

No. N-11019/11/2019-HFA-V-UD (FTS-9061587)

Government of India
Ministry of Housing and Urban Affairs
(HFA-V Section)

Room No.3, Technical Cell, Gate No. 7,
Nirman Bhawan, New Delhi-110011,
Dated: 06.08.2019

CORRIGENDUM

Sub: Responses to queries/clarifications received on Request for proposal (RFP) for construction of Light House Projects (LHPs) at six locations across six States under Global Housing Technology Challenge - India (GHTC-India) - reg.

This has reference to the Request for Proposal (RFP) for construction of Light House Projects (LHPs) at six locations across six States under Global Housing Technology Challenge - India (GHTC-India) that was published on www.eprocure.gov.in on 5th July, 2019.

2. Subsequently, this Ministry has received the queries/clarifications from 33 agencies. Based on the existing provisions of the RFP and with the approval of competent authority, the replies to the queries/clarifications are enclosed herewith as Annexure.
3. The last date for submission of bids (online only) is 20th August, 2019 while the date of opening of bids is 21st August, 2019. Therefore, all the participating bidders are requested to upload their bids against the RFP within the stipulated time period only to avoid any further complications.
4. This issues with the approval of competent authority.


(B.K. Mandal)

Under Secretary to the Govt. of India
Tel: 011-23063285

Encl: As above.

Replies to queries received from various Agencies for Request for Proposal (RFP) for Engineering Procurement Construction Mode for the development and construction of EWS houses under Light House Projects (LHPs) in six States at selected site under Global Housing Technology Challenge-India (GHTC-INDIA)

RFP Issue Date: 05.07.2019

RFP Reference No. N-11019/11/2019-HFA-V-UD (FTS-9061587)

S.No	Clause No.	RFP Statement	Request Received for Clarification	Reply from Ministry
Query from Shri Vicky Navsariwala				
01			In joint venturing, one of our member is qualifying the criteria as mentioned in RFP (Technical) and the other member is wishing to support financially to meet the requirement and for successful bidding to carry out the desired work as per the RFP. And therefore, both company wants to set up the consortium for this purpose. Is it possible and can setup the consortium and can bid for such works?	Any shortlisted technology provider mentioned in RFP may form consortium/ JV with other partners. However, all the partners should have experience of construction sector.
M/s Convestro (India) Pvt. Ltd				
02			Can a Participating Agency (selected as Technology Provider) form more than one consortium and bid for different tenders (locations) using the same technology?	No. As per RFP
M/s Kalzen Realty				
03			The following pages are not readable at all and request you to send readable pages. The same problem is seen on the documents in the eprocure website. Volume 4: Page 342 to 350	RFPs documents may be downloaded from GHTC-India website https://gh tc-india.gov.in
M/s Iron Triangle Limited				
04	Clause 4	Minimum Eligibility Criteria for Each Package	The definition of similar works for building works does not indicate number of floors	For definition of similar works, refer Annexure-18,

		<p>(A) Work Experience</p> <p>(ii) "Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. The definition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP (Mumty and Machine Room will not be counted as storey/height for this purpose, if Ground Floor is stilt, it will be counted as storey).</p>	<p>required for any building work to qualify as similar works for building works. Kindly clarify building work with any number of floors shall be eligible for similar works for building works or is there any specific number of floor required for building work experience to eligible as Similar works for building works. For example if the proposed work for which bids are invited having G+1 walk more than required 1 floors, then experience of building work with G+3 floors with amount of work more than required in bid documents shall be considered or not.</p>	<p>page 163 of SOP for CPWD Works Manual 2019, which clearly defines the number of storeys. However, the same is repeated for sake of clarity:</p> <table><tr><th>No. of storeys to be constructed in the proposed building</th><th>No. of storeys in mentioned in definition of similar works</th></tr><tr><td>Upto 4 storey :</td><td>No binding</td></tr><tr><td>5-10 storey:</td><td>Min.1 building of 5 storey</td></tr><tr><td>11-15 storey:</td><td>Min.1 building of 8 storey</td></tr><tr><td>>15 storey:</td><td>Min.1 building of 10 storey</td></tr></table>	No. of storeys to be constructed in the proposed building	No. of storeys in mentioned in definition of similar works	Upto 4 storey :	No binding	5-10 storey:	Min.1 building of 5 storey	11-15 storey:	Min.1 building of 8 storey	>15 storey:	Min.1 building of 10 storey
No. of storeys to be constructed in the proposed building	No. of storeys in mentioned in definition of similar works													
Upto 4 storey :	No binding													
5-10 storey:	Min.1 building of 5 storey													
11-15 storey:	Min.1 building of 8 storey													
>15 storey:	Min.1 building of 10 storey													
05	Clause 4	<p>Minimum Eligibility Criteria for Each Package</p> <p>(B) Work Experience</p> <p>(ii) "Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. The definition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP (Mumty and Machine Room will not be counted as storey/height for this purpose, if</p>	<p>Kindly clarify building work with any technology shall be eligible for "Similar works for Building Works" or building work experience of only proposed technology adopted by bidder in bidder shall be eligible as "Similar works for Building Works" For Example if bidder adopt Light Gauge Structure System technology in his bid but submitted experience of conventional technology shall be considered or not.</p>	Yes, both										



		Ground Floor is stilt, it will be counted as storey).		
06	Clause 4	Work Experience (iii) The past experience in similar nature of work should be supported by certificates issued by the client's organization. In case the work experience is of Private sector the completion certificate shall be supported with copies of Letter of Award and copies of corresponding TDS certificates. In case of foreign firms, necessary evidences with respect to taxes may be attached appropriately.	Please clarify whether the work experience as a Sub Contractor (approved/ not approved) for similar building works shall be considered	No
07	Clause 4	C. In case of Joint-venture/consortia of firms/ companies:	The eligibility criteria given for joint venture is not clear and does not specify minimum eligibility criteria for individual member (lead/ other member). The minimum share of each member in joint venture is also not specified. Kindly provide sufficient details regarding joint venture qualification and minimum qualification for individual joint venture members.	Any shortlisted technology provider mentioned in RFP may form consortium/ JV with other partners with any share. However, the partner(s) forming consortium should jointly fulfil all terms and conditions of RFP.
M/s BSBK Private Limited				
08	Clause 1, Page no.7	Bids for each location will be invited on Engineering Procurement Construction (EPC) basis and selected agency shall submit Architectural drawings within 15 days and vetted structural design within 30 days after the approval of Architectural drawings, from date of Letter of Award. The Agency shall submit detailed drawings to the concerned Authority of MoHUA	We understand that bids have been invited on Engineering Procurement Construction (EPC) basis, and the sole purpose of inviting bids is to address housing shortage in a time-bound manner and that the conventional system of housing construction is not adequate to achieve the target. While this calls for implementation of rapid construction technologies, we have observed that the drawings provided along with the RFP document are based on conventional technology.	Floor plans are indicative and can be changed as per the requirement of the technology keeping the carpet area as per RFP.



			We therefore presume that the drawings provided with RFP document are solely to serve the purpose of being a general guideline, and the qualified bidder will have an option to get the structural design and drawings made as per requirement, suiting to the type of construction technology to be used, while keeping carpet area same. Please confirm	
09	Clause 1, Page no 63, Clauses of Contract	<u>Performance Guarantee</u> The selected agency shall submit an irrevocable Performance Guarantee of 5% (Five percent) of the contract amount in addition to other deposits mentioned elsewhere in the contract for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in the contract) within 15 (fifteen) days from the date of issue of letter of acceptance. This Performance guarantee shall be in the form of bank guarantee from any scheduled bank/ commercial bank.	The work under this project needs to be executed by use of Rapid Construction Technology, which invariably requires heavy investment upfront, and thus you are requested to consider reduction in value of Performance Guarantee from 5% to 2% of contract value. Please confirm	No
10	Clause 1A, Page no 64, Clauses of Contract	<u>Recovery of Security Deposit</u> The person/persons whose bid(s) may be accepted (hereinafter called the selected agency) shall permit MoHUA at the time of making any payment to selected agency for work done under the contract to deduct a sum at the rate of 5% of the gross amount of each running and final bill till the sum deducted will amount to security deposit of 5% of the contract value of the work. Such deductions will be made and held by	The work under this project needs to be executed by use of Rapid Construction Technology, which invariably requires considerable investment upfront, and thus you are requested to consider reduction in value of Security Deposit from 5% to 2% of the contract value. Further, you are requested to kindly consider according approval for upfront submission of a Bank Guarantee against the security deposit, in which case there will not be any deduction from the running bills OR accord approval for submission of Bank Guarantee to	Reduction in value of Security Deposit from 5% to 2% of the contract value- No Approval for upfront submission of a Bank Guarantee against the security deposit- Will be acceptable



		Government by way of Security Deposit unless he/they has/have deposited the amount of Security at the rate mentioned above in the form of Government Securities or Fixed Deposit receipts.	replace the deducted sum, once the aforesaid sum reached 25 Lakhs. Please confirm.	
11	Clause 2, Page no 64/ 65, Clauses of Contract	<p><u>Compensation for Delay</u> If the selected agency fails to maintain the required progress or to complete the work and clear the site on or before the contract or justified extended date of completion, as per clause 5 (excluding any extension under Clause 5.5) as well as any extension granted under clauses 12 and 15, selected agency shall, without prejudice to any other right or remedy available under the law to the Government on account of such breach, pay as agreed compensation the amount calculated at the rates stipulated below as the authority MoHUA or their designee/representative may decide on the amount of Bided Value of the work for every completed day/month (as determined) that the progress remains below that specified in Clause 5 or that the work remains incomplete.</p> <p>This will also apply to items or group of items for which a separate period of completion has been specified.</p> <p>Compensation @ 1 % per month of delay for delay of work to be computed on per day basis.</p> <p>Provided always that the total</p>	<p><u>Compensation for Delay</u> If the selected agency fails to maintain the required progress or to complete the work and clear the site on or before the contract completion date or justified extended date of completion, as per clause 5 (excluding any extension under Clause 5.5) as well as any extension granted under clauses 12 and 15, selected agency shall, without prejudice to any other right or remedy available under the law to the Government on account of such breach, after proper delay analysis at the end of completion/ extended date of completion, pay as agreed compensation the amount calculated at the rates stipulated below as the authority MoHUA or their designee/representative may decide on the amount of Bided Value of the work for every completed day/month (as determined) that the progress remains below that specified in Clause 5 or that the work remains incomplete. This will also apply to items or group of items for which a separate period of completion has been specified.</p> <p>Compensation for delay shall be 0.5% of the value of incomplete portion of work for each week's delay, subject to a maximum of 5% of the value of incomplete portion of work.</p> <p>Please confirm</p>	No

		amount of compensation for delay to be paid under this Condition shall not exceed 10% of the contract value of work or of the contract value of the Sectional part of work for which a separate period of completion is originally given.		
12	Clause 5.0, Page no 68, Clauses of Contract	<u>Time and Extension For Delay</u> The time allowed for execution of the Works or the extended time in accordance with these conditions shall be the essence of the Contract. The execution of the works shall commence from such time period as mentioned in this document or from the date of handing over of the site notified by the Competent Authority, whichever is later. However, the handing over of site by the Competent Authority, in full or in part shall be completed within six months from issue of acceptance letter. If the selected agency commits default in commencing the execution of the work as aforesaid, the Performance Bank Guarantee shall be forfeited by the Competent Authority and shall be absolutely at the disposal of the Government without prejudice to any other right or remedy available in law. The time period for completion of the project will be extended with imposition of compensation for delay only.	The date of commencement of execution of contract shall be the date of formal handing over the site, in full and free of all encumbrances. In case there is delay beyond six months in handing over the site, the contractor shall be entitled to claim a compensation for any financial losses that he may have suffered due to this delay. Further, a relatively suitable extension in time for execution shall be accorded by the Competent Authority. Please confirm	As per RFP
13	Clause 12.0, Page no 79, Clauses of Contract	<u>Deviation/ Variations Extent and Pricing</u> The MoHUA reserves the Right to:	It may please be noted that methodology and pattern in which construction process is carried out by use of any Rapid Construction	As per RFP

		<p>(i) make alteration in, omissions from, additions to, for the original specifications, drawings, designs and instructions that may appear to him to be necessary or advisable during the progress of the work, and</p> <p>(ii) omit a part of the works in case of non-availability of a portion of the site or for any other reasons and the selected agency shall be bound to carry out the works in accordance with any instructions given to him in writing signed by the Competent Authority and such alterations, omissions, additions or substitutions shall form part of the contract as if originally provided therein and any altered, additional or substituted work which the selected agency may be directed to do in the manner specified above as part of the works, shall be carried out by the selected agency on the same conditions in all respects including price on which he agreed to do the main work except as hereafter provided.</p>	<p>Technology is entirely different from the conventional way of construction. Advance and meticulous planning is required in case of Rapid Construction Technology, including importing/ procuring tailor made aluminium shuttering suiting to the design in case of monolithic construction, for example. Hence, it is not possible to implement any change in design and/or drawing during the execution phase. Further, any change in specifications of items will be limited to its replacement with another item having same price as quoted for the originally stipulated item, at the submission of price bid. You are requested to kindly confirm and amend the clause suitably.</p>	
14	Clause 12.1, Page no 80, Clauses of Contract	<p><u>Extra Items& Substituted Item and Pricing</u></p> <p>No extra Item will be entertained</p>	<p>Any item of work which has not been made part of the originally issued tender document, or which is added later on vide on amendment prior to the date of submission of financial bids, will be considered as 'Extra Item', additional payment for which will be made by the MoHUA/ concerned department. Please confirm</p>	<p>No Extra item will be allowed. However any change before submission of bids will be intimated through corrigendum.</p>
15	Clause 13.0 (vi), Page no 81, Clauses of	<p><u>Foreclosure of contract due to Abandonment or Reduction in Scope of Work</u></p>	<p>Reduction, if any, in scope of work will be limited to 10% (Ten percent) of the amount of awarded contract.</p>	<p>As per RFP</p>

	Contract	<p>The reasonable amount of items on (i), (iv) and (v) above shall not be in excess of 2% of the cost of the work remaining incomplete on the date of closure, i.e. total stipulated cost of the work as per accepted bid less the cost of work actually executed under the contract and less the cost of selected agency's materials at site taken over by the Government as per item (ii) above. Provided always that against any payments due to the selected agency on this account or otherwise, the Competent Authority shall be entitled to recover or be credited with any outstanding balances due from the selected agency for advance paid in respect of any tool, plants and materials and any other sums which at the date of termination were recoverable by the Government from the selected agency under the terms of the contract.</p>	<p>In case the reduction in scope is beyond this percentage, MoHUA/ Department will be bound to admit a claim for the financial losses the contractor may have suffered due to any such reduction. Please confirm</p>	
16	Sl. No 7, Page no 98, Memorandum (Annexure-IV)	<p><u>Mobilization Advance</u> Nil</p>	<p>The work under this project needs to be executed by use of Rapid Construction Technology, which requires heavy investment upfront. In view of above, it is requested that a provision of 20% (Twenty Percent) of the contract sum as interest free advance, against a Bank Guarantee or equivalent amount, should be made, which may be paid in the following manner: 1. 10% (Ten Percent) of the contract sum on signing of contract agreement</p>	<p>Clause of Mobilisation advance is defined as point no. 560 and pro-forma is attached at Appendix I. Other conditions remain unchanged.</p>

			<p>2. 10% (Ten Percent) of the contract sum on mobilization of site.</p> <p>Further, recovery of said advance may be done on pro-rata basis and in such a manner that whole of the said advance is recovered by the time 100% (Hundred Percent) of the value of work has been executed and accounted for.</p> <p>Also, Provision for reduction in the value of Bank Guarantee shall be permitted to the extent recovery has been made by MoHUA/ Department from RA Bills, on quarterly basis, so that the value of Bank Guarantee matched with the advance outstanding at any given point of time.</p> <p>Please Confirm.</p>	
17	Sl. No 11, Page no. 98, Memorandum (Annexure-IV)	<p><u>Escalation</u></p> <p>All rates as quoted by participating agency shall be firm and fixed for entire contract period as well as extended period for completion of the works. No escalation shall be applicable on this contract. Escalation cost towards any change in statutory taxes will be accepted.</p>	<p>In case the contract period gets extended for reasons attributable to MoHUA/ Department, the contract price shall be adjusted for the aforesaid extended period.</p> <p>Contract price shall be adjusted for increase/ decrease in rates of POL, Labour and Material in accordance with the formula annexed hereto.</p> <p>The price adjustment shall be determined during each month.</p>	No, As per RFP.
18	Sl. No 12, Page no. 98, Memorandum (Annexure-IV)	<p><u>Defect Liability Period</u></p> <p>Five Years after issuance of date of Completion Certificate by MoHUA</p>	<p>Since the use of Rapid Construction Technology leaves very less or no chance of any defect, primarily because every minute detail is pre-conceptualized and incorporated at the pre-execution stage, and thus there is practically no scope for any error whatsoever. Keeping the above in view, the Defect Liability Period should be reduced to 1 Year.</p> <p>Please confirm.</p>	No, As per RFP
19			<p>The need to adopt a construction technology which is not only disaster -resilient, environment friendly and speedy so as to meet</p>	No, As per RFP

			<p>the criterion of being suitable in every possible way for dwelling of less privileged members of the society, but also its cost effective, calls for reviewing of the specifications laid down for the project under consideration.</p> <p>We have been the pioneers in construction of affordable dwelling units, using rapid construction technologies like Precast Concrete and Monolithic concrete, in the State of Chhattisgarh.</p> <p>Using our experience of having dealt with various elements of rapid construction effectively, and primarily focusing on creating harmony between quality and cost-effectiveness, we have devised General Specification and Specification for Development Works which is being annexed herewith as 'Annexure-II' for your kind reference and consideration.</p> <p>We assure you that adoption of the proposed specifications will address the element of cost effectiveness with precision, while keeping the integrity and aesthetics of construction intact.</p>	
M/s CMK Projects Private Ltd. For Package 3 (Tamil Nadu)				
20	4A Page no. 19	Experience in Similar Works	Whether technology other than the experience certificate provided can be adopted? Because we say that we provide certificate for RCC framed structure, but we have executed Mivon monolithic concrete technology to an extent of more than 60% at present in Slum Board, total value of Rs 150 Crores in three works. Whether can we execute adopting Mivon Technology?	As per RFP
21	3.2 Page no. 10	Social Infrastructure Requirement	<p>In social infrastructure column, you have mentioned as per layout. But the layout displays PP1, PP2 and commercial areas only.</p> <p>a) Whether the social infrastructure buildings</p>	The revised site layouts/drawings are xxxxxxxx.

			<p>can be located in PP1, PP2 and commercial area?</p> <p>b) If so, whether Ration shop can be treated under commercial area/ shop?</p> <p>c) In which item of social infrastructure, library has to be placed?</p> <p>d) At present nor drawings are found for health center and community center/ hall. The same may be provided.</p>	
22	Section D Page no 157-158	Payment Schedule	In payment schedule, the last three items carry (15%+10%+10%) 35% of value of agreement. This can be modified as (5%+3%+2%) 10% of the value of agreement. The remaining (35%-10%) 25% may be added up to the structure work items of 2A, 2B and 2C as 15%, 40% and 15% respectively. Because 5% on performance guarantee and 5% on Security Deposit i.e. 10% totally is kept as withheld amount. Hence, the above modification in payment schedule is requested	No, As per RFP. Mobilisation advance of 10% of contract value is given as per Annexure.
23	1A Page no 64	Security Deposit	In security deposit recovery system, bank fixed deposit certificates have been promoted. Whether the system of submitting bank guarantee to the same amount may be adopted? Please clarify	As clarified earlier
24	Annexure-V-12 Page no. 99	Defect Liability Period	The defect liability period has been mentioned as five years. In normal parlance, one year is adopted as defect liability period. Whether this can be modified as oneyear defect liability period? Please clarify	As per RFP
25			All the drawings have been given in PDF format. Please provide all the drawings in drawings format of Auto CAD form so that the measurements/ dimensions can be accurately indicated with them	All available drawings are at ghtc-india.gov.in
M/s Novel Assembler Pvt Ltd				
26	Clause 12, Volume	The MoHUA reserves the Right to:	Any Additional Cost incurred due to	As per RFP.



	1work except as hereafter provided.	modification in design / specification at request of CPWD, shall be added to the project cost and shall be paid to selected agency.	
27	Clause 9, Volume 1	Payments of those items of the bill in respect of which there is no dispute.....materials issued by the Department and dismantled materials.	Why 6 months to clear Final Bill? Any ways Retention of 5% is held back. So there should not be reason to hold back Final Invoice amount for 6 months. Recommend it to expedite and clear it in max 3 months.	As per RFP.
28	Annexure-IV	Mobilization Advance - Nil	We demand to pay a 10% of Mob Advance / Secured Advance	As clarified earlier
29	Annexure-IV	Amount of work done for Running bills - Rs.12 Crs	Does this mean, we have to wait untill Rs.12 Crs work to get completed before raising RA Bill? If So, This is too much considering that there is Nil Mobilization Advance.	As per RFP
30	Clause 4.C.g	The members of the Consortium shall enter into a Memorandum of Understanding MoU), for the purpose of submission of the Application. The MoU should, inter alia,	Does this mean that Separate Legal Entity need not be created for submitting the Application, Only MOU is sufficient. Later on after allotment of project, we can form a JV / Consortium?	As per RFP. On award of work, incorporation of JV / Consortium as separate legal entity as per MoU under the companies act shall have to be done within 30 days of award of work.
31		-	EMD refund is not mentioned, in case of bid acceptance, it should be adjusted in PBG	As per RFP
32			If Carpet Area is to be considered for design planning	Yes
33			If floor limits on technology as per GHTC site restrictive	In case technology is not suited for floor limits, bidders can adopt hybrid system as per RFP
34			Mumty - Balcony - Plinth >5cm payable	No
35	1.10.xi	Sewerage Treatment Plant/ Septic Tank	Either STP or Septic tank? Any one to be constructed?	Only STP to be constructed
36	3.7.1.4	Provision for installation of solar street lights, solar lighting for	Solar lighting Facility only in external areas - Or is it to be done internally within Rooms as	5% solar lighting of total external lighting.



