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ANIIDCO

RFP for selection of Consultant for obtaining Environmental Clearance for development of various projects at Radhanagar, Swaraj Dweep, Development of Hornbill Estate project and development of Golf Village in Rangachang & Rangachang Extension, Sri Vijaya Puram, on PPP Basis

CORRIGENDUM

With reference to the Request for Proposal (RFP) Document for Selection of QCI-NABET Accredited Environmental Consultant for obtaining CRZ/ICRZ Clearance, Environmental Clearance, and Tree Felling Permission/ Forest Clearance (if applicable), for Development of various projects at Radhanagar, Swaraj Dweep/ Development of Hornbill Estate project/ Development of Golf Village at Rangachang and Rangachang Extension, Sri Vijaya Puram, ANI on PPP basis, responses to the clarifications have been hosted in the e-procurement portal i.e., https://eprocure.andamannicobar.gov.in and also hosted in the ANIIDCO's website https://aniidco.and.nic.in

The last date for submission of online bids remain unchanged i.e **03.00 pm on 13.10.2026**. The technical bids will be opened on the same day at 03.30 pm for Radhanagar, 04.00 pm for Hornbill and 04.30 pm for Rangachang & Rangachang Extension projects.

05/10/26

Senior Manager (Projects)

F.No. 1-1881/ANIIDCO/Projects/ 2026-27/3826 Dt. 05.10.2026

अण्डमान तथा निकोबार द्वीपसमूह समन्वित विकास निगम लिमिटेड

(सरकारी उपक्रम)

ANDAMAN AND NICOBAR ISLANDS

INTEGRATED DEVELOPMENT CORPORATION LTD

(A Government undertaking)

CIN: U74999AN1988SGC000028, GSTIN: 35AACCA4070B1ZB

Responses on the Request for Proposal (RFP) Document for Selection of QCI-NABET Accredited Environmental Consultant for obtaining CRZ/ICRZ Clearance, Environmental Clearance, and Tree Felling Permission/ Forest Clearance (as applicable), for Development of various projects at Radhanagar, Swaraj Dweep/ Development of Hornbill Estate project/ Development of Golf Village at Rangachang and Rangachang Extension, Sri Vijaya Puram, ANI on PPP

Sl. No	Clause No	Tender Clause Bidder Query	Tender Clause Bidder Query	Response
Golf Village at Rangachang and Rangachang Extension				
1	9.0	EMD Rs. 1,50,000/- in the form of DD/bank guarantee	We are registered in MSME in small Category. Request to exemption of EMD. Kindly Confirm.	Submission of EMD for bidders registered as MSME will be exempted. Please refer addendum.
2	General	Submission of Tender	For more Competitive bidding. We request you to allow us to submit the bid through subsidiary company and Technical & Financial experience can be consider of Parent Company/Affiliate company. Kindly accept and confirm.	No change proposed.
3	General	Government fees and Statutory fees	All government/ Statutory fees is in the Scope of ANIIDCO. Kindly Confirm.	Any government or statutory fees to be paid for obtaining Environmental Clearance, CRZ Clearance, Forest Clearance (if applicable) shall be the responsibility of ANIIDCO. However, the Concessionaire shall be responsible for assessing the applicable fee requirements, preparing and submitting the requisite applications/documents, and coordinating with ANIIDCO and the relevant authorities throughout the clearance/permission process.

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4	General	Forest Clearance, Wildlife Clearance and Other NOC	Forest Clearance, Wildlife Clearance and Other NOC (if required) is in the Scope of ANIIDCO. Kindly Confirm.	The scope of the work of the consultant will include FC clearance if applicable. Wildlife clearance is not envisaged for the project. However, as per the scope of the work the consultant shall undertake further assessment regarding applicability of applicable clearance. Please refer to clause A.4 of the RFP and Annexure X of the RFP.
5	Scope of Work	The required CRZ maps of 1:4000 for the projects shall be prepared from NCSCM or any authorized agency by the Authority and its cost shall be borne by the Authority.	Whether the CRZ mapping is to be carried out exclusively through NCSCM or if it can be undertaken through any other authorized agency. Kindly Confirm.	The required CRZ maps of 1:4000 for the projects shall be prepared from NCSCM or any authorized agency by the Authority and its cost shall be borne by the Authority. However, the Consultant shall provide necessary input & assistance for preparation of the CRZ map. Please refer Scope of Work in the RFP
6	Scope of Work	CRZ categorization	The applicable CRZ categorization for the project. Kindly Confirm	The project site falls in ICRZ III category. Please refer to clause A.1.3 of the RFP.
7	Scope of Work	Forest Clearance	The area requiring Forest Clearance, if any. Kindly Confirm	The project site is a revenue land, however a portion of mangrove/forest area falls within the project site. Forest clearance to be obtained for the entire project if applicable. EIA consultant to be appointed for the project to undertake further assessment in this regard.
8	Scope of Work	obtaining Mangrove Cell permission	The requirement of obtaining Mangrove Cell permission in case mangroves are present within or are likely to be affected by the project activities, and whether the same is included in the scope of work. Kindly Confirm	The mangrove falling within the project area shall be retained as it is and shall not be disturbed. EIA consultant to advice further in this regard.
9	Timeline for Completion of	On submission of relevant documents/forms to MoEF&CC or relevant	As per Scope of work the Forest Clearance activity required Minimum 15-18 month, hence request to amend the Timeline for Completion of Activity.	The timeline mentioned is only for submission of documents for forest clearance if applicable and the timeline for FC clearance shall be subject to approval of

