

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

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

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

CORRIGENDUM

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

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

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


(B.K. Mandal)

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

Encl: As above.

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

RFP Issue Date: 05.07.2019

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

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

		<p>(A) Work Experience (ii) "Similar works for Building Works" using proposed alternate technology/ hybrid proposed technology/ any other technology. The definition of similar work shall mean "Residential/Non-Residential buildings as per CPWD Works Manual 2019 and SOP (Mumty and Machine Room will not be counted as storey/height for this purpose, if Ground Floor is stilt, it will be counted as storey).</p>	<p>required for any building work to qualify as similar works for building works. Kindly clarify building work with any number of floors shall be eligible for similar works for building works or is there any specific number of floor required for building work experience to eligible as Similar works for building works. For example if the proposed work for which bids are invited having G+1 walk more than required 1 floors, then experience of building work with G+3 floors with amount of work more than required in bid documents shall be considered or not.</p>	<p>page 163 of SOP for CPWD Works Manual 2019, which clearly defines the number of storeys. However, the same is repeated for sake of clarity:</p> <table border="1" data-bbox="1794 416 2181 911"> <thead> <tr> <th>No. of storeys to be constructed in the proposed building</th> <th>No. of storeys in mentioned in definition of similar works</th> </tr> </thead> <tbody> <tr> <td>Upto 4 storey :</td> <td>No binding</td> </tr> <tr> <td>5-10 storey:</td> <td>Min.1 building of 5 storey</td> </tr> <tr> <td>11-15 storey:</td> <td>Min.1 building of 8 storey</td> </tr> <tr> <td>>15 storey:</td> <td>Min.1 building of 10 storey</td> </tr> </tbody> </table>	No. of storeys to be constructed in the proposed building	No. of storeys in mentioned in definition of similar works	Upto 4 storey :	No binding	5-10 storey:	Min.1 building of 5 storey	11-15 storey:	Min.1 building of 8 storey	>15 storey:	Min.1 building of 10 storey
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>15 storey:	Min.1 building of 10 storey													
05	Clause 4	<p>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</p>	<p>Kindly clarify building work with any technology shall be eligible for "Similar works for Building Works" or building work experience of only proposed technology adopted by bidder in bidder shall be eligible as "Similar works for Building Works" For Example if bidder adopt Light Gauge Structure System technology in his bid but submitted experience of conventional technology shall be considered or not.</p>	Yes, both										

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



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



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

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



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



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



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

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



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



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



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



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



			only. Kindly confirm.	
59	Page no 11, 12, 13, 14, 15 & 16		We understand that MEP scope is limited for respective locations to; i. Internal Water Supply ii. Laying of Sewerage Pipe Line iii. RCC storm water drain iv. Provisions for Fire Fighting v. Internal Electrification vi. Internal Road & Pathway (CC Road and Bituminous Road) vii. Providing Lifts in building blocks viii. Street light with fluorescent lamps xi. Solar Street Light System x. Sewerage Treatment Plant/ Septic Tank xi. External Electrification xii. Water Supply System including underground water reservoir xiii. Rain Water Harvesting xvi. Solid Waste Management	As per RFP except that LED lights shall be provided instead of fluorescent lamps
60	Social Infrastructure/ Facility	As per tender refer layout	Please mention the area for Social Infrastructure/ Facility for following location; 1)Tamil Nadu 2) Uttar Pradesh	Already clarified earlier
61	Fire alarm system	Fire Protection System shall be designed and provided as per NBC 2016 with Amendments, Updated BIS Codes& Fire Bye Laws. NOC for the scheme from Local Fire Service Department shall be obtained by the agency	It understood that as per NBC guidelines Fire alarm system also need to be considered.	Yes, as per RFP
62	Sanitary CP fittings & Accessories		Please approved CERA / Hindware makes also	Yes and as per RFP
63	Electrical works		Please confirm level of Main HT voltage near to the respective projects (MP, Gujarat, Tamil Nadu, Jharkhand, Tripura, Uttar Pradesh)	As per RFP. However, bidders are encouraged to visit the site
Query from Shri Sarabjot Singh M/s Bkengineering				
64			The architectural drawings incorporated in	As clarified earlier



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

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



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



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



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

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



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



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



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

			Please clarify.	
101	Page 339, Front Elevation		Floor height is 3.25m but as per general practice the floor height will be 2.95 to 3m. Can floor height be 3m, please clarify. Because more height will cost more	Minimum floor height shall be 2.9 m.
102	Page349 Note 11		NO PIPES SHALL BE SEEN EXPOSED, please clarify as this may increase the cost for closing the Vertical lines.	As per RFP
103	Volume 4		Page no. 450 to 668 is not readable, please provide readable copy.	As clarified earlier
104			Page no. 366 to 383 is not readable, please provide readable copy.	As clarified earlier
105	Page 668		Here the filling qty of about 83,001.76 Cum, is mentioned. is it correct as it's not properly readable. If the cost to be included in the bid, please provide material specs of filling.	As clarified earlier
106	Page 349 (Note 5 & 6) Page 146		All pipes shown are PVC 6kg/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 Bhargav Infrastructure 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

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



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



		Indore in the specification of Soil, Waste & Vent Pipes PVC Pipe is being used, nowadays in CPWD, DDA, MES, and NTPC etc. Only cast iron centrifugal spun pipes as per IS:3989&Hubless centrifugal cast iron spun pipes as per IS: 15905 are use.	system because jointing of pipes and fittings is done with the help of EPDM gasket and SS coupling instead of lead and jute. We request you to kindly change the specification of the above referred Nit as Pvc pipe is not used according to the green Building concept, Also some of the state govt. organizations like MP govt. has banned the Pvc pipe in soil waste category.	
M/s Urbanaac Infrastructures Pvt. Ltd.				
124		Urbanaac Infrastructures Pvt.Ltd., provides turnkey infrastructural solutions for precast construction to our clients ranging, from conceptual designs, manufacturing of the structural components in a controlled environment and 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.	We desire to participate in pre-bid meeting on 29.07.2019 at CPWD Conference hall, NirmanBhavan, NewDelhi and also wish to represent our precast construction technology to TEC.	Please refer provisions of RFP
M/s Katerra				
125			Kindly share the elevation drawings for the	Available drawings are



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



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

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



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



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



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

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



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



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

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



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