		common areas, etc. Excess of power generated through renewable resources will be disposed of to grid as per prevailing State Policy	well? Capacity of Solar Panels to be installed?	Solar roof-top panels for common areas of buildings.
37			NGL contour CAD	As clarified earlier.
38		-	CAD files reqd	As clarified earlier
39	32(1)	-	What will be Rate of GST Chargable? As the project is of MoHUA, is there any specific benefit under GST Law?	It is Affordable Housing Project under PMAY(U) and therefore the GST rates as applicable to AHP projects will be applicable.
40			Solid Waste - scope?	Provision of all size dustbins as per guidelines.
41	3.1.1	Agency is required to submit a True Copy of its Incorporation Certificate along with the Proposal.	JV Company / LLP to be incorporated before bidding for the Project OR bid can be done based on MOU between the potential members?	As clarified earlier.
42	4.C.3.g	The members of the Consortium shall enter into a Memorandum of Understanding (MoU), for the purpose of submission of the Application	JV Company / LLP to be incorporated before bidding for the Project OR bid can be done based on MOU between the potential members?	As clarified earlier.
43	Annexure-IV	Time allowed for Construction of Work - 12 Months (Twelve Months) from the date of handing over the site and approvals.	Time limit to be defined as 12 DRYmonths	No. As per RFP
44		-	Advance amount shall be paid against material reached at site.	No
45	General Clause of Contract		Please clarify scope of work for loose furniture & interior work within the flat.	No loose furniture has been provisioned.
46	General Clause of Contract	-	Is there any trees on site. If yes, please specify number of tress to be demolished and number of trees to be transplant along with location for	As per site layouts. Bidders are encouraged to visit the sites for proper assessment of site



			transplantation and tress girth sizes. Separate for all proposed project sites.	particulars.
47	General Clause of Contract	-	Is there any existing structure on plot which needs to be demolished. If yes, please specify details.	As per site layouts. Bidders are encouraged to visit the sites for proper assessment of site particulars.
48	General Clause of Contract		Please provide CAD layouts for all the drawings provided in tender documents.	As clarified earlier
49	General Clause of Contract		Please provide site survey & contour layout in CAD format with demarcation of existing structures, trees etc.	As clarified earlier
50	General Clause of Contract		We understand that there is no requirement of 3D model at any stage of project. Please confirm.	3D model is required as per RFP
51	General Clause of Contract		Please provide proposed plinth level required with respect to contour / existing ground level for all the project locations.	Minimum 450 mm above proposed road level or ground level whichever is higher
52	General Clause of Contract		Please provide battery limits for all kind of civil works including roads, drainages, landscape, compound wall etc.	As per RFP
53	General Clause of Contract		We understand that it is permitted to develop RMC plant and labour camp within the project plot. Please confirm.	As per RFP
54	General Clause of Contract		Please provide requirement for client's site office to be provided by the contractor. (If any).	Yes, along with all logistics arrangements for holding meetings
55	General Clause of Contract		We understand that there is no requirement for false ceiling in any rooms.	As per technology requirement
56	General Clause of Contract		Kindly share drawings / layout in Auto CAD Format.	Already clarified earlier
57	General Clause of Contract		Please provide battery limits for MEP Works.	Within boundary limits of project site
58	General Clause of Contract		Clearance after completion of work from the local Fire Control Authorities is in our scope	Yes



			only. Kindly confirm.	
59	Page no 11, 12, 13, 14, 15 & 16		<p>We understand that MEP scope is limited for respective locations to;</p> <ul style="list-style-type: none"> i. Internal Water Supply ii. Laying of Sewerage Pipe Line iii. RCC storm water drain iv. Provisions for Fire Fighting v. Internal Electrification vi. Internal Road & Pathway (CC Road and Bituminous Road) vii. Providing Lifts in building blocks viii. Street light with fluorescent lamps xi. Solar Street Light System x. Sewerage Treatment Plant/ Septic Tank xi. External Electrification xii. Water Supply System including underground water reservoir xiii. Rain Water Harvesting xvi. Solid Waste Management 	As per RFP except that LED lights shall be provided instead of fluorescent lamps
60	Social Infrastructure/ Facility	As per tender refer layout	<p>Please mention the area for Social Infrastructure/ Facility for following location;</p> <ul style="list-style-type: none"> 1)Tamil Nadu 2) Uttar Pradesh 	Already clarified earlier
61	Fire alarm system	Fire Protection System shall be designed and provided as per NBC 2016 with Amendments, Updated BIS Codes& Fire Bye Laws. NOC for the scheme from Local Fire Service Department shall be obtained by the agency	It understood that as per NBC guidelines Fire alarm system also need to be considered.	Yes, as per RFP
62	Sanitary CP fittings & Accessories		Please approved CERA / Hindware makes also	Yes and as per RFP
63	Electrical works		Please confirm level of Main HT voltage near to the respective projects (MP, Gujarat, Tamil Nadu, Jharkhand, Tripura, Uttar Pradesh)	As per RFP. However, bidders are encouraged to visit the site
Query from Shri Sarabjot Singh M/s Bkengineering				
64			The architectural drawings incorporated in	As clarified earlier



			the bidding documents, AutoCAD files which are not a part of the standard package are required for Package I-IV	
M/s Sivanssh Infrastructure Development Pvt. Ltd.				
65		Bid document No. N-1109/11/2019-HFA-V-UD (FTS-9061587)/ Package VI for Uttar Pradesh	Please refer to the tender Notice and provide us the following drawings / details as the same is not given in the NIT. 1. Architectural drawings (Plans, elevations, Sections if any) 2. Details of Areas of Social Infrastructure Buildings i.e. Community Centre, Shops, School, Milk Booth, etc. 3. Site address where the construction is to be carried out.	As clarified earlier
M/s Elematic India Pvt. Ltd.				
66	Page no. 7 About GHTC -India And LHPs Page 100, Annexure IV - Memorandum 15 - Description of milestones	Bids for each location will be invited on Engineering Procurement Construction (EPC) basis and selected agency shall submit Architectural drawings within 15 days and vetted structural design within 30 days after the approval of Architectural drawings, from the date of Letter of Award. The agency shall submit detailed drawings to the concerned authority of Ministry of Housing and Urban Affairs (MoHUA). Submission of Inception Report, detailed survey, Architectural drawings ready for submission for approval of local bodies to be done 1.5 months from date of award	As the timelines mentioned are different on page 7 and page 100, kindly clarify the timeline to be followed	The agency shall submit architectural drawings within 15 days of award of letter to MoHUA and will carry out necessary revisions if any within next 15 days. Thereafter, the drawings shall be submitted to local bodies for approval. The local bodies will accord approval within 1 month of submission if found in order.
67	Page no. 9, 1.0 About GHTC -India And LHPs	Category 2: A Consortium/Joint venture of Business Entities (hereinafter referred to as	Please clarify if the list of Support Partners mentioned in Annexure A (Page 30) are the GHTC - India shortlisted agencies.	No

	<p>3.1 - Eligibility of participating agency</p> <p>Page no 22, 4. Minimum Eligibility Criteria for each package, Section C: In case of Joint venture/ consortia of firms/ companies</p>	<p>“Consortium”) with one shortlisted agency from GHTC-India (category-1) Under GHTC-India, MoHUA have enlisted Indian Support Partners who have relevant experience of construction and have shown interest in partnering for the purpose. The participating agency(ies) may explore possibilities of further associations, logistic supports, etc with these partners on their own. However, this enlistment is not a binding on any participating agency. The participating agencies are free to have JV/ consortium with any business entity from this enlistment or any other as the case may be.</p> <p>List of Indian support partners may be accessed at atghtc-mhua@gov.in</p>		
68	<p>Page 20, 4.0 Minimum Eligibility Criteria for each package, Section C: In case of Joint venture/ consortia of firms/ companies Page 102, Annexure V – Joint Venture Agreement Format</p>	<p>A Consortium of a maximum of three (3) members of above such entities comprising one Lead Member with two other members shall be allowed and shall hereinafter be referred as "Consortium".</p> <p>The Bidding Documents stipulates that the selected agency for participation in the Selection Process may be a single entity or a Joint Venture (JV) of two entities. Member-1 having more than 51% of share interest in the JV, Herein after called the “Lead member”</p>	<p>Kindly confirm that the consortium can consist of 3 members and the percentage of share interest of each member will be at the discretion of the consortium</p>	<p>As per RFP</p>
69	<p>Page 18, 1.0 About GHTC -India And Light House</p>	<p>Bids (technical bid) will be opened in descending order as per the land area of the project as given</p>	<p>The technical bids will be opened for all six technologies in descending order of land area. Once a particular technology has been</p>	<p>As per RFP</p>



	<p>Projects</p> <p>Page 37, 5.0 Evaluation Criteria - 5.1.5</p>	<p>below.</p> <ol style="list-style-type: none"> 1. Indore, Madhya Pradesh 2. Rajkot, Gujarat 3. Chennai, Tamil Nadu 4. Ranchi, Jharkhand 5. Agartala, Tripura 6. Lucknow, Uttar Pradesh <p>Once a particular technology (as distinct from technology provider) has been selected for one location, all the bids using the same technology for other locations shall not be opened. This will ensure that different locations will have separate technologies.</p> <p>After evaluation of Technical Bids, Financial Bids will be opened only of technically qualified participating agencies as per the criteria define and the work will be awarded to the lowest quoted (L1) participating agencies.</p>	<p>selected for one location, all the bids using the same technology for other locations shall not be opened.</p> <p>If so, there may be instances where:</p> <ol style="list-style-type: none"> 1. The L1 bidder for the later locations (Example UP) may have considerably lower financial bids for the same technology that is awarded to the first location (Example MP). 2. Some of the later projects may not have any bids for a particular technology. The technology that they do have a bid for may have already been awarded to a different location. <p>Clarification required on how the above issues will be tackled. If the objective is for all technologies to be executed, and the opening of bids is sequential, what is the basis for awarding to the non lowest bid, especially since it is affordable housing.</p>	
70	<p>Page 9, 1.0 About GHTC -India and LHPs Page 17</p>	<p>All residential buildings under LHPs shall be built only with the alternate technologies listed in Annexure - A.</p> <p>In case one proposed unique technology is not suitable for specific site as per structural and local geo-climatic requirement, the participating agency may use hybrid construction system other than conventional system subject to proof of its structural safety, fire safety,</p>	<p>Clarification required on how assessment of bids will be done if hybrid construction system is proposed or if a hybrid system needs to be employed based on site conditions post project being tendered out.</p> <p>Additionally, clarification is required if an entirely new design can be executed or if the indicated floor plans and design should be maintained</p>	<p>The hybrid system is allowed using one of the shortlisted technologies provided in Annexure A.</p> <p>As clarified earlier</p>

		<p>thermal performance and fulfilment of other functional requirements of the buildings. The participating agencies required to submit a detailed note on specification and code of practice and how the particular technology can be effectively used in proposed LHP.</p> <p>Proposed number of houses and number of floors for all sites are indicative, after the finalization of layout plan by selected agency in consultation with State Govt./MoHUA. The number of houses and floors may increase or decrease based on final approved layout. All rates as quoted by participating agency shall be firm and fixed for entire contract period as well as extended period for completion of the works. No escalation shall be applicable on this contract.</p> <p>Escalation cost towards any change in statutory taxes will be accepted.</p>		
71	Page 99, Annexure IV - Memorandum	<p><u>Time allowed for construction of Work</u></p> <p>12 Months (Twelve Months) from the date of handing over the site and approvals.</p>	In the interest of quality project execution, kindly consider extending the timeline for construction from 12 months.	As per RFP
72	Page 39, Annexure II – Criteria for Evaluation of the performance of participating agency for Pre-	Assessment in terms of Technical Competency, plant and machinery, consulting capabilities, approach to design and construction with work plan - Attach the list of technical staffs	<p>Kindly elucidate on the min requirement of technical staff.</p> <p>Also, Clarification required on if the Minimum Requirement of technical Representative at Site (Annexure VIII under financial bid) is a part of technical</p>	Already given in RFP



	Eligibility		competency.	
73	Page 19, 1.0 About GHTC -India 4. Minimum Eligibility Criteria for each package	"Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology.	Please specify if conventional technology projects qualify as other technology	As clarified earlier
74	Page 7, 1.0 About GHTC -India and Light House Projects	All the statutory approvals will be provided by State/ULB/DA Officials on request of selected agency within 30 days from the date of award of contract to the selected agency to start timely construction work of LHPs as per contract as per committed LHP proposal to MoHUA.	Kindly confirm that state and centre govt will be completely aligned on approvals and there will be no delays in the approval process in order to honor the timeline of the project.	As per RFP
75	Page 39, Annexure II – Criteria for Evaluation of performance of participating agency for Pre-Eligibility	Solvency Certificate of at least 40% of estimated project cost (each location) (Certification from Nationalised bank/ any Scheduled bank)	Kindly consider a single solvency certificate for all locations if the same technology is proposed	As per RFP, single solvency certificate is acceptable.
76	Page 387, Volume III		Typical Floor plan Door & Window Numbering does not match with Doors & Windows table/schedule provided just below the floor plan e.g. Kitchen towards wash is shown with Door – DW2 and Living towards balcony is shown with Door – DW1 but the same size and spec not available in Door/Window schedule.	Drawings given are suggestive only
77	Page 387, Volume III		Size of Kitchen Window is not specified	Drawings given are suggestive only
78	Page 390, Volume III		As per section drawing, Ventilator is shown above the Main door, Balcony & Kitchen door & window. Kindly specify if this is required and if so, please provide details & specs.	Drawings given are suggestive only

79	Page 142, point 6, Volume I Specification		18mm thick projected windowsill – Will it be provided only in Bedroom, please confirm and what should be the width?	Drawings given are suggestive only
80	Page 147 (Point 6) Page 391 Page 390 Volume-I Specification & Volume III		Specification for Railings in Balcony & Staircase should be 900mm high but as per elevation drawing it's only 150mm high in the balcony above parapet and as per sectional drawing staircase railing is wall mounted, please clarify.	Drawings given are suggestive only
81	Page 145 (Point 3) Page 387 Volume-I Specification & Volume III		As per specification, frame of external door shall be made with pressed steel/ MS Angle iron but as per drawings door schedule it's mentioned as Wooden frame, please clarify	Drawings given are suggestive only and specifications will prevail
82	Page 146 Page 387 Volume-I & III specification		UPVC Windows to be provided but as per drawings but in the window schedule it's mentioned as Aluminium windows, please clarify.	Drawings given are suggestive only and specifications will prevail
83	Page 143 (Point 7)		AC Points (with MCB connected socket outlet with wiring) – 1 in each room, means 1 in bedroom & 1 in living, please clarify.	Yes
84	Page 137 Section 15 (Point 9)		Please clarify if we need to provide ceiling fans & exhaust fans since it is appearing only in the Section 15 approved makes and nowhere else	No
85	Page 142 Point 11		Towel rail of SS grade 304 – Please specify the length.	As per CPWD specifications
86	Page 144 2.3.1 Point 1		As per Volume-I specification - External surface shall be made smooth with coarse putty before painting work. As per practice, generally putty is not applied on external walls. Please clarify	As per Technology requirement
87	Page 145, 146		As per Volume-I specification – Door fittings are mentioned as Aluminium fittings but the same is mentioned as SS grade 304, Please clarify	Aluminium fittings as per CPWD specifications



88	Page 146		As per Volume-I specification – Fittings for Windows is mentioned as lockable system with niche for sliding. Please clarify if tower bolts & handles are also required	Yes
89	Page 145		<p>As per Volume-I specification - Main Entrance Door Frame & Shutter (ii) Inner shutter shall be 35mm thick factory made enamel painted and again Door shutters, the door shutter shall be ISI marked flush door shutters conforming to IS 2202 (Part 1) Non decorative type, core of block board construction with frame of 1st class hard wood and well matched commercial 3 ply veneering with vertical grains or cross bands and face veneers on both faces of shutters 35 mm thick including ISI marked stainless Steel butt hinges with necessary screws with 25mm lipping.</p> <p>Which will be Main Door, please clarify and which will be Bedroom door. These are high specifications generally not found in EWS housing. Kindly consider alternate specs.</p>	All door shutters except bath and toilet shall be flush door shutters as per CPWD specifications.
90	Page 121, 1.14.6		The agency shall allow access to Third Party Quality Assurance Agency (TPQAA) engaged by Competent Authority to have a control on quality and methodology of execution. At least 25% of samples of materials including cement concrete cubes shall be taken jointly by Agency and TPQAA/Competent Authority or his authorized representative. All arrangements for transporting and getting them tested shall be made by the agency. Clarity required on whether we need 25% of samples to be tested as this may increase the bid cost directly by at least 20%.	As per RFP
91	Page 134, 136, 137 and 138		As per Volume -1 -15.0 Approved makes – Some other brands are better than the brands	As per RFP

			<p>mentioned in the List. Please specify if alternate makes corresponding to same IS for manufacturing and Material specifications as per specified makes can be used For example: <input type="checkbox"/> TMT Steel-In the light of Union Steel Ministry clarification (Press release dated 21.02.19) on Level playing field for Steel Manufacturers - Can Secondary Steel be used (as long as it is meeting IS 1786 specs and passing Physical and Chemical tests by a Certified/Accredited Third party Independent Lab). Also some of the specified makes may not have specific sizes in their Manufacturing plans. Similarly, please clarify if alternate makes can be use for:</p> <ul style="list-style-type: none"> • Structural Steel – Conforming to IS 2062 - 2011 • Cement – Conforming to IS 8112 - 1989 • Tiles, Sanitary, CP, Kitchen Sinks, Wooden Shutters, Hardware, Pavers. • Paints-First Quality products of Asian/Berger/ ICI Dulux/ Nerolac <p>Paint makes appearing in 2 places – No.34 and 41 on Page 136. DG -13 and 19 (Pages 137 and 138)</p>	
92	General		<p>RMC- No mention of Design Mix in any place – Though it is a Design and Build project, it is suggested that all Bidders quote for the same Design Mix – Else there is likely to be a huge difference in pricing since IS 456 -2000 allows upto 75:25 (Cement: GGBS) ratio.</p>	As per RFP
93	Page 146 Point 4		<p>Drainage –Specifications call for UPVC Piping for Drainage – Whereas as per normal practice, PVC piping is extensively used for</p>	As per RFP



			Drainage & Rain water works (Pipe sizes 80mm and 160mm). Please clarify as this will lead to a huge cost difference	
94	General		Please clarify if STPs are mandatory at all locations as in some cities with TP Scheme, city level infrastructure may be available	As clarified earlier
95	148 Section 2.4 and Page 149 Section 2.4 A.		Please clarify if for external water supply line – 50mm dia UPVC pipes are to be used or DI pipes are to be used.	UPVC pipes as per CPWD specifications
96	Page 148 Section 2.4 and Page 151 Section 2.4 B.		For external sewer lines – Please clarify if 150mm dia PVC pipes or Stoneware/ RCC NP2, NP3 pipes are to be used.	PVC pipes/ RCC/ Stoneware as per CPWD specifications will be acceptable
97	Page 349 (Note 5 & 6) Page 146		All pipes shown are PVC 6kg/cm ² except for Vent pipes and all Vent pipes shown are 4kg/cm ² but as per Volume-I, Specifications call for UPVC Piping for Drainage & Rain water. Please clarify.	Drawings given are suggestive only and specifications will prevail
98	Page 339 (opening schedule) Page 146		W, W1 & V - TWO TRACK FULLY GLAZED ALUMINIUM SLIDING WINDOW IN POWDER COATED ALUMINIUM FRAME but as per Volume-I, Specifications 3-track UPVC Windows to be provided. Please clarify.	Drawings given are suggestive only and specifications will prevail
99	Page 339 (opening schedule) Page 145		D3 - SINGLE LEAF SOLID CORE TYPE WOODEN FLUSH DOOR WITH 35MM THK. DOOR SHUTTER IN PRESSED STEEL FRAME but as per Volume-I, Specifications Toilet shutters, 24 mm thick factory made PVC door shutters made of styles and rails of an uPVC hollow section. Please clarify.	Drawings given are suggestive only and specifications will prevail
100	Page 339 (opening schedule) Page 146		D2 - SINGLE LEAF SOLID CORE TYPE WOODEN FLUSH DOOR WITH 35MM THK. DOOR SHUTTER IN PRESSED STEEL FRAME but as per Volume-I, Specifications Kitchen door 35mm thick shutter having 12mm thick prelaminated particle board panel at the bottom part and MS wire mesh at upper part.	Drawings given are suggestive only and specifications will prevail



			Please clarify.	
101	Page 339, Front Elevation		Floor height is 3.25m but as per general practice the floor height will be 2.95 to 3m. Can floor height be 3m, please clarify. Because more height will cost more	Minimum floor height shall be 2.9 m.
102	Page 349 Note 11		NO PIPES SHALL BE SEEN EXPOSED, please clarify as this may increase the cost for closing the Vertical lines.	As per RFP
103	Volume 4		Page no. 450 to 668 is not readable, please provide readable copy.	As clarified earlier
104			Page no. 366 to 383 is not readable, please provide readable copy.	As clarified earlier
105	Page 668		Here the filling qty of about 83,001.76 Cum, is mentioned. is it correct as it's not properly readable. If the cost to be included in the bid, please provide material specs of filling.	As clarified earlier
106	Page 349 (Note 5 & 6) Page 146		All pipes shown are PVC 6kg/cm ² except for Vent pipes and all Vent pipes shown are 4kg/cm ² but as per Volume-I, Specifications call for UPVC Piping for Drainage & Rain water. Please clarify.	As clarified earlier
M/s Bhargav Infrastructure Pvt. Ltd				
107	Eligibility criteria	A. Work Experience: a. Three similar works each costing not less than 40% of the estimated cost put to bid	C fulfilling the said criteria	As per RFP
108	(Page no. 19)	B. Financial Strength: (i) The Average annual financial turnover of last consecutive fiscal years for last immediate 5 years shall be at least 50% of the estimated cost put to bid for each project location. The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal/ signatures and registration number.	C & B both are fulfilling the said criteria	As per RFP



		ii) Net Worth of the participating agency as on 31st March of previous Financial Year should be positive		
109		Entity having shortlisted through the GHTC –India process	Shortlisted technology by TEC Committee of GHTC, having experience of similar work of 10% of proposed project requirement A. Work Experience: (i) or (ii) or (iii)	As per RFP
110		EMD 2.5 CR	Does MSME have to pay EMD? Also, it is 2% instead of 1%	As per RFP
111	Page 52	MoHUA reserves the right to reject any or all bids or cancel/ withdraw the invitation for bid without assigning any reasons whatsoever thereof. No claim of the participating agency whatsoever shall be entertained by MoHUA on this account. (Pg26) (Contradiction of the adjacent article on pg. 52 Article 1, also mentioned below)	Article 1 MoHUA will, during the Bid process, treat all Participating agency(s) with equity and reason	As per RFP
112	Page 28	Financial Bid shall contain only price as per Schedule of Rates (in form of an excel sheet) without any condition. The lumpsum rate along with tax and other components shall be filled up in figures and the total amount shall be automatically calculated and rounded off to the nearest rupee.	It is to be noted that the Financial Bid shall contain only PRICES and no conditions whatsoever.	As per RFP
113		To become eligible for shortlisting and for opening the financial bid, the participating agency must secure at least 50% (Fifty percent) marks in each category and 60% (Sixty percent) marks in aggregate.	MoHUA, however reserves the right to restrict the list of such qualified participating agency to any number deemed suitable by it.	As per RFP



114			Zone recommendation for proven technology	As per RFP
115			Extend bidding date	As per RFP
116			Parking spaces not allocated, SOR CPWD or state wise?	As per suggestive drawings attached.
117		Query regarding stake of each member in consortium/ joint venturing of 3 members	When 3 companies/parties are participating for the said project in consortium/JV, at that time minimum and maximum how much stake can each member can hold out of 100% of Joint Venturing/Consortium?	As clarified earlier
M/s Coffer construction Technology Pvt Ltd.				
118	Page no -21, Section-C	Participating agency/consortium should be profit making organization. The audited balance sheet for the last three years may be attached with the technical bids, otherwise bids will be rejected.	Is it required that all 3 members have positive balance sheet or only the lead member need positive balance sheet?	Each partner shall have positive balance sheet as per RFP
119	Page no -21, Section-C	The financial bid is based on the tentative drawings, layout etc. It may change at the time of final approval as mentioned in RFP.	Due to changes if the financial bid/estimated cost quoted will change then how can it will accommodate?	As per RFP
120			In RFP mobilization amount is zero but in general practice the mobilization amount always consider so we request you to provide mobilization amount.	As clarified earlier
121			Is there any relaxation in GST on supply of product (technology)?	No
			In case of Agartala Drawing and the write up not match. In drawing G+4 shown and in write up to G+6 mentioned. please clarify for the financial bid.	Please refer drawings on website ghtc-india.gov.in
122			Is it possible to extend the date of submitting financial bid & technical bid?	Date of submission is as per RFP
M/s Singhal iron foundry Pvt Ltd				
123		With reference to the Nit No. N-11019/11/2019-HFA-V-UD(FTS-061587) Pkg-I, Jharkhand, Rajkot,	CPWD, NBCC and other departments are nowadays strictly using Hubless Pipes as per IS:15905 in the soil, waste and ventilation	Hubless pipes as per IS:15905 will also be allowed