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	Activity*	competent Authority for FC clearance (if applicable) 4 Month	Kindly Confirm.	MoEF&CC/competent authority. No change proposed.
10	A.7.2 Liquidated Damages	A.7.2.2 Liquidated Damages for delay: In case of delay in completion of Services attributable to the Consultant, liquidated damages not exceeding an amount equal to 0.2% (zero-point two percent) of the Agreement Value per day, subject to a maximum of 10% (ten percent) of the Agreement Value shall be imposed and shall be recovered by appropriation from the Performance Security or otherwise.	As per Scope of work the CRZ Clearance and Forest Clearance activity is depend on Government Authority. Hence delay from Government Authority is not consider for the said clause. Request to amend the clause. Kindly Confirm	No change proposed.
11	-	Location of Project	Request to provide the Location of the project and longitude and latitude of project site. Kindly confirm	The project site is located in Rangachang & Rangachang Extension, Sri Vijaya Puram, South Andaman and the Geo-coordinates are as under: 11°34'12.10"N, 92°44'13.37"E (Rangachang) 11°31'18.12"N, 92°43'21.05"E (Rangachang Extension)
12.	In **section 3.1 Minimum eligibility criteria** specified in the tender document, which states that the bidder must have successfully completed similar nature of assignment(s) involving obtaining **both Environmental Clearance (EC) and CRZ Clearance** from MoEF&CC/SEIAA for Building &			Please refer to clause 3.1 of the RFP. No change proposed.

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	Construction projects under Category 8(a) of the EIA Notification, 2006, such as tourism, hospitality, housing, etc., during the last seven years. In this regard, we would like to submit that our organization Olympia Eco solutions Pvt ltd., has **separately completed assignments for obtaining Environmental Clearance (EC) and CRZ Clearance for relevant projects**. However, these clearances were not obtained as a combined EC & CRZ clearance assignment for the same project. We kindly request you to clarify whether separate experience in successfully obtaining EC and CRZ clearances for relevant projects would be considered eligible under the above-mentioned eligibility criterion, or whether the bidder is required to have experience in obtaining both EC and CRZ clearances as part of the same assignment/project.			
Radhanagar project				
13.	**EC Applicability:** Kindly confirm that the EC shall be processed under Schedule Item 8(a), Category B2, considering the presently indicated built-up area of 24,544 sq. m., and in accordance with the prevailing MoEF&CC/PARIVESH provisions. RFP Notice & RFP Document-EIA C…			Please refer to EIA notification 2006 and subsequent amendments regarding its applicability
14.	**EIA Study Requirement:** Kindly clarify whether a conventional EIA study and comprehensive baseline monitoring are mandatory for the EC component, or whether studies shall be limited to those statutorily applicable to an Item 8(a), B2 project and/or specifically required for ICRZ appraisal.			EIA study shall be as per the requirement of EIA notification 2006 and ICRZ notification 2019 applicable for building construction projects.
15.	**Form-1/Form-1A:** The RFP refers to preparation of **Form-1/Form-1A**. Kindly confirm that the Consultant shall submit only the **forms/documents prescribed under the prevailing MoEF&CC/PARIVESH procedure** applicable on the date of application. RFP Notice & RFP Document-EIA C…			The consultant shall be required to fill up the forms as per the requirement of relevant notification for obtaining EC/CRZ & FC clearance.
16.	**ICRZ Scope:** Kindly confirm that the ICRZ clearance shall be processed independently in accordance with the **ICRZ Notification, 2019, approved ICZMP and prevailing MoEF&CC procedures**, and that only studies/documentation statutorily required thereunder shall form part of the scope.			Please refer to ICRZ notification 2019 and Parivesh portal for further details.
17.	**ICRZ Mapping Cost:** The RFP provides that the **1:4000 CRZ/ICRZ mapping through NCSCM/authorized agency shall be arranged by ANIIDCO and its cost borne by ANIIDCO**. Kindly confirm that all statutory mapping/agency charges shall therefore remain outside the Consultant's financial quote. RFP Notice & RFP Document-EIA C…			Yes the cost of CRZ maps of 1:4000 for the projects shall be prepared from NCSCM or any authorized agency by the Authority shall be borne by the Authority. However, the Consultant shall provide necessary input & assistance for preparation of the CRZ map.

