## 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 onwww.eprocure.gov.in on 5th July, 2019.

- 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.
- 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.
- This issues with the approval of competent authority.

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
•	from Chri Violer Nov	rea rivrala		
01	from Shri Vicky Nav	vsaliwala	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?	provider mentioned in RFP
M/c C	onvestro (India) Pvt.	. Ltd	the compositions and courses seems were	
02	onvestro (maa) 110		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 H	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	downloaded from GHTC-
M/s I	ron Triangle Limited			D 1.5 ' 6 '
04	Clause 4	Minimum Eligibility Criteria for Each Package	The definition of similar works for building works does not indicate number of floors	

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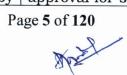
		(A) Work Experience (ii) "Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. The definition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP (Mumty and Machine Room will not be counted as storey/height for this purpose, if Ground Floor is stilt, it will be counted as storey).	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.	Works Ma	
05	Clause 4	Minimum Eligibility Criteria for Each Package (B) Work Experience (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	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.	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 jointlyfulfil all terms and conditions of RFP.	
	SBK Private Limited		We understand that bids have been invited on	Floor plans are indicative	
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	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.	and can be changed as per the requirement of the technology keeping the carpet area as per RFP.	
		P	age 4 of 120		
	March 1				



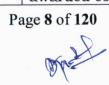
	*		We therefore presume that the drawings	
			provided with RFP document are solely to	
			serve the purpose of being a general guideline,	
			and the qualified bidder will have an option to	
			get the structural design and drawings made	
			as per requirement, suiting to the type of	
			construction technology to be used, while	
			keeping carpet area same. Please confirm	8
09	Clause 1, Page no	Performance Guarantee	The work under this project needs to be	No
	63, Clauses of	The selected agency shall submit an	executed by use of Rapid Construction	
	Contract	irrevocable Performance Guarantee	Technology, which invariably requires heavy	
		of 5% (Five percent) of the contract	investment upfront, and thus you are	
		amount in addition to other deposits	requested to consider reduction in value of	
		mentioned elsewhere in the contract	Performance Guarantee from 5% to 2% of	
		for his proper performance of the	contract value. Please confirm	,
		contract agreement, (not	7	
		withstanding and/or without	·	
8		prejudice to any		
		other provisions in the contract)		
		within 15 (fifteen) days from the date		
		of issue of letter of acceptance. This		
	ix.	Performance guarantee shall be in		
		the form of bank guarantee from any		
		scheduled bank/ commercial bank.		
10	Clause 1A, Page no	Recovery of Security Deposit	The work under this project needs to be	Reduction in value
	64, Clauses of	The person/persons whose bid(s)	executed by use of Rapid Construction	ofSecurity Deposit from
	Contract	may be accepted (hereinafter called	Technology, which invariably requires	5% to 2% of the contract
		the selected agency) shall permit	considerable investment upfront, and thus	value- <b>No</b>
		MoHUA at the time of making any	you are requested to consider reduction in	value 110
		payment to selected agency for work	value of Security Deposit from 5% to 2% of the	
		done under the contract to deduct a	contract value.	Approval for upfront
		sum at the rate of 5% of the gross	Further, you are requested to kindly consider	submission of a Bank
		amount of each running and final	according approval for upfront submission of	Guarantee against the
		bill till the sum deducted will	a Bank Guarantee against the security	security deposit- Will be
		amount to security deposit of 5% of	deposit, in which case there will not be any	acceptable
		the contract value of the work. Such	deduction from the running bills OR accord	,
		deductions will be made and held by	approval for submission of Bank Guarantee to	
			- Laurantee to	



		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	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.  This will also apply to items or group of items for which a separate period of completion has been specified.  Compensation @ 1 % per month of delay for delay of work to be computed on per day basis.  Provided always that the total	required progress or to complete the work and elear 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.  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.  Please confirm		
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		amount of componentian for delegate		
		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		
1:0		originally given.		
12	Clause 5.0, Page	Time and Extension For Delay	The date of commencement of execution of	As per RFP
	no 68, Clauses of	The time allowed for execution of the	contract shall be the date of formal handing	
	Contract	Works or the extended time in	over the site, in full and free of all	
		accordance with these conditions	encumbrances.	
		shall be the essence of the Contract.	In case there is delay beyond six months in	×
		The execution of the works shall	handing over the site, the contractor shall be	361
		commence from such time period as	entitled to claim a compensation for any	
		mentioned in this document or from	financial losses that heh may have suffered	
		the date of handing over of the site	due to this delay.	9
		notified by the Competent Authority,	Further, a relatively suitable extension in time	
		whichever is later. However, the	for execution shall be accorded by the	
		handing over of site by the	Competent Authority.	
		Competent Authority, in full or in	Please confirm	
		part shall be completed within six		
		months from issue of acceptance		
		letter. If the selected agency commits		
	<i>"</i>	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.		
13	Clause 12.0, Page	Deviation/ Variations Extent and	It may please be noted that methodology and	As per RFP
	no 79, Clauses of	Pricing	pattern in which construction process is	
	Contract	The MoHUA reserves the Right to:	carried out by use of any Rapid Construction	,

		(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 (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.	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.	
14	Clause 12.1, Page no 80, Clauses of Contract	Extra Items& Substituted Item and Pricing No extra Item will be entertained	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	No Extra item will be allowed. However any change before submission of bids will be intimated through corrigendum.
15	Clause 13.0 (vi), Page no 81, Clauses of	Foreclosure of contract due to Abandonment or Reduction in Scope of Work	Reduction, if any, in scope of work will be limited to 10% (Ten percent) of the amount of awarded contract.	As per RFP



	Contract	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.	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	
16	Sl. No 7, Page no 98, Memorandum (Annexure-IV)	Mobilization Advance Nil	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	advance is defined as

			<ol> <li>10% (Ten Percent) of the contract sum on mobilization of site.</li> <li>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.</li> <li>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.</li> <li>Please Confirm.</li> </ol>	
17	Sl. No 11, Page no. 98, Memorandum (Annexure-IV)	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.	In case the contract period gets extended for reasons attributable to MoHUA/ Department, the contract price shall be adjusted for the aforesaid extended period.  Contract price shall be adjusted for increase/ decrease in rates of POL, Labour and Material in accordance with the formula annexed hereto.  The price adjustment shall be determined during each month.	No, As per RFP.
18	Sl. No 12, Page no. 98, Memorandum (Annexure-IV)	Defect Liability Period Five Years after issuance of date of Completion Certificate by MoHUA	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. Please confirm.	No, As per RFP
19			The need to adopt a construction technology which is not only disaster -resilient, environment friendly and speedy so as to meet	No, As per RFP

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	T			
			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	
il il			reviewing of the specifications laid down for	
			the project under consideration.	
			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.	
			Using our experience of having dealt with	
			various elements of rapid construction	
			effectively, and primarily focusing on creating	
			harmony between quality and cost-	· N
			effectiveness, we have devised General	
			Specification and Specification for	1
			Development Works which is being annexed	
			herewith as 'Annexure-II' for your kind	
			reference and consideration.	
			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.	,
M/s (	MK Projects Private	Ltd. For Package 3 (Tamil Nadu)		
20	4A Page no. 19	Experience in Similar Works	Whether technology other than the experience	As per RFP
			certificate provided can be adopted? Because	- Por Idi
			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?	
21	3.2 Page no. 10	Social Infrastructure Requirement	In social infrastructure column, you have	The revised site
		_	mentioned as per layout. But the layout	lorrorate / durant
			displays PP1, PP2 and commercial areas only.	xxxxxxx.
			a) Whether the social infrastructure buildings	MAMAAA,
			44 C440	

	77			
			can be located in PP1, PP2 and commercial	
1			area?	
			b) If so, whether Ration shop can be treated	
			under commercial area/ shop?	
			c) In which item of social infrastructure,	
			library has to be placed?	
			d) At present nor drawings are found for	
			health center and community center/ hall.	
			The same may be provided.	
22	Section D Page no	Payment Schedule	In payment schedule, the last three items	No, As per RFP.
22		1 ayment benedule	carry (15%+10%+10%) 35% of value of	Mobilisation advance of
	157-158		agreement. This can be modified as	10% of contract value is
			(5%+3%+2%) 10% of the value of agreement.	given as per Annexure.
			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	
		2	as withheld amount. Hence, the above	
			modification in payment schedule is requested	
22	1A Page no 64	Security Deposit	In security deposit recovery system, bank	As clarified earlier
23	TA Page 110 04	Security Deposit	fixed deposit certificates have been promoted.	
			Whether the system of submitting bank	
			guarantee to the same amount may be	
			adopted? Please clarify	
0.4	Annexure-V-12	Defect Liability Period	The defect liability period has been mentioned	As per RFP
24		Delect Madnity 1 01104	as five years. In normal parlance, one year is	
	Page no. 99		adopted as defect liability period. Whether this	
			can be modified as oneyear defect liability	
			period? Please clarify	
05			All the drawings have been given in PDF	All available drawings are
25			format. Please provide all the drawings in	at ghtc-india.gov.in
			drawings format of Auto CAD form so that the	
			measurements/ dimensions can be accurately	
	9		indicated with them	F
751	Name 1 Aggreen blog Dest	· I+d		
	Novel Assembler Pvt	The MoHUA reserves the Right to	e: Any Additional Cost incurred due to	As per RFP.
26	Clause 12, volume	THE MOTION TOSCIVES the rught to		

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	1	work except as hereafter	modification in design / specification at	
	No.	provided.	request of CPWD, shall be added to the project	
			cost and shall be paid to selected agency.	
27	Clause 9, Volume	Payments of those items of the bill in	Why 6 months to clear Final Bill? Any ways	As per RFP.
	1	respect of which there is no	Retention of 5% is held back. So there should	
		disputematerials	not be reason to hold back Final Invoice	,
	·	issued by the Department and	amount for 6 months. Recommend it to	
		dismantled materials.	expedite and clear it in max 3 months.	
28	Annexure-IV	Mobilization Advance - Nil	We demand to pay a 10% of Mob Advance /	As clarified earlier
			Secured Advance	
29	Annexure-IV	Amount of work done for Running	Does this mean, we have to wait untill Rs.12	As per RFP
	3	bills - Rs.12 Crs	Crs work to get completed before raising RA	
	* · · ·	-	Bill? If So, This is too much considering that	
			there is Nil Mobilization Advance.	
30	Clause 4.C.g	The members of the Consortium	Does this mean that Separate Legal Entity	As per RFP.
		shall enter into a Memorandum of	need not be created for submitting the	On award of work,
		Understanding MoU), for the purpose	Application, Only MOU is sufficient. Later on	
		of submission of the Application. The	after allotment of project, we can form a JV /	Consortium as separate
		MoU should, inter alia,	Consortium?	legal entity as per MoU
				under the companies act
				shall have to be done
				within 30 days of award of
0.1			DIAD 6 11	work.
31		-	EMD refund is not mentioned, in case of bid	As per RFP
20			acceptance, it should be adjusted in PBG	
32			If Carpet Area is to be considered for design	Yes
2.2			planning	
33			If floor limits on technology as per GHTC site	In case technology is not
1			restrictive	suited for floor limits,
				bidders can adopt hybrid
				system as per RFP
34	1.10	G	Mumty - Balcony - Plinth >5cm payable	No
35	1.10.xi	Sewerage Treatment Plant/ Septic	Either STP or Septic tank? Any one to be	Only STP to be
2.5	0.7.1.4	Tank	constructed?	constructed
36	3.7.1.4	Provision for installation of solar	Solar lighting Facility only in external areas - Or is it to be done internally within Rooms as	5% solar lighting of total
		street lights, solar lighting for		external lighting.

