

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

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



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



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



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

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

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

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



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



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



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



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



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



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

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



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



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



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



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



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

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

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

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

38. Release of Security deposit after labour clearance

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

		<p>Officer to intimate if any complaint is pending against the selected agency in respect of the work. If no complaint is pending, on record till after 3 months after completion of the work and/or no communication is received from the Labour Officer to this effect till six months after the date of completion, it will be deemed to have received the clearance certificate and the Security Deposit will be released if otherwise due</p>																																														
511	Page No 157 of RFP Vol-1 Section -D	<p>Section –D Payment Schedule</p> <p>1.0 All running/intermediate & final payments shall be made to the agency in accordance with the following schedule:</p> <p>2.0 The basis of payment on “Prorate basis” shall be worked out on the percentage of work done out of total scope of work</p> <table border="1" data-bbox="497 901 1028 1396"> <thead> <tr> <th>S I N O</th> <th>Activity</th> <th>% payable</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Investigation, planning, Designing and obtaining approvals (1% of total quoted rate)</td> <td></td> </tr> <tr> <td>1A</td> <td>Submission of Inception Report, detailed survey, Architectural drawings ready for submission for approval of local bodies</td> <td></td> </tr> <tr> <td>1B</td> <td>On approval of local bodies, EIA clearances and other statutory approvals of local bodies, final Architectural drawings showing electrical and sanitary layout plan and drawings and its submission</td> <td></td> </tr> </tbody> </table>	S I N O	Activity	% payable	1.	Investigation, planning, Designing and obtaining approvals (1% of total quoted rate)		1A	Submission of Inception Report, detailed survey, Architectural drawings ready for submission for approval of local bodies		1B	On approval of local bodies, EIA clearances and other statutory approvals of local bodies, final Architectural drawings showing electrical and sanitary layout plan and drawings and its submission		<p>Kindly Consider as under</p> <table border="1" data-bbox="1050 590 1526 1364"> <thead> <tr> <th>Sl. No</th> <th>% payable</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td></td> </tr> <tr> <td>1A</td> <td></td> </tr> <tr> <td>1B</td> <td></td> </tr> <tr> <td>1C</td> <td></td> </tr> <tr> <td></td> <td>5.0%</td> </tr> <tr> <td>2.</td> <td></td> </tr> <tr> <td>2A</td> <td>15%</td> </tr> <tr> <td>2B</td> <td>35.0%</td> </tr> <tr> <td>2C</td> <td>10.0%</td> </tr> <tr> <td>2D</td> <td>2%</td> </tr> <tr> <td>2E</td> <td>2%</td> </tr> <tr> <td>2F</td> <td>2%</td> </tr> <tr> <td>2G</td> <td>2%</td> </tr> <tr> <td>2H</td> <td>2%</td> </tr> <tr> <td></td> <td>02%</td> </tr> </tbody> </table>	Sl. No	% payable	1.		1A		1B		1C			5.0%	2.		2A	15%	2B	35.0%	2C	10.0%	2D	2%	2E	2%	2F	2%	2G	2%	2H	2%		02%	As per RFP
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		1C	On submission and approval of VETTED structural design by Competent Authority			04%
			On completion of above	1.0%		7%
		2.	On completion of following:			7.0%
		2A	Completion of excavation work, laying of foundation and reaching plinth level of all towers	10%		5.0%
		2B	Completion of Superstructure- Structural skeleton of external walls, slabs and other structural members, lift shaft and staircase well, etc. of residential and non-residential buildings / towers	25.0%		
		2C	Internal work of residential and non-residential units with all Civil including flooring and skirting, dado-work, Electrical, Mechanical services, Plumbing	10.0%		
		2D	Finishing of Doors, Windows and woodwork in wardrobes and complete kitchen work including all fittings and painting etc.	02.5%		
		2E	Internal Finishing and painting inside residential and non-residential buildings	02.5%		
		2F	External Finish and painting outside residential and non-residential buildings	02.5%		
		2G	Over Head tanks, china-ware and sanitary fittings including testing etc.	02.5%		
		2H1	Electrical Installation including external electrification, installation of distribution boards, laying of cables, installation of electric sub-station and other associated electrical work etc.	02.5%		
		2	Installation of Lifts and machine room	02.5%		
		3	Fire Fighting System	04.0%		

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

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



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



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



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



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



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



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

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

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

M/s Association for Promotion of Building Materials & Technology



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

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



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



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



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

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

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

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



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

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

Dated thisday of.....

For and on behalf of Bank

(NAME AND DESIGNATION)

Dated:

