shall be entitled to levy Liquidated Damages at the rate of 0.5% of the Consultancy Fee attributable to the delayed or uncompleted portion of Services for every fifteen (15) days of delay or part thereof, subject to a maximum of ten		

			of ten percent (10%) of the total Contract Price.	percent (10%) of the total Contract Price.
7.	51	3.1.2 (1)	Financial eligibility : Documentary Proof: Financial Turnover certificate from statutory auditor with UDIN number In case of a Joint Venture/ Consortium, each member's contribution towards the turnover shall be considered in the same ratio of their equity participation in the consortium or JV. Illustration: Say If "A" and "B" are two members of Consortium. "A" has 70% equity holding in Consortium and "B" has 30% equity holding. In such a condition, 70% of A's turnover and 30% of B's turnover will betaken for the calculation of eligibility of the Consortium.	**Financial Turnover certificate from Chartered Accountant with valid UDIN number** In case of a Joint Venture/ Consortium, each member's contribution towards the turnover shall be considered in the same ratio of their contractual participation/share in the consortium or JV. Illustration: Say If "A" and "B" are two members of Consortium. "A" has 70% contractual holding in Consortium and "B" has 30% contractual holding. In such a condition, 70% of A's turnover and 30% of B's turnover will betaken for the calculation of eligibility of the Consortium.
8.		(2)	**Documentary proof:** For completed assignments, a Project Completion Certificate issued by the Client's authorized official not below the rank of Executive Engineer (or equivalent) shall be submitted. For substantially completed assignments, a Client Certificate certifying satisfactory performance and confirming disbursal of at least 80% of the total consultancy fee shall be provided. In all cases, copies of the relevant Work Order / Contract / LOA / LOI / signed Agreement clearly indicating the scope of work shall be submitted. Individual entity or joint venture collectively should meet the Experience criteria.	**Documentary Proof:**For completed assignments, a Completion/Experience Certificate issued by the Client's authorized signatory/competent authority shall be submitted. Where the Client organization does not have an equivalent engineering designation/rank, a certificate issued by its authorized signatory/competent authority shall be acceptable. Where a Completion/Experience Certificate from the Client is not available, the Bidder may submit a self-declaration supported by the relevant Work Order/ Contract/ Agreement/ LOA, proof of submission/completion of the assignment, and a certificate from a Chartered Accountant with valid UDIN confirming completion of the assignment. In all cases, the scope of work and project area shall be substantiated through the Work Order/Contract/Agreement/LOA or any subsequent supporting document issued or certified by the Client clearly establishing the relevant scope and project area. Individual entity or joint venture collectively should meet the Experience criteria.
9.	53		Similar work shall mean; consultancy assignments undertaken for Government Departments, Development Authorities, Industrial Development Authorities, Urban Local Bodies, SPVs,	Similar Work shall mean consultancy assignments undertaken for Government Departments, Development Authorities, Industrial Development Authorities, Urban Local Bodies, SPVs, PSUs,

			PSUs, Airport Authorities or other Public Agencies involving preparation of one or more of the following: • Vision Plans or Vision Documents; • Concept Master Plans or Master Plans; • Development Strategies or Strategic Development Plans; • Feasibility Assessments, including market, economic, financial or investment feasibility studies; • Business Plans, Financial Plans or Financial Modelling for urban or area development projects; • Economic Development Plans or Economic Master Plans; • Land Monetization Strategies, Investment Promotion Strategies or Implementation Roadmaps; and/or • Land Use Plans, Infrastructure Frameworks, Mobility Frameworks or other integrated planning studies. for Aero-Cities, Aerotropolis, Airport Cities, Global Cities, New Cities, Capital Cities, Integrated Townships, Smart Cities, CBDs, Industrial/Logistics Cities, Knowledge Cities, Sports Cities, Tourism Cities, Theme-Based Cities, Transit-Oriented Developments (TODs) or other Greenfield/Brownfield Urban and Area Development Projects. Experience in any one or more of the above project categories shall be considered as eligible Similar Work, provided that the assignment involved a minimum planning area of 50 Hectares, either as a standalone project or as part of a larger planning assignment.	Airport Authorities or other Public Agencies involving preparation/provision of one or more of the following: • Vision Plans or Vision Documents; • Concept master plans or Master Plans; • Development Strategies or Strategic Development Plans; • Feasibility Assessments, including market, economic, financial or investment feasibility studies; • Business Plans, Financial Plans or Financial Modelling for urban or area development projects; • Economic Development Plans or Economic Master Plans; • Land Monetization Strategies, Investment Promotion Strategies or Implementation Roadmaps; • PPP / Transaction Advisory services, including project structuring, evaluation of implementation models, financial structuring, bid process advisory and/or transaction support for urban development or infrastructure projects; for Aero-Cities, Aerotropolis, Airport Cities, Global Cities, New Cities, Capital Cities, Integrated Townships, Smart Cities, CBDs, Industrial/Logistics Cities, Knowledge Cities, Sports Cities, Tourism Cities, Theme-Based Cities, Transit-Oriented Developments (TODs) or other Greenfield/Brownfield Urban and Area Development Projects. Experience in any one or more of the above project categories shall be considered as eligible Similar Work, provided that the assignment involved a minimum planning area of 50 Hectares, either as a standalone project or as part of a larger planning assignment.
10.	54	3.1.4	Bidder should have, during the last three years, failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder.	Bidder should **NOT** have, during the last three years, failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder.

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<tr><td></td><td></td><td></td><td>Norms for JV/Consortium

ii. In case of Proposals submitted by a Consortium, a written Joint Bidding Agreement, executed on an affidavit, duly signed by all Consortium members, shall be submitted.

iv. The Agreement shall clearly specify the details of Prime/Lead Bidder, stake of each partner and outline the roles and responsibilities of each partner

v. The Lead Member of the consortium shall maintain a minimum percentage share of 51% by way of owners' equities/capital of the aggregate shareholding of the Consortium during full tenure of Agreement

xi. In case of a Consortium, the Lead Member or any of the Consortium Members shall participate in only one bid, either individually or as a member of any other consortium. The financial eligibility criteria set out in Section 3.1.2 shall be satisfied by the Consortium collectively, based on the combined financial capacity of all members of the Consortium as a cumulative total.</td><td>ii. The Joint Bidding Agreement shall be executed on non-judicial stamp paper of INR 100, duly signed by all Consortium members and notarized
iv. The Joint Bidding Agreement shall clearly specify the details of the Lead Member, the participation percentage of each member and the roles and responsibilities of each member. The participationpercentages, division of professional responsibilities and internal commercial arrangements of the members shall be mutually determined by them through the Joint Bidding Agreement.
v. The Lead Member of the Consortium shall have a minimum contractual participation/share of 51% in the Consortium throughout the tenure of the Agreement.
xi. In case of a Consortium, the financial eligibility criteria relating to turnover under Section 3.1.2 shall be assessed collectively, with each Consortium member's turnover considered in proportion to its respective participation/share in the Consortium. The same methodology shall apply wherever turnover is considered for technical evaluation under Section 3.2. All other eligibility and technical evaluation criteria shall be assessed collectively or individually, as specifically prescribed under the respective criteria/provisions of the RFP.</td></tr>
<tr><td>11.</td><td>55</td><td>3.1.5</td><td></td><td></td></tr>
<tr><td>12.</td><td>56</td><td>3.1.6</td><td>Key personnel of the project
<table><tr><th>Sl. No.</th><th>Key Personnel</th><th>Educational Qualification</th><th>Professional Experience</th></tr></table></td><td>Key personnel of the project
<table><tr><th>Sl. No.</th><th>Key Personnel</th><th>Educational Qualification</th><th>Professional Experience</th></tr><tr><td>1</td><td>Team Leader / Urban Planning Expert</td><td>M.Plan./Master's in Urban Planning, Regional Planning, Urban & Regional Planning, Architecture (B.Arch + M.Plan.), Civil Engineering (B.Tech/B.E. + M.Plan./M.Tech/Master's</td><td>15 Years</td></tr></table></td></tr>
</table>

1	Team Leader / Urban Planning Expert	M.Plan./Master's in Urban Planning, Regional Planning, Urban & Regional Planning, Architecture (B.Arch + M.Plan.), Civil Engineering (B.Tech/B.E. + M.Plan./M.Tech) or equivalent	15 Years
2	Economic Development & Market Assessment Expert	MBA, Master's in Economics, Development Studies, Urban Economics, Real Estate Management, Infrastructure Management or equivalent	10 Years
3	Urban Designer & Master Planning Expert	Master's in Urban Design, Urban Planning, Landscape Architecture, Architecture (B.Arch + MUD/M.Plan.) or equivalent	10 Years
4	Infrastructure & Utilities Expert	B.Tech./B.E. in Civil Engineering with M.Tech./Master's in Infrastructure Planning, Urban Infrastructure, Environmental Engineering or	10 Years

		in Infrastructure Planning) or equivalent	
2	Economic Development & Market Assessment Expert	MBA/PGDM (finance)/, Master's in Economics/ Development Studies/ Urban Economics/ Real Estate Management/, Infrastructure Management or equivalent	10 Years
3	Senior Urban Planner	Master's in Urban and Regional Planning/Urban Planning/ Infrastructure Planning/ Transport Planning or equivalent **Experience on eligible assignment: should have dealt in concept master planning, land use planning, development strategy, infrastructure/mobility integration and/or integrated planning of urban/area development projects**	10 Years
4	Urban Designer/ Landscape Architect	Bachelor in urban Design + Master's in Urban Design/ B.Arch + MUD/ Master in Landscape Architecture or equivalent **Experience on eligible**	10 Years

		equivalent	
5	Transportation & Mobility Expert	B.Tech./B.E. in Civil Engineering with Master's in Transportation Planning, Transport Engineering, Urban Transport Planning or equivalent	10 Years
6	Financial & Land Monetization Expert	CA / CFA / MBA (Finance) / Master's in Finance, Infrastructure Finance, Real Estate Finance or equivalent	10 Years
7	Environment & Sustainability Expert	M.Tech./Master's in Environmental Engineering, Environmental Planning, Sustainability Studies, Climate Change Studies or equivalent	8 Years
8	GIS & Spatial Analytics Expert	Bachelor's/Master's in GIS, Geomatics, Remote Sensing, Geography, Geoinformatics or equivalent	8 Years

		assignment: should have experience in public realm, openspace planning and/or mixed-use urban development, place-making, landscape planning for large scale urban/area development projects.	
5	Real Estate & Market Assessment Expert	MBA/PGDM in Real Estate/ Master's in Real Estate/M.Plan in Housing with real estate as specialisation **Experience on eligible assignment: should have experience in real estate market assessment, demand-supply analysis, highest and best use studies, real estate investment analysis, development feasibility, market absorption, product/development mix, pricing and real estate development strategy.**	10 Years
6	Environment & Sustainability	M.Tech./Master's in Environmental Engineering/,	8 Years

				Expert: Environmental Planning/ Environmental science/ Sustainability Studies/ Climate Change Studies or equivalent
				7 GIS & Spatial Analytics Expert: Bachelor's/Master's in GIS, Geomatics, Remote Sensing, Geography, Geoinformatics or equivalent — 8 Years
13.	58	3.2	**Evaluation of the technical proposal** Step 1: Technical evaluation Average turnover of last three (3) consecutive financial years (FY 2023-24, 2024-25, 2025-26) In case of a Joint Venture/ Consortium, each member's contribution towards the turnover shall be considered in the same ratio of their equity participation in the consortium or JV.	Average turnover of last three (3) consecutive financial years (FY 2023-24, 2024-25, 2025-26) In case of a Joint Venture/ Consortium, each member's contribution towards the turnover shall be considered in the same ratio of their contractual participation/share in the consortium or JV
14.	59		Key Personnels a) Team Leader / Urban Planning Expert — 5 Marks b) Economic Development & Market Assessment Expert — 3 Marks c) Urban Designer & Master Planning Expert — 3 Marks d) Infrastructure & Utilities Expert — 2.5 Marks e) Transportation & Mobility Expert — 2 Marks f) Financial & Land Monetization Expert — 2.5 Marks g) Environment & Sustainability Expert — 1 Marks h) GIS & Spatial Analytics Expert — 1 Marks i)	Key Personnels a) Team Leader / Urban Planning Expert — 7 Marks b) Economic Development & Market Assessment Expert — 3 Marks c) Senior Urban Planner — 3 Marks d) Urban Desing/Landscape Architect — 2 Marks e) Real Estate& Market Assessment Expert — 2 Marks f) Environment & Sustainability Expert — 2 Marks g) GIS & Spatial Analytics Expert — 1 Marks
15.	76		Events of Default leading to Termination	The revised clause to be read as follows **5.3.5 Events of Default leading to Termination** **a) By the GDA**

				GDA may terminate this Contract in case of the occurrence of any of the events specified in paragraphs (i) through (iv) of this clause 5.3.5. In such an occurrence the GDA shall give a not less than twenty-one (21) days written notice of termination to the Consultant. b) Payment upon termination Upon termination of this Contract pursuant to GC Clauses 5.3.5 (a) or (b), the GDA may make the following payments to the Consultant: (b) Except in the case of terminationpursuant to paragraphs (i) through (iii) of GC Clause 5.3.5.(a), reimbursement of any reasonable cost if the GDA is so satisfied incident to the prompt and orderly termination of the Contract.
16.			*Note: For avoidance of doubt, the Earnest Money Deposit (EMD) and Performance Security shall be submitted in the form/manner specified in the Data Sheet. In the event of any inconsistency or discrepancy regarding the form/manner of submission of EMD or Performance Security elsewhere in the RFP, the provisions of the Data Sheet shall prevail*	

Last date for bid submission is 23.11.2026

The above changes will be applicable to all similar clauses of the RFP.

All other terms and conditions of the RFP shall remain unchanged.



Part -2 General clarifications on the pre bid queries

The following clarifications are being issued by Ghaziabad Development Authority in response to common issues/clarifications raised by prospective bidders during the pre-bid process. Similar or overlapping queries raised by different bidders have been consolidated and addressed thematically to avoid repetition. These clarifications shall be read in conjunction with the RFP and the Corrigendum issued thereto.

Wherever any provision of the RFP has been specifically modified through the Corrigendum, the revised provision contained in the Corrigendum shall prevail. All other provisions of the RFP shall remain unchanged.

S.no	Concerns
1.	**Eligibility of Foreign / International Firms**
	i. Only eligible firms/entities registered in India and meeting the prescribed eligibility requirements, including applicable GST registration and experience requirements in India, shall be eligible to participate. The tender is not a global tender; accordingly, foreign/international firms shall not be eligible to participate either individually or as members of a JV/Consortium. ii. Engagement of individual foreign experts, if considered necessary, may be undertaken by the Consultant at its own discretion and cost, subject to compliance with the RFP. Such engagement shall not make the foreign entity a Bidder/JV member or provide eligibility credentials to the Bidder.
2	**JV / Consortium Eligibility and Experience**
	i. Technical eligibility of a JV/Consortium may be met collectively by its members, except where a criterion specifically requires compliance by an individual member. Financial eligibility and other requirements shall be assessed in accordance with the methodology prescribed under the respective provisions of the RFP/Corrigendum. ii. Eligible assignments of either Consortium member may be considered collectively towards the prescribed experience requirements. Assignments undertaken by a member as part of another JV/Consortium may be considered where the member's role/share in the assignment is clearly established through appropriate contractual/client documentation
3	**Lead Member and Consortium Structure**
	iii. The Lead Member shall be responsible for overall coordination and successful execution of the Assignment. The Joint Bidding Agreement shall clearly specify the participating members, their respective participation/share, roles and responsibilities, and other requirements prescribed under the RFP/Corrigendum.

	iv. No separate legal entity is required to be incorporated solely for undertaking the Assignment
4	**Experience of Related / Group Entities**
	i. Only the experience and credentials of the bidding entity or eligible JV/Consortium members, as applicable, shall be considered for eligibility and technical evaluation. Credentials of Group Companies, Subsidiaries, Associates or Sister Companies shall not be considered. ii. Experience of a predecessor/conversion/restructured entity may be considered only where legal succession/continuity and transfer of the relevant credentials are established through appropriate supporting documentation
5	**Key Personnel and Employment Status**
	iii. The proposed Key Personnel are not required to be permanent employees on the Bidder's payroll. External consultants, contractual professionals or individual specialists may be proposed, provided they meet the prescribed qualification and experience requirements and are available for deployment during the Assignment. iv. The documentary requirements for Key Personnel shall be as specified in the RFP, including the applicable Team Composition Form, CVs and educational qualification documents.
6	**Deployment and Man-Month Requirements**
	No minimum man-month requirement is prescribed for Key Personnel. The Consultant shall determine appropriate deployment based on the scope, deliverables and timelines and shall ensure availability of the required personnel for satisfactory and timely completion of the Assignment. Continuous on-site deployment of the project team in Ghaziabad is not envisaged.
7	**Specialist Sub-consultants / External Experts**
	The Consultant may engage specialist sub-consultants, external experts or specialist agencies for individual components of the Assignment, as considered necessary. Such engagement shall be at the Consultant's discretion and cost, and the Consultant shall remain fully responsible for coordination, quality and delivery of the entire Assignment. Credentials of such sub-consultants/experts shall not be considered towards the Bidder's eligibility or technical scoring unless specifically provided otherwise in the RFP.
8	**Documentary Evidence for Experience**