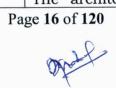


2		common areas, etc. Excess of power generated through renewable resources will be disposed of to grid as per prevailing State Policy	well? Capacity of Solar Panels to be installed?	Solar roof-top panels for common areas of buildings.
37		J. J	NGL contour CAD	As clarified earlier.
38		-	CAD files reqd	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		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.	
45	General Clause of Contract		Please clarify scope of work for loose furniture & interior work within the flat.	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.	portionless
			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.	
50	General Clause of Contract		We understand that there is no requirement of 3D model at any stage of project. Please confirm.	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

		1	only. Kindly confirm.	
59	Page no 11, 12, 13,		We understand that MEP scope is limited for	As per RFP except that
0,5	14, 15 & 16		respective locations to;	LED lights shall be
	2., 20 00 20		i. Internal Water Supply	provided instead of
			ii. Laying of Sewerage Pipe Line	fluorescent lamps
		5	iii. RCC storm water drain	
		, 1	iv. Provisions for Fire Fighting	
		* n - 5	v. Internal Electrification	
		*	vi. Internal Road & Pathway (CC Road and	
			Bituminous Road)	
		* & *	vii. Providing Lifts in building blocks	
		9 20	viii. Street light with fluorescent lamps	W.
			xi. Solar Street Light System	8
			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	
60	Social	As per tender refer layout	Please mention the area for Social	Already clarified earlier
	Infrastructure/		Infrastructure/ Facility for following location;	
	Facility		1)Tamil Nadu	
			2) Uttar Pradesh	V
61	Fire alarm system	Fire Protection System shall be		Yes, as per RFP
		designed and provided as per NBC	alarm system also need to be considered.	>
		2016 with Amendments, Updated		
		BIS Codes& Fire Bye Laws. NOC for		
		the scheme from Local Fire Service		
		Department shall be obtained by the		
	G ' CD CH'	agency	Please approved CERA / Hindware makes also	Yes and as per RFP
62	Sanitary CP fitting		Ticase approved CDIVI / Tilliaware makes also	les and as per la r
60	s & Accessories		Please confirm level of Main HT voltage near to	As per RFP. However,
63	Electrical works		the respective projects (MP, Gujarat, Tamil	bidders are encouraged to
			Nadu, Jharkhand, Tripura, Uttar Pradesh)	visit the site
0	- from Chri Carabiat	Singh M/s Bkengineering	mada, onamiana, mpara, ottai madosiij	
Que:	y from Shri Sarabjot	Singu m/s Drengmeering	The architectural drawings incorporated in	As clarified earlier
04			16 C120	



			the bidding documents, AutoCAD files which	
			are not a part of the standard package are	
			required for Package I-IV	
M/s S	ivanssh Infrastructu	re 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	As clarified earlier
			Buildings i.e. Community Centre, Shops, School, Milk Booth, etc.  3. Site address where the construction is to be carried out.	
-	lematic India Pvt. L			
66	Page no. 7 About GHTC -India And LHPs  Page 100,	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 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
	Annexure IV - Memorandum 15 - Description of milestones	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		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



	3.1 - Eligibility of participating agency  Page no 22, 4. Minimum Eligibility Criteria for each package, Section C: In case of Joint venture/ consortia of firms/ companies	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.		
		List of Indian support partners may		
68	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	be accessed atghtc-mhua@gov.in  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".  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"	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	As per RFP
69	Page 18, 1.0 About GHTC -India And Light House	Bids (technical bid) will be opened in descending order as per the land area of the project as given	The technical bids will be opened for all six technologies in descending order of land area. Once a particular technology has been	As per RFP

	Projects	below. 1. Indore, Madhya Pradesh	selected for one location, all the bids using the same technology for other locations shall not	
		2. Rajkot, Gujarat	be opened.	
		3. Chennai, Tamil Nadu	be opened.	
		4. Ranchi, Jharkhand		-
		5. Agartala, Tripura		
	Page 37, 5.0	6. Lucknow, Uttar Pradesh		,
	Evaluation Criteria			
	- 5.1.5	Once a particular technology (as	If so, there may be instances where:	я
		distinct from technology provider)	1. The L1 bidder for the later locations	
		has been selected for one location, all	(Example UP) may have considerably lower	
		the bids using the same technology	financial bids for the same technology that is	
		for other locations shall not be	awarded to the first location (Example	
		opened. This will ensure that	MP).	
		different locations will have separate	2. Some of the later projects may not have	
1		technologies.	any bids for a particular technology. The	
			technology that they do have a bid for may	
		After evaluation of Technical Bids,	have already been awarded to a different	
		Financial Bids will be opened only of	location.	
		technically qualified participating	Clarification required on how the above issues	
		agencies as per the criteria define and the work will be awarded to the	will be tackled. If the objective is for all technologies to be executed, and the	
		lowest quoted (L1) participating	opening of bids is sequential, what is the	
		agencies.	basis for awarding to the non lowest bid,	
		agencies.	especially since it is affordable housing.	
70	Page 9 10 About	All residential buildings under LHPs	Clarification required on how assessment of	The hybrid system is
'	GHTC -India and		bids will be done if hybrid construction	
	LHPs	technologies listed in Annexure - A.	system is proposed or if a hybrid system	
	Page 17	S	needs to be employed based on site conditions	0
	S .	In case one proposed unique	post project being tendered out.	
		technology is not suitable for specific		
		site as per structural and local geo-	Additionally, clarification is required if an	As clarified earlier
		climatic requirement, the	entirely new design can be executed or if the	
		participating agency may use hybrid	indicated floor plans and design should be	,
		construction system other than	maintained	
		conventional system subject to proof		
å		of its structural safety, fire safety,		

		.1 1 6 1 6 1 6 1		
		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		44)
		particular technology can be		
		effectively used in proposed LHP.		
		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.		
		Escalation cost towards any change		
		in statutory taxes will be accepted.		
71	Page 99, Annexure	Time allowed for construction of	In the interest of quality project execution,	As per RFP
	IV -	Work	kindly consider extending the timeline for	
	Memorandum	12 Months (Twelve Months) from	construction from 12 months.	
		the date of handing over the site		
		and approvals.		
72	Page 39, Annexure		Kindly elucidate on the min requirement of	Already given in RFP
	II – Criteria for	Competency, plant and machinery,	technical staff.	
	Evaluation of the	consulting capabilities, approach to	Also, Clarification required on if the	
	performance of	design and construction with work	Minimum Requirement of technical	
	participating	plan - Attach the list of technical	Representative at Site (Annexure VIII under	
	agency for Pre-	staffs	financial bid) is a part of technical	

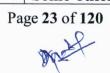
	competency.	
"Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology.	Please specify if conventional technology projects qualify as other technology	As clarified earlier
All the statutory approvals will be provided by State/ULB/DA Officials 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 tohonor the timeline of the project.	As per RFP
Solvency Certificate of at least 40% of estimated project cost (each location) (Certification from Nationalised bank/ any Scheduled bank)		
	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
	Size of Kitchen Window is not specified	Drawings given are suggestive only
	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
	hybrid proposed technology/ any other technology.  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.  Solvency Certificate of at least 40% of estimated project cost (each location) (Certification from Nationalised bank/ any Scheduled	hybrid proposed technology/ any other technology.  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.  Solvency Certificate of at least 40% of estimated project cost (each location) (Certification from Nationalised bank/ any Scheduled bank)  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.  Size of Kitchen Window is not specified  As per section drawing, Ventilator is shown above the Main door, Balcony &Kitchen door & window. Kindly specify if this is required



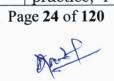
79	Page 142, point 6, Volume I Specification	18mm thick projected windowsill – Will it b provided only in Bedroom, please confirm an what should be the width?	
80	Page 147 (Point 6) Page 391 Page 390 Volume-I Specification & Volume III	Specification for Railings in Balcony of Staircase should be 900mm high but as per elevation drawing it's only 150mm high in the balcony above parapet and as per sections drawing staircase railing is wall mounted please clarify.	suggestive only
81	Page 145 (Point 3) Page 387 Volume-I Specification & Volume III	As per specification, frame of external doc shall be made with pressed steel/ MS Angl iron but as per drawings door schedule it mentioned as Wooden frame, please clarify	e suggestive only and
82	Page 146 Page 387 Volume-I & III specification	UPVC Windows to be provided but as ped drawings but in the window schedule it mentioned as Aluminium windows, pleas clarify.	s suggestive only and
83	Page 143 (Point 7	AC Points (with MCB connected socket outle with wiring) – 1 in each room, means 1 i bedroom & 1 in living, please clarify.	1
84	Page 137 Section 15 (Point 9)	Please clarify if we need to provide ceiling fan & exhaust fans since it is appearing only i the Section 15 approved makes and nowher else	ı
85	Page 142 Point	Towel rail of SS grade 304 - Please specify the length.	specifications
86	Page 144 2.3.1 Point 1	As per Volume-I specification - Externa surface shall be made smooth with coars putty before painting work. As per practice generally putty is not applied on external walls. Please clarify	requirement,
87	Page 145, 146	As per Volume-I specification – Door fitting are mentioned as Aluminium fittings but the same is mentioned as SS grade 304, Pleas clarify	e CPWD specifications



88	Page 146	As per Volume-I specification - Fittings for	Vac
00	1 age 140	Windows is mentioned as lockable system	res
		with niche for sliding. Please clarify if tower	
			*
89	Page 145	bolts & handles are also required	A11 1 1
09	rage 143	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	CPWD specifications.
		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.	
		Which will be Main Door, please clarify and	
		which will be Bedroom door. These are high	
		specifications generally not found in EWS	
90	Dama 101 1 14 6	housing. Kindly consider alternate specs.	
90	Page 121, 1.14.6	The agency shall allow access to Third Party	As per RFP
		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.	
1		Clarity required on whether we need 25% of	
		samples to be tested as this may increase the	
0.1	Dog 124 126 127	bid cost directly by at least 20%.	
91	Page 134, 136, 137		As per RFP
	and 138	Some other brands are better than the brands	



