

## **Sector -1**

# **FOR DEVELOPMENT OF INTEGRATED GROUP HOUSING FACILITY AT RAMAPIR NO TEKRO, VADAJ ON PPP/TURN KEY BASIS**

ISSUED BY

**AMDAVAD MUNICIPAL CORPORATION**

Address:  
Amdavad Municipal Corporation  
5<sup>th</sup> Floor, New Building,  
SNP/Housing Project,  
Sardar Patel Bhavan, Danapith,  
Amdavad.

February 2016



# AHMEDABAD MUNICIPAL CORPORATION

## SNP/HOUSING PROJECT

### e-TENDER NOTICE



#### **INVITATION FOR EXPRESSION OF INTEREST ON PPP BASIS(Under Slum Rehabilitation Policy-2013)**

Ahmadabad Municipal Corporation invites Expression of Interest (EOI) from the experienced and financially sound Developers/Contractors meeting the qualification criteria mentioned in the tender documents for The Development of Integrated Group Housing Facility on **Public Private Partnership (PPP) / Turn Key basis** under "Mukhya Mantri GRUH Yojana"

Package No.	Estimated Project cost (Rs in Lacs)	EMD (Rs in Lacs)	Tender Fee in Rs	Project Duration
Package -1	6050.00	60.50	18,000.00	30 months
Package -2	4000.00	40.00	18,000.00	30 months
Package -3	7150.00	71.50	18,000.00	30 months
Package -4	7700.00	77.00	18,000.00	30 months
Package -5	6875.00	68.75	18,000.00	30 months
Package -6	4400.00	44.00	18,000.00	30 months

The EOI documents will be available online at <https://amc.nprocure.com> from Dt: 11/2/2016 to 10/3/2016 up to 17:00 hrs. The non-refundable Tender Fees (separate for each package) mentioned in table above shall have to be paid in the form of DD, drawn in favor of "Municipal Commissioner" Ahmedabad. The EOI shall be submitted to Asstt. Manager (Project) / PWA Office, 2nd floor, C-wing old Building Ahmadabad Municipal Corporation, Sardar Patel Bhavan, Danapith, Ahmedabad, 380001. Last date of submitting of tenders online is Dt: 10/3/2016. The physical documents shall be submitted **By RPAD or Speed Post or courier or by hand delivery only** on or before Dt: 11/3/2016 up to 17:00 hrs. Technical bid opening will be on Dt: 14/3/2016 at 12:00 hrs in o/o Asstt. Manager (Project) / PWA Office. Pre-Bid meeting will be held on Dt: 22/2/2016 at 12-00 hrs in o/o Additional City engineer, 5 th floor, New building, Ahmedabad Municipal Corporation, Danapith, Ahmedabad, 380001. Any change/correction/ corrigendum/ minutes of pre bid meeting in respect of above work shall be placed online. Contractors are requested to see the website before submission of their tenders. Municipal commissioner reserves the right to accept or reject any or all tenders without assigning any reason thereof. This Tender notice shall form a part of contract document.

**Ahmedabad Municipal Corporation**

**“Bgvrlrmvj muJtytulu jd<e Vrhgtætu btXu ztgj fhtu : 155303”**

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Volume - I  
PROJECT INFORMATION MEMORANDUM

## **1. Disclaimer**

Though adequate care has been taken in the preparation of this Request for Proposal (hereinafter referred to as “RfP”) document, the Bidders should satisfy themselves that the document is complete in all the respect and the information provided is correct. In case of discrepancy, if any, intimation should be given to the Officer Concerned in Ahmedabad Municipal Corporation (whose contact details is mentioned in this document) immediately on or before the due date specified in the Schedule of Bidding Process. If no intimation is received by the said officer within the date as mentioned in Schedule of Bidding Process as mentioned in this Document, it shall be deemed that the bidder is satisfied that the RfP document is complete in all respects.

Neither AMDAVAD MUNICIPAL CORPORATION (hereinafter referred to as “AMC”) nor their employees or Project Consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this RfP and it is not possible for AMC to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RfP concerning the project. Certain prospective bidders may have better knowledge of the project compared to the others and AMC encourages all the prospective bidders to conduct their own due diligence, investigations & analysis and check for accuracy, reliability and completeness of this RfP. The bidders are free to obtain the independent advice from the sources appropriate to them.

Neither AMC nor their employees or Project Consultants will have any liability to any prospective bidder or any other person under the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise from or to be incurred or suffered in connection with anything contained in this RfP, any matter deemed to form part of this RfP, the award of the project, the information and any other information supplied by or on behalf of AMC or their

employees or their consultant or otherwise arising in anyway from the selection process of this project.

AMC reserves the right to reject any or all of the bids submitted in response to this RfP at any stage without assigning any reasons whatsoever. AMC also reserves the right to hold or withdraw or cancel the process at any stage under intimation to the bidders, who submit the RfP, without assigning any reasons whatsoever.

AMC reserves the right to modify or amend or add to any or all of the provisions of this RfP Document or annul the present process. Such change would be intimated to all the parties procuring this RfP.

Neither AMC nor their employees or Project Consultants will have any liability in case of non-receipt of any correspondence from them to the bidders due to the postal delays.

The Applicable law for the purpose is the laws in India. Civil Courts of **Amdavad city** will have jurisdiction over the matter concerning and arising out of this RfP.