		Indore in the specification of Soil, Waste & Vent Pipes PVC Pipe is being used, nowadays in CPWD, DDA, MES, and NTPC etc. Only cast iron centrifugal spun pipes as per IS:3989&Hubless centrifugal cast iron spun pipes as per IS: 15905 are use.	system because jointing of pipes and fittings is done with the help of EPDM gasket and SS coupling instead of lead and jute. We request you to kindly change the specification of the above referred Nit as Pvc pipe is not used according to the green Building concept, Also some of the state govt. organizations like MP govt. has banned the Pvc pipe in soil waste category.	
M/s Urbanaac Infrastructures Pvt. Ltd.				
124		<p>Urbanaac Infrastructures Pvt.Ltd., provides turnkey infrastructural solutions for precast construction to ourclients ranging, from conceptual designs, manufacturing of the structural components in a controlled environmentand its erection on site.</p> <p>we have obtained PAC Certificate from BMTPC and Certificate no is. PAC No.: 1046-S/2019 and also participated as Potential Future Technologies in GHTC conference organized on 2nd March 2016 at VigyanBhawan, New Delhi to promote our company and our scope of work.</p> <p>But somehow our technology was not incorporate in Annexure -A of RFP for development and construction EWS Houses through light house project in M.P, Tamil Nadu, Jharkhand, Tripura, U.P and Gujarat.</p>	We desire to participate in pre-bid meeting on 29.07.2019 at CPWD Conference hall, NirmanBhavan, NewDelhi and also wish to represent our precast construction technology to TEC.	Please refer provisions of RFP
M/s Katerra				
125			Kindly share the elevation drawings for the	Available drawings are



			towers	only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
126			Please share the masterplan for the project in CADD format	As clarified earlier
127			Please share the floor plan, section drawings for all packages in CADD format so that a detailed and more accurate estimation can be arrived at.	As clarified earlier
128			Please share the contour plan for all packages in CAD format. We would prefer the excavation to be taken up by the client team. Please confirm the same.	As clarified earlier
129			Please share the 3D, Perspective views of project for a better understanding of the project.	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
130			Please share detailed drawings for the amenities blocks / club house	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
131			Please confirm whether there are any height restrictions with respect to tower/mobile crane movement for all locations individually	Bidders are advised to visit the site and ascertain the site conditions
132			Please confirm the availability of construction power and water by the client at one point free of cost	As per RFP
133			Please share the project locations - Google map link, so that a site visit can be arranged	As per RFP
134			DLP is mentioned as 5 years. We request the DLP to be of 1 Year post handover.	As per RFP
135			Earnest Money deposit (EMD) - 2.5 Crores - EMD in form of Bank Guarantee - Requesting	As per RFP



			the waiver of EMD. Incase of non waiver, requesting for corporate guarantee for the same	
136			Details of Landscaping on upper floor level. Please share the filling details including loading for any landscaping works, so that the loading can be taken into account for the same.	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
137			Kindly confirm the siesmic zone and the wind load to be considered for each locations	As per relevant Codes and Standards and as per RFP
138			Please share the detailed SBC report in PDF format, as some of the prints in the scanned reports are not legible.	As clarified earlier
139			Dismantling works, Utility lines shifting etc. (if any) - Kindly share. As standard, if any encountered, We shall consider the same in client scope.	Bidders are advised to Visit the site and ascertain the site conditions. Further investigation is to be made by the agency
140			Please share the basic price of construction materials to be considered.	To be assessed by the bidders
141			Please share the site restrictions on working hours, Crane movements, Material movements etc. We request 24*7 access to trailer movement and working at site.	Bidders are advised to Visit the site and ascertain the site conditions. Further investigation is to be made by the agency
142			Validity of offer - 120 days from the date of opening of technical bid. - We request 60 days for the same	As per RFP
143			Any plan for future development above the building - kindly confirm.	As per RFP
144			"The selected agency shall submit an irrevocable Performance Guarantee of 5% (Five percent) of the contract amount in addition to other deposits mentioned elsewhere in the contract." - Requesting waiver of the said clause	As per RFP



145			Kindly share the details of the infrastructure work to be proposed.	As per RFP
146			"period of completion has been specified. (i) Compensation For delay of work @ 1 % per month of delay to be computed on per day basis" - Requesting a revision of the same number to 0.2% per month capped till 2% of the project value	As per RFP
M/s AAP KA AWAS				
147		How should companies with technologies approved for Ground + 3 Floors, upto 15 meters only, quote in this tender.	Would G+3 and Hybrid be acceptable with block mix of G+3 and Multi-storeyed.	Number of storeys are as per RFP
148			Not sufficient time to build designs & plans for Hybrid construction. Not sufficient time to conduct soil test in all 6 six locations. Seismic data has to be relied upon the MOHUA supplied information.	As per RFP
149			All branded materials may not be available locally, can locally available ISI brands be approved from competent authority. Would time taken to seek such approvals be granted as time toward the extended period without penalty.	As per RFP
150			Milestones of payment are too long. The 12 Cr should be brought down to 5 crore with fortnight billing. The 1A, B & C should be 2.5% each. The final withheld payment should be reduced to 2% keeping in view the PBG of 5% is held for 5 years. Payment schedule be reviewed in last three items i.e. 15% of external development to 6% and 10% of Site development to 5% and 10% on issuing of completion certificate to 2% since performance security deposit is already with MOHUA. The saved component be added to	As per RFP



			super structure.	
151			Minimum Payment up to foundation completion should be Rs. Five crore and fortnightly bill payment with Five crore may be allowed after foundation.	As per RFP
152			Specify all approvals & time taken from the State government bodies for all sites. Definition of carpet area be standardised in accordance to PMAY and not w.r.t state bye-laws. This involves too much time for working out design & drawings for each Site.	As clarified earlier As per RFP
153			In how many days will the payment be released after submission of bills & by which department. (Central or State) housing project, has been turned into a full fledged Real Estate housing project generally tendered by CPWD or Bodies of the State Government. Tender conditions should synchronise with the vision & mission of LHPs making the houses affordable for EWS category.	As per RFP
154			At what stage will the EMD amount be released for the awardee of the contract.	As per RFP
155			Penalty imposed on the awardee is without any grace period. Amounts being held by MOHUA : 2% + 5% + 5% (from running payments) plus if any penalty is imposed.	As per RFP
156			Time of 12 months for construction on EPC basis which is not possible due to multilevel inspections and approvals during the period of execution, it may please be considered for 20 Months.	As per RFP
157			Mobilization advance against bank guarantee may be considered.	As clarified earlier
158			Number of acceptable cement & steel brands be added to the list of vendors based on	As per RFP



			geographical location and capacity of plant or local available good brands with ISI Marked be permitted.	
159			Conditions being applied for LHPs, an affordable housing project, has been turned into a full-fledged Real Estate housing project generally tendered by CPWD or Bodies of the State Government. Tender conditions should synchronise with the vision & mission of LHPs making the houses affordable for EWS category.	As per RFP
160			Upload clearer & higher resolution Maps, Soil investigation, seismic data etc. covered under Vol. 2, 3 & 4 of RFP. (This may be done earlier than providing other clarifications)	As clarified earlier
161			Registration of JV with ROC should be mandatory only upon issuance of letter of intent for award of contract.	As per RFP
162			12 months should be from the date of approval of All drawings & Environment Clearance & not from within 3 months from award of contract.	As per RFP
163			Building height to be variable from G+3 onwards (flexibility of variation of height and number of stories) subject to minimum of 1000 units. The RFP is only suggestive on this aspect, Pls clarify to smoothen our designing & planning. The State Govt.bodies representative in the meeting today confirmed that this aspect has to be finally decided by higher authorities of MOHUA & respective State. This aspect is very crucial and will provide a level playing platform to participate in the LHP RFP to All approved technologies.	As clarified earlier
164			Milestones of payment are too long for an EPC	As per RFP



			contract. The 12 Cr should be brought down to 5 crore with fortnight billing. The 1A, B & C to be 2.5% each, 2D to 2H to be 3.5% each. The final withheld payment should be reduced to 2% keeping in view the PBG of 5% is held for 5 years. Payment schedule be reviewed in last three items i.e. 15% of external development to 6% and 10% of Site development to 5% and 10% on issuing of completion certificate to 2% and the saved component/percentages be added to super structure 2B of payment schedule.	
165 A			Specification & scope of work for the Solar.	As clarified earlier
165 B			What is the maximum time for taking over of the completed project by the respective state body or MoHUA.	Project is to be handed over to SLNA, PMAY (U) after completion of project and houses will be allotted by SLNA to the beneficiaries immediately and houses will be maintained by RWA
M/s ShapoorjiPallonji& Co Pvt Ltd				
166	Page no 100, Annexure IV	<u>Defect Liability Period</u> Five Years after issuance of date of Completion Certificate by MoHUA.	Request you to reduce the DLP period to 1 year.	As clarified earlier
167	Page no 100, Annexure IV	Mobilization Advance Nil	Request you to provide an interest free mobilization advance equal to 10% of the contract value.	As clarified earlier
168	Page no 94, 30 cc	<u>Water for construction</u> The selected agency(s) shall make his/their own arrangements for water required for the work and nothing extra will be paid for the same.	Request you to provide a single tap-off point for water. Further distribution shall be done by the contractor.	As per RFP
169	Page no 8/101	<u>Statutory Approvals</u>	Request to obtain all statutory approvals	As per RFP



	RF/Annexure-IV	<p>RFP: All the statutory approvals will be provided by State/ULB/DA Officials on request of selected agency within 30 days from the date of award of contract to the selected agency to start timely construction work of LHPs as per contract as per committed LHP proposal to MoHUA.</p> <p>Annexure-IV: On approval of local bodies, EIA clearances and other statutory approvals of local bodies, final Architectural drawing showing electrical and sanitary layout plan and drawings and its submission</p>	required for the project. The agency shall be responsible only for construction related approvals.	
170	Page no 93, 29 CC	Lien in respect of claims in other Contracts	Request you to delete this clause in toto	As per RFP
171	Page no 78, 9 CC	<p><u>Payment of Final Bill</u></p> <p>Payments of those items of the bill in respect of which there is no dispute and of items in dispute, for quantities and rates as approved by Competent Authority, will, as far as possible be made within six months, the period being reckoned from the date of receipt of the bill by the Competent Authority, complete with account of materials issued by the Department and dismantled materials.</p>	Request you to release 75% of the final bill amount within 30 days from the date of receipt of the bill by the Competent Authority and the remaining amount after 90 days from the date of receipt of the bill by the Competent Authority.	As per RFP
172	Page no 64, 1A CC	<p><u>Recovery of Security Deposit</u></p> <p>Such deductions will be made and held by Government by way of Security Deposit unless he/they has/have deposited the amount of</p>	Request you to confirm that Security deposit shall be released against submission of equivalent Bank Guarantee.	As clarified earlier



		Security at the rate mentioned above in the form of Government Securities or Fixed Deposit receipts.		
173	Page no 70, 5.2 CC	<p>If the work(s) be delayed by:-.....</p> <p>(v) Delay on the part of other selected agency or tradesmen engaged by Competent Authority in executing work not forming part of the contract, or (vi) Non-availability of stores, which are the responsibility of Government to supply or (vii) Non-availability or break down of tools and Plant to be supplied or supplied by Government or</p> <p>(viii) Any other cause like above which, in the reasoned opinion of the Competent Authority is beyond the selected agency's control.</p>	Request you to suitably compensate the selected agency in case of any delay caused due to point (v) to (viii) along with an extension of time.	As per RFP
174	Page no 70, 5.3 CC	<p>Delays attributable to the Department:-</p> <p>In case the work is hindered by any reasons, in the opinion of the selected agency, by the Department or for someone for whose action the Department is responsible,.... the selected agency shall be entitled to only extension of time and no damages.</p>	Request you to suitably compensate the selected agency in case of any delay attributed to the Department or for someone for whose action the Department is responsible, along with an extension of time.	As per RFP
175	Page no 111, 2.2 Sec A	<p>Change in scope</p> <p>The data provided in this RFP are indicative and for general guidelines. Changes, if any, would not affect the agreed rates and no claim on this account shall be entertained.</p>	Request you to delete this provision	As per RFP
176	Page no 80, 12.1 Sec A	Extra Items & Substituted Item and Pricing:-	Request you to pay the agency for any Extra Items & Substituted Item executed during the	As clarified earlier



		No extra Item will be entertained	project pertaining to standard CPWD norms	
177	Page no 80, 22 Sec A	<u>Compensation</u> All sums payable by way of compensation under any of these conditions shall be considered as reasonable compensation to be applied to the use of Government without reference to the actual loss or damage sustained and whether or not any damage shall have been sustained.	Request you to suitably compensate the selected agency in line with the actual loss suffered by him for reasons not attributed to the agency	As per RFP
178		General	We assume that the architectural design and planning shall have to comply with Local Building Bye laws of Chennai & NBC 2016 in the mentioned order of precedence. Kindly Specify for any other standards.	As clarified earlier
179	Page no 33 Section-I- Scope of Work(General)- iii	General Design Intent	We understand that the architectural design and planning will be in the scope of Contractor binding only to the number of Dwelling Units & Carpet Area as specified in the RFP. The Design intent as per 174 tender drawings received has not to be adhered to. Kindly Confirm	As clarified earlier
180	Page no 33 Section-I- Scope of Work(General)- iii	General Design Intent	We understand that the Carpet Area mentioned in the RFP Document is suggestive. The design and carpet area can be changed, conforming to NBC2016 & Local byelaws . Kindly Confirm.	As clarified earlier
181			Kindly provide Auto-CAD Drawings for all Tender & Survey drawings.	As clarified earlier
182			Please Share site survey drawing for Topographical Survey, Tree Survey.	As clarified earlier
183	Page no 448 Section-G- Drawings- Site Survey Sketch	Existing Site Services	From the Site Survey of Chennai, it can be ascertained that a High tension line is passing through the site, along with a high Tension tower within the plot boundary. Kindly provide drawings and details of all utilities passing	As clarified earlier

			through the sites.	
184	Page no 33		We assume that the rerouting of Existing Utilities within site is in Employer's scope. Kindly Confirm	As per RFP. Bidders are advised to Visit the site and ascertain the site conditions. Further investigation is to be made by the agency
185	Page no 33	Site Encroachments	We understand that all sites will be handed over to the contractors without any encroachments& encumbrances. Removing of all encroachments and handing over a clear site without any encumbrances is in the Employer's scope. Kindly Confirm.	As per RFP
186		Approval- Tree Cutting	We Understand that Tree Cutting Approval is in Employer's scope for the site. Kindly Confirm.	As per RFP
187	Section G	Room Area	We understand that the Room sizes provided as per the tender drawings need not be adhered to. The room Sizes can be altered confirming to Local Byelaws. Kindly Confirm.	As per RFP
188	Section G	General- Building Configuration	We understand that the building/layout Configuration provided in the tender are suggestive only, as specified in Section-I- General Scope of Work. The Building/layout configuration, Building heights and number of Units per block can be planned as per the scope of the contractor. Kindly Confirm	As clarified earlier
189		Amenities	We assume that Social Infrastructure/amenities like Schools, Community Centre & Commercial Centres have been considered as per the requirements of Local Building Bye law of Chennai & NBC 2016 and the same is not in our scope.	As clarified earlier
190		Tender- Design Binding	We understand that no of Units in the Tender Document shall be the Design and is Binding condition. Any other area like Carpet area, Super Built-up Areas etc would not be a	As clarified earlier



			binding factor. Kindly Confirm.	
191		Population Count	As per NBC 2016, For two Room houses population per Dwelling Unit (DU) is 4. Please confirm for design calculations.	As per NBC 2016 and local bye-laws
192		Balcony requirement	As per Design Norms, a balcony needs to be provided for each dwelling unit. Where as per tender Drawings of Chennai, balcony is not provided in the Units. Kindly Confirm the provision of balcony for each dwelling Unit.	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
193		Landscape	Kindly Provide Landscape Design intent, if any.	As clarified earlier
194		Plot -definition & Area	Kindly Confirm that the Plot definition and Plot area mentioned in the RFP document is the correct area for the Sites, as there seems to be some discrepancy in Plot area as per survey and as per RFP document.	As per RFP
195		Plot Area- Handover	We understand that the Site Areas would be the exact areas mentioned in the RFP Document. And there will not be any increase or decrease in the actual handover-Plot area compared the RFP mentioned Plot areas. Kindly Confirm, as this might increase or decrease the permissible Built-up area/number of units.	Agency may carry their own survey.
196		Conceptual DBR	Kindly, share conceptual HVAC DBR, if available.	As per RFP
197		Air Conditioning Scope	We understand as there is no air conditioning scope (supply of Split AC not considered) for any of sites. Whereas, AC point provision shall be considered only for residential building flats and no rooms to be airconditioned. Please confirm.	As per RFP
198		Air Conditioning Scope	Please confirm the scope of split AC with specifications, if available.	As per RFP
199		Utility areas ventilation	The STP room, DG room, Electrical rooms shall be ventilated (Only Exhaust) with	As per RFP



			suitable ACPH rates as per NBC. Please confirm.	
200		Smoke evacuation	No any smoke evacuation system shall be considered including corridor for entire project. Please confirm	As per RFP
201		Kitchen & toilet exhaust	All residential flat kitchen & toilets shall be provided with only electrical point provision for exhaust fans. Please confirm.	As per RFP
202		Specifications	Kindly provide specifications for HVAC scope, if any.	As per RFP
203		Approved Makes	Kindly provide approved makes for HVAC, if any.	As per RFP
204	Page no 11, ix	Suggestive Scope of Work for 'Street light with fluorescent lamps'	We proposed to use LED street lights as Fluorescent lamps are now out of manufacturing. kindly confirm	As clarified earlier
205	Page no 11, x	Suggestive Scope of Work	Considering EWS, We propose grid solar system for common area load.	As clarified earlier
206	Page no 11, x	Suggestive Scope of Work	As per design requirement, solar street lights are required. Whereas we propose to replace the same with normal street lights instead to make the system cost effective. kindly confirm	As clarified earlier
207		General	In case of solar street light, Kindly confirm percentage quantity of solar street lights in overall street lighting quantity. We will consider standalone connection.	As clarified earlier
208	Page no 142, 2.2	Scale of Electrical Amenities (Minimum)	We understand that supply of light fitting, fan, exhaust fan and call bell inside the flats are not in our scope however bidder have to provide the electrical point wiring provision for the same. Kindly Confirm.	As per RFP
209	Page no 11, 115, 148	General	From the RFP document we understood that, our electrical work scope starts from LT meterpanel, internal electrification work and external lighting work. HT panels, HT cables, Transformers ,earthing and LT work up to LT	As per RFP



			meter panels in building is not in the scope of agency. Kindly confirm.	
210	Page no 131, 14.1.3	DG Set	DG backup power will be considered for common services, such as Staircase lighting, lifts, Water Pumps, External lighting and ventilation system, kindly confirm.	As per RFP
211	Page no 142, 2.2, S. No. 9	Scale of Electrical Amenities (Minimum)	SPN DB will be considered for each dwelling unit, kindly confirm	As per RFP
212	Page no 129, 11.7	Internal Electrical installation	We will provide meter panel without Energy meter. Only space provision will be made. Meters will be from power supply company. Kindly confirm	As per RFP
213		General	We are not considering any inverter for Emergency lighting in common area of the building, Kindly Confirm.	Not required
214	Page no 356	Power distribution block diagram	As per clause no. 14.1.3 DG backup power to be considered for common services and as per SLD on page no. 356 DG backup power and ACCL is shown for every dwelling unit. Kindly confirm whether DG backup power is to be provided for dwelling units for all sites.	Clause 14.1.3 will be applicable
215		General	We understand that in EWS Dwelling unit DG back up is not required at any sites/ Buildings. Please confirm.	As per RFP
216		General	We are not considering HT supply for any utility and Fire fighting system, kindly confirm.	As per RFP
217	Page no 143, 2.2, S. No. 3	Provisions for Bracket lights (with normal fittings excluding lamp/bulb)	We are considering angle holder only with point wiring for Bracket light, kindly confirm.	Yes
218	Page no 143, 2.2, S. No. 12	LED tube light fitting (excluding tube)	We are considering only point wiring for LED tube light fitting as LED tube comes with inbuilt driver, kindly confirm.	Yes
219	Page no 143, 2.2, S. No. 10	Cable TV Point	We are considering TV co-axial socket only, Power sockets will be considered from S. No. 1 and 2, kindly confirm.	Yes
220	Page no 132-752	Fire alarm System : Fire Protection	Fire Alarm system at all the 6 six location	Yes



		System shall be designed and provided as per NBC 2016 with Amendments, Updated BIS Codes& Fire Bye Laws. NOC for the scheme from Local Fire Service Department shall be obtained by the agency.	shall be considered as per NBC-2016. Kindly confirm	
221		FIRE ALARM SYSTEM	We propose Conventional fire alarm system for this project. Kindly confirm.	As clarified earlier
222		FIRE ALARM SYSTEM	Standalone fire alarm Panel shall be considered for individual buildings where fire alarm system is considered. Kindly confirm	As clarified earlier
223	Page no 129-752	FRLS PVC insulated Copper conductor wires will be used for points,circuit& sub-main wiring.	For Fire alarm system, we will consider 2 X 1.5mm2 FRLS armoured cable which shall run exposed. Kindly confirm.	As clarified earlier
224		PUBLIC ADDRESS SYSTEM	As per NBC-2016, Analogue Public address system shall be considered for residential buildings which are above 24mtr. Height. Kindly confirm	As per NBC 2016 norms
225		CABLE TV POINT	We understand that only RG-6 cable in PVC conduit shall be considered from floor Shaftupto the flat and further upto TV point for cable tv system Kindly confirm.	Yes
226		Telephone Point	We shall not consider any telephone & data point & it's distribution system as the same is not mentioned in the RFP document. Kindly confirm.	Not required
227		General	Kindly provide auto-cad ELV drawing & Schematic drawing for these project.	As clarified earlier
228	Page no 148, 149 Section 2.4 & 2.4(A)	50 mm dia 6 kgf/cm2 UPVC including all required fitting etc. as required including connection with existing line.	As per Section 2.4 water supply: 50 mm upvc pipes has been asked for external. As per Section 2.4 (A) - External water supply: D.I. K9 pipes are been asked. So we consider the pipes above 50mm dia. to be D.I. pipes. Please clarify.	As clarified earlier

229	Page 148 & 151 Section 2.4 & 2.4(B)	150mm dia. PVC pipe as per IS:14333 and IS:10910 of sq.cm with required Manholes etc. to be provided.	As per Specification for sewerage section 2.4(B) - Stoneware, RCC, S&S pipes are been asked. Kindly clarify which MOC to be followed	As clarified earlier
230	Page no 146, Section 2.3.1 (4)	UPVC pipes for soil waste vent & rain	we are considering UPVC type B for Soil & waste and UPVC type A for Vent & Rain water pipe within buildings. Please confirm.	As clarified earlier
231		General	Kindly provide Municipal water supply, sewer & Storm water connection tappings for various site if available.	As per RFP
232		General	Kindly clarify type of STP to be used for various sites.	As clarified earlier
233		General	Kindly clarify total water storage requirement to be planned. i.e. 1.5 days or 2 days storage for various sites	As per CPHEEO Guidelines
234		General	Kindly confirm the source of water supply for various site	Bidders are advised to Visit the site and ascertain the site conditions. Further investigation is to be made by the agency
235		General	Kindly confirm whether water treatment plants to be considered OR not	Bidders are advised to visit the site and ascertain the site conditions. Further investigation is to be made by the agency
236		General	Kindly confirm the uses of recycled water ; i.e. flushing, irrigation etc.	As per RFP
237	Page no 149, Section 2.4 A	EXTERNAL DEVELOPMENT WORKS: A. SPECIFICATIONS FOR WATER SUPPLY : 1. Scope: It includes excavation for pipes, laying of Ductile Iron pipes K-9 with necessary fittings, sluice valves, fire hydrants, air valves.	For fire fighting M.S. class 'C' pipe will be considered instead of D.I. pipes. Please confirm	Yes, as per NBC 2016 norms
238		General- Demolition- Existing Structures	We understand that demolition of existing structures are in the Employer's Scope. Kindly	As clarified earlier