	For completed assignments, a Completion/Experience Certificate issued by the Client's authorized signatory/competent authority shall be acceptable. Where the Client organization does not have an equivalent engineering designation/rank, the designation requirement shall be interpreted having regard to the organizational structure of the concerned Client. Where a Completion/Experience Certificate is unavailable, the Bidder may furnish the alternative documentary evidence permitted under the RFP/Corrigendum. In all cases, the scope of work and project area shall be established through the Work Order/Contract/Agreement/LOA or subsequent supporting documentation issued or certified by the Client.
9	**Multiple Contracts / Phases of an Assignment**
	Multiple contracts may be counted separately where they constitute distinct consultancy assignments supported by separate contractual documentation. Different phases or components performed under the same contract/assignment shall not be counted as separate assignments.
10	**Project Area and Land Assembly**
	The project area of approximately **231.371 hectares is indicative**. Completion of land acquisition, land pooling, direct purchase or physical possession of the entire land is not a prerequisite for undertaking the present Assignment. The Consultant shall undertake the study based on the indicative project area, available land information and assumptions finalized in consultation with GDA. Actual land acquisition/land assembly proceedings are not part of the Consultant's scope. Any material variation in the project area shall be dealt with in accordance with the applicable variation provisions of the RFP/Corrigendum
11	**Land and Revenue Information**
	i. Relevant boundary information, revenue/cadastral records, khasra maps, land ownership information, land acquisition/assembly status and other land-related information available with GDA shall be shared with the selected Consultant to the extent available. ii. Detailed title verification, legal due diligence of individual parcels, physical boundary demarcation and resolution of ownership/title disputes are not part of the present Assignment.
12	**Availability of Data and GIS Information**
	i. Relevant datasets, Master/Zonal Plans, reports, cadastral/revenue records, utility information, infrastructure

	proposals, GIS/CAD information and other project information available with GDA shall be shared with the selected Consultant to the extent available. ii. An exhaustive inventory of available datasets is not being committed at the bidding stage. The Consultant shall remain responsible for identifying, collecting, compiling and verifying information required for completion of the Assignment
13	**Coordination with Other Departments**
	GDA shall provide reasonable facilitation/coordination support with relevant Government departments/agencies wherever required and feasible. The Consultant shall, however, remain responsible for necessary coordination and collection/verification of information required for the Assignment.
14	**Influence Zone**
	i. No predetermined radius or geographical extent is prescribed for the influence zone. The Consultant shall define an appropriate influence area based on the project context, regional connectivity, surrounding development, market linkages and requirements of the Assignment, in consultation with GDA. ii. Analysis beyond the project boundary may be based on appropriate secondary data and concept-level assessments.
15	**Scope and level of surveys**
	i. The present Assignment is a concept-level planning, development strategy and financial planning exercise. Accordingly, detailed engineering-grade surveys and investigations are not envisaged. ii. The Consultant shall undertake such site reconnaissance, ground verification, primary data collection, consultations and other concept-level assessments as reasonably necessary for the Assignment. iii. Detailed topographical/drone/LiDAR surveys, geotechnical investigations, detailed hydrological/flood modelling and other DPR/detailed-design-stage investigations are outside the present scope
16	**Traffic and Transportation Studies**
	i. Detailed traffic surveys and modelling, including traffic counts, origin-destination surveys, junction capacity analysis and detailed Traffic Impact Assessment, are not envisaged under the present Assignment. ii. The Consultant shall undertake a concept-level mobility and transportation assessment based on available information, site reconnaissance and appropriate planning assumptions
17	**Satellite Imagery and Spatial Data**