## **2. ABBREVIATIONS**

AMC	Amdavad Municipal Corporation
EoI	Expression of Interest
RfQ	Request for Qualification
RfP	Request for Proposal
IE	Independent Engineer
LOA	Letter of Award
INR	Indian National Rupee(s)
DU	Dwelling Unit
LP	Land Premium
ULB	Urban Local Body
UDA	Urban Development Authority
ADA	Area Development Authority
BUA	Built up Area
CA	Carpet Area
SRS	Slum Rehabilitation Scheme
JV	Joint Venture

### **3. SCHEDULE OF BIDDING PROCESS**

<b>(a) Issue of Advertisement</b>	<b>:</b>	<b>[11/2/2016]</b>
<b>(b) Pre-Bid Meeting</b>	<b>:</b>	<b>[22/2/2016]</b>
<b>(c) Last date of submission of Bids online</b>	<b>:</b>	<b>[11/3/2016]</b>
<b>(d) Last date of receipt of Bids physically</b>	<b>:</b>	<b>[14/3/2016]</b>



#### **4. PROJECT DEVELOPMENT & BIDDING PROCESS**

The guideline is being issued to bidders as Volume I of the Request for Proposal (RfP) and must be read in conjunction with the other volumes of the RfP as given below:

**Volume - II:** Instruction to Bidders

**Volume - III:** Specifications

## **5. Introduction**

AMC proposes to develop the Integrated Group Housing facility at Ramapir no Tekro-Sector 1, Vadaj on PPP/Turn Key Basis related to construction of approximately 1210 dwelling units. AMC proposes to develop the 'Project' with the participation of a developer, who would Design, Engineer, Finance, Construct, Operate & Maintain, Transfer the facility including the stipulated Construction Period. The Concession Agreement in two parts (Part A - Development Agreement; Part B- Sale Deed) shall form the legal basis for the Project.

On completion of the construction period the land and building along with all immovable assets at the project site shall be handed over to AMC by the Developer. However, the developer will have leasehold rights for the part of the slum rehabilitation plot which is utilized for free sale development.

The Preferred Bidder/ Private Developer selected through a transparent and competitive Single Stage Bidding process would be given the right to recover its investment through the sale/ leasing / sub-leasing / licensing of the part of the slum rehabilitation plot which is utilized for free sale development within the plot, or usage of TDR (as prescribed in relevant section in RfP) .

The financial bid variable for selection of the preferred bidder, subject to other qualification criteria being met, would be the Minimum per sq. m. price quoted by the bidder/ highest net land premium that the bidder would pay to AMC apart from meeting the fixed parameters of the Bid. Bidders are required to submit separate technical and financial bids. The financial bids of only those bidders that comply with the General Documentation submitted as a part of their technical submission will be opened. The detailed instructions for preparation of technical and financial bids are provided as Volume 2 of this RfP document.

The scheduled construction period of the project shall be **2.5 years** from the date of execution of the Development Agreement.

The Preferred Bidder to pay AMC liquidated damages for delay beyond the Scheduled Construction Completion Date @ INR 5,00,000/- per month of delay or part thereof, as liquidated damage charges until such construction completion is achieved. Municipal commissioner has reserved the rights to extend the time limit if any circumstances arise. In such cases payment for liquidated damages would be adjusted accordingly.

## 6. SITE APPRECIATION

1. Site location, area, survey no. and land use as per development plan.

Sr No	Ward Name	Slum Name	Ownership	TP Scheme	FP Number	Approx. Area In SqM (For sector - 1)	No of Huts (For sector - 1)
1	Vadaj	Ramapir No Tekro	AMC	28	413+414+415+ 330+331+ 713/1+713/2/1 +713/2/2	26920	1210

**Note:**

- No. Of Huts reflect in this RfP may increase or decrease or it may possible to add commercial units. In such cases the project cost and TDR demand would proportionately increase or decrease as per actual site condition.
- Bidder shall provide residential units against residential units and provide shop against commercial unit as per norms prevailing in GoG policy of slum rehabilitation.
- Part FP Number will be applicable as per the delineation of sector attached in the drawing.
- AMC will demarcate the slum settlements for rehabilitation after issuing work order.

2. Site location and Future land use as per development plan.

Site location: Google Image



3. Future land use as per development plan.

Please do refer **AUDA REVISED DEVELOPMENT PLAN 2021 UNDER SECTION 16 MAP**

Web link: <http://auda.org.in/AudaGdr/default.aspx> (This site is best viewed in IE7 and above version)

**Bidder/Developer shall confirm the future land use from Town planning department by obtaining zoning certificate.**

4. Surroundings:

Sr No	Slum Name	Ward Name	Surrounding Land Use And Development
1	Ramapir No Tekro	Vadaj	TOZ and Residential

5. Connectivity and Main Approach road with major nodes:

Sr No	Slum Name	Ward Name	Connectivity
1	Ramapir No Tekro	Vadaj	Located on 40 mt wide road, On BRTS track

6. Availability of basic utilities like water supply and electricity.

This slum is having accessibility of key infrastructure services like water, drainage, storm water network, approach road, street light and electrification up to plot level.

## 7. DEVELOPMENT CONTROLS REGULATION

Development Regulations: As per Section 2 of General Information. For more details refer General Development Control Regulation (GDCR) available on web link of [www.egovamc.com](http://www.egovamc.com)

*Bidders are also required to incorporate the Urban Design Guidelines prepared for the Special Planned Development Area.*

## 8. APPENDICES

- Appendix-1: Survey Map of Site

Do refer the Auto CAD drawing for Survey Map of Site. Download the drawing. The surveyed CAD drawing is provided for reference only. Bidder/Developer shall confirm the shape of plot, area, dimensions of plot etc. and validate through town planning department by obtaining part plan.

**9. General information**

1.	<b>NODAL AGENCY</b>	Amdavad Municipal Corporation												
2.	<b>DEVELOPMENT CONTROLS FOR THE SLUM REHABILITATION PROJECT</b>	<p><b><u>Planning Regulations for Rehabilitation Scheme</u></b>                      The scheme developer for the purpose of the rehabilitation scheme shall have to plan and design to fulfill the following requirements:</p> <ul style="list-style-type: none"> <li>• The minimum height of the plinth shall be 45 cm from the top surface of approach road or path way.</li> <li>• The carpet area of any dwelling unit shall be minimum 25 Sq. mt.</li> <li>• The dwelling unit shall at least include two rooms, kitchen, and a bath, a water closet.</li> <li>• Building length can be continuous with expansion joint as required.</li> <li>• Permissible built-up area, for the purpose of rehabilitation scheme under this policy, shall mean the area covering the ground, after leaving margins.</li> <li>• Margins for the purpose of slum rehabilitation only shall be applicable as under:</li> </ul> <table border="1" data-bbox="706 1276 1560 1549"> <thead> <tr> <th>Margin</th> <th>Low rise/Mid-rise building</th> </tr> </thead> <tbody> <tr> <td>Road side margin (up to road width 9 m)</td> <td>3 m.</td> </tr> <tr> <td>Road side margin (above 9 m)</td> <td>4.5 m.</td> </tr> <tr> <td>Other than road side margin</td> <td>3 m.</td> </tr> <tr> <td>Building to building margin</td> <td>4.5 m.</td> </tr> <tr> <td>Common plot to building margin</td> <td>3 m.</td> </tr> </tbody> </table> <p>However permissible building height shall be according to road Width as provided in GDCR</p> <ul style="list-style-type: none"> <li>• Relaxation can be given from margin from building to common plot. At present, 3 m. and 6 m. margin are required for building height of 25 m. and more than 25 m. respectively (as per AMC GDCR). It can be relaxed, up to 1.5-2 m. as the case may be for building height up to 25 m.</li> </ul>	Margin	Low rise/Mid-rise building	Road side margin (up to road width 9 m)	3 m.	Road side margin (above 9 m)	4.5 m.	Other than road side margin	3 m.	Building to building margin	4.5 m.	Common plot to building margin	3 m.
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		<ul style="list-style-type: none"> <li>• Example of AMC and AUDA for computing TDRs on recipient land.</li> <li>• Prevailing GDCR shall apply for development other than slum rehabilitation.</li> <li>• Rehabilitation scheme:</li> <li>• Height of the building shall be as under:</li> </ul> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Road width in mts</th> <th>Height of building in mts</th> </tr> </thead> <tbody> <tr> <td>Less than 9 mt</td> <td>Maximum 10 Mt (G+2)</td> </tr> <tr> <td>9 mt and up to 12 mt</td> <td>Maximum 15 Mt (G+4)</td> </tr> <tr> <td>12 mt and up to 18 mt</td> <td>Maximum 25 Mt (G+7)</td> </tr> <tr> <td>18 mt and up to 30 mt</td> <td>Up to 45 mt as per prevailing GDCR</td> </tr> <tr> <td>30 mt and above</td> <td>up to 70 Mt</td> </tr> </tbody> </table> <p>Developer shall have to plan with close consultation with slum community in case of proposed building units with G+5 or more. In addition, the competent authority shall assess the financial capabilities of slum community to maintain such facilities.</p> <ul style="list-style-type: none"> <li>• For the development with respect to height, irrespective of height permissible in that zone, building height up to 70 m. shall be permitted in accordance with the existing GDCR for other parameters such as road width, margin etc.</li> <li>• For plot aread 2000 Sq m or more Minimum area of 200 sq. m. or 8% of the area of the building unit, whichever is more shall be provided for common plot.</li> </ul> <p><b><u>Planning Regulations for Recipient Plot</u></b></p> <ul style="list-style-type: none"> <li>• TDRs shall be permitted in all zones excepts core walled city &amp; gamtal non-obnoxious industrial, open space, agriculture zone,all restricted zone, water body etc. and will also be permitted in projects approved under Hotel &amp; Hospital Policy and township policy.</li> <li>• Building height allowed up to 70 m. on road width of 30 m. or more</li> </ul>	Road width in mts	Height of building in mts	Less than 9 mt	Maximum 10 Mt (G+2)	9 mt and up to 12 mt	Maximum 15 Mt (G+4)	12 mt and up to 18 mt	Maximum 25 Mt (G+7)	18 mt and up to 30 mt	Up to 45 mt as per prevailing GDCR	30 mt and above	up to 70 Mt
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		<ul style="list-style-type: none"> <li>Ground Coverage: The area of the plot after deduction of the land in margins.</li> </ul> <table border="1" data-bbox="610 323 1549 611"> <thead> <tr> <th>Road Width</th> <th>Road side margin</th> </tr> </thead> <tbody> <tr> <td>Up to 9 m.</td> <td>3.0</td> </tr> <tr> <td>9-12 m.</td> <td>4.5</td> </tr> <tr> <td>12-18 m.</td> <td>6.0</td> </tr> <tr> <td>18-30 m.</td> <td>7.5</td> </tr> <tr> <td>30-40 m.</td> <td>9.0</td> </tr> <tr> <td>More than 40 m.</td> <td>12.0</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>For plots on any road, the margins to be kept as under:</li> </ul> <table border="1" data-bbox="610 686 1549 890"> <thead> <tr> <th>Building Height</th> <th>Margin other than Road side</th> </tr> </thead> <tbody> <tr> <td>15 m.</td> <td>3.0</td> </tr> <tr> <td>15-25 m.</td> <td>4.0</td> </tr> <tr> <td>25-45 m.</td> <td>6.0</td> </tr> <tr> <td>45-70 m.</td> <td>8.0</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Important Note for Bidders: In case of any ambiguity in planning norms, GDCR for Affordable housing section of new <b>AUDA Revised Development Plan - 2021</b> shall be applicable.</li> <li>Definition for Built up area: Means the areas covered by a building on all floors including the cantilevered positions, if any, including walls and columns, but except the areas specifically excluded under these regulations.</li> <li>Total Built Up area in SRS (Sq.m) means built up area for residential and commercial units. It is to be noted that built up area for social infrastructure and physical infrastructure should not consider during calculation of total built up area for SRS (Sqm).</li> </ul>	Road Width	Road side margin	Up to 9 m.	3.0	9-12 m.	4.5	12-18 m.	6.0	18-30 m.	7.5	30-40 m.	9.0	More than 40 m.	12.0	Building Height	Margin other than Road side	15 m.	3.0	15-25 m.	4.0	25-45 m.	6.0	45-70 m.	8.0
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3.	<p><b>ALTERNATIVE CONSTRUCTION TECHNOLOGY</b></p>	<p>Apart from conventional technology, any contractor can use alternative construction material / technology for construction and development of the project.</p> <p>Traditional building technology is defined as “building construction with load bearing walls or framed structure of RCC</p>																								

		<p>beam-columns with BB missionary, fly ash bricks or CC blocks”.</p> <p>The contractor can have a Joint Venture with the technology provider and form a joint venture, as mentioned in the eligibility criteria. However, bidders engaging such technologies/materials shall have to fulfill the following additional technical criteria:</p> <p><b>Eligibility Criteria</b></p> <p>The following additional certificates should be submitted in part B:</p> <p><b>A. Certification:</b></p> <ol style="list-style-type: none"><li>1. The alternate technology / materials must have the following certification:<ol style="list-style-type: none"><li>a) It should be certified by any of the following institutions: Building Materials and Technology Promotion Council/ Housing and Urban Development Corporation/ Central Building Research Institute/ Indian Institute of Technology.</li><li>b) For the purpose of testing and quality assurance, either (i) Building materials used in technology should have IS codes or (ii) the institutions specified 1(a) must have also certified construction manual and quality assurances plan including material testing.</li><li>c) The contractor/technology provider should produce all the certificates relevant to the above clauses.</li></ol></li><li>2. The above clarification should include the following critical quality aspects:<ul style="list-style-type: none"><li>• Structural strength, serviceability, durability and stability</li><li>• Structural life of minimum 50 years.</li><li>• Thermal and energy performance and/ or efficiency</li></ul></li></ol>
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		<ul style="list-style-type: none"><li>• Water penetration</li><li>• Behavior in fire</li><li>• Durability</li><li>• Behavior against other natural hazards, like earthquake, flood, cyclone.</li><li>• Construction methodology.</li><li>• Quality assurance including material testing.</li><li>• The value of the above criteria should be at least as much as provided by the traditional building technology as provided in this tender document or more.</li></ul> <p><b><i>B. Other Certifications:</i></b></p> <p>The alternative building material / technology must be used at least once in India. Bidder will have to submit completion certificate for at least one building of P+5 or 16.5 meters of height in use in India given by client and building use permission issued by local government authority.</p> <p><b><i>C. Details to be submitted by the Contractor in Envelope A</i></b></p> <p>While giving proposal for alternative technology the contractor shall submit the following.</p> <ul style="list-style-type: none"><li>• Product description</li><li>• Detailed technical information on how all the materials of the technology (including testing of the materials) meet IS Codes OR certification in this respect given by the abovementioned institution.</li><li>• Construction methodology.</li><li>• Design assumptions, detailed calculations, references</li></ul>
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		<p>to the necessary design standards and detailed design drawings.</p> <ul style="list-style-type: none"><li>• Design calculations</li><li>• The structural design calculations must clearly demonstrate structural integrity and stability, including connection details</li><li>• Design calculations should have proper sketches annotated in English.</li><li>• Quality Assurance Plan</li></ul> <p>The screening committee will evaluate the technology on the basis of documents/certificates/design which will be submitted by the developer/contractor as mentioned in the details of submission.</p> <p><b><i>D. Bidding Condition:</i></b></p> <ul style="list-style-type: none"><li>• The minimum criteria for project will be applicable to the bid with alternative building material / technology which shall have to fulfill the above technical criteria in addition to all the technical eligibility criteria mentioned in volume II in order to be technically qualified.</li><li>• The minimum specification for interior finishing items can be suitably modified in accordance with alternative building material / technology such that the impact / effect of specified interior finishing is either maintained or enhanced.</li><li>• Once shortlisted as technically qualified, its price bids will be opened with all other price bids. There shall not be any additional weightage for alternative building material / technology.</li><li>• The decision of screening committee shall be final with respect to the technical eligibility of other</li></ul>
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		<p>alternative building material / technology.</p> <p><b>E. Scope of Work:</b></p> <ul style="list-style-type: none"> <li>• The scope of work for the project is as mentioned in Volume II; Section 4.</li> <li>• In addition the general scope of work, the developer/contractor opting for alternative technology should also perform the following:</li> <li>• The proposals and costs must be based for plans for a specified area strictly and overall scheme.</li> <li>• The contractor shall arrange necessary training for the use and maintenance of the product, if needed.</li> <li>• If needed, briefing session and exhibition of the construction technology shall be arranged prior opening of price bid.</li> <li>• To ensure sustainability after the house has been constructed, the contractor shall ensure that an effective maintenance team is in place and trained from day one, including the beneficiary, if needed.</li> </ul>
4.	<b>IMPLEMENTATION FORMAT</b>	<ul style="list-style-type: none"> <li>• Turnkey for the development of all the components of slum rehabilitation.</li> <li>• The payment would be made in TDRs.</li> <li>• If the full plot is not utilized in the slum rehabilitation, the free space of plot remaining after slum rehabilitation will be given to bidder for development with sale rights.</li> </ul>
5.	<b>RIGHT OF DEVELOPER</b>	<p>The developer will have:</p> <ul style="list-style-type: none"> <li>• Development rights for the Slum Rehabilitation Plot (2.5 Years as construction period)</li> <li>• Leasehold rights for the part of the slum rehabilitation plot which is utilized for free sale development.</li> </ul>
6.	<b>CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>• Complete all approval, clearance process within 3 months</li> </ul>