			Confirm.	
239		General- Construction technology	We understand that only the RFP mentioned construction technology can be proposed by the selected agency. Kindly Confirm if any other new technologies can be proposed.	As per RFP
240	Page no 99	Memorandum	RFP Document says, estimated cost of each package as Rs.125 Crores. Whereas, on the other hand assessment of the same isn't matching in comparison with 6 LHP, in terms of total built-up areas. Kindly provide the budgetary costs for each separate packages.	As per RFP
	General- Fire Norms Compliance		As per NBC 2016, all High Rise Buildings (15 meter and above) needs to provide Fire fighting Tower/ Fire fighting Shaft. The provision of Fire Tower is not provided as per Tender Drawings. Kindly clarify.	As per NBC 2016 norms
	Page no 144 Section- C2.3.1.General Specifications2. Skirting /Dado/Wall cladding-ii		As per specifications, Minimum 900 mm Dado in Corridors/Walkways. We understand that dado wall cladding need not be provided in the corridor within the unit and only needs to be provided in the common area corridors/Walkway. Kindly confirm.	Yes, dado has to be provide in common area corridors/Walkway
M/s Purvanchal Construction Works Pvt. Ltd.,				
241			Time last date of submission of bid, submission of EMD & Tech. bid & opening of Tech. bid, has not been shown against these columns on Page 18 of the tender documents. The accurate time for the above three columns may please be intimated.	As per RFP
242	Page 99, clause at Sl. No. 12 on	Memorandum Annexure –IV	Defect Liability Period has been shown as 5 (five) years after date of issuance of completion certificate whereas in CPWD manual is 12 (twelve) months. Hence it is requested to reduce this period to 12 months.	As per RFP

243	Page -17		In the 3rd column for "Brief scope of Work" in last paragraph it is indicated regarding maintenance of structure and lifts during defects liability period, whereas in the memorandum of Annexure -IV on page 99 nothing has been indicated about maintenance in the same column of DLP, Please clarify.	As per RFP
244			The technology proposed to be used for Uttar Pradesh at Lucknow for G + 13 building may be clarified particularly with in the six technologies as specified in the tender documents.	As per RFP
245	Page -109	clause 1.4 of section A General conditions of work & planning and designation	If agency fails to complete the work with the proposed technology then agency shall be liable to complete the work by using other technology as suggested by the competent authority. The cost incurred in doing so shall be borne by agency completely. It may be clarified whether it is possible to use other technology in between the incomplete work and who will bear this cost /loss whether the agency using this technology or main agency to whom this work will be awarded by the MoHUA.	As per RFP
M/s Uttar Pradesh Rajkiya Nirman Nigam Limited				
246			Which technology would be adopted in which light House project location lighthouse project	As per RFP
247			Please clarify the similar work experiences to be submitted to be submitted.	As clarified earlier
M/s B.G. Shirke Construction Technology Pvt. Ltd.				
248	Page no 18	Deadline for submission of soft & Hard copy	As mentioned in the above clause the hard copy of original EMD and technical bid is to	As per RFP



			be submitted upto 20.8.2019 on or before the date of opening of technical bid is 21.08.2019. We presume that the hard copy of the documents can be submitted upto 21.08.2019 before opening of technical bid. However, please confirm the time of submission of online bid and the time of opening of technical bid as the same is not mentioned in the documents.	
249	Page no 21, Cl no 09	Audited Balance sheets	<p>Clause states that "Participating agency/ consortium should be profit making organization. The audited balance sheet for the last three years may be attached with the technical bids, otherwise bids will be rejected"</p> <p>Whereas cl no 13, page no 23 say one page of summarized balance sheet (Audited/0 and one page of summarized Profit and Loss account for last 5 years shall be uploaded and submitted in hard copy also.</p> <p>The above two clauses are contradictory, however we presume that only one page of summarized balance sheet (Audited) and one page of summarized Profit and Loss Account (Audited) for the last 5 years is to be submitted. Please confirm</p>	As clarified earlier and as per RFP
250	Clause no 8 Page no 28	Technical Proposal	As per this clause, the bid has to be submitted online as well as physical submission. however, documents which necessarily have to be submitted in originals like Technical Proposal, EMD and any other documents mentioned in the bid documents have to be submitted offline. We presume that Technical Proposal means List of documents to be uploaded within the period of bid submission as mentioned under 18, page 24. Kindly, confirm if any additional documents other than those listed in clause no 18 are	As per RFP



			required to be uploaded/ submitted	
251	Clause no 8, Page no 29	Hard Binding of Technical Proposal	As per this clause the bid shall comprise a single packet containing EMD in form of Bank Guarantee and Technical Proposal for each location shall be placed in hard binding and the pages shall be numbered serially. We presume that spiral hard bound hard copy of Technical Proposal excluding Bank Guarantee is acceptable.	Yes, Bank Guarantee can be submitted separately
252	Page no 36, Cl No 3	Addendum/ Corrigendum	As per this clause the Participating Agency shall return Addendum/ Corrigendum duly signed and stamped as confirmation of its receipt and acceptance and submit along with the bid document. We presume that this being an online tendering process, the bidder is not required to upload digitally signed soft copy of downloaded bid document/ tender volumes or its physical hard copy duly stamped and signed. Please confirm	Instructions already provided in RFP
253	Page no 39, Annexure II S No 2	Past experience in similar work	We presume that the bidder can secure full marks (25 marks) if has completed 6 similar works costing not less than 40% or 4 similar works costing not less than 60% or 2 similar works costing not less than 80% of the estimated cost put to bid. Kindly confirm	As per RFP
254	Page no 39, Annexure II S No 3	Performance of Work	We presume that stipulated time mean the extended time period granted by the employer/ client due to reasons not attributable to contractor. Please confirm	As per RFP
255	Page no 38, Sr no 5 clause 8.1.1, Annexure II	Technical Staff and Existing Consultant partners	As per this clause the participating agency should have sufficient number of Technical and Administrative employees for proper execution of the contract. The Participating agency should have to submit a list of these employees stating clearly how these would be involved in this work within 15 days of award	Yes



			<p>of work.</p> <p>However, as per annexure II, page no 39 & 40 technical staffs existing consultant partners are allotted 5 marks. We therefore, presume that the details of minimum required technical staff as stated vide Annexure-VIII page no 107 are to be submitted/ uploaded along with tender.</p> <p>Further, we presume that bidders can submit details of in-house planning and design staff such as Architects, Structural and MEP Design engineers in lieu of Consultants partners</p>	
256	Page no 40, Annexure II	Approach and work plan	<p>5 marks are allotted for approach to design and construction, work plan based on design philosophy mentioned in scope of work however, this document does not appear in the list of documents to be uploaded stated under CL 18, page no 24. We therefore, presume that design brief, bar chart and construction methodology is to be submitted against the requirement</p>	Yes, it is to be provided with Technical proposal
257	Page no 47 Form F	Receipt of deposition of original Bank Guarantee as EMD	Kindly elaborate the purpose of Form F as the scanned copy of Bank Guarantee towards EMD will be submitted in a sealed envelope loan with the Technical Proposal	It is a prescribed format as per Standard practice
258	Page no 48 Form G	Form of EMD (Bank Guarantee Bond)	<p>As per guidelines issues by Indian Bankers Association, we request you to add following para in the Bank Guarantee format of EMD NOTWITHSTANDING anything contained hereinabove:</p> <p>i) Our liability under this guarantee shall not exceed Rs...../- (Rupees.....only)</p> <p>ii) This bank guarantee shall be valid up to and including date.....</p> <p>iii) We are liable to pay the guaranteed amount or any part therefor under this bank</p>	As per RFP



			<p>guarantee only and only if you serve upon as a written claim of demand is made against the bank in terms of this guarantee on or before.... All your rights in the said guarantee shall be forfeited and we shall be discharged from all liability therein irrespective of whether guarantee is received back by us or not.</p> <p>b. Further as per circular no F No 7/112/2011 BOA dated 17.07.2012 issued by MoFD of Financial Services to all Public Sector Banks, it is mandatory to provide banking details of the beneficiary for opening extension of Bank Guarantee and the bank guarantee paper can become operative only after these details are submitted. We therefore request you to kindly share the relevant details of beneficiary.</p> <p>c. Kindly confirm whether the bank guarantee should mention name of work with all 6 project locations or only those locations for which the bidder is submitting their bids.</p>	
259	Page no 49, Form H	Affidavit	<p>We request to review Sr 8 of Affidavit. Further please confirm what is to be written in blank space in following last para of the affidavit ".....nothing has been concealed there fromand that no part of it is false."</p> <p>Further, we also request you to review and modify S 7 in line with the requirement stipulated in Cl no 4 page no 21 as under:</p> <p>I hererby confirm that our firm/ company is not blacklisted/ barred/ banned from tendering by MoHUA or blacklisted by any State/ UT Government or Central Government/ department/ agency in India from participating in bidding process as on the submission due date. If this information is</p>	As per RFP



			found incorrect, MoHAU at its discretion may disqualify/ reject/ terminate the bid/ contract	
260	Page no 9, Clause 3	Technology Details and Technical Specifications	We presume that only those participating agencies which proposes a Hybrid construction System are required to submit a detailed note on specification and code of practice and how the particular technology can be effectively used in proposed LHP.	As per RFP
261		Mobilization Advance	Considering the nature of work and project completion schedule, contractor has to invest money for establishing the precast factory and mobilization work, plant and machinery, etc. In view of above, we request you to pay 10% interest free mobilization advance at one stage along with work order. This will help contractor for smooth cashflow.	As clarified earlier
262	Page 157, Section D	Payment Schedule	Refer to payment stages provided ins schedule, it seems that 10% payment will be released o issue of completion certificate which is very much on higher side, hence we are requesting you kindly reduced at 2%. Also, it is noted that only 10% payment on completion of plinth is provided, which seems to be very low. As major work like earthwork in excavation, plot filling, foundation is to be done, hence requesting to review the same and consider as 15 %on completion of plinth and rest 3% to be adjusted in RCC work in superstructure.	As per RFP
263	Page no 64, Clause 1A	Security Deposit	5% amount will be deducted from RA bills. We request you to review and consider @2.5% in the form of B.G. which is followed for all projects executed under CPWD, which will help contractors for his smooth cashflow.	As per RFP
264	Page no 7, Para 5	Bonus Clause	We request you to consider the bonus in terms of awarding the further projects, preferably in same location as a 2 nd phase for	As per RFP



			200% quantum of present scope of mutually agreed rates, for those who complete the project in time.	
265	Page no 7 para 2	Geo climatic and hazard conditions	We request you to provide specific, location wise geo-climatic and hazard condition in detail, as maps provided on page no 205 to 210 from 1.1 to 1.6 are not readable, please provide the digital/readable copy of the same. Further, bidders cannot assess/investigate the same at this bidding stage so that cost towards the same can be considered while quoting	As clarified earlier
266	Page no 7 Para 3	Convergence with other centrally sponsored scheme and mission	We request you to provide applicable scheme for each site location & its mandatory requirement to be consider by bidder while quoting as requirement/ specification will change w.r.t each scheme so that cost towards the same can be considered while quoting.	As per RFP
267		Statutory approvals and completion period	a) We wish to bring to your notice that after receipt of work order contractor has to prepare all architectural drawings in consultation with client and thereafter approach to various statutory authorities for NOC/ Approval such as environment clearance, fire department, consent to establishment, local authorities, etc. which itself will take their own time and contractor will not have much control on the same. Further, structural and services design work is to be commenced and got approved from competent Authority. This will take substantial time. In view of this we request you to consider the completion period 18 months from the date of receipt of Environmental Clearance/ Statutory approval whichever is later.	As clarified earlier



			<p>b) Completion period is 15months for all six locations, whereas all six locations are having different geo-climatic and hazard conditions, further the structure configuration's i.e. S+8 for Madhya Pradesh, S + 13 for Gujarat and the project having lowest BUA (i.e. Jharkhand- BUA of 38,004.54 sqm.) and the project having largest BUA (i.e Rajkot 76465.42 sqm.) both have to be completed in 12 months period. This will have to rationalized based on the built-up area and scope of work. Hence, we need to review the completion period of each structure.</p>	
268	Page no 8, para 1	Infrastructure cost	<p>Cost shall include infrastructure development cost. In this regard we are seeking following additional information</p> <p>a) <u>Master layout</u>: Infrastructure work details like water supply (domestic and flushing/ treated water) & sewerage network, external electrical, underground water tanks, STP, storm water trench, compound wall and gate, landscape & green area details, rain water harvesting locations, solid waste management- location and specification for the work are missing in Tamil Nadu Site.</p> <p>Refer to the specification provided vide clause no 2.4 for external development work, we are requesting you to provide the details/ confirm as mentioned below:</p> <p><u>Modular rain water harvesting</u>: page 148 Please provide drawings showing sectional details and sizes, as cost may vary as per method adopted.</p> <p><u>Sewerage treatment plant</u>- Suggestive scope of</p>	As clarified earlier



			<p>work for all locations, from page no 11 to 16 and clause no 10 (xi) Specification and minimum acceptable criteria is not provided for the same, request you to provide the same. We presume that provision of STP is mandatory.</p> <p><u>Solid waste management:</u> Suggestive scope of work for all locations, from page no 11 to 16 and clause 10 (xvii) Specification and minimum acceptable criteria is not provided for the same, request you to provide the same. We presume that, STP treated water will be used for gardening and flushing purpose. Kindly inform</p> <p><u>b) Water supply & Electricity:</u> We presume that bidder's scope for water supply is start from UG sump Connection from tapping point of Municipal water will be in client scope. Please confirm. Electricity- We presume that our scope for permanent power supply will start from the site substation. Connection from TNEB to site substation will be in client scope. Please confirm.</p> <p><u>c) Social Infrastructure facility:</u> Page 10 for Tamil Nadu State Proposed social infrastructure facility to be provided as per site layout in Tamil Nadu location layout (refer page 670) shows commercial area 4373.77 sqm., police station 1311.44 sqm. We presume this work is not in the bidders scope of light house project. Kindly confirm Please provide the site layout incorporating locations and above mentioned social infra buildings. Ration shop, library and reading hall, milk booth and Athipattu.</p>	
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			d) <u>Landscape work/ green area:</u> Please provide minimum requirement location wise details of tree. Plants, lawn area landscape element like water bodies (as specified on page no 132, clause no 14.3) etc to be considered in landscape/ green area.	
269	Page no 451 to 601	Soil Investigation Report Clause 2.5.3	Not readable, kindly provide readable/ digital copy of report for further perusal.	As clarified earlier
270		Filling Quantity calculations	The details provided on page 602 to 688 is not readable. Kindly provide readable/ digital copy	As clarified earlier
271		Contour plan	Please provide contour plan in AutoCAD drawing format for Tamil Nadu location	As clarified earlier
272			Please elaborate scope of Nodal officer of respective site during the process of project execution i.e. from approval stage to till completion etc.	As per RFP
273		Electrical works	<p>a) Street lights- Vol 1, page no 13, suggestive scope of work for LHP 3 at Chennai, Tamil Nadu location. Point 9. Selected Agency will be required to provide all necessary infrastructure facilities at site along with drawings but not limited to following mentioned as (ix) Street light with fluorescent lamps (x) Solar street light system. Please confirm which type of Street Lights to be used.</p> <p>b) Conduits for Internal Electrification work: For internal electrification work, type of conduit is not mentioned. We are presuming HMS PVC conduit. Please confirm</p> <p>c) Scale of Electrical Amenities (Minimum) Vol 1, page no 142, cl 2.2. As the said project is under Slum Clearance Board (EWS type). The provided electrical points</p>	<p>a) Solar street light system has to be used. Other conditions are as per RFP</p> <p>b) Conduit may be used as per CPWD norms</p> <p>c) As per RFP</p> <p>d) As per RFP</p> <p>e) Not required</p> <p>f) Yes and specifications should be as per CPWD norms</p>



			<p>in given point schedule are seems to be excess (egpowerpoints (15amp 6 pins) 5 nos, plug points (5 amp) 7 nos, AC points (with MCB connected socket outlet with wiring) 1 no in each room, geyser point (with MCB connected socket outlet with wiring – 1 in bath and kitchen, total light points 30 no which seems to be on higher side. It is requested to review the same.</p> <p>d) <u>General scope & specifications of E&M works:</u> Please confirm telephone point is to be provided or not.</p> <p>e) <u>Solar water heating system:</u> Vol no 4, drawing no TNSCB/ SP/ PM/ site plan: please confirm whether solar water heater system is in the bidder's scope of work or not. If yes, please provide specification</p> <p>f) <u>We presume that the CPRI approved panel/ meter board manufacturer shall be allowed.</u></p>	
274		Date of submission:	<p>Considering the voluminous work is involved in this project such as detailed investigation and survey, preparation of architectural, structural, services design and drawings, working out quantities, rate analysis, site fixed cost, getting quotations from various specialized agencies, etc.</p> <p>Considering above, we request you to extend the date of submission minimum upto 15.09.2019</p> <p>Further, we are studying the tender document in detail. We request you to allow us to send further queries if any, in due course of time.</p>	<p>The tender has been prepared after due diligence and it is time bound activity. Therefore, extension in bid submission period is not feasible beyond 20th Aug 2019. However, it will be as per RFP</p>
M/s Status Sanitech Private Limited				



275		With reference to the Nit's of construction of LHP's at Lucknow, Indore, Chennai, Rajkot, Ranchi in the list of approved makes Sr. no.30 (Sanitary CP Fittings & Accessories) the approved brands are Jaquar, Marc, Grohe, Kohler, Parryware. Grohe / Kohler are the most expensive products which will certainly put a financial burden for the LHP's to be constructed.	We request you to kindly change the condition to use ISI products so that every manufacturer having a valid BIS license should get a fair chance to supply their material.	As clarified earlier and as per RFP
M/s Visaka Industries Ltd.				
276		We want to bring your kind attention on Prefabricated Sandwich Panel System Sub Head 2.4.2. you have mention only 2 manufacturers for this technology 1- M/s Bhargav Infrastructure Pvt. Ltd & 2- M/s Rising Japan Infra Private Ltd.	Please include Visaka Industries Ltd. Make V Panel also in in sub head 2.4.2 (EPS Cement Board Sandwich Panel)	As per RFP
M/s BNR Infrastructure Projects Pvt Ltd.				
277		ancillary works) using monolithic concrete technology by the Government of Tamil Nadu. We have completed the structure of the above project i.e., 33 blocks in 12 months and have drawn great appreciations from the client and the government alike. However, we haven't empanelled ourselves under GHTC-INDIA	We kindly request you to recognize us as one of the business entities that can be shortlisted as part of Category-I forbidding the above project. We have all other technical and financial eligibility for the same.	As per RFP
278		on each selected site provided by States after using alternate technologies.	For a single location, can we bid with multiple technologies or separate bids with multiple technologies	As per RFP
279		The selected Agency completing the project in all respect within 12	In case of delay in approval of drawings Can it be read as from approval of all drawings	As clarified earlier



		months will be rewarded with USD 20,000 each (equivalent INR as per prevailing exchange rate) .A further incentive for early completion is being provided wherein agency who completes the project in less than 12 months will receive an rementally higher bonus of USD 2,000 (equivalent INR as per prevailing exchange rate) for each less month than sanctioned 12 months.	&specifications. Though Approval timeframe mentioned as 3months. Statutory approvals in Tamil Nadu takes 4-6 Months and Drawings approvals delay shall also be accounted	
280		shall submit Architectural drawings within 15 days and vetted structural design within 30 days after the approval of Architectural drawings, from the date of Letter of Award.	List of Vetting Agencies shall be finalised. IIT-M/Anna University may approved. Also After vetting submission if there are corrections and subsequent delay in approval of drawings as the case of current new technology projects in TNSCB takes about 3-6 months for full approvals.	As clarified earlier
281		The agency shall submit detailed drawings to the concerned authority of Ministry of Housing and Urban Affairs (MoHUA).	Vetting done, can it be deemed approved, No. of days by MoUHA	It is assured that MoHUA will provide approval as soon as possible. However, any delay occurred due to MoHUA will not be accounted on the part of bidder
282		The project cost viz. the cost of Civil works along with internal infrastructure shall include planning and design charges, preparation of Detailed project Report (hereinafter referred to as DPR) including Architectural and working drawings which are suitable for Construction, preparation of structural design, vetting of structural design from reputed institutions like IITs/ NITs, required testing from NABL	List of Vetting Agencies shall be finalised. IIT-M/Anna University may approved.	As per RFP



		accredited labs, contingency charges etc. Project cost shall also include infrastructure development		
283		Defects liability period - 5 years, the selected agency shall ensure relevant maintenance measures of the projects within five years of defect liability period.	Need clarity, occurrences due to security issues	As clarified earlier
284		Remedial measures pertaining to structural issues /major distress	Need clarity for cases where structural alterations done post occupation by allottees	As clarified earlier
285		Exclusive alternate technologies (Annexure-A) which were shortlisted during the process of CTI-2019	Any alternate technology which is not mentioned in annexure - A.	No, as per RFP only.
286		shortlisted technologies provided by the technology providers as given in Annexure-A	Is any agency with any alternate technology acceptable?	No, as per RFP only.
287		All residential buildings under LHPs shall be built only with the alternate technologies listed in Annexure-A	List of Partners in Annexure are mostly ones without execution experience. They are mostly manufacturers. Can other Partners not listed but have done this technology be Partnered	As clarified earlier
288		Category 1: Single Business Entity shortlisted through the GHTC-India process.	Single business entity have completed similar work using the technology mentions in RFP but not shortlisted through GHTC-India process	No, as per RFP only
289		Category 1: Single Business Entity shortlisted through the GHTC-India process.	Mentioned are the mostly manufacturers and few are engineering firms with work experience. How can a tie up with them fetch past work experience. Many firms not listed have completed technology constructions such as Precast, Monolithic. If their experience certificates are attached, can it be considered for bidding?	Yes, all participating agencies are free to have JV with any of the 54 shortlisted technology provider through GHTC-India process
290		For LHP3: Selected Agency will be required to provide all necessary infrastructure	Specifications of STP such as its capacity, area of street lighting, Sourcing of Water supply lines etc. not clarified in the scope. The past projects in that area due to excessive	STP capacity shall be calculated by bidder for number of users as per design finalized. Therefore,



		facilities at site along with drawings <List of Development works from RFP>	filling costed almost Rs. 1000/Sft only for area development works. A clarity will enable us to quote competitively	these will be finalized by successful bidder only. Hence, all participating agencies cater the cost at time of bidding.
291		Maintenance of structure and lifts during defect liability period.	For LHP3: Being High Theft Zone, Any loss of materials such lift motors, lift panels etc is to be covered in the Maintenance. Is AMC to be included in cost for the 5 year period. Previously in that area heavy theft has occurred due to presence of large slums in vicinity.	All security measures will be taken by the successful bidder only on their own cost. Govt. of India will not be held responsible for any such acts. As regards AMC, please refer RFP
292		Project Duration 3 months for planning and taking statutory approvals from local authorities	Approvals in TN take 6 months, Any fact track or MoHUA support?	As clarified earlier
293		Project Duration	12 Months can be read as from approval of all dwgs. Incl statutory approvals	As clarified earlier
294		Once a particular technology (as distinct from technology provider) has been selected for one location, all the bids using the same technology for other locations shall not be opened. This will ensure that different locations will have separate technologies.	Are Multiple bids for same locations in different technology allowed	As clarified earlier
295		Once a particular technology (as distinct from technology provider) has been selected for one location, all the bids using the same technology for other locations shall not be opened.	One Bidder can tie up with multiple technology partners for separate bids for different technologies	No and as per RFP
296		Experience of having successfully completed similar works during the last 7 years ending previous day of last date of submission of bids:	Similar works which is substantially completed (80% overall completion)(Structure and Technology related works - 100%) Can it be considered for experience	As clarified earlier