	i. Procurement of fresh commercial satellite imagery is not mandatory. The Consultant may use available GDA/Government datasets, appropriate open-source imagery and/or other authenticated spatial information suitable for the requirements of the Assignment. ii. No specific resolution, acquisition period, processing level or licensing requirement is prescribed. The Consultant shall exercise professional judgment to use spatial data of adequate quality so that the quality and accuracy of the deliverables are not compromised. iii. Any additional commercial imagery/data independently considered necessary by the Consultant shall be procured at its own discretion and cost
18	**Site Suitability and Aviation Considerations**
	i. The Consultant shall undertake a concept-level assessment of site suitability, development potential, aviation-related opportunities/constraints and applicable planning/regulatory considerations based on available information and relevant statutory provisions. ii. Detailed engineering investigations, aviation infrastructure planning or obtaining statutory approvals do not form part of the present Assignment
19	**Positioning of Ghaziabad Aero-City and airport linked uses**
	i. The proposed development is envisaged as a thematic Aero-City comprising predominantly high-end commercial and mixed-use development, intended to complement the upcoming predominantly residential development in the vicinity and leverage the economic potential associated with nearby Hindon Airport and the wider NCR aviation and connectivity ecosystem. ii. The Consultant shall assess regional connectivity, surrounding development, market potential and demand drivers and recommend the appropriate positioning, development mix and phasing. iii. No specific airport-linked use such as MRO, aviation logistics or similar facility is mandated under the RFP. The Consultant may assess and recommend suitable aviation/airport-linked uses where supported by market demand, economic positioning and development feasibility. iv. Planning or development of airport infrastructure itself is outside the scope of the Assignment
20	**International Cricket Stadium**
	Available information relating to the proposed International Cricket Stadium, including relevant planning/boundary information, shall be shared with the selected Consultant to the extent available with GDA. The Consultant shall appropriately consider the functional and spatial linkages of the Aero-City with the Stadium as part of the Assignment

21	**Development scenarios**
	i. No minimum number of development scenarios is prescribed. The Consultant shall formulate and evaluate suitable alternatives considering parameters such as market demand, land availability, land-use mix, development intensity, infrastructure requirements, implementation/phasing, revenue potential and financial viability. ii. The preferred scenario shall be recommended through comparative assessment and finalized in consultation with GDA
22	**Development control framework**
	iii. The requirement is limited to a concept-level Development Control Framework, including indicative FAR/FSI, density, building heights, ground coverage, setbacks, parking, open spaces and broad built-form parameters. iv. Detailed plot-wise regulations are not envisaged under the present Assignment. Final statutory development controls shall remain subject to the applicable statutory process and approval of the competent authority.
23	**Cost Estimates and Financial Assumptions**
	i. Cost estimates under the Assignment shall be indicative/concept-level estimates appropriate for preparation of the Business & Financial Plan. DPR-level estimates are not required. i. Relevant land-related information and applicable circle rates available with GDA shall be shared to the extent available. The Consultant shall develop appropriate market, discount-rate, financing and other financial assumptions with suitable justification and clearly identified data sources.
24	**Stakeholder Consultations and Workshops**
	ii. No fixed number, format or geographical spread of stakeholder consultations/workshops is prescribed. The Consultant shall plan and conduct such consultations as reasonably required for completion of the Assignment in consultation with GDA. iii. GDA shall provide reasonable coordination/facilitation support with relevant Government departments/agencies wherever required and feasible. Associated costs shall be deemed included in the Consultancy Fee.
25	**Meetings, Visits and Mode of Participation**
	i. The number, participants, location and mode of meetings shall depend upon the requirements of the Assignment. Physical or virtual participation and the personnel required to attend shall be determined in consultation with GDA.

	ii. Where physical attendance is required, attendance may be by the Team Leader and/or relevant Key Personnel/team members, as appropriate to the subject under consideration. Deployment of the entire project team for every meeting is not envisaged.
26	**3D Views, Visualizations and Presentations**
	i. No fixed maximum number of conceptual 3D views/visualizations, presentations or review rounds is prescribed. These shall be prepared/undertaken as reasonably required for review and finalization of the Assignment. Associated costs shall be included in the Consultancy Fee.
27	**Domestic / International Study Visits**
	i. No domestic or international study visits are mandated under the present Assignment. International benchmarking shall be undertaken through appropriate research, analysis and review of comparable case studies. ii. The Consultant may, at its own discretion and cost, undertake visits to relevant domestic projects where considered useful. No provision for domestic/international study travel of GDA officials is included in the Consultancy Fee.
28	**Travel and Related Expenses**
	The Consultancy Fee shall be inclusive of travel and related expenses for meetings/visits required for the Assignment. No separate reimbursement shall be admissible unless specifically provided otherwise in the RFP/Contract.
29	**Review and Approval of Deliverables**
	i. Deliverables shall be reviewed by GDA and/or relevant stakeholders, as applicable, and comments/observations shall be communicated to the Consultant for incorporation. ii. No specific review/approval period is prescribed. Any material impact on the Assignment arising from circumstances beyond the reasonable control of the Consultant may be considered by GDA on a case-to-case basis in accordance with the RFP/Contract.
30	**Stage V and Final Consolidation**
	i. Consultation, review, refinement and approval assistance under Stage V shall constitute a continuing obligation throughout the Assignment and shall not be treated as a separate scope item or independent stage. ii. Final Consolidation represents integration and finalization of the outputs prepared under the Assignment