DG -13 and 19 (Pages 137 and 138)  92 General  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	92	General	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	As per RFP
Design Mix – Else there is likely to be a huge difference in pricing since IS 456 -2000 allows upto 75:25 (Cement: GGBS) ratio.			Design Mix – Else there is likely to be a huge difference in pricing since IS 456 -2000 allows upto 75:25 (Cement: GGBS) ratio.	
Page 146 Point  Drainage –Specifications call for UPVC Piping for Drainage – Whereas as per normal practice, PVC piping is extensively used for  Drainage –Specifications call for UPVC Piping As per RFP for Drainage – Whereas as per normal practice, PVC piping is extensively used for	93		for Drainage – Whereas as per normal practice, PVC piping is extensively used for	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/cm2 except for Vent pipes and all Vent pipes shown are 4kg/cm2 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	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
		Page 25 of 120	



			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	
102	Page349 Note 11		NO PIPES SHALL BE SEEN EXPOSED, please clarify as this may increase the cost for closing the Vertical lines.	-
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/cm2 except for Vent pipes and all Vent pipes shown are 4kg/cm2 but as per Volume-I, Specifications call for UPVC Piping for Drainage & Rain water. Please clarify.	As clarified earlier
M/s l	Bhargav Infrastructu	re Pvt. Ltd		
107	Eligibility criteria	A. Work Experience: a. Three similar works each costing notless 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



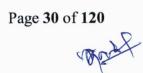
109		ii) Net Worth of the participating agency as on 31st March of previous Financial Year should be positive Entity having shortlisted through the GHTC –India process	Shortlisted technology by TEC Committee of GHTC, having experience of similar work of 10% of proposed project requirement A. Work Experience: (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 rightto reject any orall bids or cancel/ withdraw theinvitation for bid without assigningany reasons whatsoever thereof. Noclaim 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, treats all Participating agency(s) with equityand reason	As per RFP
112	Page 28	Financial Bidshall contain only price as per Schedule ofRates (in formof anexcel 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 FinancialBid 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 atleast 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

Page 27 of 120

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		venturing of 3 members	When 3 companies/parties are participating for the said project inconsortium/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 C	offor construction T			
118	Page no -21, Section-C	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 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	IS:15905 will also be

M/a V	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.  Indore in the specification of Soil, Wastem because jointing of pipes and for is done with the help of EPDM gasket as coupling instead of lead and jute.  We request you to kindly change specification of the above referred Nit as pipe is not used according to the Building concept, Also some of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organizations like MP govt. has banned by the proposed of the state organization of the state organizations like MP govt. has banned by the proposed of the state organization of the state organization of the state organization of the state organization o	ge the as Pvc green te govt.		
	Jrbanaac Infrastructures Pvt. Ltd.			
124	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.  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.  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.	e hall, RFP vish to	fer provision	ns of
	Katerra			
125	Kindly share the elevation drawings for	or the Available	drawings	are
	Page 29 of 120		- 5-	,

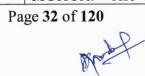
	towers	only suggestive drawings. Further drawings are to be prepared by the agency as per RFP
126	Please share the masterplan for the project in CADD format	As clarified earlier
127	Please share the floor plan, section drawings for all packages in CADD format so that a detailed and more accurate estimation canbe 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 bythe 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	_
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. Available drawings are
	Please share the filling details only suggestive drawings.
	includingloading for any landscaping works, Further drawings are to be
	so that the loading can be taken into account prepared by the agency as
	for the same. per RFP
137	Kindly confirm the siesmic zone and the wind As per relevant Codes and
	load to be considered for each locations  Standards and as per RFP
138	Please share the detailed SBC report in PDF As clarified earlier
	format, as some of the prints in the scanned
	reports are not legible.
139	Dismantling works, Utility lines shifting etc. (if Bidders are advised to
	any) - Kindly share. As standard, if any Visit the site and ascertain
	encountered, We shall consider the same in the site conditions.
	client scope.  Client scope.  Further investigation is to
	be made by the agency
140	Please share the basic price of construction To be assessed by the
	materials to be considered.
141	Please share the site restrictions on working Bidders are advised to
	hours, Crane movements, Material Visit the site and ascertain
	movements etc. We request 24*7 access to the site conditions.
	trailer movement and working at site.  Further investigation is to
1	be made by the agency
142	Validity of offer - 120 days from the date of As per RFP
	opening of technical bid We request 60 days
	for the same
143	Any plan for future development above the As per RFP
	building - kindly confirm.
144	"The selected agency shall submit an As per RFP
111	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
	waiver of the said clause



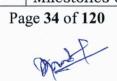
			T
145		Kindly share the details of the infrastructure work to be proposed.	As per RFP
146		"period of completion has been specified. (i) Compensation For delay of work @ 1 % per month of delay to be computed on per day basis" - Requesting a revision of the same number ro 0.2% per month capped till 2% 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 secuirty deposit is already with MOHUA. The saved component be added to	As per RFP



	super structure.
151	Minimum Payment up to foundation As per RFP completion should be Rs. Five crore and fortnightly bill payment with Five crore may be allowed after foundation.
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 byelaws. 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.
154	At what stage will the EMD amount be As per RFP released for the awardee of the contract.
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.
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.
157	Mobilization advance against bank guarantee As clarified earlier may be considered.
158	Number of acceptable cement & steel brands   As per RFP   be added to the list of vendors based on

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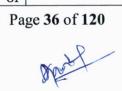
	geographical location and capacity of plant or	
	local available good brands with ISI Marked be permitted.	
159	affordable housing project, has been turned into a full-fledged Real Estate housing project generally tendered by CPWD or Bodies of the State Government. Tender conditions should synchronise with the vision & mission of LHPs making the houses affordable for EWS category.	
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)	
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.	
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



1			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			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 S	hapoorjiPallonji& 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.	
167	Page no 100, Annexure IV	Mobilization AdvanceNil	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	Water for construction The selected agency(s) shall makehis/their own arrangements for water required for the work and nothing extrawill be paid for the same.	Request you to provide a single tap-off point for water. Further distribution shall be done by the contractor.	-
169	Page no 8/101	Statutory Approvals	Request to obtain all statutory approvals	As per RFP



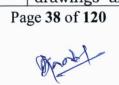
			1 1 0 .1 1 . 1731 1 11 1	
	RF/Annexure-IV	-	required for the project. The agency shall be	
		be	responsible only for construction related	
		provided by State/ULB/DA Officials	approvals.	
		on		
		request of selected agency within 30		
		days from the date of award of		
		contract to the selected agency to		
		start timelyconstruction work of		
	J.	LHPs as per contract as per		
		committed LHP proposal to MoHUA.		
		Annexure-IV: On approval of local		
		bodies,EIA clearances and other		
		statutory approvals of localbodies,		
		final Architectural drawing showing		
		electrical and sanitary layout plan		
		and drawings and its submission		Į.
170	Page no 93, 29 CC	Lien in respect of claims in	Request you to delete this clause in toto	As per RFP
	8	otherContracts		
171	Page no 78, 9 CC	Payment of Final Bill	Request you to release 75% of the final bill	As per RFP
	,	Payments of those items of the bill in	amount within 30 days from the date of	
		respect of which there is no dispute	receipt of the bill by the Competent Authority	
		and of items in dispute, for	and the remaining amount after 90 days from	
		quantities and rates as approved by	the date of receipt of the bill by the Competent	
		Competent	Authority.	
		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.		
172	Page no 64, 1A CC	Recovery of Security Deposit	Request you to confirm that Security deposit	As clarified earlier
	,	Such deductions will be made and		
		held by Government by way of		
		Security Depositunless he/they	-	
		has/have deposited the amount of		1
		•		



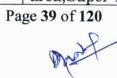
	2	Security at the rate mentioned above		
		in the form of GovernmentSecurities		
		or Fixed Deposit receipts.		
173	Page no 70, 5.2 CC	If the work(s) be delayed by:	Request you to suitably compensate the	As per RFP
	N-1764	(v) Delay on the part of other selected	selected agency in case of any delay caused	•
		agency or tradesmen engaged	due to point (v) to (viii) along with an	
		byCompetent Authority in executing	extension of time.	
		work not forming part of thecontract,	The state of the s	
		or(vi) Non-availability of stores,		,
		which are the responsibility		
		ofGovernment to supply or(vii) Non-		
1		availability or break down of tools		
		and Plant to be supplied orsupplied		
		by Government or	×	
		(viii) Any other cause like above		
	2	which, in the reasoned opinion of		
		theCompetent Authority is beyond		
		the		
		selected agency's control.		
174	Page no 70, 5.3 CC	Delays attributable to the	Request you to suitably compensate the	As non DED
171	1 age 110 70, 0.0 CC	Department:-	selected agency in case of any delay attributed	As per KFF
		In case the work is hindered by any	to the Department or for someone for whose	
		reasons, in the opinion of theselected	action the Department is responsible, along	7
		agency, by the Department or for	with an extension of time.	
		someone for whose action	with an extension of time.	
		theDepartment is responsible, the		•
		selected agency shall be entitled to		
		only extension of time and no		
		damages.		
175	Page no 111, 2.2	Change in scope	Peguant you to delete this provision	As a see DDD
175	Sec A		Request you to delete this provision	As per RFP
	Sec A	The data provided in this RFP are		
1		indicative and for general guidelines.		
		Changes, if any, would not affect the		
		agreed rates and no claim on this		
177		account shall be entertained.	D	
176			MAGILLANT WOLL TO MOVE the exceptor tom exer Protect	A a alamitical acultica
170	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

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		No extra Item will be entertained	project pertaining to standard CPWD norms	
177	Page no 80, 22 Sec A	Compensation 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.	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 precendence. Kindly Specify for any other standards.	
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 174tender 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.	,
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.	1
183	Page no 448 Section-G- Drawings- Site Survey Sketch		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	As per RFP. Bidders are
			Utilities within site is in Employer's scope.	advised to Visit the site
			Kindly Confirm	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	As per RFP
			over to the contractors without any	
			encroachments& encumbrances. Removing of	
			all encroachments and handing over a clear	
			site without any encumbrances is in the	
106		1 5 6	Employer's scope. Kindly Confirm.	
186		Approval- Tree Cutting	We Understand that Tree Cutting Approval is	As per RFP
			in Employer's scope for the site. Kindly	
107	0 - 1' - 0		Confirm.	
187	Section G	Room Area	We understand that the Room sizes provided	As per RFP
			as per the tender drawings need not be	
			adhered to. The room Sizes can be altered	
100	On ations O	G1 D-111 G G	confirming to Local Byelaws. Kindly Confirm.	
188	Section G	General- Building Configuration	We understand that the building/layout	As clarified earlier
			Configuration provided in the tender are	
			suggestive only, as specified in Section-I-	
		5 °	General Scope of Work. The Building/layout	
			configuration, Building heights and number of	
			Units per block can be planned as per the	
189		Amenities	scope of thecontractor. Kindly Confirm  We assume that Social	
109		Amendes	bociai bociai	As clarified earlier
			Infrastucture/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.	
190		Tender- Design Binding		Ac alasification to
100		Tonder Design Diriding	Document shall be the Design and is Binding	As clarified earlier
			condition. Any other area like Carpet	
			area, Super Built-up Areas etc would not be a	
			Page 20 of 120	



		binding factor.Kindly Confirm.	
191	Population Count	As per NBC 2016, For two Room houses population per DewllingUnit(DU) is 4. Please confirm for design calculations.	_
192	Balcony requirement	As per Design Norms, a balcony needs to be provided for each dwelling unit. Where asas 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.	3-
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 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 decreasethe permissible Built-up area/number of units.	Agency may carry their own survey.
196	Conceptual DBR	Kindly, share conceptual HVAC DBR, if available.	
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.	1
198	Air Conditioning Scope	Please confirm the scope of split AC with specifications, if available.	-
199	Utility areas ventilation	The STP room, DG room, Electrical rooms shall be ventilated (Only Exhaust) with	As per RFP

			'- 11 ACDY	
			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	
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	,
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 inoverall street lighting quantity. We will considerstandaloneconnection.	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,	DG Set	DG backup power will be considered for	As per RFP
	14.1.3		common services, such as Staircase lighting,	
			lifts, Water Pumps, External lighting and	g .
			ventilation system, kindly confirm.	
211	Page no 142, 2.2,	Scale of Electrical Amenities	SPN DB will be considered for each dwelling	As per RFP
	S. No. 9	(Minimum)	unit, kindly confirm	
212	Page no 129, 11.7	Internal Electrical installation	We will provide meter panel without Energy	As per RFP
212	Tugo IIo III, I		meter. Only space provision will be made.	
			Meters will be from power supply company.	
			Kindly confirm	
213		General	We are not considering any inverter for	Not required
210	*		Emergency lighting in common area of the	
			building, Kindly Confirm.	
214	Page no 356	Power distribution block diagram	As per clause no. 14.1.3 DG backup power to	Clause 14.1.3 will be
217	Tage no ooo	10.02 0200000000000000000000000000000000	be considered for common services and as per	applicable
			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.	
215		General	We understand that in EWS Dwelling unit DG	As per RFP
213		General	back up is not required at any sites/	•
			Buildings. Please confirm.	
216		General	We are not considering HT supply for any	As per RFP
210		General	utility and Fire fighting system, kindly	
			confirm.	
217	Page no 143, 2.2,	Provisions for Bracket lights (with		Yes
217	S. No. 3	normal fittings excluding lamp/bulb)	point wiring for Bracket light, kindly confirm.	
218	Page no 143, 2.2,			Yes
210	S. No. 12	tube)	tube light fitting as LED tube comes with	
	S. NO. 12	tubej	inbuilt driver, kindly confirm.	
219	Page no 143, 2.2,	Cable TV Point	We are considering TV co-axial socket only,	Yes
219	S. No. 10	Cable IV I onit	Power sockets will be conidered from S. No. 1	
	S. No. 10		and 2, kindly confirm.	
000	Dogg no 120 750	Fire alarm System : Fire Protection	Fire Alarm system at all the 6 six location	Yes
220	Page no 132-752	The alarm bystem . The Hoteldon	The state of profit of the control of the state of the st	



		System shall be designed a	1 111	
		provided be designed and	shall be considered as per NBC-2016.	
			Kindly confirm	
		as per NBC 2016 with Amendments,		
		Updated BIS Codes& Fire Bye Laws.		
		NOC for the scheme from Local Fire		
		Service Department shall be obtained		
221		by the agency.		
221		FIRE ALARM SYSTEM	We propose Conventional fire alarm system for	As clarified earlier
222			this project. Kindly confirm.	-13 oldfiled carrier
222		FIRE ALARM SYSTEM	Standalone fire alarm Panel shall be	As clarified earlier
			considered for individual buildings where fire	713 clarified earlier
			alarm system is considered. Kindly confirm	
223	Page no 129-752	FRLS PVC insulated Copper	For Fire alarm system, we will consider 2 X	As clarified earlier
		conductor	1.5mm2 FRLS armoured cable which shall	713 clarified earlier
		wires will be used for points, circuit&	run exposed. Kindly confirm.	
		sub-main wiring.	1 3	
224		PUBLIC ADDRESS SYSTEM	As per NBC-2016, Analogue Public address	As per NPC 2016
			system shall be considered for residential	As per NBC 2016 norms
			buildings which are above 24mtr. Height.	,
			Kindly confirm	
225		CABLE TV POINT	We understand that only RG-6 cable in PVC	Vos
			conduit shall be considered from floor	ies
	-		Shaftupto the flat and further upto TV point	
			for cable tv system Kindly confirm.	
226		Telephone Point	We shall not consider any telephone & data	No.
			point & it's distribution system as the	Not required
	2		same is not mentioned in the RFP document.	
			Kindly confirm.	
227		General	77' 11	A 1 'C' 1 1
			Schematic drawing for these project.	As clarified earlier
228	Page no 148, 149	50 mm dia 6 kgf/cm2 UPVC		A 1 10 1
	Section 2.4 &	including all required fitting etc. as	pipes has been asked for external.	As clarified earlier
	2.4(A)	required including connection with	As per Section 2.4 (A) Estampol	
	, ,	existing line.	As per Section 2.4 (A) - External water supply: D.I. K9 pipes are been asked.	
			So we consider the pines of the So	
			So we consider the pipes above 50mm dia. to be D.I. pipes. Please clarify.	,
			be D.i. pipes. Flease clarity.	



		ti Diig	As per Specification for sewerage section	As clarified earlier
229	Page 148 & 151	150mm dia. PVC pipe as per	2.4(B) - Stoneware, RCC, S&S pipes are been	
	Apply that the character		asked. Kindly clarify which MOC to be	
	&2.4(B)	required maintains	followed	1
		provided.	we are considering UPVC type B for Soil &	As clarified earlier
230	Page no 146,	UPVC pipes for soil waste vent & rain	waste and UPVC type A for Vent & Rain water	
	Section 2.3.1 (4)		pipe within buildings. Please confirm.	
		G 1	Kindly provide Municipal water supply, sewer	As per RFP
231		General	& Storm water connection tappings for	-
			various site if available.	
		0 1	Kindly clarify type of STP to be used for	As clarified earlier
232		General	various sites.	
		General	Kindly clarify total water storage requirement	As per CPHEEO
233		General	to be planned. i.e. 1.5 days or 2 days storage	Guidelines
			for various sites	
224		General	Kindly confirm the source of water supply for	Bidders are advised to
234		deneral	various site	Visit the site and ascertain
				the site conditions.
				Further investigation is to
				be made by the agency
235		General	Kindly confirm whether water treatment	Bidders are advised to
233			plants to be considered OR not	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.	As per RFP
200			flushing, irrigation etc.	Ves as per NBC 2016
237	Page no 149,	EXTERNAL DEVELOPMENT WORKS:	For fire fighting M.S. class 'C' pipe will be	norms
	Section 2.4 A	A. SPECIFICATIONS FOR WATER	considered instead of D.I. pipes. Please	Horms
		SUPPLY: 1. Scope: It includes	confirm	
		excavation for pipes, laying of Ductile		
		Iron pipes K-9 with necessary		
	A	fittings, sluice valves, fire hydrants,		
		air valves.	We understand that demolition of existing	As clarified earlier
238		General- Demolition- Existing	structures are in the Employer's Scope. Kindly	
		Structures	Structures are in the Employer's scope, intrasy	

			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 budgetory 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.	
	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 Construct	tion Works Pvt. Ltd.,		
241			Time last date of submission of bid, submission of EMD & Tech. bid & opening of Tech. bid, has notbeen shown against these columns on Page 18 of the tender documents. The accurate time for theabove three columns may please be intimated.	
242	Page 99, clause at Sl. No. 12 on	Memorandum Annexure –IV	Defect LiabilityPeriod has been shown as 5 (five) years after date of issuance of completion certificate whereas inCPWD 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 inthe memorandum of Annexure –IV on page 99 nothing has been indicated about maintenance in thesame column of DLP, Please clarify.	
244			The technology proposed to be used for Uttar Pradesh at Lucknow for G + 13 building may clarified particularly with in the six technologies as specified in the tender documents.	
245	Page -109	clause 1.4 of section A General conditions of work & planning anddesignation	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 born 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 using this technology or main agency to whom this work will be awarded by the MoHUA.	As per RFP
M/s U	Jttar Pradesh Rajkiy	aNirman 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 I	3.G. Shirke Construc	tion Technology Pvt. Ltd.		K
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

ï			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	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" Whereas cl no 13, page no 23 say one page of summarized balance sheet (Audited/O and one page of summarized Profit and Loss account for last 5 years shall be uploaded and submitted in hard copy also. 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	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

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4			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 that 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		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

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			of work. 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. 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	
256	Page no 40, Annexure II	Approach and work plan	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	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)	As per guidelines issues by Indian Bankers Association, we request you to add following para in the Bank Guarantee format of EMD NOTWHITHSTANDING anything contained hereinabove:  i) Our liability under this guarantee shall not exceed Rs/- (Rupeesonly)  ii) This bank guarantee shall be valid upt and including date  iii) We are liable to pay te guaranteed amount or any part therefor under this bank	As per RFP

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			. 1 1 1 10	
			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.  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.	
			irrespective of whether guarantee is received back by us or not.  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	
4			beneficiary. 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.	
259	Page no 49, Form H	Affidavit	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."  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:  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	As per RFP

	T		C 1:	
			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	As per RFP
261		Mobilization Advance	can be effectively used in proposed LHP.	
201		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	,	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 <sup>nd</sup> phase for	As per RFP

met

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			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 biding 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.	_
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

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			I.v = 1	
268	Page no 8, para 1	Infrastructure cost	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.  Cost shall include infrastructure development cost. In this regard we are seeking following additional information  a) Master layout: 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.  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:  Modular rain water harvesting: page 148 Please provide drawings showing sectional details and sizes as cost may year as a cost may year.	As clarified earlier
1			details and sizes, as cost may vary as per method adopted.  Sewerage treatment plant- Suggestive scope of	

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.

Solid waste management: 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

## b) Water supply & Electricity:

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.

## c) Social Infrastructure facility:

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.