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18.	**Forest Clearance:** Kindly provide/confirm the **actual forest land involved, proposed diversion area, legal status of land, forest/revenue records and status/requirement of Compensatory Afforestation land**, since these have a direct bearing on FC scope, effort and timelines.			All project sites are revenue land, however due to higher canopy density/a portion of mangrove or deemed forest falling in the project area FC clearance is applicable.
19.	**Tree Enumeration:** Since the RFP requires **100% tree enumeration, species/girth-class inventory and geo-referencing**, kindly provide the approximate forest/non-forest area and indicative tree density/number so that all bidders can assess the scope on a uniform basis. RFP Notice & RFP Document-EIA C…			All project sites are revenue land, however due to higher canopy density/a portion of mangrove or deemed forest falling in the project area FC clearance is applicable. The EIA consultant to be appointed to carry out the 100 % tree enumeration.
20.	**Marine Studies:** The RFP requires marine studies for the proposed **desalination plant and marine outfall**. Kindly provide the desalination capacity, intake/outfall locations, reject/brine quantity and proposed disposal arrangement and clarify whether **marine ecological studies and/or hydrodynamic/outfall dispersion modelling** are specifically required. RFP Notice & RFP Document-EIA C…			The capacity of the desalination plant for Radhanagar project is tentatively 165 KLD. Further the marine studies to be carried out as per EIA notification,2006;
21.	**Carrying Capacity Study:** Kindly clarify the **scope, study boundary and methodology** for carrying-capacity assessment—whether restricted to the **19.63-ha project/Radhanagar Beach influence area** or intended for the entire **Swaraj Dweep**. The project area stated in the RFP is approximately 19.63 ha. RFP Notice & RFP Document-EIA C…			The carrying-capacity assessment shall be undertaken for the proposed project and its relevant environmental/influence area, as necessary for appraisal of the project. The Consultant shall assess and recommend the appropriate study boundary and methodology based on the project characteristics, environmental setting and requirements of the competent authority.
22.	**Open-Ended Scope:** The provision requiring the Consultant to undertake **"any additional work" for obtaining EC/CRZ/FC** may kindly be restricted to reasonable clarifications/additional information arising from the defined scope. RFP Notice & RFP Document-EIA C… Any **new specialised study, change in project configuration, additional project component or change in statutory requirements** after award may kindly be treated as additional scope.			No change proposed
23.	**Statutory/Government Fees:** Kindly confirm that all **application fees, scrutiny fees, NCSCM/authorized-agency charges, statutory charges and other Government/Authority fees** shall be borne directly by ANIIDCO and shall not form part of the Consultant's professional fee.			Any government or statutory fees to be paid for obtaining Environmental Clearance, CRZ Clearance, Forest Clearance (as applicable) shall be the responsibility of ANIIDCO. The required CRZ maps of 1:4000 for the projects

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				shall be prepared from NCSCM or any authorized agency by the Authority and its cost shall be borne by the Authority. However, the Consultant shall provide necessary input & assistance for preparation of the CRZ map. However, the Concessionaire shall be responsible for assessing the applicable fee requirements, preparing and submitting the requisite applications/documents, and coordinating with ANIIDCO and the relevant authorities throughout the clearance/permission process.
24.	**Regulatory Approval Timeline:** Since the Consultant cannot control the time taken by **MoEF&CC/CZMA/Forest Authorities or other statutory authorities**, delays attributable to regulatory processing may kindly be expressly excluded from the Consultant's contractual timelines.			No change proposed
25.	**Payment Milestones:** Presently, **60% payment is linked to actual receipt of EC/CRZ and FC**. RFP Notice & RFP Document-EIA C… Kindly consider linking payments to **consultant-controlled milestones such as completion of studies, submission of applications, appraisal/presentation and compliance of observations**, rather than keeping a substantial payment dependent solely upon statutory approval timelines.			No change proposed
26.	**Scope Alignment:** ANIIDCO may kindly confirm that the final scope shall be governed by the **prevailing MoEF&CC/PARIVESH requirements applicable to Item 8(a), ICRZ Notification, 2019 and applicable Forest Clearance provisions**, so that all bidders quote against an identical and clearly defined statutory scope.			The project attracts EIA Notification,2006 & its amendments, ICRZ Notification, 2019 and Forest Clearance provisions. Assessment and obtaining of all applicable approvals, clearances, permissions, recommendations and NOCs required for project implementation is in the scope of the Consultant.
27.	Clause 4(3)	Kindly clarify whether experience in successfully obtaining **Environmental Clearance (EC) for eligible Category 8(a) projects** would be sufficient to meet the eligibility criteria, even if the consultant does not have specific experience in obtaining **CRZ/ICRZ clearance**.		As per the RFP, at least one project must be for EC & CRZ clearance for building & construction projects (8a category project as per EIA notification 2006) i.e., tourism,

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				hospitality, housing, etc. Please refer Minimum Eligibility as per the RFP.
All projects				
28.			we wish to inform you that we are UDYAM REGISTRED, NSIC (National Small Industries Corporation) & MSME (Ministry of Micro, Small and Medium Enterprises) Govt. of India certified company, vide its order No. 9(14)2007-SSI(P)4 dated 8-Mar-2011 has given order to exempt companies registered with NSIC from the payment of Tender Fee & Amount of Earnest Money Deposit for UDYAM REGISTERED & MSME (Ministry of Micro, Small and Medium Enterprises). We, are utilizing this exemption for participating in Tenders of various State Governments and Public Sector Organizations like M/s. IOCL,M/s. ONGC, M/s. GAIL & M/s NTPC, M/s NLC , M/s ALHW also for few tenders floated from Andaman and Nicobar Islands (ANI) other state Govt. portals, other PSU's and they have exempted us from the payment Amount of Earnest Money Deposit (EMD). Hence we are hereby request your good office to kindly consider this and to exempt for the EMD and further participation of RFP.	Submission of EMD for bidders registered as MSME will be exempted. Please refer addendum.
29.			Could you please confirm whether any EMD exemption or waiver is available for MSME-registered entities/groups against the EMD amount of ₹1,50,000?	Submission of EMD for bidders registered as MSME will be exempted. Please refer addendum.

05/10/26

Sr. Manager (Projects)
F. No. 1-1881/ANIIDCO/Projects/2026-27/3826
Dated: 05.10.2026

अण्डमान तथा निकोबार द्वीपसमूह समन्वित विकास निगम लिमिटेड

(सरकारी उपक्रम)

ANDAMAN AND NICOBAR ISLANDS

INTEGRATED DEVELOPMENT CORPORATION LTD

(A Government undertaking)

CIN: U74999AN1988SGC000028, GSTIN: 35AACCA4070B1ZB

Addendum

Addendum to the Request for Proposal (RFP) Document for Selection of QCI-NABET Accredited Environmental Consultant for obtaining CRZ/ICRZ Clearance, Environmental Clearance, and Tree Felling Permission/ Forest Clearance (as applicable), for Development of various projects at Radhanagar, Swaraj Dweep/ Development of Hornbill Estate project/ Development of Golf Village at Rangachang and Rangachang Extension, Sri Vijaya Puram, ANI on PPP

Sl. No.	Existing Clause	Addendum
1.	**Earnest Money Deposit** An EMD of Rs. 1,50,000/- in the form of DD/bank guarantee in favour of the ANIIDCO Ltd., and payable at Sri Vijaya Puram must be submitted along with the proposal	**Earnest Money Deposit** An EMD of Rs. 1,50,000/- in the form of DD/bank guarantee in favour of the ANIIDCO Ltd., and payable at Sri Vijaya Puram must be submitted along with the proposal. The firms registered as MSME/Startups Medium Enterprises are exempted from submission of Bid Security (EMD). However, in lieu of Bid Security, the firms need to submit the self "Bid Security Declaration" certificate accepting that if they withdraw or modify their bids during period of validity etc., appropriate deemed fit action may be imposed. Further MSME/Startups Medium Enterprises registration certificate with self declaration shall be uploaded alongwith the technical bid in place of EMD.

The last date for submission of online bids remain unchanged **i.e 03.00 pm on 13.10.2026.** The technical bids will be opened on the same day at 03.30 pm for Radhanagar, 04.00 pm for Hornbill and 04.30 pm for Rangachang & Rangachang Extension projects.

05/10/26

Sr. Manager (Projects)

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Dated: 05.10.2026