31	**Handholding Support**
	i. Handholding shall be limited to reasonable clarifications, presentations and assistance required for finalization/adoption of the deliverables under the present Assignment. ii. Statutory approval processing, subsequent-stage tender/bid documentation, detailed DPR/design activities, transaction closure and detailed support to future consultants are outside the present scope unless separately commissioned by GDA
32	**Statutory Approval Fees**
	Any statutory approval fees/charges, where applicable to the Assignment, shall be borne by GDA subject to prior discussion and approval by GDA
33	**Use of Project Information by the Consultant**
	Use of project information, extracts, drawings, visuals or other outputs for corporate credentials, portfolios, presentations or other external purposes shall be subject to the **prior written approval of GDA**
34	**Bid Validity**
	The Bid validity period shall be as specified in the Data Sheet. Any extension, if required, shall be dealt with in accordance with the RFP provisions
35	**Tender Fee/ EMD Exemption/ Performance Security**
	i. No exemption from Tender Fee or EMD is available under the present RFP. The applicable requirements shall be as specified in the Data Sheet/RFP ii. The EMD and Performance Security shall be submitted in the form and manner specified in the Data Sheet. In case of any inconsistency elsewhere in the RFP regarding the form/manner of EMD or Performance Security, the provisions of the Data Sheet shall prevail. iii. Invocation, deduction and replenishment of the Performance Security shall be governed by the applicable provisions of the RFP/Contract. No separate procedure is envisaged unless specifically provided under the Contract. iv. The Performance Security shall be released upon completion and acceptance of the contractual obligations, subject to the validity and other requirements prescribed under the RFP/Contract. No separate release timeline is prescribed.

36	**Mobilisation**
	No separate mobilisation period is envisaged. The period between issuance of the Letter of Award and execution of the Contract Agreement, including completion of Performance Security and other contractual formalities, may be utilized by the selected Consultant for mobilization of the project team.
37	**Delays Beyond Consultant's Control**
	i. Any delay demonstrably arising from circumstances beyond the reasonable control of the Consultant shall be considered by GDA on a case-to-case basis in accordance with the RFP/Contract. ii. Any extension of time or adjustment to the scope, fee or schedule shall be subject to the applicable provisions and prior approval of GDA. No automatic entitlement to additional time or fee shall arise.
38	**Land Assembly and Assignment Timeline**
	i. Land acquisition/land pooling/physical possession of the entire project area is not a prerequisite for performing the present concept-level Assignment. The Consultant shall proceed on the basis of the indicative project area and available information. ii. Accordingly, the ongoing land-assembly process shall not, by itself, constitute a basis for suspension or extension of the Assignment.

eProcurement System Government of Uttar Pradesh

Uttar Pradesh Tenders

Published Corrigendum Details

Date : 02-Nov-2026 04:28 PM

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Organisation Chain :	Ghaziabad Development Authority
Tender ID :	2026_GDAUP_1193174_1
Tender Ref No :	205/4/EE/Zone-1/2026 Date.05-10-2026
Tender Title :	Request for proposal for Selection of Consultant for Preparation of Concept Master Plan, Development Strategy and Business and Financial Plan for Ghaziabad Aero-City at Morti / Raj Nagar Extension, Ghaziabad, Uttar Pradesh
Corrigendum Type :	Technical Bid

Corrigendum Document Details

Corr.No.	Corrigendum Title	Corrigendum Description	Published Date	Document Name	Doc Size(in KB)
1	Amendment in technical bid document	Request for proposal for Selection of Consultant for Preparation of Concept Master Plan, Development Strategy and Business and Financial Plan for Ghaziabad Aero-City at Morti / Raj Nagar Extension, Ghaziabad, Uttar Pradesh	02-Nov-2026 04:28 PM	Corri_1.pdf	3267.99