	<b>PERIOD</b>	<p>from signing of Development Agreement;</p> <p><i>[Note: The State Govt. will facilitate the developer/contractor in completion of all approvals and clearances within 3 months of signing the agreement.]</i></p> <ul style="list-style-type: none"> <li>• Complete the Project and obtain completion certificate from the competent authority within 2.5 years from signing of the Development Agreement.</li> </ul>
7.	<b>BID PARAMETER</b>	<p>Minimum Price quote of SRS quoted by the bidder/ highest net land premium, as the case may be.</p> <p>In case of negative land premium: Lowest cost of SRS in INR</p> <p>In case of Positive land premium: (Cost of SRS in INR – Land Premium in INR) – Lowest Bidder</p> <p>In this case, Bidder shall not have to pay land premium upfront but bidder shall get TDR after deduction of land premium from cost of SRS</p>
8.	<b>PROCESS FOR TDR</b>	<ul style="list-style-type: none"> <li>• The minimum price quote for the SRS, submitted by the selected developer shall be converted into Development rights that can be transferred, traded and/or sold in all zones except obnoxious industrial and agricultural zone, open space, water body etc. including in projects approved under Hotel &amp; Hospital Policy within the combined jurisdiction of ULB and the concerned Development Authority.</li> <li>• The formulae for conversion of bid price of the selected developer into TDRs shall be as follows:   <math display="block">\text{TDR} = (\text{Total BUA of SRS}) \times (\text{per sq. m. bid price} / \text{jantri value of recipient land}).</math> </li> <li>• For example, if the total BUA for SRS is 50,000 sq. m., the per sq. m. quoted bid price is INR 30,000 and the jantri rate is INR 10,000/sq. m., then the developer will get a TDR of <math>(50,000) \times (30,000 / 10,000) = 150,000</math> sq. m.</li> </ul> <p>TDRs shall be valued at jantri price of the recipient land.</p>

		<p>In case of calculation for TDR, The value of TDRs should be measured in terms of the Jantri rate prevailing on the date of signing of the development rights</p> <ul style="list-style-type: none"> <li>• Building height shall be allowed up to 70 m. on recipient lands abutting road width of 30 m. of above.</li> <li>• The slum TDRs required to achieve the building height specified in addition to free FSI available in that zone, can be transferred to that extent to the concerned recipient land.</li> <li>• TDRs shall be transferable/ tradable/ saleable in parts or full only once.</li> <li>• TDRs shall be consumed within a period of maximum 7 years from the date of issue.</li> <li>• TDRs shall be released in proportion to completed DUs in the multiple of 50s. Last trench of TDR shall be issued on completion of SRS, which can or cannot be in the multiple of 50s.</li> </ul>
<p>9.</p>	<p><b>LAND PREMIUM</b></p>	<p><b>Land premium shall be review with respect to Market price . Quoted land premium for free sale component shall not be less than the existing Jantry price.</b></p> <p><b>When there is positive land premium:</b></p> <p>The Developer to pay to implementing agency:</p> <ul style="list-style-type: none"> <li>• 1/3<sup>rd</sup> of LP to be paid before signing of Development Agreement (1<sup>st</sup> installment)</li> <li>• 1/3<sup>rd</sup> of LP after completion of construction of 33% of the Slum Rehabilitation Scheme (2<sup>nd</sup> installment)</li> <li>• 1/3<sup>rd</sup> of LP after completion of construction of 66% of the Slum Rehabilitation Scheme(3<sup>rd</sup> installment)*</li> </ul> <p>*Along with payment of 2<sup>nd</sup> installment, the Developer is required to submit a Bank Guarantee equivalent to outstanding</p>