297		The participating agencies are free to have JV/ consortium with any business entity from this enlistment or any other as the case may be. List of Indian support partners may be accessed at ghtc-mhua@gov.in	How to Enlist as partner as we have completed new technology project previously	It is not under purview of this RFP
298		List of Documents to be uploaded within the period of bid submission:	Is it needed to submit the documents for all JV partners or only Lead Member if they satisfy the criteria. For Eg. PAN, GST etc for Foreign partner might not be available.	Documents of all partners are required
299		Geographical presence of the Participating agency	Need clarity what needs to be given	Geographical presence of the participating agency is already explained in RFP
300		Technical proposal	What are the contents for Technical Proposal? Do we need to submit tentative plans and schedule of finishes for those not mentioned in the RFP	As per RFP
301		Similarly, participating agency(ies) are free to participate in the bidding process for more than one location using the different technologies on different locations	Are Multiple bids for same locations in different technology allowed	As per RFP
302		Conducting all studies as per the requirement at site such as a. Topographical survey, Sub-soil investigation b. EIA, its clearance & compliance c. Others as per required	Consulting fees and official charges whose scope and cost. The Consulting Fees in Tamil Nadu can be as high as 250-300/sqft based on nature of these approvals	All such type of costs have to be included in financial proposal
303		All participating agencies as a single entity or in JV/ Consortium have to meet all eligibility conditions mentioned in RFP comprehensively otherwise bid submitted will be rejected.	Comprehensively means anyone JV partner satisfies the criteria enough. For Example, Turnover, Experience, GST, PAN etc	As clarified earlier and all partners/ JVs should be from construction sector only
304		Organisation information - participating agency Fom-E	Is this required for all partner or only Lead member	It is required for all members



305		Financial information	Is this required for all partner or only Lead member if they satisfy the requirement individually. Since Foreign partner balance sheets and turnover period may vary.	It is required for all members. However, tender criteria should be fulfilled jointly by the partners
306		Competent Authority	For LHP3 who is competent authority. Will they make changes to the drawings after the vetting agency approves the structural drawings?	Competent Authority is MoHUA
307		Date of commencement of work	Commencement shall on completion approvals of drawings and statutory approval	Yes
308		Compensation for delay	a) No mention of delay in statutory approvals b) Delay of dwg approvals c) delay due to changed scope	As clarified earlier
309		Completion certificate and completion plans	Will handing over tenements to end users be part of our risk. Previous projects in that vicinity have been completed before 5 years and have no occupants? This leads to theft of finishing items and also large rectification cost during handover. Does this cost to be accounted in construction cost?	No, handing over tenements will be done by State Level Nodal Agency (SLNA) as per PMAY (U) Guidelines after issuance of NOC from MoHUA as soon as possible
310		The selected agency shall also conform exactly, fully and faithfully to the design, drawings and instructions in writing in respect of the work signed by the Competent Authority and the selected agency shall be furnished free of charge one copy of the contract documents	Some Specifications such as STP capacity, Road thickness (Heavy, light vehicle etc), Terrace finishes, Overhead tanks etc are not mentioned. These have large impact on cost. Can we mention these specifications in the technical bid or shall be have to buffer the cost of specification changes for these unmentioned item specifications	It shall be calculated by bidder for number of users as per design finalized. Therefore, these will be finalized by successful bidder only. Hence, all participating agencies cater the cost at time of bidding.
311		alterations, omissions, additions or substitutions shall form part of the contract as if originally provided therein and any altered, additional or substituted work which the selected agency may be directed to do in the manner specified above as part of the works, shall be carried out by the	Increase or decrease in scope of works such as HT Electrical Works, EB Approval and civil works, Additional filling beyond the RFP (Only broadly mentions higher than abutting road). Will the cost for these paid extra	As per RFP

		selected agency on the same conditions in all respects including price on which he agreed to do the main work except as hereafter provided.		
312		Defects liability period - 5 yrs	Where that the area LHP3 site is defined, if very low lying area during all rainy season there is huge water logging in that area, For road damages due to defect liability may not applicable for those element. Also Theft and sabotage in the vicinity is high after occupation, DLP may not be applicable for such cases	As clarified earlier
313		On submission and approval of Vetted structural design by Competent Authority	No Mention of delay in approval of drawings by competent authority has been given. Also by Most vetting agencies approvals take not less than 45 days. After this competent authority if empowered to over rule the designs then that timeline can be extended. Who will take responsibility for these changes. Similar Turnkey new technology projects are taking not less than 6 months for approvals of drawings in full due to many iterations	As clarified earlier
314		Proforma for JVA	If 3 Members are to form JV. The proforma has only 2 members. 2 agreements to be signed or we can add the 3rd member in this proforma JVA.	As clarified earlier
315		Use of alternate technology	Certain technologies will enable convenient finishes like RCC Door Frames in Monolithic. Can those finishes if superior to mentioned be adopted?	As per RFP
316		Preparation of landscaping plan including parks, planters and other details etc. for the horticulture works and execution of same including waste water management system, construction of pump houses and	Exact Specifications not mentioned. Area of Park development not mentioned. Previously the cost was as high as 200/sqft of land area due to removing the slushy soil in that area and backfilling with gravel. Can we mention the specification in the technical bid and	As per RFP



		installation of pumps therein etc.	quote the cost or cost buffer to be added?	
317		The firms/consultants should have completed following consultancy works during the last seven years ending previous day of last date of submission of bid	Are these credentials required during tender submission stage or after AOC	It is required at the time of submission of bids
318		The agency shall submit details of financial turnover of firms/consultant in Form 'A' of Technical bid, the details of all consultancy work of consultancy services of similar nature completed by firm/consultant during the last seven years in Form 'C' of Technical bid, performance report of consultancy services in form 'D' of Technical bid, Structure and Organization details in Form 'E' of Technical bid.	Are these credentials required during tender submission stage or after AOC	It is required at the time of submission of bids
319		Design Philosophy as per CC	Has to be submitted along with technical bid?	It is required at the time of submission of bids
320		Structural planning and design	The fee for proof checking are high as Rs. 25/Sft. Shall be accounted in our cost or paid be competent authority	It will be borne by selected agency
321		Approval from local authorities	Cost of drawing or incl approvals fees and consulting charges. In TN it is as high as 250/Sqft	As per RFP
322		Water proofing	Damage due to alteration nearby. A lot of alterations happened in the nearby tenements and builder becomes liable with this bond.	As per RFP
323		D.G. Sets, Lifts, Aviation Light required to be provided in the said scheme as per norms of various IS codes	DG, Lift not needed for 5 floors or less structures?	As per RFP
324		All statutory fees/charges required for	This costs almost Rs. 250/sqft if done by us. Shall be add the cost or shall be done by	All such type of costs have to be included in financial



		obtaining clearances from CEA/Local Bodies shall be paid by the agency.	competent authority	proposal
325		Statutory fees/ payments to Govt. bodies required to be deposited for processing the case, shall be reimbursed by MoHUA on production of actual bills from the concerned department.	This includes consultancy charges who coordinate for approval which is actually the higher cost	All such type of costs have to be included in financial proposal
326		Separate motor room	Under staircase may be allowed to reduce cost	As per RFP
327		Separate shaft for each block	Since the nature of Power is only single phase, cables can be concealed and shaft avoided. This will save the plinth area cost	As per RFP
328		DG Set Total connected Electrical Loads of Common Services viz Staircase light, Lifts, Drinking Water Pumping Sets, External Lighting, Sentry Posts, Mechanical Ventilation.	If Lift not required as per NBC, then Lift capacity not be included in the DG load	As per RFP
329		Approved makes	Alternate makes approval? All brands approved by TNSCB can be allowed As many brands in the list not available locally. Also Steel All ISI Brands may be approved as cost of steel for primary manufacturer is higher by over 25%. These brands are tested and approved by TN-PWD. This will enable us to quote competitively. Also the procurement being local will also enable us to plan the materials Just in Time. It mentioned in RFP "Any other brand/manufacturer may be proposed for use by the agency in case the brands specified below are not available in the market and/or agency intends to use some other brand better than the brands mentioned in this list. The alternate brand can be used only after the approval of	As per RFP



			Competent Authority."	
330		Scale of amenities Balcony	Balcony may be avoided	As per RFP
331		Stainless Steel AISI 304 (18/8) Kitchen sink as per IS 13983 with drain board	Cuddapah sink to be allowed	As per RFP
332		Provision for shower	May be avoided as these are low cost housing.	As per RFP
333		General Specifications Common Circulation Pre-Polished Kota Stone in single length of treads & riser	Ellis flooring as steps and passage width is low (or) cuddapah. As kota is unavailable to Chennai at reasonable cost. Alternative options may be atleast given including concrete tiles. Ellis pattern is used in all TNSCB projects and has good results for common areas	As per RFP
334		Staircase Pre-Polished Kota Stone in single length of treads & riser	Ellis flooring as steps and passage width is low (or) cuddapah. As kota is unavailable to Chennai at reasonable cost. Alternative options may be atleast given including concrete tiles. Ellis pattern is used in all TNSCB projects and has good results for common areas	As per RFP
335		Kitchen Platform Pre-polished Granite Stone with nosing	For EWS, can be concrete slab with black oxide. Since in Monolithic concrete technology it is cast and can be polished and painted. Or Cuddapah slabs may be allowed	As per RFP
336		Main Entrance Door Frame & Shutter	RCC frame may be allowed monolithic construction or precast	As per RFP
337		Fittings for Doors	For LHP 3:Fittings may be Mild steel for cost. Also High theft zone leads to higher cost for SS fittings.	As per RFP
338		External & Internal pipe lines	Supply Lines can be PVC	As per RFP
339		Sepcs of development works, Roads	Define internal road and peripheral roads	Already defined in RFP



340		Sepcs of development works, Roads	CC Roads or BT roads may be allowed as it is cost effective else this adds another Rs25/Sqft	No change in specifications mentioned in RFP and all such type of costs have to be included in financial proposal
341		Sewerage system	RCC Hume pipes may be allowed instead of PVC for external Sewer Lines	As clarified earlier
342		Boundary wall with gates	Only for around blocks or for entire site including OSR	It is for entire site and as per RFP
343		<u>EXTERNAL DEVELOPMENT WORKS</u> Specifications for water supply: Ductile iron pipe	DI corrode in Chennai. Please allow to HDPE or PVC lines for Main Water Supply Lines	As clarified earlier
344		Ductile iron pipes	Instead of DI Lines please allow RCC Hume Pipes for External Sewer Lines	As clarified earlier
345		Payment schedule		
346		On submission and approval of Vetted structural design by Competent Authority - 1.0%	can be 5%	As clarified earlier
347		Completion of excavation work, laying of foundation and reaching plinth level of all towers -10%	Can be 20%	As clarified earlier
348		Completion of Super structure-Structural skeleton of external walls, slabs and other structural members, lift shaft and staircase well, etc. of residential and non-residential buildings/ towers	Can be 15%	As clarified earlier
349		External Infrastructure - 15.0%	Can be 11.0%	As clarified earlier
M/s Ramalingam Construction Company (P) Ltd				
350	RFP Volume 1, Part-III: Financial	Mobilization Advance: NIL	We kindly request you to consider and amend that Provide interest free	As clarified earlier



	Bid, ANNEXURE-IV: MEMORANDUM, 7I (Page No: 99)		Mobilization Advance 5% of Contract Price	
351	RFP Volume 1, Part-III: Financial Bid, ANNEXURE-IV: MEMORANDUM, 11 (Page No: 99)	All rates as quoted by participating agency shall be firm and fixed for entire contract period as well as extended period for completion of the works. No escalation shall be applicable on this contract. Escalation cost towards any change in statutory taxes will be accepted.	We kindly request you to consider and amend that provide price escalation this project for entire contract period	As per RFP
352	RFP Volume 1, Part-III: Part-I: General Information, 4.O (Page No: 20)	Minimum Eligibility Criteria for each package, B. Financial Strength,	We kindly request you to consider that provisional Balance sheet for last financial year (2018- 19	It is allowed
353	SECTION-A, General Conditions of Work & Planning and Designing Approved makes, (Page No: 134 - 138)	Apart from the proposed technologies the following specification/brand names of materials to be used as listed wherever required. The efforts should be made by the agency to use indigenous products. The agency should also consider the availability of spare parts/components for maintenance proposing purposes while any brand/manufacturer. The materials of any other brand/manufacturer may be proposed for use by the agency in case the brands specified below are not available in the market and/or agency intends to use some other brand better than the brands mentioned in this list. The	We kindly request you to allow Market Availability Product/Brand use project	As clarified earlier



		alternate brand can be used only after the approval of Competent Authority. The list of approved make for Civil Works is given below:		
M/s Magicrete				
354			Format for Consortium	As per RFP
355			How Experience of JV will be ascertained?	As per RFP
356			How Financial capacity of JV will be ascertained?	As per RFP
357			Can we change the proposed no. of floors in a building?	As per RFP
358			Can we change the apartment layout to make it suitable for our technology	As clarified earlier
359			Minimum carpet area per apartment should be 30sqm or as per the table provided in RFP?	As clarified earlier
360			Can BG be given against 5% Security Deposit?	As clarified earlier
361			Location & Area for site based plant for various cities?	As per RFP
362			Clause 5.2 – Non-availability of stores, which are the responsibility of Government to supply. Will there be any free supply of materials?	Bidder has to confirm availability on their own. Govt. will not supply any materials
363			Can we take advances against material procured at site?	No
364			Can we handover Part of the work or complete projects needs to be handover at once?	No, as per RFP
365			Who will be having the final authority to approve the Layout and building designs?	MoHUA
366			Technical Bid - Form E - Should it be filled with Lead Member details?	Yes, information of all members is required as detailed in RFP.
M/s Larsen & Toubro				



367	Last fate of submission of Bids	Last date & time of submission of Online Bid (for all packages): Upto 20.08.2019	Owing to the turnkey scope of works & multiple plots spread across the country, request you to provide the Bidder a time of minimum of 4 weeks from the receipt of all replies to pre-bid queries.	As clarified earlier
368	Bidding Entities	The Participating agency eligible for participating in the bidding process shall be from any one of the following two categories otherwise bids will be considered as non-responsive: i. Category 1: Single Business Entity shortlisted through the GHTC-India process. ii. Category 2: A Consortium/Joint venture of Business Entities (hereinafter referred to as "Consortium") with one shortlisted agency from GHTC-India (category-1)	It is observed that multiple organizations shortlisted by the GHTC-India Process (as provided in Annexure A, Page 30-31 of the Bid Document) are equipment or construction material suppliers. Such organizations may lack the expertise in masterplanning, engineering, turnkey construction & project management as required by the scope of this Tender. They may also not be able to meet the eligibility Criteria laid down vide Clause 4.0 (Pg 19-20) of the Bid document. In view of the same, for the purpose of Bidding under Category 2, kindly confirm if a Business entity meeting the eligibility Criteria laid down vide Clause 4.0 (Pg 19-20) of the Bid document can enage an organization shortlisted through GHTC process as a technology consultant/ Unincorporated JV partner/ sub-contractor in lieu of a JV partner as required by the Tender document	As clarified earlier
369	Definition of Similar Works	"Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. The definition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP	The definition of Buildings (Residential/ Non Residential Buildings) is not clear from the referred document. Kindly confirm if the definition of buildings as per CPWD PAR document or IS875 Part 2 can be considered as a definition of Buildings	As clarified earlier
370		The project completion period in all respect is 12 months after handing over of site and approvals	Project completion duration may vary based on the location, selection of technology and other factors. Thus request you to allow the bidder to propose the most	As per RFP



			competitive completion duration along with his bid submission.	
371		The date of start of contract shall be reckoned from the date of handing over of site and approvals.	We understand that handing over of Site shall be encumbrance and obstruction free	As clarified earlier
372		Excepted Risk are risks due to riots (other than those on account of selected agency's employees), war (whether declared or not) invasion, act of foreign enemies, hostilities, civil war, rebellion revolution, insurrection, military or usurped power, any acts of Government, damages from aircraft, acts of God, such as earthquake, lightening and unprecedented floods, and other causes over which the selected agency has no control and accepted as such by the MoHUA.	We request you to consider following changes: Excepted Risk are risks due to riots (other than those on account of selected agency's employees), war (whether declared or not) invasion, act of foreign enemies, hostilities, civil war, rebellion revolution, insurrection, military or usurped power, any acts of Government , damages from aircraft, acts of God, such as earthquake, lightening and unprecedented floods, and other causes over which the selected agency has no control and accepted as such by the MoHUA.	As per RFP
373		Market Rate shall be the rate as decided by the Competent Authority on the basis of the prevailing cost of materials and labour at the site where the work is to be executed plus the percentage mentioned elsewhere in the bid document to cover, all overheads and profits.	We request you to consider following changes: Market Rate shall be the rate as decided by the Competent Authority on the basis of the prevailing cost of materials and labour at the site where the work is to be executed plus any incidental or ancillary or enabling cost that may have to incur for such works plus the percentage mentioned elsewhere in the bid document to cover, all overheads and profits.	As per RFP
374		The selected agency shall submit an irrevocable Performance Guarantee of 5% (Five percent) of the contract amount in addition to other deposits mentioned elsewhere in the contract for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in	We request you to keep performance guarantee of 2.5% (Two and Half percent) of the contract amount with validity period till completion of works	As clarified earlier



		the contract) within 15 (fifteen) days from the date of issue of letter of acceptance.		
375		The person/persons whose bid(s) may be accepted (hereinafter called the selected agency) shall permit MoHUA at the time of making any payment to selected agency for work done under the contract to deduct a sum at the rate of 5% of the gross amount of each running and final bill till the sum deducted will amount to security deposit of 5% of the contract value of the work.	We request you to consider following changes: The person/persons whose bid(s) may be accepted (hereinafter called the selected agency) shall permit MoHUA at the time of making any payment to selected agency for work done under the contract to deduct a sum at the rate of 5% 2.5% of the gross amount of each running and final bill till the sum deducted will amount to security deposit of 5% 2.5% of the contract value of the work.	As per RFP
376		Such deductions will be made and held by Government by way of Security Deposit unless he/they has/have deposited the amount of Security at the rate mentioned above in the form of Government Securities or Fixed Deposit receipts. In case a Fixed	You are requested to accept Security Deposit Bank Guarantee in lieu of Government Securities or Fixed Deposit receipts. In lieu of cash retention of Security Deposit from running and final bill, the Selected Agency shall submit Bank Guarantee of 2.5% of the contract value with the validity period till completion of works. Upon completion of works said bank guarantee shall be replaced with bank guarantee of 1.25% of the contract value which shall be valid till completion of defect liability period	As clarified earlier
377		Provided always that the total amount of compensation for delay to be paid under this Condition shall not exceed 10% of the contract value of work or of the contract value of the Sectional part of work for which a separate period of completion is originally given.	We request you to consider following changes: Provided always that the total amount of compensation for delay to be paid under this Condition including amount to be withheld in case of non-achievement of milestone as per clause 15 of MEMORANDUM shall not exceed 10% 5% of the contract value of work or of the contract value of the Sectional part of work for which a separate period of completion is originally given.	As per RFP



378		The amount of compensation may be adjusted or set-off against any sum payable to the selected agency under this or any other contract with the Government.	Please consider removal / waiver of such provision	As per RFP
379		However, the handing over of site by the Competent Authority, in full or in part shall be completed within six months from issue of acceptance letter.	We request you to consider following changes: However, the handing over of site, free from encumbrance and /or obstructions, by the Competent Authority, in full or in part shall be completed within six three months from issue of acceptance letter.	However, the handing over of site, free from encumbrance and /or obstructions, by the Competent Authority, in full shall be completed within three months from issue of acceptance letter.
380		The time period for completion of the project will be extended with imposition of compensation for delay only.	We request you to consider following changes: The time period for completion of the project will be extended with imposition of compensation for delay only if delays are solely attributable to the Selected Agency.	As per RFP
381		(viii) Any other cause like above which, in the reasoned opinion of the Competent Authority is beyond the selected agency's control.	We request you to consider following changes: (viii) Any other cause like above or otherwise which, in the reasoned opinion of the Competent Authority is beyond the selected agency's control.	As per RFP
382		The selected agency shall have no claim of damages for extension of time granted or rescheduling of milestone/s for events listed in sub clause 5.2.	We request you to consider following changes: The selected agency shall have no claim of damages for extension of time granted or rescheduling of milestone/s for events listed in sub clause 5.2 (i),(ii),(iii) and (iv).	As per RFP
383		Such extension of time or rescheduling of milestone/s shall be without prejudice to any other right or remedy of the parties in contract or in law; provided further that for concurrent delays under this sub clause and sub clause 5.2 to the extent the delay is covered under sub clause 5.2 the selected agency shall	We request you to consider following changes: Such extension of time or rescheduling of milestone/s shall be without prejudice to any other right or remedy of the parties in contract or in law; provided further that for concurrent delays under this sub clause and sub clause 5.2 to the extent the delay is covered under sub clause 5.2 the selected agency shall be entitled to only	As per RFP



		be entitled to only extension of time and no damages.	extension of time without levy of compensation for delay as per Clause 2 and no damages.	
384		<p>CLAUSES OF CONTRACT - Clause 7 The selected agency shall not be entitled to be paid any such interim payment if the gross work done together with net payment/adjustment of advances for material collected, if any, since the last such payment is less than the amount specified in memorandum, in which case the interim bill shall be prepared on the appointed date of the month after the requisite progress is achieved.</p> <p>MEMORANDUM Clause 16 -Amount of work done for Runnig Bill - Rs. 12 Crore</p>	For a Contract Value of Rs125 Crores to be completed in 15 months, average invoicing per Month is Rs. 8.33 Crores. Invoicing in the initial mobilization months shall be much below the average invoicing number. Hence, request you to provide for monthly submission of running account bills and timely certification and payment as per relevant clauses of the Contract.	As per RFP
385		In case of delay in payment of intermediate bills after 45 days of submission of bill by the selected agency provided the bill submitted by the selected agency found to be in order, a simple interest @ 10% per annum shall be paid to the selected agency from the date of expiry of prescribed time limit which will be compounded on yearly basis.	We request you to consider following changes: In case of delay in payment of intermediate bills after 45 days of submission of bill by the selected agency provided the bill submitted by the selected agency found to be in order, a simpleinterest @ 10% per annum which shall be compounded on quarterly basis shall be paid to the selected agency from the date of expiry of prescribed time limit which will be compounded on yearly basis	As per RFP
		Pending consideration of extension of date of completion, interim payments shall continue to be made as herein provided without prejudice to the right of the department to take action under the terms of this	We request you to consider following changes: Pending consideration of extension of date of completion, interim payments shall continue to be made as herein provided without prejudice to the right of the department to take action under the terms of this contract	As per RFP



		contract for delay in the completion of work, if the extension of date of completion is not granted by the competent authority.	for delay in the completion of work, if the extension of date of completion is not granted by the competent authority such delay are solely attributable to the Selected Agency.	
386		Payments of those items of the bill in respect of which there is no dispute and of items in dispute, for quantities and rates as approved by Competent Authority, will, as far as possible be made within six months, the period being reckoned from the date of receipt of the bill by the Competent Authority, complete with account of materials issued by the Department and dismantled materials.	We request you to consider following changes: Payments of those items of the bill in respect of which there is no dispute and of items in dispute, for quantities and rates as approved by Competent Authority, will, as far as possible be made within six Three months, the period being reckoned from the date of receipt of the bill by the Competent Authority, complete with account of materials issued by the Department and dismantled materials.	As per RFP
387		No extra Item will be entertained	We request you to consider following changes: No extra Item will be entertained All additional, altered, omitted or substituted items, extra items of works shall be valued and price as per the following or similar means:In case of item requiring supply of material, labour, Plant, tools and tackles : (a) the labour rates priced at the daywork rates in the Contract; or where there are no daywork rates in the Contract, the labour rates contained in the record of relevant publication from the Government Department at the location of this project;(b) the Landed cost of materials and goods including the cost of packing, carriage, forwarding, transit insurance and delivery;(c) the cost of hiring plant and equipment specifically provided for the work together with the cost of owning, operating, transportation, fuel, maintenance and insurance; (d) Any incidental costs in relation to the works including but not limited	As per RFP



			to Costs of Power and Water consumption, Statutory Charges, Financial Charges, Consultant or Agent fees etc.; and(e) 20% towards the overheads and profit on all costs as mentioned above from sub clause (a) to (d) (f) GST shall be charged as per actual over and above costs as mentioned herein in sub clause (a) to (e)	
388			In case of item requiring specialised sub-contractor : (a) Rates of Sub-contractor (b) Any incidental costs in relation to the works including but not limited to Costs of Power and Water consumption, Statutory Charges, Financial Charges, Consultant or Agent fees etc.; (c) Cost of any enabling works that the Contractor has to perform for facilitating Specialised Sub-Contractor work including but not limited to co-ordination, assistance, attendance etc.; (d) Any other costs as deemed necessary to be incurred by the Contractor in relation to or for facilitating Specialised Sub-Contractor's works; and (e) 20% towards the overheads and profit on all costs as mentioned above from sub clause (a) to (d) (f) GST shall be charged as per actual over and above costs as mentioned herein in sub clause (a) to (e)	Sub-contracting of project is not allowed
389		The selected agency shall have no claim to any payment of compensation or otherwise whatsoever, on account of any profit or advantage which he might have derived from the execution of the	Please consider removal / waiver of such provision	As per RFP



		works in full but which he did not derive in consequence of the foreclosure of the whole or part of the works.		
390			Please add following sub clause after point (vi) (vii) Selected agency shall be entitled for payment towards the loss of profit and all other losses and damages suffered by the Selected Agency as a result of foreclosure	As per RFP
391		The reasonable amount of items on (i), (iv) and (v) above shall not be in excess of 2% of the cost of the work remaining incomplete on the date of closure, i.e. total stipulated cost of the work as per accepted bid less the cost of work actually executed under the contract and less the cost of selected agency's materials at site taken over by the Government as per item (ii) above.	Please consider removal / waiver of such provision	As per RFP
392		In the event of action being taken under Clause 13 to reduce the scope of work, the selected agency may furnish fresh Performance Bank Guarantee on the same conditions, in the same manner and at the same rate for the balance bided amount and initially valid up to the extended date of completion or stipulated date of completion if no extension has been granted plus 60 days beyond that. Wherever such a fresh Performance Bank Guarantee is furnished by the selected agency the Competent Authority may return the previous Performance Bank Guarantee.	We request you to consider following changes:In the event of action being taken under Clause 13 to reduce the scope of work, the selected agency may furnish fresh Performance Bank Guarantee on the same conditions, in the same manner and at the same rate for the balance bided amount value of executed works as on the date of closure and initially valid up to the extended date of completion or stipulated date of completion if no extension has been granted plus 60 days beyond that. Wherever such a fresh Performance Bank Guarantee is furnished by the selected agency the Competent Authority may return the previous Performance Bank Guarantee.	As per RFP