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	T.			
			d) Landscape work/ green area: 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	
		8	14.3) etc to be considered in	
260	D 451 4 601		landscape/ green area.	
269	Page no 451 to 601	Soil Investigation Report Clause	Not readable, kindly provide readable/ digital	As clarified earlier
070		2.5.3	copy of report for further perusal.	
270		Filling Quantity calculations	The details provided on page 602 to 688 is not	As clarified earlier
			readable. Kindly provide readable/ digital	
071		Compton and an	copy	
271		Contour plan	Please provide contour plan in AutoCAD	As clarified earlier
070			drawing format for Tamil Nadu location	
272			Please elaborate scope of Nodal officer of	As per RFP
			respective site during the process of project	` <u> </u>
			execution i.e. from approval stage to till	
273		Electrical works	completion etc.	
2/3		Electrical works	a) Street lights- Vol 1, page no 13, suggestive	a) Solar street light
			scope of work for LHP 3 at Chennai, Tamil	system has to be used.
			Nadu location. Point 9. Selected Agency	Other conditions are as
			will be required to provide all necessary	per RFP
			infrastructure facilities at site along with	b) Conduit may be
		4	drawings but not limited to following	used as per CPWD
			mentioned as (ix) Street light with	norms
			fluorescent lamps (x) Solar street light	c) As per RFP
			system. Please confirm which type of	d) As per RFP
			Street Lights to be used.	e) Not required
			b) Conduits for Internal Electrification work:	f) Yes and
			For internal electrification work, type of	specifications should be
			conduit is not mentioned. We are	as per CPWD norms
			presuming HMS PVC conduit. Please confirm	
			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	

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			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	8
			points 30 no which seems to be on higher	
			side. It is requested to review the same.	
			d) General scope & specifications of E&M	
			works: Please confirm telephone point is to	
			be provided or not.	
			e) <u>Solar water heating system:</u> Vol no 4, drawing no TNSCB/ SP/ PM/ site plan:	
			please confirm whether solar water heater	
	N:		system is in the bidder's scope of work or	
			not. If yes, please provide specification	
			f) We presume that the CPRI approved	
			panel/ meter board manufacturer shall be	
			allowed.	m
274		Date of submission:	Considering the voluminous work is involved	The tender has been prepared after due
			in this project such as detailed investigation and survey, preparation of architectural,	diligence and it is time
			structural, services design and drawings,	bound activity. Therefore,
			working out quantities, rate analysis, site	extension in bid
			fixed cost, getting quotations from various	submission period is not
			specialized agencies, etc.	feasible beyond 20th Aug
			Considering above, we request you to extend	2019. However, it will be
			the date of submission minimum upto	as per RFP
		· .	15.09.2019 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.	
M/s S	Status Sanitech Priva	ate Limited	1	

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 approvedbrands 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.	manufacturer having a valid BIS license	per RFP
M/s Visaka Indu			
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.		As per RFP
M/s BNR Infrast	ructure 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 greatappreciations from the client and the government alike. However, we haven't empanelled ourselves under GHTC-INDIA	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.	-
278	States after using alternate technologies.	technologies	,
279	The selected Agency completing the	In case of delay in approval of drawings Can it be read as from approval of all drawings	As clarified earlier

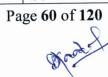
	months will be rewarded with USD 20,000 each (equivalent INR as per prevailing exchange rate) .A further incentive for early completion is being provided wherein agency who completes the project in less than 12 months will receive an rementally higher bonus of USD 2,000 (equivalent INR as per prevailing 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	1
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



	populitad 1-1-		
	accredited labs, contingency charges		
	etc. Project cost shall also include		
000	infrastructure development		
283	Defects liability period - 5 years, the	Need clarity, occurrences due to security	As clarified earlier
	selected agency shall ensure relevant	issues	sas statistica carrier
	maintenance measures of the		
	projects within five years of defect		
	liability period.		
284	Remedial measures pertaining to	Need clarity for cases where structural	As clarified continu
	structural issues /major distress	alterations done post occupation by allottees	As clarified earlier
285	Exclusive alternate technologies		No. on man DED. 1
	(Annexure-A) which were shortlisted	Any alternate technology which is not	No, as per RFP only.
	during the process of CTI-2019	mentioned in annexure - A.	
286	shortlisted technologies provided by		No. of the DDD 1
	the technology providers as given in	Is any agency with any alternate technology	No, as per RFP only.
	Annexure-A	acceptable?	
287	All residential buildings under LHPs	List of Partners in Annexure are mostly ones	A c -11 - 1
	shall be built only with the alternate	without execution experience. They are mostly	As clarified earlier
	technologies listed in Annexure-A	manufacturers. Can other Partners not listed	
	0	but have done this technology be Partnered	
288	0-4	Single business entity have completed similar	N DDD
	Category 1: Single Business Entity	work using the technology mentions in RFP	No, as per RFP only
	shortlisted through the GHTC-India	but not shortlisted through GHTC-India	
	process.	process	
289	Category 1: Single Business Entity	Mentioned are the mostly manufacturers and	V 11
	shortlisted through the GHTC-India	few are engineering firms with work	
130	process.	experience.	agencies are free to have
	•	How can a tie up with them fetch past work	JV with any of the 54
		experience. Many firms not listed have	shortlisted technology
	×	completed technology constructions such as	provider through GHTC-
		Precast, Monolithic. If their experience	India process
		certificates are attached, can it be considered	
		for bidding?	
290	For LHP3:		COND
	Em 6.	area of street lighting, Sourcing of Water	STP capacity shall be
	Selected Agency will be required to	supply lines etc. not elemified in the	calculated by bidder for
	provide all necessary infrastructure	supply lines etc. not clarified in the scope. The	number of users as per
		past projects in that area due to excessive	design finalized. Therefore,

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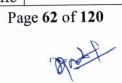
	<list development="" from="" of="" rfp="" works=""></list>	filling costed almost Rs. 1000/Sft only for area development works. A clarity will enable us to quote competitively	these will be finalized by successful bidder only. Hence, all participating agencies cater the cost at time of bidding.
291	Maintenance 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	
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	1
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	
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	



297	The participating agencies are free to	How to Enlist as partner as we have	
	have JV/ consortium with any	completed new technology project previously	It is not under purview of this RFP
	business entity from this enlistment	project previously	tills KFF
	or any other as the case may be.		
1	List of Indian support partners may		
	be accessed at ghtc-mhua@gov.in		
298	List of Documents to be uploaded		Documents of all partners
	within the period of bid submission:	JV partners or only Lead Member if they	are required
		satisfy the criteria. For Eg. PAN, GST etc for	and a squared
200		Foreign partner might not be available.	
299	Geographical presence of the	Need clarity what needs to be given	Geographical presence of
	Participating agency		the participating agency is
200			already explained in RFP
300	Technical proposal	What are the contents for Technical Proposal?	As per RFP
		Do we need to submit tentative plans and	-
		schedule of finishes for those not mentioned	4
301	Cimilanta and it is	in the RFP	
301	Similarly, participating agency(ies)	Are Multiple bids for same locations in	As per RFP
	are free to participate in the bidding process for more than one location	different technology allowed	
	using the different technologies on		
	different locations		
302	Conducting all studies as per the	Conquiting for and of 11	
	requirement at site such as	Consulting fees and official charges whose	All such type of costs have
	a. Topographical survey, Sub-soil	scope and cost. The Consulting Fees in Tamil	to be included in financial
	investigation	Nadu can be as high as 250-300/sqft based on nature of these approvals	proposal
	b. EIA, its clearance & compliance	on nature of these approvals	
	c. Others as per required		
303	All participating agencies as a single	Comprehensively means anyone JV partner	A . 1 'C' 1 1
	entity or in JV/ Consortium have to	satisfies the criteria enough. For Example,	As clarified earlier and
	meet all eligibility conditions	Turnover, Experience, GST, PAN etc	all partners/ JVs should be from construction
	mentioned in RFP comprehensively		construction
	otherwise bid submitted will be		sector only
	rejected.		
304	Organisation information -	Is this required for all partner or only Lead	It is required for all
	participating agency		it is required for all members
	Fom-E		members.

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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.	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	<ul> <li>a) No mention of delay in statutory approvals</li> <li>b) Delay of dwg approvals</li> <li>c) delay due to changed scope</li> </ul>	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	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	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



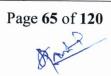
	anlantad amount of		T
	selected agency on the same		
	conditions in all respects including		
	price on which he agreed to do		
	the main work except as hereafter		
312	provided.	7771 d d d d	
312	Defects liability period - 5 yrs	Where that the area LHP3 site is defined, if	As clarified earlier
		very low lying area during all rainy season	
	p.	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	
212		such cases	
313	On submission and approval of		As clarified earlier
	Vetted	by competent authority has been given. Also	
	structural design by Competent		
	Authority	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	
214	Due Course Courty A	drawings in full due to many iterations	
314	Proforma for JVA	If 3 Members are to form JV. The proforma	As clarified earlier
		has only 2 members. 2 agreements to be	
		signed or we can add the 3rd member in this	.4
315	Hos of alternate to all and	proforma JVA.	
313	Use of alternate technology	Certain technologies will enable convenient	As per RFP
		finishes like RCC Door Frames in Monolithic.	
¥ .		Can those finishes if superior to mentioned be	
316	Dranaration of lands-series 1	adopted?	
310	Preparation of landscaping plan	1	As per RFP
	including parks, planters and other	Park development not mentioned. Previously	
	details etc. for the horticulture works	the cost was as high as 200/sqft of land area	
	and execution of same including	due to removing the slushy soil in that area	
	waste water management system,	and backfilling with gravel. Can we mention	
	construction of pump houses and	the specification in the technical bid and	

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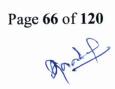
	installation of pumps therein etc.	quote the cost or cost buffer to be added?	*
317	The firms/consultants should have completed following consultancy works during the last seven years ending previous day of last date of submission of bid	Are these credentials required during tender submission stage or 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 requiredto be provided in the said scheme as per norms of various IS codes	DG, Lift not needed for 5 floors or less structures?	
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
	Pa	age 64 of 120	
,		Dert &	



	obtaining alagana of GEA/I		T
	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.	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

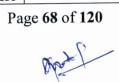


		Competent Authority."	
330	Scale of amenities Balcony	Balcony may be avoided	As per RFP
331	Stainless Steel AISI 304 (18/8) Kitchen sink as per IS 13983 with drain board	Cuddapah sink to be allowed	As per RFP
332	Provision for shower	May be avoided as these are low cost housing.	As per RFP
333	General Specifications Common Circulation Pre-Polished Kota Stone in single length of treads & riser	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		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	
336	Main Entrance Door Frame & Shutter	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



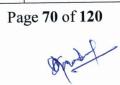
340		Sepcs of development works, Roads	CC Roads or BT roads may be allowed as it is	No change in
			cost effective else this adds another Rs25/Sqft	specifications mentioned
			>	in RFP and all such type
				of costs have to be
				included in financial
341		Sewerage system	DCC Harris 1 11	proposal
			RCC Hume pipes may be allowed instead of PVC for external Sewer Lines	
342		Boundary wall with gates	Only for around blocks or for entire site	It is for entire site and as
			including OSR	ner RFP
343		EXTERNAL DEVELOPMENT WORKS	Troube allow to HDI E	As clarified earlier
		Specifications for water supply: Ductile iron pipe	or PVC lines for Main Water Supply Lines	oranied carrier
344		Ductile iron pipes	Instead of DI Lines please allow RCC Hume	As clarified continu
			Pipes for External Sewer Lines	As clarified earlier
345		Payment schedule		
346		On submission and approval of	can be 5%	A = -1: C 1 1:
		Vetted structural	560 570	As clarified earlier
		design by Competent Authority -		×
		1.0%		
347		Completion of excavation work,	Can be 20%	As clarified earlier
		laying of foundation and reaching	3	As clarified earlier
		plinth level of all towers		
		-10%		
348		Completion of Super structure-	Can be 15%	As clarified earlier
		Structural skeleton of external walls,		ns clarified earlier
		slabs and other structural members,		
		lift shaft and staircase well, etc. of		
		residential and non-residential		
		buildings/ towers		
349		External Infrastructure - 15.0%	Can be 11.0%	As clarified earlier
M/s I	Ramalingam Constru	ction Company (P) Ltd		,
350	RFP Volume 1,	Mobilization Advance: NIL	We kindly request you tooonsider and	A - 1 'C' 1
	Part-III: Financial	1112	We kindly request you toconsider and amend that Provide interest free	As clarified earlier
			and forthe interest nec	

	Bid, ANNEXURE-	3	Mobilization Advance 5% of Contract Price	
	IV:MEMORANDUM			
	, 7I(Page No:99	at the state of th		
251	RFP Volume 1,	All rates as quoted by	We kindly request you toconsider and amend	As per RFP
351	Part-III: Financial	participatingagency shall be firm and	thatprovide price escalation this	
		fixed forentire contract period as well	project for entire contractperiod	
	Bid,	asextended period for completion	project for essession project for the project for essession projec	
	ANNEXURE-IV:	of of the works. No escalation shall		
	MEMORANDUM,			
	11)(Page No:99)	beapprease		1
		contract.Escalation cost towards		
		anychange in statutory taxes will		
		beaccepted.	1: 11 to the thet	It is allowed
352	RFP Volume 1,	Minimum EligibilityCriteria for each	We kindly request you toconsider that	It is allowed
	Part-III: Part-I:	package, B. FinancialStrength,	provisionalBalance sheet for last	
	GeneralInformatio		financial year (2018- 19	
	n, 4.0			
	(Page No: 20)			A 1
353	SECTION-A,	Apart from the proposed technologies	We kindly request you toallow Market	As clarified earlier
	General	the following	AvailabilityProduct/Brand useproject	
	Conditions of Work	specification/brandsnames of	4	
	&	materials to be used aslisted		
	Planning and	wherever required. The efforts should		
	Designing	be made by the agency to use		
	Approved makes,	indigenous products.		
	(Page No:134 -	The agency should also considerthe		
	138)	availability of		9
	100)	sparesparts/components		
		formaintenanceproposingpurposesw		
		hileanybrand/manufacturer.		
		Thematerials of any		t e
		otherbrand/manufacturer may		,
		beproposed for use by the agency		
		incase the brands specified below		
4		arenot available in the market		
		and/oragency intends to use some		
		otherbrand better than the		
		brandsmentioned in this list. The		
			and 69 of 120	

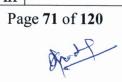


	alternatebrand can be weed		
	alternatebrand can be used only after theapproval of Competent		
	after theapproval of Competent Authority.		
	The list of approved make for		1
M/s Magic	CivilWorks is given below:		
354		Format for Consortium	As per RFP
355		How Experience of JV will be ascertained?	As per RFP
356		How Einspeigl assessity C W.	
		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	As clarified earlier
		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	As per RFP
362		various cities?	-
302		Clause 5.2 – Non-availability of stores, which	Bidder has to confirm
		are the responsibility of Government to	availability on their own
		supply. Will there be any free supply of	Govt. will not supply any
363		materials?	materials
303		Can we take advances against material procured at site?	No
364			
		Can we handover Part of the work or complete	No, as per RFP
365		projects needs to be handover at once?	
		Who will be having the final authority to approve the Layout and building designs?	MoHUA
366		M 1 ' 1 D' 1 -	V
		'.1 T 136 1	Yes, information of all
		D   1 Cate	members is required as detailed in RFP.
M/s Larser	1 & Toubro		uctaned in KFP.

367	Last fate of submission of Bids	Last date & time of submission of Online Bid (for all packages): Upto 20.08.2019	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  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	
369	Definition of Similar Works	"Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. Thedefinition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP	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



			T
1		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.	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

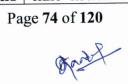


375	the contract) within 15 (fifteen) days from the date of issue of letter of acceptance.  The person/persons whose bid(s)	We we would not be considered following of the constant	As per RFP
	may be accepted (hereinafter called the selected agency) shall permit MoHUA at the time of making any payment 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.	
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 company time 1		
1	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.	obstructions, by the
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 assessed the state of the st	As per RFP
383	extent the delay is covered under sub	117	As per RFP

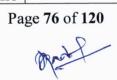
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	and no damages.	extension of time without levy of compensation for delay as per Clause 2 and no damages.	A DED
384	The selected agency shall not be entitled to be paid any such interim payment if the gross work done together with net	For a Contract 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	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
	basis.  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	As per RFP



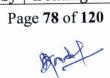
	contract for delay in the completion of work, if the extension of date of completion is not granted by the competent authority.	for delay in the completion of work, if the extension of date of completion is not granted by the competent authority—such delay are solely attributable to the Selected Agency.	,
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)	
ine.			(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-	Sub-contracting of project
			contractor :	is not allowed
			(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	1
			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	
7			(e) 20% towards the overheads and profit on	
			all costs as mentioned above from sub clause	
		·	(a) to (d)	
	1		(f) GST shall be charged as per actual over	
			and above costs as mentioned herein in sub	
			clause (a) to (e)	As man DED
389		The selected agency shall have no		As per RFP
		claim to any payment of	Discourse of such	
		compensation or otherwise	Please consider removal / waiver of such	
		whatsoever, on account of any profit	provision	
		or advantage which he might have		
		derived from the execution of the		



	works in full but which he did not derive in consequence of the foreclosure of the whole or part of the		
390	vi   pa   ot	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	
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 rovision	As per RFP
392	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	We request you to consider following hanges: In the event of action being taken nder Clause 13 to reduce the scope of work, he selected agency may furnish fresh erformance Bank Guarantee on the same onditions, in the same manner and at the ame 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 the extension has been granted plus 60 days beyond that. Wherever such a fresh erformance Bank Guarantee is furnished by the selected agency the Competent Authority any 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.	The request you to consider following changes: the liability of selected agency on account of the second of the se	
394	b) For proper execution of the works or part thereof for reasons other than the default of the selected agency; or	For proper execution of the works or part hereof for reasonsother than the default of he selected agency: or suspension of works or 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.	If the total period of all such suspensions in espect of an item or group of items or work or which a separate period of completion is pecified in the contract exceeds thirty days, he selected agency shall, in addition, be ntitled to such compensation as the competent Authority may consider reasonable in respect of salaries and/or wages paid by he selected agency to his employees and abour at site, Plant & Machinery charges, formwork of similar resources charges, land ent 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 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	treating the suspension as an c	We request you to consider following changes:In the event of the selected agency treating the suspension as an abandonment of	As per Krr

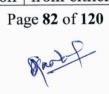


	Government, he shall have no claim	the contract by Government, he shall have no	
	to payment of any compensation on	claim to payment of any compensation on	
	account of any profit or advantage	account of any profit or advantage which he	a a
	which he might have derived from	might have derived from the execution of the	
	the execution of the work in full but	work in full but which he could not derive in	
	which he could not derive in	<del>consequence of the abandonment</del> the	*
	consequence of the abandonment.	Selected Agency shall be entitled for payment	
	He shall, however, be entitled to	towards the loss of profit and all other losses	
	such compensation, as the	and damages suffered by the Selected Agency	
	Competent Authority may consider	as a result of the abandonment. In addition to	,
	reasonable, in respect of salaries	this, He shall, however, be entitled to such	
	and/or wages paid by him to his	compensation, as the Competent Authority	
	employees and labour at site,	may consider reasonable, in respect of	
	remaining idle in consequence	salaries and/or wages paid by him to his	
	adding to the total thereof 2% to	employees and labour at site, Plant &	
	cover indirect expenses of the	Machinery charges, Formwork of similar	
	selected agency provided the selected	resources charges, land rent and other	
	agency submits his claim supported	charges that may have to incur for temporary	
	by details to the Competent	works / infrastructure setup etc. , remaining	
	Authority within 30 days of the	idle in consequence adding to the total thereof	
	expiry of the period of 3 months.	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		We request you to consider following changes:	As per RFP
	In the event of the failing to do so	In the event of the failing to do so within a	-
	within a period specified by the	period specified by the Competent Authority in	
	Competent Authority in his demand	his demand aforesaid, then the selected	
	aforesaid, then the selected agency	agency shall be liable to pay compensation at	
	shall be liable to pay compensation	the same rate as under clause 2 of the	,
	at the same rate as under clause 2 of	contract (for non-completion of the work in	
	the contract (for non-completion of	time) for this default, however such rate shall	
	the work in time) for this default.	be shall only be applied to value of work that	
		the Contractor has been instructed to rectify.	
397	If the selected agency or his working	We request you to consider following changes:	As per RFP
	people or servants shall break,	If the selected agency or his working people or	_
	D <sub>o</sub>	go 70 of 120	

	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	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	We request you to consider adjustment in Contract Price including extension of time due to change in:  (a) Law including the introduction of new Laws and the repeal or modification of existing Laws; or (b) the judicial or official governmental interpretation or implementation of the Laws referred to in sub-paragraph (a) above; or (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, 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.	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	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.	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 armediance in the Color.	As per RFP
	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	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	

402	appoint the third arbitrator from the same panel, who shall act as the presiding arbitrator.  It is an agreed term of the contract		As per RFP
	that the sum of money or moneys so withheld or retained under the lier 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.	
403	for sake of brevity entire clauses no reproduced herein	Please consider removal / waiver of such provision	As per RFP
404	The arbitral tribunal shall consist of three arbitrators chosen from a pane 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 day from the receipt of a request of	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	As per RFP

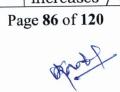


405	prescribed proforma from either party for appointment of arbitrate tribunal, shall appoint one arbitrator from the panel of seven arbitrators while the second arbitrator shall be chosen by the agency. If agency fails to choose one arbitrator within tendays then the second arbitrator shall also be appointed by MoHUA. The two appointed arbitrators shall appoint the third arbitrator from the same panel, who shall act as the presiding arbitrator.  It is an agreed term of the contractions arbitrator of the contractions are particularly appointed.	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.	As per RFP
	withheld or retained under the lier referred to above by the Competent Authority or Government will be kep 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.	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.	
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		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.	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	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 or last stipulated date of receipt of bid including extension if any.	receipt of hid including extension if any	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 ir respect of input for or output by this contract shall be payable by the selected agency and Governmen shall not entertain any claim whatsoever in this respect except as provided under Clause 38.	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,	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		T	
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.	
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		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	As clarified earlier
416		of BG  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 documentaryevidence 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



420	1. The scope as described above is	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	
	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 ricks	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

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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.	SOLUTION/UltratechXtral ite Blocks  Approach road, trunk sewer, electricity supply, water supply line, etc.upto project site will be arranged by the State Govt. before start of
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)	
433		Request you to provide road & pathway crosssections	As clarified earlier



434	The design and construction shall consider the requirements of Rating	The GRIHA requirements will have impact on the specifications like glass thickness, usage	
	3 of GRIHA Affordable Housing Standards	of local materials etcKindly provide the specification of finishes to be considered in this regard	,
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
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	0.9mtrfrom 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	all the units in staircase of approved pattern with
	Pag	ge 89 of 120	
		Q./. «	



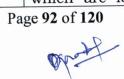
	authority)		1.2 mtr from finished level of step. (Drg to be approved by Competent authority)
443	Pressed steel/ MS Angle	Kindly confirm which of these two (pressed steel or MS Angle) is to be considered for door frames as there is a cost variance between these two.	As clarified above
444	Inner shutter 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	Europen type- floor/wall mounted closet ororissa 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).	
Power points - 1 in utility area.	Kindly confirm Whether washing machine water supply point to be provided in utility area.	Yes
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
<ol> <li>Sewerage System - 150 mm dia PVC as per IS 14333.</li> <li>Specification for Sewerage - RCC NP2/NP3</li> </ol>	Kindly confirm the External sewerage pipe material.	As per RFP
<ol> <li>Stainles Steel AISI 304 (18/8)</li> <li>Kitchen sink as per IS 13983 with drain board.</li> <li>Sink without drain board shown in drawings</li> </ol>	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.
	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
	PVC water tanks provided in the list of approved makes. Kindly confirm whether RCC over head tanks	As per RFP
	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.	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
	1. Water supply line - External Pipeline up to 50 mm is CPVC. 2. 50 mm dia 6 kg/cm^2 UPVC pipes.  1. Sewerage System - 150 mm dia PVC as per IS 14333. 2. Specification for Sewerage - RCC NP2/NP3  1. Stainles Steel AISI 304 (18/8) Kitchen sink as per IS 13983 with drain board. 2. Sink without drain board shown	Power points - 1 in utility area.  1. Water supply line - External Pipeline up to 50 mm is CPVC. 2. 50 mm dia 6 kg/cm^2 UPVC pipes.  1. Sewerage System - 150 mm dia PVC as per IS 14333. 2. Specification for Sewerage - RCC NP2/NP3  1. Stainles Steel AISI 304 (18/8) Kitchen sink as per IS 13983 with drain board. 2. Sink without drain board shown in drawings  1. Solar hot water supply point to be provided in utility area.  Kindly confirm external water supply pipe material for diameter below 50 mm.  Kindly confirm the External sewerage pipe material.  Kindly confirm whether sink has to be considered with drain board or without drain board.  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  PVC water tanks provided in the list of approved makes.  Kindly confirm whether SCC over head tanks may be considered above Mumty level.  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

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		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	parier	It is understood that the Contractor's scope of work starts from 11 KV HT panel and downstreams. Kindly confirm	
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
468	height exceeding 35m. Please Confirm.  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
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
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.
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.

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	be Construction Engineering Limited		
	accessories	shall be considered by contractor as per electrical point schedule. Kindly confirm	
1.55	Sockets points provided for every Flats Air Conditioning Units 8	tenants scope, only electrical point provision	1
480		Flats air conditioning units & related copper &	Yes
	Toilet & Kitchen Exhaust Fan	by contractor as per electrical point schedule. Kindly confirm.	
	Sockets points provided for every Toilet & Kitchen Exhaust Fan	electrical point provision shall be considered	
479		are assumed as under tenants scope, only	103
		confirm the requirement if any.  Flats toilet & kitchen exhaust fan provisions	Yes
		other commercial and aminity areas. Please	
		no fire fighting& fire alarm system is envisaged for the community hall, library &	
175		for community hall. We presumes that there is	and as required for NOC
478		Since there no Fire fighting drawings provided	As per NBC 2016 norms
		Please confirm.	NOC
		system recommendations drawings if any.	2016 norms required for
		and legible site plans for all sites in AutoCAD. Also share the corresponding Fire Fighting	prepared by selected bidder and as per NBC
477		Kindly share the floor plans of each towers	Drawings have to be prepared by selected
		& IS 3844. Kindly confirm.	
476		100 mm dia as per NBC 2016 Part-IV table -8	and as required for NOC
		requirements if any.  Wetriser/ Down comer main pipe shall be of	As per NBC 2016 norms
		layouts are not available. Please clarify the	
	available in any of the site locations.	Also drawings for the External hydrant	
	No External hydrant layouts are	residential building height less than 45 mts.	
475		system is not required for any of the	and as required for NOC
		As per NBC 2016 Table 7. Yard Hydrant	As per NBC 2016 norms
		not considered for any of the Residential buildings. Please confirm	
		45 mts height only. Hence Sprinkler system is	
+/4		site locations are considered to be less than	and as required for NOC
174		Residential Building / towers proposed in all	As per NBC 2016 norms

401		
481	Approvals: With reference to Information and	As clarified earlier
	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	76.
	TPA / IE / Employer. Please ensure the time	
	period of approvals.	
482	2. Please confirm who will borne the	Asper RFP
	charges for "These LHPs shall serve as open	,
	laboratories for different aspects of transfer of	
200	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)."	
483	3. EMD : Please consider EMD amount	As per RFP
	shall be 1% of estimated cost put to tender.	1
484		As per RFP
	All pages of the entire Corrigendum (if any)	1
	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.	
	Joy J. The second of the secon	

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	Please confi	rm.	
485	of contract	lization Advance: Interest free 10% price mobilization advance shall be t equal amount of bank guarantee.	As clarified earlier
486	6. Reter deducted fr against equ quarterly.	ntion money: Retention Money om each R.A. Bill shall be released al amount of bank guarantee every	As per RFP
487	Engineers /	Title for outers project.	RFP
488		pro-rata basis as per the payment	As per RFP
489	As per mem amount sha please revisements, Rs	norandum min. monthly R. A. Bill all be 12 months, request you to sed to minimum 7 Crore for 1st 3 and 10 crore for next 3 months, Rs.	As per RFP
	months.	ext 3 months, Rs. 10 Cr for next 3	
490	Vol.I Section i.e. from each super structure of pay revised up to schedule to project even limit of the	excavation work to completion of acture-(Structural skeleton) only ment is scheduled, it needs to be to 70%. Kindly revise the payment o maintain the fund flow of the only & smooth throughout the time project.	As per RFP
491	Reinforcem OPC ceme Also all m approved n in Gujarat.	ISI marked brand will be used for ent Steel, Structural Steel sections, nt & AAC block. Please confirm. atterials mentioned in the list of nake brands are not manufactured. To make timely supply please add atte materials with ISI/BIS mark	As clarified earlier

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	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".
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.
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.
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.
496	16. As per RFP Vol.I General (Pg. 126) As per RFP 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

			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/sC	hevrox 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	Nill	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.	
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 Vol-1	package: The interested Participating Agency should meet the following minimumqualifyingcriteria: A. Work Experience: i. Experience of having successfully completed similar works during the last 7 years ending previous day of last data of release for the successful or the successfu	indly Specify Minimum Qualification criteria or each Joint venture Partner.  There is no specific requirement of Lead artner and other Partner kindly specify.  If lead partner is other than technology artner than what is the minimum ualification required.  Technology partner need to qualify for 4(A) in case of Category 2: Jointly qualification on sidered.	As clarified earlier
	80% of the estimated costput to bid. 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).		
	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.  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.  B. Financial Strength:  20  B. Financial Strength: 20  B. Financial Strength: 20  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 bidfor each project location. The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal' signatures and registrationnumber.  ii) Net Worth of the participating agency as on 31st March of previous Financial Year should be positive.  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.  iv) The Participating Agency should not have incurred any loss in more than				
Page No 19 4 (B) of RFP Vol-1  10  11  12  12  13  14  15  15  16  17  17  18  18  17  19  18  18  19  19  10  10  10  10  10  11  11  12  12  12		TDS certificates. In case of foreign firms, necessary evidences with respect to taxes may be attached appropriately. 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		!
Page 100 of 120	503	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 bidfor each project location. The requisite Turnover shall be duly certified bya Chartered Accountant with his Seal/ signatures and registrationnumber.  ii) Net Worth of the participating agency as on 31st March of previous Financial Year should be positive.  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.  iv) The Participating Agency should not have incurred any loss in more than	each partner in case of B(1), Kindly specify minimum turnover for Technology partner & Other JV Partner.  2) If one partner is having Negative Network and other partner is having positive net worth than Joint venture is eligible or not.  3) 40% of requirement of solvency for each partner or together will be consider please clarify.  4) In Case of Joint venture what is the criteria for each partner or jointly eligibility consider please clarify.	As per RFP

504	Pager No 111 of RFP Vol-1	two years du consecutive Participating and submit p summarized also page of & Loss According 2.0 Scope of executed in layout plan architectural drawings of completion a	balance g Agency page of Balance summan ount (Au of Work accorda (same , stru n EPC	e Sheets y are re e Sheet rized P udited) (2.1.17 ince wi are e actural basis	(Aud rofit for la The with the inclosion from	ed to undited) and seed in conditions.	and e years. shall be specific RFP), services cept to	<ol> <li>The Houses to be handover to Department or Beneficiaries.</li> <li>If to the Beneficiaries than in how many days form the completion of project.</li> <li>Who will take care of security of each houses after handing over the site.</li> </ol>	As clarified earlier	
		ready for occ	cupation	ı.				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?		
505	Point No 6 & 7 3.2 of Page No 10 of RFP Vol-1	3.2 For ease of evalu- above six location on location as b	ons have been below:	divided into	six differen				Carpet area shall followed as per RFP	be
		S. Particulars Unit	Madhya Pradesh Guj	73	Jharkhand	Tripura	Uttar	Due to Technology change the proportion of		
		1 Proposed S Shit Residential G Area(Drawings Ground attached)		Nadu 13 G+5	G+8	•	Pradesh G+13	Carpet area Vs Built up area will be changed. Kindly specify carpet area as minimum		
	,	6 Carpet Area Sqm. per Dwelling Unit 7 Total Sqm.	34.98	39.77 26.58	29.85	30.0	30.00	requirement and Built-up are may be change due to technological requirement.		
		7 Total Sqm Residential Bull-tap/ Covered Area including Circulation	56944.80 74,20	<sup>37.87</sup> 43476.48	38,004.54	43,590.60	47,788.0			
506	Page No 124 Clause No 1.18 of RFP Vol-1	1.18 Miscella 1.18.1 A technology	sample					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	technology as its required full set up of the	
		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	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.	
		construct sample flat with proposed technology in isolation, the sample flat may be constructed within the tower.		
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.	approved by GHTC. This technology is not	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.		MoHUA
509		1.5 The work shall be carried out in accordance with the Architecturaldrawings and structural drawings approved by the CompetentAuthority.	Authority	MoHUA
510	Page No 86 Clause No 17of RFP Vol-1	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

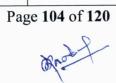
to the premises on whichthe work or any part is being executed, or if any damage shall happento the work while in progress, from any cause whatever or if any defect, shrinkage or other faults appear in the work within twelve months (sixmonths in the case of work costing Rs. Ten lakh and below except roadwork) after a certificate final or otherwise of its completion shall havebeen given by the Competent Authority as aforesaid arising out of defector improper materials or workmanship the selected agency shall uponreceipt of a notice in writing on that behalf make the same good at hisown expense or in default the Competent Authority cause the same tobe made good by other workmen and deduct the expense from anysums that may be due or at any time thereafter may become due to theselected agency, or from his security deposit or the proceeds of salethereof or of a sufficient portion thereof. The Security Deposit of theselected agency shall be refunded after completion of defect liabilityperiod.

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

## <u>38. Release of Security deposit after labour clearance</u>

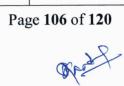
Release of Security Deposit of the work shall not be refunded till theselected agency produces a clearance certificate from the LabourOfficer. As soon as the work is virtually complete, the selected agencyshall apply for the clearance certificate to the Labour Officer underintimation to the Competent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

		Officer tointimate if any complain pending against the selected agency inrecord the work. If no complaint is pending record till after 3 months after completion of the work and communication is received from Labour Officer to this effect till six mafter thedate of completion, it will be deto have received the clearancecertificate the Security Deposit will be release otherwise due	espect g, on and/or the onths eemed e and				
511	Page No 157 of RFP Vol-1 Section -D	Section –D Payment Schedule  1.0  Allrunning/intermediate&f lpaymentsshallbemadetoth gencyinaccordancewiththe owingschedule:  2.0 Thebasisof payment on"Proratebasis"shallbeworked nthepercentageofworkdoneouto	efoll	Sl. No  1. 1A 1B 1C	ler as under  % payable	As per RFP	1
		S			5.0%  15% 35.0%  10.0%  2%  2%  2%  2%  2%  2%  02%		

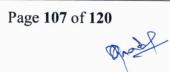


1C	Onsubmission and approvalofVettedstructuraldesignbyC		04%
	ompetentAuthority		7%
	Oncompletionofabove	1.0%	7.0%
2.	Oncompletionoffollowing:		5.0%
2A	Completionofexcavationwork,layingoffo undationandreachingplinthlevelofallto wers	10%	
2B	CompletionofSuperstructure- Structural skeletonofexternalwalls,slabsandoth erstructuralmembers, lift shaft and staircase well,etc.ofresidentialand non-residentialbuildings/towers	25.0%	
2C	Internalworkofresidentialandnon- residentialunitswithallCivilincluding flooringand skirting, dado- work,Electrical,Mechanicalservices,Plu mbing	10.0%	
2D	FinishingofDoors,Windowsandwoodworkinwardrobesandcompletekitchenworkincludingallfittingsandpaintingetc.	02.5%	
2E	InternalFinishingandpaintinginsidere sidentialand non-residentialbuildings	02.5%	
2F	ExternalFinishandpaintingoutsideresi dentialand non-residentialbuildings	02.5%	
2G	OverHeadtanks, china-ware and sanitary fittings includingtestingetc.	02.5%	
2H1	Electrical Installation including external electrification, installation of distributionboards, layingoffcables,installationofelectricsub-station andotherassociatedelectricalworksetc.	02.5%	
2	InstallationofLiftsandmachineroom	02.5%	
3	FireFightingSystem	04.0%	

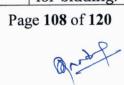
		External Infrastructureoutsideresidentialbuil dings and withinboundarywallincludingwatersu pply, sewerage including STP/ septic tank, sewerline, inspection chambers, electricitylines,stormwaterdrainage,r ainwaterharvesting,solidwastemanag ement, signages,installationofsolar street lightsandotherassociatedworksetc.  5 SiteDevelopmentworksincludingHortic ultureServices,developmentofparksan dgreenareas,Tot- lots,streetfurniture,constructionofbo undarywalland installation of gates, internal roads, Street lighting,otheramenitiesetc.		
4		6 OnissuingofCompletion Certificateby competent authority and after taking all statutory approvals fromlocalauthorities	2/6	1
	Page No 111 of RFP Vol-1	2.0 Scope of Work		As clarified earlier
		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 form contractor by the department.	
M/s Ho	ommission			
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	4
514	Page 157	Payment terms	a. 25% is for External Infrastructure	As per RFP



			h 100/	
			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	An alorifical couling
			Unit Plan be changed?	
516		Selection criteria for Design Consultants too stiff	should have completed consultancy works of (Page 114/115)	
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	
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	<ul> <li>a. Project Manager – 20 years' experience</li> <li>b. Dy Project Manager – 12 years' experience</li> </ul>	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	<ul> <li>a. Timeline too short to undertake Soil Study, Design, Structural Design, Engineering etc. (page 113) – 3 months for Design and Approvals.</li> <li>b. No amount is payable at this stage. 1% is paid after the entire exercise is completed</li> </ul>	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
	Reliableinsupacks			
525			Methodology for comparing two technologies in the same bid, when say one is a simple	As per RFP



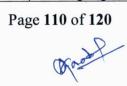
	concrete technology and the other is an insulated concrete technology with significantly improved thermal comfort but an additional layer definitely has a cost
M/s Rising Japan	
526	There should be a provision for mobilization As clarified earlier advance of 10%
527	The bid guarantee should be 1% maximum As per RFP which is standard in all online tenders.
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.
529	No-bid can be effectively prepared until we have the site soil report so therefore soil report in RFP, can be 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 then 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.
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.
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.



534	More than 600 granies has heart 1 01 in it
554	More than 600 queries has been sent by Clarifications to all various companies, they must be answered queries will be provided
	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.
M/s AAP KA AWAS	
535	10% mobilisation advance be incorporated As clarified earlier
	in the RFP
536	Extension of closing and opening dates of the As per RFP
	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
M/s KalzenRealty	EWS
· · · · · · · · · · · · · · · · · · ·	
537	Reduction in the financial eligibility criteria (3 As per RFP
	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.
538	Statutory approvals from authorities- Yes
	including environment, to be arranged for by
	agency?
539	Who takes responsibility if the approvals are As clarified earlier
	not completed within 3 months? (Since project
	duration is 3 months planning + 12 months
	construction). Will contractor be penalized?

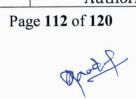
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		The state of the s	
540		Who is responsible for the payment to the contractor? MoHUA or the state govt. authorities?	
541		Since work progress depends on timely payments, will contractor be held responsible if the payments are not done in timely 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 N	<b>Mgiinfra</b>		3
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 whthertheir will be any exemptions in EMD/PBG.	As per RFP
M/s I	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	



	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	
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 totalheight of building is approx. 18.45 m for EWS type. These building 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	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 3.3m2 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	Please provide the methodology for measurement of carpet area and plinth area.      Unit carpet area     Staircase/ circulation area, balcony and	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> <li>The provision of meter room and society office at ground floor is not there in tender drg. Please confirm</li> <li>Providing the same on ground floor will reduce no.s of tenements. Please confirm</li> <li>Electrical substations are not shown in layout. Please confirm</li> </ol>	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	Bu ca are So sh	per tender drawings in layout following frastructure/ facility is mentioned i.e.  1. Commercial = 4373.77 sqm  2. Police station 1 = 1311.44 sqm  It these areas are not considered for FSI deulation, if we consider this area, the FSI ea calculation, it will exceed the FSI area. The social infrastructure buildings are own in construction area statement but not own in layout. It needs to be clarify	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	2.	Both the points in tender document seems contradictory. Please clarify 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.	. 1
558	Page no 148	Core Bo	coording to NBC-2016, Part 3 Development ontrol Rules and general building quirements oundary wall are given elow:  a) Except with special permission of Authority, the maximum height of	As per RFP



				,
			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	
:			We presume that height of boundary wall	
			should be as 1.5 m+ 0.6 m (fencing)= 2.1 m.	
			Please confirm	
559	Volume 1 Section		It seems there is capping for both nos of units	As clarified continu
	C Architectural		and area, which is not possible. Rather, it	As clarified earlier
	design Page no		shall be either nos. of units or area. Which	
	141		further affect.: If we restrict unit carpet area,	
	111		the nos of tenements shall be modified in	
560	Mobilization	1. Mobilization advance shall be	accordingly to consume full FSI	
300		The state of the s		
	advance and be	paid to the contractor at the rate of		
	read in place of	10% of the contract value, if		=
	Point 7of	requested by him, on		
	Memorandum	submission of irrevocable Bank		
	Annexure-IV, page	Guarantee valid for contract period of		*
	no. 99 of Volume 1	an amount 1.2 times of the		
	of RFP.	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.		
1		,		
		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		
		interest shall be made by the		

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.

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	GHTC has approved technologies compliant to Ground + 3 floors, what happens to these technologies since the RFP is seeking high rises. Please clarify?  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.  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.	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. Further, the number of storeys and dwelling units
562	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.	As per RFP
563	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.	
564	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.	As per RFP Annexure-A.

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565	Mobilization advance should be 10% which is a standard condition in all tenders.
566	The bid guarantee should be 1% EMD of Rs.2.5 crore as maximum which is standard in all online tenders.
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?
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.
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%
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%  Page 116 of 120

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572	C.10% upon issuing of completion certificate be brought down to 2%  Actually all tenders have running bill provision why not in this also?  The saved component/percentages be added to completion of super structure 2B of payment schedule.  As per payment schedule
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.
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

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		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	Since the basic objective
		received if required one more Pre-bid meeting	of LHP is to demonstrate
		can be called to satisfy of quarries.	proven technologies
			through challenge under
			GHTC-India, the timelines
			as given in RFP need to be
			adhered to.
M/s R	ising Japan Infra Pr	vate Ltd.	
580		The category heading is pre-fabricated	As per RFP
		sandwich panel system but in the same group	
		there are companies which are not using	
		panel technology or product. Panels are	
	0	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.	i
		Kindly urgently separate them as we do not	
		have similar technology or product which has	
		been clubbed together.	

## 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 the ..................to 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

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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	Dated	this	day	of.								
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For and on behalf of Bank

(NAME AND DESIGNATION)

Dated:

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