		<p>amount as on that date.</p> <p>* The interest charged on the outstanding amount will be Base Rate + 5% as interest thereof and will be charged for period from the submission of BG till payment of the full amount. The Base Rate, as published, will be the rate of the last of day of the preceding month.</p> <p>The sale Deed will be signed on payment of full amount of Land Premium or on payment of 2<sup>nd</sup> Installment plus BG of outstanding Land Premium.</p> <p>The Developer has the option of making pre-payment at every stage.</p> <p>Development on free sale lot can be started only after completion of construction of the DU for the SRS.</p> <p><b>When there is Negative land premium:</b></p> <p>If there is another land parcel apart from the SRS plot, and there is negative land premium, the developer/contractor can develop both the SRS scheme and free sale components parallelly.</p>
<p>10.</p>	<p><b>INCENTIVES TO THE DEVELOPER</b></p>	<ul style="list-style-type: none"> <li>• Maximum permissible FSI of 3.0 shall be calculated for the entire building unit (plot). The developer shall be entitled to utilize the remaining balanced FSI after deducting the FSI consumed in slum rehabilitation, on the part of the land if available to them for private development (free sale), after slum rehabilitation</li> <li>• If the building unit (plot) is within BRTS/TOZ (Transit Oriented Zone), the permissible higher FSI of TOZ of 4.0 shall be calculated on the basis of area of remaining balance plot available for private development (free sale) and this additional 1.0 FSI (4.0-3.0=1.0) shall be permitted on</li> </ul>



		<p>payment basis as per norms prescribed for chargeable FSI in prevailing GDCR.</p> <ul style="list-style-type: none"> <li>• Developer shall be provided the following two rights: <ul style="list-style-type: none"> <li>○ Development rights for the Slum Rehabilitation Plot.</li> <li>○ Leasehold rights for the part of the slum rehabilitation plot which is utilized for free sale development.</li> </ul> </li> <li>• For the purpose of slum rehabilitation only, all municipal &amp; revenue charges shall be waived and relaxation in existing GDCR shall be granted as prescribed in para 8. However, all municipal &amp; revenue charges for free sale development shall be payable and its development shall be as prescribed in para 8.</li> <li>• All the regulations under any prevalent act, rules and GDCR shall apply mutatis mutandis except for the specific provisions mentioned as prescribed in para 8.</li> <li>• The slum rehabilitation use shall be permissible irrespective of any of provisions of zoning other than restrictive zones in the applicable GDCR.</li> </ul>
11.	<p><b>PROJECT DEVELOPMENT FEE &amp; EXPENSES (NON-REFUNDABLE AND NON-ADJUSTABLE) - IF APPLICABLE</b></p>	<p>1.25% of Project Cost* to be payable to implementing agency before signing of Development Agreement;</p> <p>0.25% of Project Cost* to be payable to the transaction advisor before signing of Development Agreement; if applicable</p> <p>* Quoted Project Cost indicated in the financial Bid of the Preferred Bidder will be adopted for this purpose.</p>
12.	<p><b>BID SUBMISSION</b></p>	<p>Envelope A: EMD, IT certificate, Bank Solvency Certificate etc.</p> <p>Envelope B: Technical &amp; financial documentation</p> <p>Financial Bid - To be submitted online as per Annexure- I</p>

		<p>provided in Financial Bid Section.</p> <p>Note :</p> <ul style="list-style-type: none"> <li>Envelope A and B must have to be submitted in a common Envelope.</li> </ul> <p>Envelope A will be opened first and thereafter Envelope B will be opened, if Bidders has submitted Tender Fee, EMD, Bank Solvency Certificate positively in envelope A.</p>
13.	<b>ENVELOPE A:</b>	<ul style="list-style-type: none"> <li>The unique transaction reference of RTGS/NEFT against EMD, Tender fee and Bank Guarantee.</li> <li>Bank solvency certificate (20% of project cost not older than six months).</li> <li>Certificate of Registration for Sales Tax/VAT and Service Tax and acknowledgement of up to date filed return duly attested by Registered Chartered Accountant.</li> </ul>
14.	<b>ENVELOPE B:</b>	<p>Technical &amp; Financial Documentation:</p> <ul style="list-style-type: none"> <li>Proposed layout plan in the scale of 1:500 (minimum) is required for the housing pockets.</li> <li>Hard &amp; soft copy of : <ul style="list-style-type: none"> <li>proposed plans of (architectural plan such as unit plan, cluster plan, &amp; elevation external service i.e. water supply sewerage, firefighting, storm water drains, rainwater harvesting, sections, elevations of the structures proposed to be constructed etc. ( scale 1:100 minimum).</li> <li>Plants and electrical design including provision of solar lighting system for building exteriors) drawings and the proposal being offered including detailed write up in completing the built up area for buildings in their hard copies and soft copies in a CD.</li> </ul> </li> <li>Specifically for this work technical persons proposed to be deployed on the work- their name, experience &amp; qualifications.</li> <li>Any other relevant documents as desired by the tenderer.</li> <li>Quality Assurance plan.</li> <li>Method statement-indicating the methodology proposed to be used for construction of houses,</li> </ul>

		<ul style="list-style-type: none"> <li>• Proposed programme (BAR CHART) schedule for execution of work.</li> <li>• Centering and shuttering to be used for high rise building be specified.</li> <li>• Audited balance sheet of last five financial years.</li> <li>• Financial information including annual turnover &amp; net worth.</li> <li>• Certificate of work experience (duly authenticated by client)</li> <li>• Documents of eligibility criteria (including Form A1-A19)</li> <li>• All the additional certifications related to alternative building materials/technology.</li> </ul>
15.	<b>Financial Bid:</b>	<ul style="list-style-type: none"> <li>• To be submitted online (quoting minimum total cost of SRS quoted by the bidder/ highest net land premium, as the case may be.) Performa financial bid is attached (in Annexure-I in Financial Bid)</li> <li>• Conditional financial bid will be rejected</li> </ul>
16.	<b>ELIGIBILITY CRITERIA</b>	<p>Bidder (Single or JV) to demonstrate the capability of:</p> <ul style="list-style-type: none"> <li>• The average annual financial turnover should not be less than amount of the tender divided by No of years for project completion period i.e. time limit of project during last 5 consecutive financial years</li> <li>• The average net worth should not be less than 12% of the estimated project cost during last 5 consecutive financial years.</li> <li>• Experience of having successfully completed similar nature of works as a prime contractor/ developer during the last five years ending last day of the month previous to the one in which bids are invited.</li> <li>• Three similar completed works, each costing not less than the amount equal to 40% of estimated cost put to tenders,</li> </ul> <p style="text-align: center;">Or</p> <ul style="list-style-type: none"> <li>• Two similar completed works, each costing not less than the amount equal to 50% of estimated cost put to tender,</li> </ul>

		<p style="text-align: center;">Or</p> <ul style="list-style-type: none"><li>• One similar completed work of aggregate cost not less than the amount equal to 80% of estimated cost put to tender.</li><li>• If the bidder submits proposal for developing slum rehabilitation project with buildings more than G+4, then the bidder needs to have experience of similar completed work of construction of buildings of a height of minimum 16.5 m/G+4/P+5, otherwise similar experience of G+3 buildings.</li><li>• Should have a bank solvency of the amount equal to 20% of the estimated cost of composite work issued by the Bank as per attached list. The solvency should not be more than six month old.</li><li>• The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 10% per annum; Calculated from the date of completion to March-2015.</li><li>• The bidding capacity of the contractor should be equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:  Bidding Capacity = <math>[AxNx2]-B</math> Where,  A = Maximum value of construction works executed in any one year during the last five years taking into account the completed as well as works in progress.  N = Number of years prescribed for completion of work for which bids has been invited.  B = Value of existing commitments and ongoing works and LOI issued to be completed during the period of completion of work for which bids have been invited.</li></ul>
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17.	<p><b>DUTIES &amp; RESPONSIBILITIES</b></p>	<p><b><u>Duties &amp; Responsibilities of the Prescribed Authority:</u></b></p> <ol style="list-style-type: none"> <li>1. To provide the list of eligible slum dwellers for dwelling units and shops to be allotted free of cost.</li> <li>2. To facilitate developer/contractor in vacating the slum plot.</li> <li>3. To notify and earmark the area for the demolition of existing slum of the project put to bid.</li> <li>4. To approve all the drawings, designs and layouts for slum redevelopment project.</li> </ol>

		<ol style="list-style-type: none"> <li>5. To rehabilitate and redevelop the notified slum of the project put to bid.</li> <li>6. To grant all the approvals regarding implementation of the slum redevelopment project.</li> <li>7. To issue TDR certificate as mentioned in 16.</li> <li>8. To ensure quality of the project implementation by appointing third party inspection agency.</li> <li>9. To oversee allotment of dwelling units and shops to eligible slum dwellers.</li> <li>10. To ensure completion of the SRS.</li> <li>11. To facilitate the slum dwellers in the formation of Service cooperatives or Associations or Societies.</li> <li>12. To form community-based organizations, wherever required, to ensure the participation of the slum dwellers community.</li> <li>13. To facilitate developer in vacating the slum plot.</li> </ol> <p><b><u>Duties &amp; Responsibilities of the Developer:</u></b></p> <ol style="list-style-type: none"> <li>1. Participate in the bid for the project.</li> <li>2. To design and develop slum rehabilitation scheme as per the planning norms.</li> <li>3. To provide transit accommodation for the slum dwellers under redevelopment and bear the entire cost of transit accommodation to and fro shifting &amp; final settlement.</li> <li>4. To provide internal civic services in slum rehabilitation schemes, and to carry out the responsibility of operation &amp; maintenance of the housing schemes for 3 years in case of building units without provision of elevators.</li> <li>5. Developer has to bear the O&amp;M cost of lift for 7 years in case of building units with provision of elevators.</li> <li>6. Developer shall have to deposit the corpus fund either at rate of Rs 250.00 per sq.mtr of built up area or 10 percent of the cost of rehabilitation dwelling units, whichever is higher and the same shall be handed over to resident association or housing co-operative society or AMC.</li> <li>7. To allot the dwelling units and shops to the eligible slum dwellers under the supervision of the prescribed authority.</li> </ol>
18.	ALLOTMENT	<ul style="list-style-type: none"> <li>• Slum dweller shall be provided with two options for the</li> </ul>

	<b>PROCESS</b>	<p>purpose of rehabilitation:</p> <ul style="list-style-type: none"> <li>○ Default and preferred option shall be allotment of a Dwelling Unit in the in-situ Slum Rehabilitation Scheme.</li> <li>○ In case beneficiary chooses not to be so rehabilitated within SRS then the beneficiary shall be entitled to get rehabilitated in any Private Affordable Housing Scheme having minimum specifications within the same city by the selected developer.</li> </ul> <ul style="list-style-type: none"> <li>• The dwelling units constructed under SRS shall be allotted, to the eligible slum dwellers by either computerized random draw in the presence of beneficiaries by the developer under the supervision of competent authority.</li> <li>• The allotted leasehold DUs shall be joint ownership of the spouse , and shall be so entered in all the relevant records including stamp duty registration and property card</li> <li>• Stamp Duty Registration of the dwelling unit shall be made on Rs.100/- Stamp paper.</li> <li>• The beneficiary shall be granted leasehold property rights for first 15 years and freehold property rights thereafter only for DU.</li> <li>• Ownership of the land shall remain with the ULB/competent authority.</li> <li>• Developer shall have to comply with the time schedule, failing to do so, he shall be penalized for delay or late completion of SRS for reasons attributed to him, as prescribed in para 33 &amp; 34.</li> <li>• Once the SRS is certified to have been completed by the competent authority, the developer shall hand over the maintenance of services to the association of slum dwellers (how completion is decided).</li> <li>• Eligible slum dwellers occupying shops in slum shall be entitled for allocation of shop in SRS of minimum 15 sq. m.</li> </ul>
19.	<b>BID EVALUATION</b>	<p>Envelope A:General Documentation: Pass/Fail.</p> <p>Envelope B: As per para 2.1 (also envelope B)</p>
20.	<b>BID VALIDITY</b>	180 days from the last date of receipt of bid

21.	<b>EARNEST MONEY</b>	1% of estimated project cost INR 60,50,000.00 along with Envelope A
22.	<b>VALIDITY OF EARNEST MONEY DEPOSIT</b>	180 days from the last date of receipt of bid
23.	<b>SECURITY DEPOSIT</b>	5 % of the project cost to be submitted within 30 days after awarding LOI.
24.	<b>RELEASE OF SECURITY DEPOSIT</b>	On issuance of Project Completion Certificate for SRS by AMC. This security deposit converted into performance security deposit.
25.	<b>VALIDITY OF PERFORMANCE SECURITY</b>	Up to issue of completion certificate – 60 months
26.	<b>DEFECTS LIABILITY PERIOD</b>	7 years from the date of completion of SRS
27.	<b>DEVELOPER'S DEFAULT - BEFORE SIGNING OF AGREEMENT</b>	<ul style="list-style-type: none"> <li>• Forfeit earnest money.</li> <li>• In case of land premium, return of Land Premium without any interest thereon</li> <li>• Cancellation of Development Agreement</li> <li>• No compensation to be paid by the competent authority.</li> <li>• Black listing of developer</li> </ul>
28.	<b>DEVELOPER'S DEFAULT - AFTER SIGNING OF AGREEMENT</b>	<ul style="list-style-type: none"> <li>• The Earnest money as well as Performance Guarantee deposited by the contractor shall be forfeited absolutely.</li> <li>• In case of land premium, forfeit the Land Premium paid as on that date.</li> <li>• No compensation to be paid by the competent authority.</li> <li>• Cancellation of Development Agreement.</li> <li>• Reduction in TDR</li> <li>• Black listing of developer</li> </ul>



		<ul style="list-style-type: none"> <li>• Financial penalty</li> </ul>
29.	<b>COMMUNITY PARTICIPATION</b>	<ul style="list-style-type: none"> <li>• Slum community participation shall be ensured at every stage of implementation of SRS for effective planning and implementation by the selected developer. NGOs/CBOs may be engaged by the developer for participation of slum community and their smooth rehabilitation. Community participation shall be sought in following manner:                             <ul style="list-style-type: none"> <li>○ Co-operation in Mapping, Survey, registration and creation of database leading to preparation of Slum rehabilitation scheme plan.</li> <li>○ Micro-planning during preparation of Slum rehabilitation scheme.</li> <li>○ Implementation and Operation and Maintenance of the SRS: For this purpose community-based organization at the slum level may also be formed.</li> </ul> </li> </ul>
30.	<b>ASSUMPTIONS</b>	<p>1 acre=4046.872 Sq.m 1 Sq.m=10.763 Sq.ft</p>
31.	<b>Contact Details:</b>	<p><b>Mr. Harpalsinh Zala,</b> Additional City Engineer (SNP/Housing Project), Ahmedabad Municipal Corporation, Mobile No: 9327038855 Email Id: _____</p> <p>Mr. R.B.patel, Deputy City Engineer (SNP/Housing Project), Ahmedabad Municipal Corporation, Mobile No: 9374514271 Email Id: _____</p>