393		the liability of selected agency on account of loss or damage suffered by Government because of action under this clause shall not exceed 10% of the bided value of the work.	We request you to consider following changes: the liability of selected agency on account of loss or damage suffered by Government because of action under this clause including compensation for delay as per clause 2 shall not exceed 10% 5% of the bided value of the work.	As per RFP
394		b) For proper execution of the works or part thereof for reasons other than the default of the selected agency; or	We request you to consider following changes: b) For proper execution of the works or part thereof for reasons other than the default of the selected agency: or suspension of works for any other reasons not attributable to the Selected Agency; or	As per RFP
395		If the total period of all such suspensions in respect of an item or group of items or work for which a separate period of completion is specified in the contract exceeds thirty days, the selected agency shall, in addition, be entitled to such compensation as the Competent Authority may consider reasonable in respect of salaries and/or wages paid by the selected agency to his employees and labour at site, remaining idle during the period of suspension, adding thereto 2% to cover indirect expenses of the selected agency provided the selected agency submits his claim supported by details to the Competent Authority within 15 days of the expiry of the period of 30 days.	We request you to consider following changes: If the total period of all such suspensions in respect of an item or group of items or work for which a separate period of completion is specified in the contract exceeds thirty days, the selected agency shall, in addition, be entitled to such compensation as the Competent Authority may consider reasonable in respect of salaries and/or wages paid by the selected agency to his employees and labour at site, Plant & Machinery charges, Formwork of similar resources charges, land rent and other charges that may have to incur for temporary works / infrastructure setup etc. , remaining idle during the period of suspension, adding thereto 2% 20% to cover indirect expenses of the selected agency provided the selected agency submits his claim supported by details to the Competent Authority within 15 days of the expiry of the period of 30 days.	As per RFP
395A		In the event of the selected agency treating the suspension as an abandonment of the contract by	We request you to consider following changes: In the event of the selected agency treating the suspension as an abandonment of	As per RFP



		Government, he shall have no claim to payment of any compensation on account of any profit or advantage which he might have derived from the execution of the work in full but which he could not derive in consequence of the abandonment. He shall, however, be entitled to such compensation, as the Competent Authority may consider reasonable, in respect of salaries and/or wages paid by him to his employees and labour at site, remaining idle in consequence adding to the total thereof 2% to cover indirect expenses of the selected agency provided the selected agency submits his claim supported by details to the Competent Authority within 30 days of the expiry of the period of 3 months.	the contract by Government, he shall have no claim to payment of any compensation on account of any profit or advantage which he might have derived from the execution of the work in full but which he could not derive in consequence of the abandonment the Selected Agency shall be entitled for payment towards the loss of profit and all other losses and damages suffered by the Selected Agency as a result of the abandonment. In addition to this, He shall, however , be entitled to such compensation, as the Competent Authority may consider reasonable, in respect of salaries and/or wages paid by him to his employees and labour at site, Plant & Machinery charges, Formwork of similar resources charges, land rent and other charges that may have to incur for temporary works / infrastructure setup etc. , remaining idle in consequence adding to the total thereof 2%— 20%to cover indirect expenses of the selected agency provided the selected agency submits his claim supported by details to the Competent Authority within 30 days of the expiry of the period of 3 months.	
396		In the event of the failing to do so within a period specified by the Competent Authority in his demand aforesaid, then the selected agency shall be liable to pay compensation at the same rate as under clause 2 of the contract (for non-completion of the work in time) for this default.	We request you to consider following changes: In the event of the failing to do so within a period specified by the Competent Authority in his demand aforesaid, then the selected agency shall be liable to pay compensation at the same rate as under clause 2 of the contract (for non-completion of the work in time) for this default, however such rate shall be shall only be applied to value of work that the Contractor has been instructed to rectify.	As per RFP
397		If the selected agency or his working people or servants shall break,	We request you to consider following changes: If the selected agency or his working people or	As per RFP



		deface, injure or destroy any part of building in which they may be working, or any building, road, road kerb, fence, enclosure, water pipe, cables, drains, electric or telephone post or wires, trees, grass or grassland, or cultivated ground contiguous to the premises on which the work or any part is being executed, or if any damage shall happen to the work while in progress, from any cause whatever or.....	servants shall break, deface, injure or destroy any part of building in which they may be working, or any building, road, road kerb, fence, enclosure, water pipe, cables, drains, electric or telephone post or wires, trees, grass or grassland, or cultivated ground contiguous to the premises on which the work or any part is being executed, or if any damage shall happen to the work while in progress, from Negligence on the part of the Selected Agency any cause whatever or.....	
398		for sake of brevity entire clauses not reproduced herein	<p>We request you to consider adjustment in Contract Price including extension of time due to change in :</p> <p>(a) Law including the introduction of new Laws and the repeal or modification of existing Laws; or</p> <p>(b) the judicial or official governmental interpretation or implementation of the Laws referred to in sub-paragraph (a) above; or</p> <p>(c) any permit, permission, license or approval obtained by the Government or the Selected Agency under the Contract; or(d) the requirements for any permit, permission, licence and/or approval to be obtained by the Selected Agency under the Contract,</p> <p>made and/or officially published after the date of offer / bid submission date , which affect the Selected Agency in the performance of obligations under the Contract.</p>	As per RFP



399		All sums payable by way of compensation under any of these conditions shall be considered as reasonable compensation to be applied to the use of Government without reference to the actual loss or damage sustained and whether or not any damage shall have been sustained.	Please consider removal / waiver of such provision	As per RFP
400		for sake of brevity entire clauses not reproduced herein	Please consider removal first line of first para stating "Except where otherwise provided in the contract,"	As per RFP
401		<p>The arbitral tribunal shall consist of three arbitrators chosen from a panel of seven arbitrators prepared by MoHUA. The panel will comprise of engineers retired from any government service from a position not below the level of Joint Secretary to the Government of India and having experience in the field of arbitration in construction contracts.</p> <p>The MoHUA shall within 30 days from the receipt of a request on prescribed proforma from either party for appointment of arbitral tribunal, shall appoint one arbitrator from the panel of seven arbitrators, while the second arbitrator shall be chosen by the agency. If agency fails to choose one arbitrator within ten days then the second arbitrator shall also be appointed by MoHUA. The two appointed arbitrators shall</p>	<p>We request you to consider following changes: The arbitral tribunal shall consist of three arbitrators chosen from a panel of seven arbitrators prepared by MoHUA. The panel will comprise of engineers retired from any government service from a position not below the level of Joint Secretary to the Government of India and having experience in the field of arbitration in construction contracts.</p> <p>The MoHUA shall within 30 days from the receipt of a request on prescribed proforma from either party for appointment of arbitral tribunal, shall appoint one arbitrator from the panel of seven arbitrators, while the second arbitrator shall be chosen by the agency. If agency fails to choose one arbitrator within ten days then the second arbitrator shall also be appointed by MoHUA. The two appointed arbitrators shall appoint the third arbitrator from the same panel, who shall act as the presiding arbitrator.</p>	As per RFP



		appoint the third arbitrator from the same panel, who shall act as the presiding arbitrator.		
402		It is an agreed term of the contract that the sum of money or moneys so withheld or retained under the lien referred to above by the Competent Authority or Government will be kept withheld or retained as such by the Competent Authority or Government till the claim arising out of or under the contract is determined by the arbitrator(if the contract is governed by the arbitration clause) by the competent court, as the case may be and that the selected agency will have no claim for interest or damages whatsoever on any account in respect of such withholding or retention under the lien referred to above and duly notified as such to the selected agency.	We request you to consider following changes: It is an agreed term of the contract that the sum of money or moneys so withheld or retained under the lien referred to above by the Competent Authority or Government will be kept withheld or retained as such by the Competent Authority or Government till the claim arising out of or under the contract is determined by the arbitrator(if the contract is governed by the arbitration clause) by the competent court, as the case may be and that the selected agency will have no claim for interest or damages whatsoever on any account in respect of such withholding or retention under the lien referred to above and duly notified as such to the selected agency.	As per RFP
403		for sake of brevity entire clauses not reproduced herein	Please consider removal / waiver of such provision	As per RFP
404		The arbitral tribunal shall consist of three arbitrators chosen from a panel of seven arbitrators prepared by MoHUA. The panel will comprise of engineers retired from any government service from a position not below the level of Joint Secretary to the Government of India and having experience in the field of arbitration in construction contracts. The MoHUA shall within 30 days from the receipt of a request on	We request you to consider following changes: The arbitral tribunal shall consist of three arbitrators chosen from a panel of seven arbitrators prepared by MoHUA. The panel will comprise of engineers retired from any government service from a position not below the level of Joint Secretary to the Government of India and having experience in the field of arbitration in construction contracts. The MoHUA shall within 30 days from the receipt of a request on prescribed proforma from either party for appointment of arbitral	As per RFP

Part F

		prescribed proforma from either party for appointment of arbitral tribunal, shall appoint one arbitrator from the panel of seven arbitrators, while the second arbitrator shall be chosen by the agency. If agency fails to choose one arbitrator within ten days then the second arbitrator shall also be appointed by MoHUA. The two appointed arbitrators shall appoint the third arbitrator from the same panel, who shall act as the presiding arbitrator.	tribunal, shall appoint one arbitrator from the panel of seven arbitrators , while the second arbitrator shall be chosen by the agency. If agency fails to choose one arbitrator within ten days then the second arbitrator shall also be appointed by MoHUA . The two appointed arbitrators shall appoint the third arbitrator from the same panel , who shall act as the presiding arbitrator.	
405		It is an agreed term of the contract that the sum of money or moneys so withheld or retained under the lien referred to above by the Competent Authority or Government will be kept withheld or retained as such by the Competent Authority or Government till the claim arising out of or under the contract is determined by the arbitrator(if the contract is governed by the arbitration clause) by the competent court, as the case may be and that the selected agency will have no claim for interest or damages whatsoever on any account in respect of such withholding or retention under the lien referred to above and duly notified as such to the selected agency.	We request you to consider following changes: It is an agreed term of the contract that the sum of money or moneys so withheld or retained under the lien referred to above by the Competent Authority or Government will be kept withheld or retained as such by the Competent Authority or Government till the claim arising out of or under the contract is determined by the arbitrator(if the contract is governed by the arbitration clause) by the competent court, as the case may be and that the selected agency will have no claim for interest or damages whatsoever on any account in respect of such withholding or retention under the lien referred to above and duly notified as such to the selected agency.	As per RFP
406		for sake of brevity entire clauses not reproduced herein	Please consider removal / waiver of such provision	As per RFP
407		(i) GST, Building and other Construction Workers Welfare Cess or any other tax, levy or Cess in	We request you to consider following changes: (i) GST, Building and other Construction Workers Welfare Cess or any other tax, levy or	GST, Building and other Construction Workers Welfare Cess or any other



		respect of input for or output by this contract shall be payable by the selected agency and Government shall not entertain any claim whatsoever in this respect except as provided under Clause 38.	Cess in respect of input for or output by this contract shall be payable by the selected agency and Government shall not entertain any claim whatsoever in this respect except as provided under Clause 33 38 . Rates are exclusive of GST and ESIC for workmen under Employee state insurance act 1948, the same shall be paid as per actuals	tax, levy or Cess in respect of input for or output by this contract shall be payable by the selected agency and Government shall not entertain any claim whatsoever in this respect except as provided under Clause 33.
408		All bided rates shall be inclusive any tax, levy or cess applicable on last stipulated date of receipt of bid including extension if any.	We request you to consider following changes: All bided rates shall be inclusive any tax, levy or cess applicable on last stipulated date of receipt of bid including extension if any however exclusive of GST and ESIC for workmen under Employee state insurance act 1948, the same shall be paid as per actuals.	Financial bids are to be filled up as per format only after including the cost of GST, ESIC, etc. and no hidden cost will be paid by MoHUA in any circumstances
409		(i) GST, Building and other Construction Workers Welfare Cess or any other tax, levy or Cess in respect of input for or output by this contract shall be payable by the selected agency and Government shall not entertain any claim whatsoever in this respect except as provided under Clause 38.	Hon'ble Supreme Court vide its order dated 06.07.2018, has imposed a stay of extension of ESIC to the construction sector. Accordingly, the Bid Value shall be exclusive of ESIC and, if the Hon'ble Supreme Court in future waives off the stay on extension of ESIC to the construction sector, the same shall be reimbursed to the Bidder at actuals. Kindly confirm	Financial bids are to be filled up as per format only after including the cost of GST, ESIC, etc. and if a stay will continue on waiver of ESIC, same will be deducted from the contract. Therefore, in lieu of all participating agencies may quote financial bids as per format only and as per prevailing laws.
410		Provided further that such increase including GST shall not be made in the extended period of contract for which the selected agency alone is responsible for delay as determined by authority for extension of time under Clause 5.	Please consider removal / waiver of such provision	As per RFP



411		12 Months (Twelve Months) from the date of handing over the site and approvals.	Project completion duration may vary based on the location, selection of technology and other factors. Thus request you to allow the bidder to propose the most competitive completion duration alongwith his bid submission.	As clarified earlier
412		All rates as quoted by participating agency shall be firm and fixed for entire contract period as well as extended period for completion of the works. No escalation shall be applicable on this contract. Escalation cost towards any change in statutory taxes will be accepted.	Please consider escalation in the contract for entire period of the contract including extension of period for completion as per CPWD GCC Clause 10 CA Payment due to variation in prices of materials after receipt of tender and Clause 10 CC Payment due to increase/decrease in Prices/ Wages (excluding materials covered under clause 10 (CA) after Receipt of Tender for Works (for sake of brevity clauses have not been reproduced here)	As per RFP
413		Five Years after issuance of date of Completion Certificate by MoHUA.	Please consider DLP for One Year after issuance of date of Completion Certificate by MoHUA.	As clarified earlier
414		(For sake of brevity clauses have not been reproduced here) Milestone 1, 2 & 3 - 0.75% Milestone 4 - 1.0% Milestone 5 - 2.0% Milestone 6 - 0.75% Milestone 7 - 0.5% Note: 1. In the event of non-achieving the necessary progress as assessed from the running payment, above amount will be withheld for failure of each milestone subject to Maximum 5%.	Please consider following changes: (For sake of brevity clauses have not been reproduced here) Milestone 1, 2 & 3 - 0.375% Milestone 4 - 0.5% Milestone 5 - 1% Milestone 6 - 0.375% Milestone 7 - 0.25% Note: 1. In the event of non-achieving the necessary progress as assessed from the running payment, above amount will be withheld for failure of each milestone subject to Maximum 5% 2.5% of Contract Value .	As clarified earlier



415			You are requested to consider an interest free mobilization advance @ 10% of Contract Value against equivalent Bank Guarantee valid till expected date of recovery of entire advance. This mobilization advance shall be recovered from the running bills on pro-rata basis in a manner that full value of Mobilisation Advance shall be recovered between 20% to 80% of Contract Value completed. Mobilisation Advance shall be paid within 7 days of award of Contract against submission of BG	As clarified earlier
416			Request you to provide a Secured Advance on non-perishable materials as per Clause 10B of the CPWD GCC Document	As per RFP and as clarified earlier
417		The information contained in this Request for Proposal document (the "RFP") or subsequently provided to Participating Agency(s), whether verbally or in documentary or any other form by or on behalf of the Ministry of Housing and Urban Affairs (MoHUA)	Verbal communication cannot be documented hence request you to only consider documentary evidence i.e Tender document and addenda as provided by MoHUA .	The information contained in this Request for Proposal document (the "RFP") or subsequently provided to Participating Agency(s), whether telephonically or in documentary or any other form by or on behalf of the Ministry of Housing and Urban Affairs (MoHUA) as recognised by Govt of India.
418		All necessary approvals will be provided by the State/ ULB/ DA on request of selected agency as committed during the LHP proposal by the State Govt. to MoHUA.	Request you to share the documents clarifying the list of approvals committed by the respective State Govts for LHP Proposals	After selection of agency, it will be shared
419		The number of houses and floors may increase or decrease based on final approved layout	The Bidder shall submit his/her quote based on the number of units shown on the issued tender drawings. In case the number of units increases / decreases post submission of bid,	As clarified earlier



			the contract value shall be adjusted pro-rata based on the per Sqft Rate arrived by dividing the Bid Value for Units by the Tender Built-up Area of Units. Kindly confirm	
420		1. The scope as described above is only indicative and not exhaustive. In additions to the above the agency shall be responsible for executing all the items required for completing the houses in all respect 2. No extra Item will be entertained	The two mentioned clauses conflict with each other. Request you to modify Clause Ref 12.1 as mentioned in Item Ref 23 of this Document (Prebid Queries)	As per RFP
421		All arrangements for transporting and getting them tested shall be made by the agency.	Testing costs for tests conducted as per Test frequency mentioned in the Bid document shall be borne by the Bidder. Request you to reimburse the cost of testing beyond the frequency mentioned above at actual.	As per RFP
422		Maintaining hoists and lifts, lifting machines, chains, ropes, and other lifting tackles in good condition during the defect liability period	It is understood that all construction machinery shall be demobilized from the site upon completion of construction works & receipt of completion certificate.	Agency has to manage hoists and lifts, lifting machines, chains, ropes, and other lifting tackles as per requirement during defect liability period
423		10% of the cost of water proofing work shall be retained as additional security deposit and the amount so withheld would be released after ten years from the date of completion of the entire work under the agreement	Request you to waive off this requirement as Performance Bank Guarantee, Security Deposit & Stage Payments already cover such risks for the Employer. Additionally, the 10 years waterproofing guarantee covers all waterproofing related risks	The 10% cost of water proofing work shall be part of security deposit and the amount so withheld would be released after ten years
424		Approved makes for reinforcement: TATA / SAIL / JINDAL STEEL / RINL	In is understood that JINDAL STEEL as mentioned here means JSW. Kindly confirm	Yes
425		Approved makes for AAC Blocks : BUILTECH / MAGICRETE BUILDING SOLUTION / AEROCON/INDO BHUTAN CONSTRUCTION SOLUTION	Request you to include UltratechXtralite Blocks in the list of approved makes	Approved makes for AAC Blocks : BUILTECH / MAGICRETE BUILDING SOLUTION / AEROCON/INDO BHUTAN CONSTRUCTION



				SOLUTION/UltratechXtral ite Blocks
426			Request you to provide the Contractor with Construction Power at a single point inside the Plot. The cost of distribution of power within the site and monthly payment of electricity bills shall be borne by the Contractor.	Approach road, trunk sewer, electricity supply, water supply line, etc. upto project site will be arranged by the State Govt. before start of construction work at site.
427			Request you to provide adequate land (free of cost) for the purpose of setting up Temporary Infrastructure like Precast Yard, Batching plant, workmen colony, reinforcement & formwork yards etc	It will be provided at all six sites by State Govts free of cost during the construction period only and after handing over of project, selected agency will remove all items from the land on their cost otherwise necessary penalty will be imposed as per States rules.
428		Multiple references to Competent Authority	Request you to specify who shall be the competent authority for the purpose of this Tender.	MoHUA
429			Request you to provide AutoCAD drawings of Floor plans, Sections & Elevations for Residential & Ancillary Infrastructure buildings.	As clarified earlier
430			Request you to provide AutoCAD drawings of Site layouts & Site Contours.	As clarified earlier
431			Request you to provide AutoCAD drawings of Site adjoining roads with levels.	As clarified earlier
432			Available details are not readable. Request you to provide documents of better resolution (Typical for all 6 plots)	As clarified earlier
433			Request you to provide road & pathway crosssections	As clarified earlier



434		The design and construction shall consider the requirements of Rating 3 of GRIHA Affordable Housing Standards	The GRIHA requirements will have impact on the specifications like glass thickness, usage of local materials etc..Kindly provide the specification of finishes to be considered in this regard	As per RFP
435		Toilets/Bath - Antiskid ceramic tiles laid as per CPWD specifications	It is proposed to use 300mmX300mm antiskid ceramic tiles for toilet/ bath flooring. Kindly confirm	It is proposed to use 300mmX300mm antiskid ceramic tiles for toilet/ bath flooring.
436		Ceramic Tiles on all walls up to 6 feet height	For the sake of clarity & to reduce wastage of tiles, request you to provide the height of dado as 1800mm	Ceramic Tiles on all walls up to 1800 mm height
437		Ceramic Tiles on all walls up to 6 feet height	Request you to provide the size of tiles to be used	Tile size will be minimum 300 x 300 mm and as per CPWD specifications
438		Ceramic Tiles on all walls up to 6 feet height	Kindly clarify whether 6' dado is from FFL of kitchen.Kindly clarify whether the dado has to be continued inside the built in cupboard.	Ceramic Tiles on all walls up to 1800 mm height except inside the built in cupboard
439		Minimum 900 mm Dado in corridors / walkways	1. For the sake of clarity, request you to modify this requirement as "900mm dado in corridors/ walkways"	900mm dado in corridors/ walkways
440		Minimum 900 mm Dado in corridors / walkways	Request you to provide 100mm of tile skirting & 800mm of oil paint in line with industry practice	100mm of tile skirting & 800mm of oil paint in line with industry practice
441		Vitrified anti skid tiles (600mmx600mm) laid as per CPWD specifications	Request you to modify this spec as "Vitrified tiles (600mmx600mm) laid as per CPWD specifications" as anti skid vitrified tiles are not available commonly in the market	Vitrified anti skid tiles (600mmx600mm) laid as per CPWD specifications
442		0.9 mtr high M.S railing in all the units in staircase of approved pattern with handrailing. Minimum weight 14 kg per meter and vertical bars of 12mm dia square bar at 100mm c/c embedded in waist be 0.9mtrfrom finished level of step.(Drg to be approved by Competent	Balcony & Staircase handrail height mentioned in the tender document is not as perscribed in NBC 2016. Appropriate railing height shall be considered as mandated by Clause 2.1 (Section F) on Pg 165 of Vol I. Kindly confirm	1.2 mtr high M.S railing in all the units in staircase of approved pattern with handrailing. Minimum weight 14 kg per meter and vertical bars of 12mm dia square bar at 100mm c/c embedded in waist be



		authority)		1.2 mtr from finished level of step. (Drg to be approved by Competent authority)
443		Pressed steel/ MS Angle	Kindly confirm which of these two (pressed steel or MS Angle) is to be considered for door frames as there is a cost variance between these two.	As clarified above
444		Inner shutter shall be 35mm thick factory made enamel painted.	Kindly provide detailed specifications for the main door inner shutter as the provided specifications are not clear/ incomplete	As clarified above
445		All frames of external windows must have double rebates for fixing same material frame with mosquito proof wire mesh	Kindly clarify if grills are required for all windows	Yes
446		UPVC extruded frame sections with wall thickness min. 2.0mm	Kindly provide detailed specifications for the windows (including glass specification & thickness) as the provided specifications are not clear/ incomplete	As per CPWD specifications
447		50mm CC M -15 grade over 75mm bed of CC M -10 grade	Request you to provide the width of plinth protection to be adopted	It shall be minimum of 1.0 metre width
448			Kindly share the detailed AutoCAD drawings for Kitchen, toilet, staircase, compound wall & entry gate	As clarified above
449			Kindly provide the location of Social infra buildings like Milk booth, Ration shop, Library & Anganwadi in the Master layout	As clarified above
450		European type- floor/wall mounted closet or Orissa pan.	Kindly confirm on the type water closet to be used.	Orissa pan
451			Request you to provide the CP & Sanitary fitting schedule for all unit rooms, common areas & external infrastructure buildings	As per Section C of RFP
452		Tap in kitchen, toilet & Bath. Geyser point - 1 in bath & kitchen	As geyser point is there in Bath & kitchen, kindly confirm on CP fitting to be used in bath area, whether wall mixer or two taps to be provided (one for cold & other for hot). Similarly	Separate taps have to be provided for cold and hot water in bathroom and kitchen



			for kitchen area,whether sink mixer or two taps to be provided (one for cold & other for hot).	
453		Power points - 1 in utility area.	Kindly confirm Whether washing machine water supply point to be provided in utility area.	Yes
454		1. Water supply line - External Pipeline up to 50 mm is CPVC. 2. 50 mm dia 6 kg/cm ² UPVC pipes.	Kindly confirm external water supply pipe material for diameter below 50 mm.	As per RFP
455		1. Sewerage System - 150 mm dia PVC as per IS 14333. 2. Specification for Sewerage - RCC NP2/NP3	Kindly confirm the External sewerage pipe material.	As per RFP
456		1. Stainless Steel AISI 304 (18/8) Kitchen sink as per IS 13983 with drain board. 2. Sink without drain board shown in drawings	Kindly confirm whether sink has to be considered with drain board or without drain board.	Stainless Steel AISI 304 (18/8) Kitchen sink as per IS 13983 with drain board.
457			1. Solar hot water supply not mentioned in the list of infrastructure facilities 2. Solar calculation detail provided Kindly confirm the requirement of solar hot water supply	Not required
458			PVC water tanks provided in the list of approved makes. Kindly confirm whether RCC over head tanks may be considered above Mumty level.	As per RFP
459			Request you to provide the following: 1. Toilet & kitchen fixture layout drawings. 2. STP & UG sump locations in the Master plan. 3. Source of water (either Municipal or bore well) and water quality report to conclude the requirement of water treatment. 4. MFL (Maximum flood level) and existing external storm drain location with invert	1. Bidder has to provide detailed drawings for layout, floor plans, sections, elevations, infrastructure and services, etc. as per their design finalized 2. STP and UG sump locations have to be



			levels. 5. Existing external sewer locations and its invert levels.	determined by bidder 3. Source of water – Municipal and bore well. 4. As per RFP, bidder have to ascertain all the details required on their own 5. Already clarified above
460		1. Street Light with fluorescent lamps 2. LED Lamps Street Light fixtures mounted on 6 to 7m high octagonal powder coated poles	Request you to clarify the specification to be followed for street light fixtures	LED Lamps Street Light fixtures.
461		AC & Geyser Points (with MCB connected socket outlet with wiring)	We are proposing modular type socket and switch instead of metal clad socket and MCB. Kindly confirm	As per RFP
462			Request you to provide the electrical fitting schedule for all unit rooms, common areas & external infrastructure buildings	As clarified above
463		1. "Total connected Electrical Loads of Common Services viz Staircase light, Lifts, Drinking Water Pumping Sets, External Lighting, Sentry Posts, Mechanical Ventilation." 2. SLD shows ACCL in the metering panel	Based on Doc Ref 1, it is understood that DG Backup is not required for flats. However, mentioned SLD shows ACCL in the metering panel. Hence, request you to provide revised SLD drawing	As per RFP
464			It is understood that the Contractor's scope of work starts from 11 KV HT panel and downstreams. Kindly confirm	Yes
465			Kindly provide Transformer & D.G yard location in the master plan.	As per final layout and in consultation with State Govt
466			Since the proposed building height is more than 35m in Lucknow, U/G Fire Water Pumping system is required for the wet riser system here as per NBC part 4. No U/G pumping system is required for buildings which are less than 35m in height. Please	As per NBC 2016 norms and as required for NOC



			Confirm.	
467			As per NBC Part IV, One set of fire pumps shall be considered If the number of hydrants is less than 100 in respective site & Two number of pump sets shall be given when the number of hydrants are more than 100 numbers. This is applicable to buildings of height exceeding 35m. Please Confirm.	As per NBC 2016 norms and as required for NOC
468			As per NBC 2016 Part IV Annexure-E CL (E2), One Fire Fighting shaft (Fire tower arrangement) shall be planned for High rise residential buildings which is not available in any of the building floor plans. Request you to confirm the requirement of fire towers & provide us with revised floor plans if required	As per NBC 2016 norms and as required for NOC
469			As per NBC 2016 Part-IV CL 3.4.6.3 . Electrical MV main distribution panel and lift panels shall be provided with CO2 / Inert gas flooding system. Please confirm	As per NBC 2016 norms and as required for NOC
470			Only fire Extinguishers will be proposed in utility buildings like pump room, STP & sub stations etc. Please confirm.	As per NBC 2016 norms and as required for NOC
471			Stand alone Addressable type Manual fire alarm system shall be given for all towers. However, PA & Talkback system shall be proposed only for towers which are morethan 24m in height as per NBC. Please confirm.	As per NBC 2016 norms and as required for NOC
472			1 number Networking active repeater panel is considered for the entire site near security gate/entrance to network all the tower panels. Kindly confirm.	As per RFP
473			As per NBC 2016 Part-IV CL 4.5.2 . All Floors shall be compartmented / zoned with area of each compartment being not more than 750 Sq. mts (only applies to floor plans more than 750 Sq.mts). Kindly confirm the requirement.	As per NBC 2016 norms and as required for NOC



474			Residential Building / towers proposed in all site locations are considered to be less than 45 mts height only. Hence Sprinkler system is not considered for any of the Residential buildings. Please confirm	As per NBC 2016 norms and as required for NOC
475		No External hydrant layouts are available in any of the site locations.	As per NBC 2016 Table 7. Yard Hydrant system is not required for any of the residential building height less than 45 mts. Also drawings for the External hydrant layouts are not available. Please clarify the requirements if any.	As per NBC 2016 norms and as required for NOC
476			Wetriser/ Down comer main pipe shall be of 100 mm dia as per NBC 2016 Part-IV table -8 & IS 3844. Kindly confirm.	As per NBC 2016 norms and as required for NOC
477			Kindly share the floor plans of each towers and legible site plans for all sites in AutoCAD. Also share the corresponding Fire Fighting system recommendations drawings if any. Please confirm.	Drawings have to be prepared by selected bidder and as per NBC 2016 norms required for NOC
478			Since there no Fire fighting drawings provided for community hall. We presumes that there is no fire fighting& fire alarm system is envisaged for the community hall, library & other commercial and aminity areas. Please confirm the requirement if any.	As per NBC 2016 norms and as required for NOC
479		Sockets points provided for every Toilet & Kitchen Exhaust Fan	Flats toilet & kitchen exhaust fan provisions are assumed as under tenants scope, only electrical point provision shall be considered by contractor as per electrical point schedule. Kindly confirm.	Yes
480		Sockets points provided for every Flats Air Conditioning Units & accessories	Flats air conditioning units & related copper & drain pipe provisions are assumed as under tenants scope, only electrical point provision shall be considered by contractor as per electrical point schedule. Kindly confirm	Yes
M/sCube Construction Engineering Limited				



481			Approvals: With reference to Information and Instruction to Agency, all the statutory approvals shall be provided in 30 days and Architectural and structural drawings to be submitted by the selected bidder in 15 days and 30 days. We have constructed more than 10,000 units under PMAY / MMAY, most of the time consuming process was approval from authority, approval of drawings through TPA / IE / Employer. Please ensure the time period of approvals.	As clarified earlier
482			2. Please confirm who will borne the charges for "These LHPs shall serve as open laboratories for different aspects of transfer of technologies to field application, such as planning, design, production of components, construction practices, testing etc. for both faculty and students of IITs /NITs /Engineering colleges /Planning and Architecture colleges, Builders, Professionals of Private and Public sectors and other stakeholders involved in such constructions .For this purpose, a sustained Information Education and Communication (IEC) activities shall be planned for Awareness and Promotion of new technologies through Multi-layered event publicity and web updates. IEC activities will be fully funded by Ministry of Housing and Urban Affairs (MoHUA)."	As per RFP
483			3. EMD : Please consider EMD amount shall be 1% of estimated cost put to tender.	As per RFP
484			4. Refer Page no. 24, Sr. No. 18 n) & o) : All pages of the entire Corrigendum (if any) duly signed by the authorized person. o) Pre-bid clarifications, if any. - This tender is already uploaded and submitted online digitally, we hope this shall not be required.	As per RFP



			Please confirm.	
485			5. Mobilization Advance: Interest free 10% of contract price mobilization advance shall be paid against equal amount of bank guarantee.	As clarified earlier
486			6. Retention money: Retention Money deducted from each R.A. Bill shall be released against equal amount of bank guarantee every quarterly.	As per RFP
487			7. Please share the name of Independent Engineers / PMC for each project.	It is already mentioned in RFP
488			8. Interim payment: Monthly R. A. shall be paid on pro-rata basis as per the payment schedule.	As per RFP
489			9. Minimum monthly R.A. Bill amount : As per memorandum min. monthly R. A. Bill amount shall be 12 months, request you to please revised to minimum 7 Crore for 1st 3 months, Rs. 10 crore for next 3 months, Rs. 15 Cr for next 3 months, Rs. 10 Cr for next 3 months.	As per RFP
490			10. Payment Schedule mentioned in RFP Vol.I Section D (Pg. 157), in clause 2A & 2B i.e. from excavation work to completion of Super structure-(Structural skeleton) only 35% of payment is scheduled, it needs to be revised upto 70%. Kindly revise the payment schedule to maintain the fund flow of the project evenly & smooth throughout the time limit of the project.	As per RFP
491			11. ISI marked brand will be used for Reinforcement Steel, Structural Steel sections, OPC cement & AAC block. Please confirm. Also all materials mentioned in the list of approved make brands are not manufactured in Gujarat. To make timely supply please add / incorporate materials with ISI/BIS mark	As clarified earlier



			manufactured or easily available in Gujarat.	
492			12. As per RFP Vol.I Contract Conditions (Pg. 61) clause h –“ Date of Commencement of Work” states that “ The date of start of contract shall be reckoned from the date of handing over of site & approvals”. Kindly revise the same with “The date of start of contract shall be reckoned from vacant peaceful handing over of total project site & approval, whichever is later”.	As clarified earlier
493			13. As per RFP Vol.I General Specifications (Pg. 144, 145) clause 2- for Common circulation & staircase area it is mentioned to use Pre-Polished Kota Stone in single length of tread & risers. Kindly allow to use Pre Polished Kota Stone in two pieces for tread & riser.	As per RFP
494			14. As per RFP Vol.I General Specifications (Pg.145) clause 2 – In corridors/ walkway, it is mentioned to provide Dado minimum upto 900 mm height. As this is a EWS type of Housing, dado upto 900 mm height in corridors / walkway will unnecessarily increase the cost of the project. Hence not preferable.	As clarified earlier
495			15. As per RFP Vol.I Design Philosophy (Pg. 115) clause 3.7.1.7- it is mentioned “the design & construction shall consider the requirements of rating 3 of GRIHA Affordable Housing Standards”. IGBC silver rating also for the same should be allowed. Please Confirm.	As clarified earlier
496			16. As per RFP Vol.I General (Pg. 126) clause 4.1.1 (B) - it is mentioned “OEMs shall provide all the spares required for healthy functioning of the equipment for at least 7	As per RFP



			years or useful life of the system whichever is later from the date of supply of equipment. For the above purpose, undertaking may be submitted by OEMs."It is difficult to provide all the spares required for healthy functioning of the equipment for at least 7 years. Also who will pay for the maintenance / Comprehensive maintenance contract for useful life of system. Please note that now-a-days no OEM(s) giving quote for the next 7 years and also not ready to bind for such conditions and therefore request you to remove the conditions for the same.	
M/sChevrox Construction Pvt. Ltd.				
497	Time allowed for Construction of Work (for each package)	12 Months (Twelve Months) from the date of handing over the site and approvals.	Kindly consider 24 Months form the date of all clearance and handing over the site to contractor and final approved drawing by MoHUA.	No, as per RFP
498	Mobilization Advance	Nil	Kindly consider 10% Interest Free Mobilization Advance for project.	As clarified earlier
499	Security Deposit / Retention Money	5.00% (Five Percent Only) of the gross value of each running/final bill.	The Cash deduction form each running bill can be released upon submitting equivalent amount of BG to the department for batter cash flow.	As per RFP
500	Escalation	All rates as quoted by participating agency shall be firm and fixed for entire contract period as well as extended period for completion of the works. No escalation shall be applicable on this contract. Escalation cost towards any change in statutory taxes will be accepted.	Request for consider price escalation for this project for steel and cement.	As per RFP
501	Amount of work done for Running bills	Rs. 12 Crore	Monthly Running bill to be given on the basis of progress. As contractor has to invest huge amount to setup plant and machinery for New Technology.	As per RFP



502	4.0 Page 19 of RFP Vol-1	<p>4.0 Minimum Eligibility Criteria for each package: The interested Participating Agency should meet the following minimum qualifying criteria:</p> <p>A. Work Experience:</p> <p>i. Experience of having successfully completed similar works during the last 7 years ending previous day of last date of submission of bids:</p> <p>a. Three similar works each costing not less than 40% of the estimated cost put to bid OR</p> <p>b. Two similar works each costing not less than 60% of the estimated cost put to bid OR</p> <p>c. One similar work costing not less than 80% of the estimated cost put to bid.</p> <p>ii. "Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. The definition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP (Mumty and Machine Room will not be counted as storey/height for this purpose, if Ground Floor is stilt, it will be counted as storey).</p> <p>iii. The past experience in similar nature of work should be supported by certificates issued by the client's organization. In case the work experience is of Private sector the completion certificate shall be supported with copies of Letter of Award and</p>	<p>Kindly Specify Minimum Qualification criteria for each Joint venture Partner.</p> <p>1) There is no specific requirement of Lead Partner and other Partner kindly specify.</p> <p>2) If lead partner is other than technology partner than what is the minimum qualification required.</p> <p>3) Technology partner need to qualify for 4(A) or in case of Category 2: Jointly qualification considered.</p>	As clarified earlier
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		<p>copies of corresponding TDS certificates. In case of foreign firms, necessary evidences with respect to taxes may be attached appropriately.</p> <p>iv. The value of executed works shall be brought to the current level by enhancing the actual value of work done at a simple rate of 7% per annum, calculated from the date of completion to previous day of last day of submission of bids.</p>		
503	Page No 19 4 (B) of RFP Vol-1	<p>B. Financial Strength: 20</p> <p>i) The Average annual financial turnover of last consecutive fiscal years for last immediate 5 years shall be at least 50% of the estimated cost put to bid for each project location. The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal/ signatures and registration number.</p> <p>ii) Net Worth of the participating agency as on 31st March of previous Financial Year should be positive.</p> <p>iii) Self certified copy of Bank Solvency Certificate issued from Nationalized or any Schedule Bank should be at least 40% of Estimated Cost of the Project put to bid. The certificate should have been issued within 6 months from original last date of the submission of the bid.</p> <p>iv) The Participating Agency should not have incurred any loss in more than</p>	<p>1) What is the turnover requirement of each partner in case of B(1), Kindly specify minimum turnover for Technology partner & Other JV Partner.</p> <p>2) If one partner is having Negative Network and other partner is having positive net worth than Joint venture is eligible or not.</p> <p>3) 40% of requirement of solvency for each partner or together will be consider please clarify.</p> <p>4) In Case of Joint venture what is the criteria for each partner or jointly eligibility consider please clarify.</p>	As per RFP



		two years during available last five consecutive balance sheets. The Participating Agency are required to upload and submit page of summarized Balance Sheet (Audited) and also page of summarized Profit & Loss Account (Audited) for last five years.																																						
504	Pager No 111 of RFP Vol-1	2.0 Scope of Work 2.1 The work shall be executed in accordance with the site-specific layout plan (same are enclosed in RFP), architectural, structural and services drawings on EPC basis from concept to completion and handing over in fit conditions ready for occupation.	1) The Houses to be handover to Department or Beneficiaries. 2) If to the Beneficiaries than in how many days form the completion of project. 3) Who will take care of security of each houses after handing over the site. 4) After handing over the houses to department, if the department handover the houses to beneficiaries after few days in between any theft occur than who will be responsible?	As clarified earlier																																				
505	Point No 6 & 7 3.2 of Page No 10 of RFP Vol-1	<p>3.2 For ease of evaluation, award and implementation of LHPs, the works at above six locations have been divided into six different packages based on location as below:</p> <table><caption>Site and Construction Area Details of 6 LHPs</caption><thead><tr><th>S. No</th><th>Particulars</th><th>Unit</th><th>Madhya Pradesh</th><th>Gujarat</th><th>Tamil Nadu</th><th>Jharkhand</th><th>Tripura</th><th>Uttar Pradesh</th></tr></thead><tbody><tr><td>1</td><td>Proposed Residential Area(Drawings attached)</td><td>S Shlt G Ground</td><td>S+8</td><td>S+13</td><td>G+5</td><td>G+8</td><td>G+6</td><td>G+13</td></tr><tr><td>6</td><td>Carpet Area per Dwelling Unit</td><td>Sqm.</td><td>34.98</td><td>39.77</td><td>26.58</td><td>29.85</td><td>30.0</td><td>30.00</td></tr><tr><td>7</td><td>Total Residential Built-up/ Covered Area including Circulation</td><td>Sqm.</td><td>56944.80</td><td>74,207.87</td><td>43476.48</td><td>38,004.54</td><td>43,590.60</td><td>47,788.0</td></tr></tbody></table>	S. No	Particulars	Unit	Madhya Pradesh	Gujarat	Tamil Nadu	Jharkhand	Tripura	Uttar Pradesh	1	Proposed Residential Area(Drawings attached)	S Shlt G Ground	S+8	S+13	G+5	G+8	G+6	G+13	6	Carpet Area per Dwelling Unit	Sqm.	34.98	39.77	26.58	29.85	30.0	30.00	7	Total Residential Built-up/ Covered Area including Circulation	Sqm.	56944.80	74,207.87	43476.48	38,004.54	43,590.60	47,788.0	Due to Technology change the proportion of Carpet area Vs Built up area will be changed. Kindly specify carpet area as minimum requirement and Built-up are may be change due to technological requirement.	Carpet area shall be followed as per RFP
S. No	Particulars	Unit	Madhya Pradesh	Gujarat	Tamil Nadu	Jharkhand	Tripura	Uttar Pradesh																																
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506	Page No 124 Clause No 1.18 of RFP Vol-1	1.18 Miscellaneous 1.18.1 A sample flat with proposed technology shall be made ready before	Sample Flat Should be ready with the same technology or any other method. It will be very difficult to construct sample with same	As per RFP																																				

		starting the execution. The flat should be furnished complete in all respect with doors and windows including fittings, painting, hardware, flooring, painting, electrical services, etc. Nothing extra shall be paid for the sample flat. In case it is not possible to construct sample flat with proposed technology in isolation, the sample flat may be constructed within the tower.	technology as its required full set up of the technology. Kindly consider: Sample flat should be ready in proposed building itself during the construction of main building in Ground floor / First floor.	
507	Page No 119 Clause No 1.1 of 1	1.1 Thework in general shall be carried out in accordance with the CPWDSpecifications (corrected up to the last date of submission/uploadingof bid) hereinafter referred as CPWD Specifications.	Since we are using New technology as approved by GHTC. This technology is not included in CPWD Specification. Please clarify this point.	Technical Specifications other than structural elements will be as per CPWD specifications only. However, for the proposed technology specifications have been provided in RFP
508	Page No 119 Clause No 1.4 of 1	1.4 The agency shall give performance test of the entire installation(s) as per the specifications in the presence of the Competent Authority or hisauthorized representative before the work is finally accepted andnothing extra what-so-ever shall be payable to the agency for the test.	Kindly elaborate/ Specify about Competent Authority	MoHUA
509		1.5 The work shall be carried out in accordance with the Architecturaldrawings and structural drawings approved by the CompetentAuthority.	Kindly elaborate/ Specify about Competent Authority	MoHUA
510	Page No 86 Clause No 17of RFP Vol-1	17.0 Selected agency Liable for Damages, defects during defect liabilityperiodIf the selected agency or his working people or servants shall break,deface, injure or destroy any part of building in which they may beworking, or any building, road, road kerb, fence, enclosure, water pipe,cables, drains, electric or telephone post or wires, trees, grass orgrassland, or cultivated ground contiguous	Regarding the release of Security deposit clause no @ Page No 86 Clause No 17of RFP Vol-1 And clause no @ Page No 98&99 Clause No 38 of RFP Vol-1are controversialkindly clarify the same.	As per RFP



Page No 98&99
Clause No 38 of RFP
Vol-1

to the premises on which the work or any part is being executed, or if any damage shall happen to the work while in progress, from any cause whatever or if any defect, shrinkage or other faults appear in the work within twelve months (six months in the case of work costing Rs. Ten lakh and below except roadwork) after a certificate final or otherwise of its completion shall have been given by the Competent Authority as aforesaid arising out of defect or improper materials or workmanship the selected agency shall upon receipt of a notice in writing on that behalf make the same good at his own expense or in default the Competent Authority cause the same to be made good by other workmen and deduct the expense from any sums that may be due or at any time thereafter may become due to the selected agency, or from his security deposit or the proceeds of sale thereof or of a sufficient portion thereof. The Security Deposit of the selected agency shall be refunded after completion of defect liability period.

38. Release of Security deposit after labour clearance

Release of Security Deposit of the work shall not be refunded till the selected agency produces a clearance certificate from the Labour Officer. As soon as the work is virtually complete, the selected agency shall apply for the clearance certificate to the Labour Officer under intimation to the Competent Authority. The Competent Authority, on receipt of the said communication, shall write to the Labour



		Officer to intimate if any complaint is pending against the selected agency in respect of the work. If no complaint is pending, on record till after 3 months after completion of the work and/or no communication is received from the Labour Officer to this effect till six months after the date of completion, it will be deemed to have received the clearance certificate and the Security Deposit will be released if otherwise due																																														
511	Page No 157 of RFP Vol-1 Section -D	<p>Section –D Payment Schedule</p> <p>1.0 All running/intermediate & final payment shall be made to the agency in accordance with the following schedule:</p> <p>2.0 The basis of payment on “Prorate basis” shall be worked out on the percentage of work done out of total scope of work</p> <table><tr><th>S l . N o</th><th>Activity</th><th>% payable</th></tr><tr><td>1.</td><td>Investigation, planning, Designing and obtaining approvals (1% of total quoted rate)</td><td></td></tr><tr><td>1A</td><td>Submission of Inception Report, detailed survey, Architectural drawings ready for submission for approval of local bodies</td><td></td></tr><tr><td>1B</td><td>On approval of local bodies, EIA clearances and other statutory approvals of local bodies, final Architectural drawings showing electrical and sanitary layout plan and drawings and its submission</td><td></td></tr></table>	S l . N o	Activity	% payable	1.	Investigation, planning, Designing and obtaining approvals (1% of total quoted rate)		1A	Submission of Inception Report, detailed survey, Architectural drawings ready for submission for approval of local bodies		1B	On approval of local bodies, EIA clearances and other statutory approvals of local bodies, final Architectural drawings showing electrical and sanitary layout plan and drawings and its submission		Kindly Consider as under <table><tr><th>Sl. No</th><th>% payable</th></tr><tr><td>1.</td><td></td></tr><tr><td>1A</td><td></td></tr><tr><td>1B</td><td></td></tr><tr><td>1C</td><td></td></tr><tr><td></td><td>5.0%</td></tr><tr><td>2.</td><td></td></tr><tr><td>2A</td><td>15%</td></tr><tr><td>2B</td><td>35.0%</td></tr><tr><td>2C</td><td>10.0%</td></tr><tr><td>2D</td><td>2%</td></tr><tr><td>2E</td><td>2%</td></tr><tr><td>2F</td><td>2%</td></tr><tr><td>2G</td><td>2%</td></tr><tr><td>2H</td><td>2%</td></tr><tr><td></td><td>02%</td></tr></table>	Sl. No	% payable	1.		1A		1B		1C			5.0%	2.		2A	15%	2B	35.0%	2C	10.0%	2D	2%	2E	2%	2F	2%	2G	2%	2H	2%		02%	As per RFP
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		1C	On submission and approval of VETTED structural design by Competent Authority			04%
			On completion of above	1.0%		7%
		2.	On completion of following:			7.0%
		2A	Completion of excavation work, laying of foundation and reaching plinth level of all towers	10%		5.0%
		2B	Completion of Superstructure- Structural skeleton of external walls, slabs and other structural members, lift shaft and staircase well, etc. of residential and non-residential buildings / towers	25.0%		
		2C	Internal work of residential and non-residential units with all Civil including flooring and skirting, dado-work, Electrical, Mechanical services, Plumbing	10.0%		
		2D	Finishing of Doors, Windows and woodwork in wardrobes and complete kitchen work including all fittings and painting etc.	02.5%		
		2E	Internal Finishing and painting inside residential and non-residential buildings	02.5%		
		2F	External Finish and painting outside residential and non-residential buildings	02.5%		
		2G	Over Head tanks, china-ware and sanitary fittings including testing etc.	02.5%		
		2H1	Electrical Installation including external electrification, installation of distribution boards, laying of cables, installation of electric sub-station and other associated electrical work etc.	02.5%		
		2	Installation of Lifts and machine room	02.5%		
		3	Fire Fighting System	04.0%		

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		4	External Infrastructure outside residential buildings and within boundary wall including water supply, sewerage including STP/ septic tank, sewerline, inspection chambers, electricity lines, stormwater drainage, rainwater harvesting, solid waste management, signages, installation of solar street lights and other associated work etc.	15.0%		
		5	Site Development works including Horticulture Services, development of parks and green areas, Tot-lots, street furniture, construction of boundary wall and installation of gates, internal roads, Street lighting, other amenities etc.	10.0%		
		6	On issuing of Completion Certificate by competent authority and after taking all statutory approvals from local authorities	10.0%		
512	Page No 111 of RFP Vol-1	2.0 Scope of Work 2.1 The work shall be executed in accordance with the site-specific layout plan (same are enclosed in RFP), architectural, structural and services drawings on EPC basis from concept to completion and handing over in fit conditions ready for occupation.			In How many days The site will be taken over from contractor by the department.	As clarified earlier
M/s Hommission						
513		No Advance Payment			The timeline of 12 months requires high upfront investment in CAPEX. Even a normal project has a component of Mobilization Advance	As clarified earlier
514	Page 157	Payment terms			a. 25% is for External Infrastructure	As per RFP

			b. 10% will be paid after completion certificate is issued c. In addition, there is a retention of 5% from each running bill	
515		Flexibility in Design.	Can the Master Plan, Building Floor Plan and Unit Plan be changed?	As clarified earlier
516		Selection criteria for Design Consultants too stiff	should have completed consultancy works of (Page 114/115)	As per RFP
517			Sequence of opening BIDs and no choice of location available to Bidder	As per RFP
518		Formation of Joint Venture	not recommended for just a 12 months project. Clarification on whether it is a Incorporated JV or can it be an unincorporated JV	As clarified earlier
519			2D Precast entities are under the heading 3D Precast Volumetric	It may be read as 3D Precast Volumetric
520	page No. 107	Minimum requirement of technical representative	a. Project Manager – 20 years' experience b. Dy Project Manager – 12 years' experience	As per RFP
521			Project Manager – 20 years' experience - Dy Project Manager – 12 years' experience	As per RFP
522		Preparation of Model in addition to 3D Views	a. Timeline too short to undertake Soil Study, Design, Structural Design, Engineering etc. (page 113) – 3 months for Design and Approvals. b. No amount is payable at this stage. 1% is paid after the entire exercise is completed	As per RFP
523	Page 124	Clarification on Sample Flat		As clarified earlier
524	Page 134		Specifications and brand name of material. In case other brands to be used it has to be approved by competent authority. Time for approval is critical because of the stiff timeline	As clarified earlier
M/s Reliableinsupacks				
525			Methodology for comparing two technologies in the same bid, when say one is a simple	As per RFP



			concrete technology and the other is an insulated concrete technology with significantly improved thermal comfort but an additional layer definitely has a cost	
M/s Rising Japan				
526			There should be a provision for mobilization advance of 10%	As clarified earlier
527			The bid guarantee should be 1% maximum which is standard in all online tenders.	As per RFP
528			The 12 months' time given for completion of the project is not enough. 2-3 months will go in mobilization only. So the time should be 18 months minimum.	As per RFP
529			No-bid can be effectively prepared until we have the site soil report so therefore soil report for all sites should be provided immediately.	Site soil reports provided in RFP, can be downloaded from ghtc-india.gov.in website
530			Since the design has been already finalized all local permission should be obtained by the ministry in advance rather than we keep running around and wasting time.	As clarified earlier
531			The payment terms need to be amended since in the present system more than 60 Cr. will be needed from own funds to implement the project. No banks now a day's fund projects.	As per RFP
532			The requirement for deployment of staff at the site should be left to the company who is doing the job. We know better what type of staff we need and how many. No one wants to delay the project or do a bad job. There is no question of any penalty in this matter.	As per RFP
533			Since the sites are located in different states a visit to all sites before bidding is must and twenty days' time for bidding is surely unreasonable. Three months should be given for bidding.	As per RFP



534			More than 600 queries has been sent by various companies, they must be answered first and if there is a need further for another Pre-bid meeting same should be held. There is no rule that only one prebid meeting can be held.	Clarifications to all queries will be provided through Corrigendum
M/s AAP KA AWAS				
535			10% mobilisation advance be incorporated in the RFP	As clarified earlier
536			Extension of closing and opening dates of the bids by four weeks, (Generally under tendering norms a clear 30-45 days closing time is given from the date of clarification to be received of the tender conditions) especially in this case where six sites are involved in six States and hybrid design & planning has to be done by select technologies offering a level playing platform to All. In the current RFP there is clear disparity between technologies adopting. High Rise viz-a-viz G+3 especially when the end use is restricted to EWS	As per RFP
M/s KalzenRealty				
537			Reduction in the financial eligibility criteria (3 works of 50 cr OR 2 works of 75 cr OR 1 work of 100 cr. In last 7 years), considering limitation of established references by startups.	As per RFP
538			Statutory approvals from authorities-including environment, to be arranged for by agency?	Yes
539			Who takes responsibility if the approvals are not completed within 3 months? (Since project duration is 3 months planning + 12 months construction). Will contractor be penalized?	As clarified earlier



540			Who is responsible for the payment to the contractor? MoHUA or the state govt. authorities?	As per RFP
541			Since work progress depends on timely payments, will contractor be held responsible if the payments are not done in timely manner?	As per RFP
542			Is cost of all statutory approvals to be borne by the contractor?	Yes
543			Tripura site: Scope of work (page 111) says land is free of encumbrances Ponds on site- who will clear/fill? Slums on site- who will clear/rehabilitate? Who bears responsibility of getting the municipal/utility supply mains to the site- electricity, water and sewer to the project site?	As clarified earlier, land free from all encumbrances will be provided
544			To what extent can designs be modified, since we may be able to make them more efficient?	As clarified earlier
545			Can last date of application be extended to 15th Sept.?	As per RFP
M/s Mgiinfra				
546			Since we are using Steel as main construction material, whether credentials of Steel Bridges construction can be considered for PQR	As per RFP
547			In-case of a Central Govt PSU as a Lead Bidder whether there will be any exemptions in EMD/PBG.	As per RFP
M/s B.G. Shirke Construction Technology Pvt Ltd.				
548	Volume 4 Section G, Page 441 to 668		Please provide the soft copy of dwgs format for layout, survey, adjoining external road levels. In tender document page no 441 to 688 are not readable so please provide the same in appropriate format	As per RFP
549	Vol 4 Section G, Drawing Survey		As per Master plan for CMA 2026 it seems that proposed location of Chennai site is	As clarified earlier, encumbrance free land



	sketch of site with around details		coming under industrial zone. We presume that the change of land use title shall be client's scope. Please clarify	will be provided
550	Vol 1, part 1 2.2 Scope of work Pag 111		Please provide the adjoining external road level to finalize the internal road and proposed plinth levels	As clarified earlier
551	Page no 675		Please specify the clear height required (floor finish to slab soffit)	As clarified earlier
552	Page no 675		As per tender drawings fire tower is not provided. As the total height of building is approx. 18.45 m for EWS type. These buildings are coming under special building category and need to provide with fire tower which includes fire staircase and lift. Other staircase also shall be enclosed type as per 2.2, Part 4 of NBC 2016. Now the permissible FSI is 1.3 including residential + commercial however, as per tender drawings, it seems that 1.3 FSI is consumed by residential buildings only and seems no commercial bldgs. Are considered in FSI calculations. Now as per NBC if we proposed the fire tower to each building, it will increase FSI area. Please clarify	As clarified earlier and as per RFP
553	Page no 673		According to NBC 2016, the size of individual kitchen provided in a two room house shall not be less than 3.3m ² with a minimum width of 1.5m. Kitchen area is provided in Tender dwg is less than required area by 0.127 sq.m Please confirm	As per RFP
554	Section C Page no 141		<ol style="list-style-type: none"> 1. Please provide the methodology for measurement of carpet area and plinth area. 2. Unit carpet area Staircase/ circulation area, balcony and utility area/ balcony area is not mentioned. Please provide the required area	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP and As clarified earlier.



555	Page no 675		<ol style="list-style-type: none"> 1. The provision of meter room and society office at ground floor is not there in tender drg. Please confirm 2. Providing the same on ground floor will reduce no.s of tenements. Please confirm 3. Electrical substations are not shown in layout. Please confirm 	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
556	Vol 1, Part 1 General information Page no 10		<p>As per tender drawings in layout following infrastructure/ facility is mentioned i.e.</p> <ol style="list-style-type: none"> 1. Commercial = 4373.77 sqm 2. Police station 1 = 1311.44 sqm <p>But these areas are not considered for FSI calculation, if we consider this area, the FSI area calculation, it will exceed the FSI area. Some social infrastructure buildings are shown in construction area statement but not shown in layout. It needs to be clarify</p>	Available drawings are only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
557	Vol 1 Part-1, Scope of work , Page no 111 Scope of consultancy Point no 3.8 Page no 115		<ol style="list-style-type: none"> 1. Both the points in tender document seems contradictory. Please clarify 2. We presume that the attached tender drgs, are conceptual drawings and shall be refer for guidance only. We can modify architectural dwgs including unit plan, floor plans, number of floors, no of tenements, layout plan, etc., consuming full FSI according to local bye laws and NBC provision. Please confirm the same for optimum use of land & cost. 	As per RFP
558	Page no 148		<p>According to NBC-2016, Part 3 Development Control Rules and general building requirements Boundary wall The requirements of boundary wall are given below:</p> <ol style="list-style-type: none"> a) Except with special permission of Authority, the maximum height of 	As per RFP



			<p>compound wall shall be 1.5m above centre line of the front street. Compound wall upto 2.4 m height may be permitted if the top 0.9 m is of open type construction of a design to be approved by the authority</p> <p>We presume that height of boundary wall should be as 1.5 m+ 0.6 m (fencing)= 2.1 m. Please confirm</p>	
559	Volume 1 Section C Architectural design Page no 141		<p>It seems there is capping for both nos of units and area, which is not possible. Rather, it shall be either nos. of units or area. Which further affect.: If we restrict unit carpet area, the nos of tenements shall be modified in accordingly to consume full FSI</p>	As clarified earlier
560	Mobilization advance and be read in place of Point 7 of Memorandum Annexure-IV, page no. 99 of Volume 1 of RFP.	<p>1. Mobilization advance shall be paid to the contractor at the rate of 10% of the contract value, if requested by him, on submission of irrevocable Bank Guarantee valid for contract period of an amount 1.2 times of the mobilization advance to take care of advance and interest at prescribed rate from a nationalized bank or all Commercial scheduled banks in the enclosed Performa as Appendix-A.</p> <p>2. The mobilization advance bear simple interest at the rate 10% per annum and shall be calculated from the date of payment to the date of recovery (365 days in a year) both days inclusive, on the outstanding amount of advance. Recovery of such mobilization advanced including interest shall be made by the</p>		



deduction from the contractor's bills commencing after first ten percent of the gross value of the work is executed and paid, on pro-rata percentage basis to the gross value of the work billed beyond 10% in such a way that the entire advance is recovered either by the time eighty percent of the gross value of the contract is executed and paid, together with interest due on the entire outstanding amount up to the date of recovery of the installment or on expiry of eighty percent of contract period (i.e. time allowed for completion of work in terms of Memorandum-Annexure-IV) whichever is earlier.

3. The bank guarantee submitted by contractor against mobilization advance shall initially be made for the full amount as mentioned above and valid for the contract period, and be kept renewed from time to time to cover the balance amount and likely period of completion of recovery together with interest. However, the contractor can submit part bank guarantees against the mobilization advance in as many numbers as per proposed number of recovery installments equivalent to the amount of each installment.

M/s Association for Promotion of Building Materials & Technology



561			<p>GHTC has approved technologies compliant to Ground + 3 floors, what happens to these technologies since the RFP is seeking high rises. Please clarify?</p> <p><i>Ø It is suggested that building height be permitted with variable skyline from G+3 & above within the permissible FSI/FAR. This will bring all technologies on the same platform for the RFP.</i></p> <p><i>Ø Hybrid construction needs planning and designing separately for each site which would need at least 60 days working to create designs suitable to each location. More over Hybrid designs and constructions will be expensive thus overruling the objective of minimum cost and in minimum time.</i></p>	<p>All the technologies have level playing field since hybrid construction using approved technologies which are only suitable for G+3 is allowed in the RFP. This enables the approved technologies compliant to G+3 to bid using hybrid system.</p> <p>Further, the number of storeys and dwelling units are as per State requirements attached with RFP. Being EPC contracts, drawings attached are suggestive and bidders can come up with their own design.</p> <p>As per RFP.</p>
562			<p>Time of completion should be 18 months since lot of time shall be needed in mobilization covering approval of All drawings and environmental clearance, logistic management etc.</p>	<p>As per RFP</p>
563			<p>Since we need to physical visit all sites and then prepare bids the RFP closing date be extended by 45 days from the date of providing the final clarification. Planning & designing cannot commence unless tender conditions are not clear.</p>	<p>As per RFP</p>
564			<p>There is a mismatch in Grouping of technologies which will be disadvantageous to many since only one technology will be selected for each site. It need to be re-grouped considering the final product and not based on raw material USED.</p>	<p>As per RFP Annexure-A.</p>

565			Mobilization advance should be 10% which is a standard condition in all tenders.	As clarified earlier
566			The bid guarantee should be 1% maximum which is standard in all online tenders.	EMD of Rs.2.5 crore as per RFP
567			Upon completion, a time limit be fixed for takeover of the site by competent authority. Thereafter in how many days the final bill be released?	As per RFP
568			Registration of joint venture (consortium) with Registrar of companies should be required only upon issuance of letter of intent for award of contract and not everyone should be forced today. It is never there in any tenders. Only a Rs. 100 stamp paper is enough to submit the JV agreement.	As clarified earlier, incorporation can be done within 30 days after letter of award
569			For each site separate JV partners should be allowed keeping the main company common in all which has been invited in this tender. It is required as many of us are keen to bid for more than one site but must have local contractor to help in JV since we are mainly technology providers or supply of products not actual contractors.	As clarified earlier
570			Milestones of payment are too long for a EPC contract. The limit of 12 crore be brought down to 5 crore. The 1A, B & C of payment schedule to be 2.5% and 2D to 2H to be 3.5% each. The final withheld payment be reduced to 2%	As clarified earlier
571			Payment schedule be reviewed in the last three items of 2H i.e. a. 15% of external development be brought down to 6% b. 10% for site development be brought down to 5%	As clarified earlier



			C.10% upon issuing of completion certificate be brought down to 2% <i>Actually all tenders have running bill provision why not in this also?</i>	
572			The saved component/percentages be added to completion of super structure 2B of payment schedule.	As per payment schedule of RFP
573			In how many days will the payment be released after submission of bills and by which department?	The payments will be released following the strict timelines as given in the RFP. Further, RFP issuing authority will be payment releasing authority.
574			All specified branded materials may not be available at all locations especially for cement and steel, locally available ISI brands be added as also as approved product.	As clarified earlier
575			Definition of carpet area be standardized in accordance to PMAY and not w.r.t. state by-laws.	As clarified earlier
576			Since the design has been already finalized all local permission should be obtained by the ministry in advance rather then we keep running around and wasting time.	Being EPC contract, architectural drawings needs to be submitted by the bidder to the Ministry for approval and then to local bodies for approval. As clarified earlier, the Ministry will facilitate the approval so as to fast track it.
577			Parking norms are not clarified.	As clarified earlier
578			The requirement for deployment of staff at the site as specified with penalty clause should be left to the contracting company who is doing the job. This is new technology tender there is	As per RFP



			no similar working conditions therefore the contractor company knows better, what type of staff we need and how many. No one wants to delay the project or do a bad job. There is no question of any penalty in this matter.	
579			Since more than 600 quarries have been received if required one more Pre-bid meeting can be called to satisfy of quarries.	Since the basic objective of LHP is to demonstrate proven technologies through challenge under GHTC-India, the timelines as given in RFP need to be adhered to.
M/s Rising Japan Infra Private Ltd.				
580			The category heading is pre-fabricated sandwich panel system but in the same group there are companies which are not using panel technology or product. Panels are prefabricated or pre-molded in the factory and installed on site but the list of companies include technologies which are not panel based but on site installing of EPS sheets and then spray the motor on that which is totally different process, product and technology. This will be disadvantageous to both the technologies. If one of them is picked up as L1 then all of us will be dropped from further consideration where as we are different then each other, baring 3 or 4 out of this list. Kindly urgently separate them as we do not have similar technology or product which has been clubbed together.	As per RFP



**PROFORMA OF BANK GUARANTEE
(FOR MOBILIZATION ADVANCE)**

(Judicial Stamp paper of appropriate value as per stamp Act-of respective state)

PAO (Sectt.)
Ministry of Housing and Urban Affairs,
Nirman Bhawan,
New Delhi - 110011

- 1.0 In consideration of the Ministry of Housing and Urban Affairs at Nirman Bhawan, New Delhi -110011 (hereinafter called "MoHUA" which expression shall unless repugnant to the subject or context include his successor and assigns) having agreed under the terms and conditions of Contract No.....dated..... made between..... and MoHUA in connection with..... (hereinafter called "the said contract") to make at the request of the Contractor a Mobilization Advance of Rs..... for utilizing it for the purpose of the Contract on his furnishing a guarantee acceptable to MoHUA, we the..... Bank Ltd., (hereinafter referred to the "the said Bank") and having our registered office at..... do hereby guarantee the due recovery by MoHUA of the said advance as provided according to the terms and conditions of the Contract. We..... do hereby undertake to pay the amount due and payable under this Guarantee without any demur, merely on a demand from MoHUA stating that the amount claimed is due to MoHUA under the said Agreement. Any such demand made on the.....shall be conclusive as regards the amount due and payable by the.....under this guarantee and..... agree that the liability of theto pay MoHUA the amount so demanded shall be absolute and unconditional notwithstanding any dispute or disputes raised by the Contractor and notwithstanding any legal proceeding pending in any court or Tribunal relating thereto. However, our liability under this Guarantee shall be restricted to an amount not exceeding Rs.....
- 2.0 We Bank further agree that MoHUA shall be the sole judge of and as to whether the amount claimed has fallen due to MoHUA under the said agreement or whether the said Contractor has not utilized the said advance or any part thereof for the purpose of the Contract and the extent of loss or damage caused to or suffered by MoHUA on account of the said advance together with interest not being recovered in full and the decision of MoHUA that the amount has fallen due from contractor or the said Contractor has not utilized the said advance or any part thereto for the purpose of the contract and as to the amount or amounts of loss or damage caused to or suffered by MoHUA shall be final and binding on us.
- 3.0 We, the said Bank, further agree that the Guarantee herein contained shall remain in full force and effect till the said advance has been fully recovered and its claims satisfied or discharged and till MoHUA certify that the said advance has been fully recovered



from the said Contractor, and accordingly discharges this Guarantee subject, however, that MoHUA shall have no claims under this Guarantee after the said advance has been fully recovered, unless a notice of the claims under this Guarantee has been served on the Bank before the expiry of the said Bank Guarantee in which case the same shall be enforceable against the Bank.

- 4.0 MoHUA shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee or indemnity from time to time to vary any of the terms and conditions of the said Contract or the advance or to extend time of performance by the said Contractor or to postpone for any time and from time to time of the powers exercisable by it against the said Contractor and either to enforce or forbear from enforcing any of terms and conditions governing the said Contract or the advance or securities available to MoHUA and the said Bank shall not be released from its liability under these presents by any exercise by MoHUA of the liberty with reference to the matters aforesaid or by reasons of time being given to the said Contractor or any other forbearance, act or omission on the part of MoHUA or any indulgence by MoHUA to the said Contractor or of any other matter or thing whatsoever which under the law relating to sureties would but for this provision have the effect of so releasing the bank from its such liability.
- 5.0 It shall not be necessary for MoHUA to proceed against the Contractor before proceeding against the Bank and the Guarantee herein contained shall be enforceable against the Bank notwithstanding any security which MoHUA may have obtained or obtain from the Contractor or shall at the time when proceedings are taken against the Bank hereunder be outstanding or unrealized.
- 6.0 We, the said Bank, lastly undertake not to revoke this Guarantee during its currency except with the previous consent of MoHUA in writing and agree that any change in the constitution of the said Contractor or the said Bank shall not discharge our liability hereunder.

Dated thisday of.....

For and on behalf of Bank

(NAME AND DESIGNATION)

Dated:

