

OFFICE OF THE ADDITIONAL CHIEF ENGINEER-I,

Rajasthan Housing Board, Jaipur

No. ACE-I/2019-20/ 129

Date: 23.07.2019

Minutes of Prebid Meeting

Pre bid meeting for Construction of EWS & LIG flats under "Chief Minister Jan Avas Yojana-2015 at Sector-3 & 26 Pratap Nagar (Provision 4.A(ii)) & at Sector-7, Indira Gandhi Nagar (Provision 4.A(i)), Jaipur was held on dt. 09.07.2019 at 3.00 P. M. in the Board Room at RHB Head Office, Jaipur. The meeting was chaired by Sh. Bhasker A. Sawant, Hon'ble Chairman, Rajasthan Housing Board. Following officers from RHB & builders/developers participated in the meeting -

1. Sh. K. C. Meena, Chief Engineer-I, RHB, Jaipur.
2. Sh. Ghanshyam Baghela, Chief Engineer-II, RHB, Jaipur.
3. Sh. S. K. Singhal, Chief Engineer-HQ, RHB, Jaipur.
4. Sh. D. K. Meena, Chief Engineer, RUDSICO, Jaipur
5. Sh. Rekha Bhasker, Financial Advisor, RHB, Jaipur.
6. Sh. Nathoo Ram, Addl. Chief Engineer-I, RHB, Jaipur.
7. Sh. S. L. Sethi, ACTP, RHB, Jaipur.
8. Sh. Lekh Raj Jagrat, Director Law, RHB, Jaipur
9. Sh. Mrinal Joshi, STP, RHB, Jaipur.
10. Sh. Sarvjeet singh, Dy. Housing Commissioner, Circle-III, RHB, Jaipur.
11. Sh. J. S. Bugaliya, Resident Engineer, Div-II, RHB, Jaipur.
12. Sh. M. L. Gupta, Resident Engineer, Div -IV, RHB, Jaipur.
13. Sh. M. S. Hada, Resident Engineer, Div-X, RHB, Jaipur.
14. Sh. B. S. Chaudhary, Resident Engineer, Div-Elect, RHB, Jaipur.
15. Sh. Anil Kr. Sharma, Resident Engineer, Div -PHE-I, RHB, Jaipur.
16. Sh. Kirori Lal Meena, Resident Engineer, Div -PHE-II, RHB, Jaipur.
17. Sh. Ashok Patni, VC, RAJREDCO, Jaipur.
18. Sh. V. N. Lakhlan (M/S Lakhlan & Qureshi Construction Co.).
19. Sh. Pradeep Dusad (M/S Eminent Colonizer Pvt Ltd).
20. Sh. Shiv Kumar Lalpuria, (M/S Anandi Lal Lalpuria)
21. Sh. Bhupinder Chaudhary (M/S Sanchar Infratech Pvt Ltd)
22. Sh. Rajesh Gupta (M/S N. G. Gadhia).
23. Sh. Alok Goyal, Consultant NCCF India Ltd.
24. Sh. Ghyan Singh Rathore, M/S Prime Civil Infra Pvt Ltd, Mumbai.
25. Sh. Ashok, M/S Dullar Real Estate Pvt Ltd
26. Sh. Avinash Sah, M/S Y. D. Builder & Hotel
27. Sh. Rajendra Pandey, M/S ECC, Jaipur

During the pre bid meeting, the participants raised their concern on various provision taken in the BID documents prepared for Construction of EWS & LIG flats under "Chief Minister Jan Avas Yojana-2015 at Pratap Nagar (Provision 4.A(ii)) & Indira Gandhi Nagar (Provision 4.A(i)), Jaipur. M/S N. G. Gadhia, M/S Sanchar Infratech Pvt Ltd, M/S Desert green Pvt Ltd & M/S Avolon Group has submitted their representation for clarification on various queries through mail & in person. Details of queries/clarification sought, provision in Bid document & RHB view are as under;

S. No.	Participants views	Provision in the BID Document	RHB View
1	Participant asked about no. of EWS & LIG flats to be built on 75% part in each land parcel.	Only layout plan of land parcels showing 75% land reserved for EWS/LIG units & 25.% land reserved for developers were uploaded.	Planning of EWS & LIG flat units have been done for each land parcel & under approval. The same shall be uploaded in addendum on eproc. Sector-3, Pratap Nagar EWS - 484 Nos (G+10). Sector-26 Zone 266., Pratap Nagar EWS- 880 Nos, LIG-352 Nos (G+10). Dwarikapuri Ph-II, Sector-26, Pratap Nagar

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			EWS- 768 Nos, LIG-384 Nos (G+11). GH-3, Sector-7, I. G. Nagar EWS- 96 Nos, LIG-32 Nos. (G+3) GH-4, Sector-7, I. G. Nagar EWS- 112 Nos, LIG-48 Nos. (G+3)
2.	Developer asked about confusion regarding FAR & BAR in bid document under provision 4A(ii).	Min. required BAR 2.25 has been mentioned and at some place it is written FAR.	ACTP & STP made clear that correct is FAR 2.25 equivalent BAR 3.375. The correction will be made in documents.
3.	Developer raised concern regarding defect liability period that as per CMJAY-2015 defect liability period is one year.	Defect liability period is five year from the date of completion. At some space erroneously type 1 year or 36 months.	As RERA act has come in effect so as per RERA provision defect liability period will be five year. Necessary correction will be made in document.
4.	Developer asked that when 25.0% Land parcel will be handed over.	After completion of EWS & LIG units.	After completion of EWS & LIG units & deposition of EDC charges payable to RHB for 25% land parcel. The same shall be amended in document.
5.	Developer asked about any charges other than EDC on 25.0% land parcel to be charged from them.	No charges mentioned.	Land will be allotted free of cost. Developer will have to deposit the EDC charges to RHB & other applicable charges of stamp duty, lease or any other taxes as per prevailing rules/regulations.
6.	Developers asked about provision for component of commercial use.	Not mentioned.	ACTP stated that construction of commercial use shall be admissible only on 25% land parcel as per prevailing building bye laws. The same shall be added to BID document.
7.	Developer raised query regarding ceiling rate payable to them.	Ceiling rate to be paid to developer is Rs. 1150.00 per Sqft for G+3 format & for multistoried construction Rs. 75.00 per Sqft shall be paid for elevator in addition to ceiling rate for G+3 format.	From 01.04.2019, the maximum payable rate to developer has not been increased by the Govt. The ceiling rate shall be Rs. 1100.00 per Sqft for G+3 format & for multistoried construction Rs. 75.00 per Sqft shall be paid for elevator in addition to ceiling rate for G+3 format. The correction will be made in the bid document.
8.	Developer wants to know about sale price of EWS & LIG flats.	Not mentioned.	Current sale price effective from 01.04.2019 is Rs. 1389.00 per sqft as per CMJAY policy.
9.	Developers raised their doubts regarding maintenance charges payable by them in RWA fund at the time of transfer of EWS/LIG project for maintenance to RWA.	Developer has to deposit Rs. 50.0 per sqft or 5.0% of rate as their contribution in RWA fund at the time of transfer of EWS/LIG project for maintenance to RWA.	CMJAY-2015 policy it has been stated at para 11.F of General condition that one time maintenance amount as decided by the Government in consultation with Developer, will have to be deposited by developer as a corpus amount in a separate maintenance fund after completion of the project but RHB has decided Rs. 40.00 per sqft of super built up area as a developer's contribution in RWA fund for maintenance purpose. The same will be amended in document.
10.	Developer asked to extend the concession to registered developers with RHB, UIT, DLB, RUDSICO to deposit 0.5% Bid security with submission of BID.	It has been stated to deposit 2.00% of Bid value as bid security at the time bid submission.	Chief Engineer, RUDSICO informed that for CMJAY-2015 Govt. has extended concession to registered developers with RHB, UIT, DLB, RUDSICO to deposit 0.50% bid security along with submission of BID in place of 2.00%. RHB decided to deposit 0.50% bid security by developers registered with RHB, UIT, DLB, RUDSICO. MSME registered developers have to

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			deposit 2.0% bid security.
11.	Developer asked regarding payment to them from Escrow account & when there will deficit in ESCROW A/C what will happen to their due payment.	Payment shall be made from ESCROW A/C only. Stages of payment for G+3 & G+8 have been stated in bid document. Developer has to arrange finance at his own source or get Financial assistance from Bank/financial institution at his own.	As per planning of G+10 & G+11 flats at Pratap Nagar, Jaipur, revised Stage wise payment schedule are being enclosed. As per stage wise payment schedule for G+3, G+10 & G+11 flats, payment to developer shall be made from ESCROW A/C. RHB will issue NOC to developer for financial assistance only, if required.
12.	Developer asked about variation from the area of construction stated in BOQ to the actual area.	In BOQ area of construction on basis of 2.25 BAR has been stated for bidding.	Building plans showing nos. of unit & floors are being uploaded. Actual area of construction for EWS/LIG flats only be arrived after approval of actual building plan & the same will be taken in the final award of letter for work.
13.	Developer asked to provide one PVC water tank of 500 L instead of 2 PVC water tank in G + 3 format looking to the space constraint on roof.	Two PVC water tanks on the roof have to be provided for each flat in G+3 flats. Overhead reservoir as per design for G+10 & G+11 flats above the roof shall be provided. In MSS erroneously Two PVC water tanks on the roof have to be provided for each flat has been stated.	Depending on approved final plans, 500 L capacity one tank may be provided in G+3 flats. Overhead reservoir as per design for G+10 & G+11 flats for each block above the roof shall be provided. The same will be amended in Bid document.
14	Developer asked whether they can transfer/sale the 25.0% land parcel to other.	As per disclaimer clause 5.1, The Developer shall not undertake or permit any change in ownership, except with prior approval of the Rajasthan Housing Board.	As per CMJAY policy developer shall free to construct MIG-B/HIG flats/plots/houses (high rise permitted) on 25% land parcel.
15.	Developer raised concern about 1.0% charges to be deposited by them to RHB for consultant charges as they have to do complete planning, construction at their part & 0.25% of contract value as seed money to the maintenance fund for the Project facilities.	Manual for Standard specification Page 11 clause i states "one percent of contract value to be paid to RHB for consultants to be engaged for the Project & 0.25% of contract value as seed money to the maintenance fund for the Project facilities "	RHB agreed not to charge 1.0% consultant charges. One time maintenance fund stated at S. No.9 has to be deposited by developer at the time of transfer to RWA. No other amount as seed money will be taken from developer.
16.	Developer asked that whether they will be permitted to achieve required FAR of 2.25 by more coverage with less storey.	The flats shall be (stilt+8 storey), or higher floors, to be constructed as per approved model.	Developer shall achieve maximum permissible FAR as per storey mentioned in building plans of G+10 & G+11 being uploaded.
17	Developer wants to know about price variation clause (Escalation).	The bid shall be firm & fixed without any compensation for price escalation . This is fix price lump sum project and no variation (including compensation for escalation of cost etc) on any account are payable.	Escalation is not payable as per CMJAY-2015 policy.
18	Developers want to know about GST applicable.	The developer shall also pay for labour cess, all taxes, duties & Royalties & seed money.	Beside labour cess, all taxes, duties & Royalties mentioned in bid document, GST is also applicable & to be paid by developer.
19.	Developer asked about EDC charges to be paid by them to RHB so that the same can be taken in consideration while bidding.	In bid document is has stated that developer has to deposit the EDC charges for 25.0% Land parcel to be allotted to them at free of cost.	EDC charges for land parcels at Pratap Nagar & I. G. Nagar are as under; Zone 266 & Dwarikapuri, Sector 26, Pratap Nagar, Jaipur Rs. 430.00 per sqft Sector-3, Pratap Nagar, Jaipur Rs. 450.00 per sqft

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			Sector-&, Indira Gandhi Nagar, Jaipur Rs. 530.00 per sqft
20.	How much unsold inventory is already lying with RHB in these locations. Kindly let us know Land Rate/ DLC rate.		Total un possessed houses/flats at Pratap Nagar & Indira gandhi Nagar are 2644 & 975 respectively. Land & development rate for Pratap Nagar & Indira gandh Nagar are Rs. 13865.00 & 10985.00 per Sqm respectively. For DLC rate developer may visit the site of registration & stamp department, Rajasthan.
21.	Who will provide Electricity substation? We arrange transformer only and do internal electric work.	Power supply shall be drawn from a dedicated transformer, penal & GSS located in campus & underground cable run on cable tray.	RHB shall provide only 33KV electric feeder at sector 26, P.N. land parcels & 11 KV electric feeder for Sector-3, Pratap Nagar & sector-7, IG Nagar Land Parcels from nearby 132/33 KV GSS. If electric load is up to1500 KVA then 11/4 KVA substation & if load is more than 1500 KVA then 33/4 KVA substation within the campus of land parcel shall provided by developer.
22.	Site office of 1150.00 Sqft plinth area shall be provided. In their opinion 500.00 Sqft site office shall be sufficient.	One fully equipped and connected site office 1150.00 sqft plinth area for employer shall be provided by developer.	RHB agreed that developer shall provide 500.00 sqft plinth area site office with one furnished room with toilet for staff & one room sufficient in size to accommodate all required test equipments for QC Lab.
23.	Developers sought clarification that how can we confirm 75 year design life if building is not maintained by concerned.	This approval shall not relieve the developer from his responsibility of no fault in planning, design & execution. Min design life of building structure to be 75 years.	Min design life of building structure to be 75 years. The building shall be maintained by RWA after handing over to them.
24.	When as per policy RHB will get 5% escalation on selling price after 1 year on unsold inventory, the same benefit shall of escalation shall be passed on to us also.	As per policy the sale price & maximum rate to given to developer is to be decided by Govt..	As per CMJAY-2015 policy at present the maximum rate to be paid to developer is Rs. 1100.0 per sqft.
25.	The percentage by which the quantities (number of flats) may be increased or decreased is 50.0%	The percentage by which the quantities (number of flats) may be increased or decreased is 50.0%	it is clarified that number of units may be increased or decreased by 50%. To ensure that such variation not happen, RHB will start project only if more than 75% units registrations will be received
26.	Developers asked to about Lab to be established at Project site.	To establish a fully equip laboratory with equipment (preferable NABL accredited), temperature controlled, experienced testing personnel, consumables, testing environment, all codes & book of specifications.	As per bid document.
27.	Kindly clarify why Industrial/ mechanical engineer is required.	As per requirement of Key personnel one Post graduate Civil/ Industrial/ structural Engineer, Graduate mechanical/ electrical/ electronic/ civil & diploma civil/ mechanical/ electrical engineers are required.	Developer shall have one have experienced Post graduate/ graduate Civil Engineer employed at project site for monitoring & execution of work. Other required engineers shall be deputed as & when required at Project.
28.	Developer asked whether they will allow to provide single track aluminum window without wire gauge instead of openable steel section window.	Openable steel section window as per IS:1038, min area 1.20 sqm in one room with wire gauge & guard bars shall be provided.	RHB agreed that developer may provide aluminum window or PVC window instead of Openable steel section window.

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29.	Developer wants to know that who will sale the flats.	As per Policy RHB will register, allot & give possession of flats to beneficiaries.	As per Policy RHB will register, allot & give possession of flats. Developer will promote, prepare the DPR for getting subsidies & cooperate in giving possession to beneficiaries.
30.	Developer wants to know that if developer develops the land, then there is any boundation on sale price of flats. If yes, what shall be the rate.	The developer should develop the 25% land parcel as MIG-B/HIG flats/ plot/ houses (high rise permitted). The specification & workmanship in the developer's part & mass housing project should equally be good.	There is no bounding from RHB regarding sale price of units constructed on 25% Land Parcel.

During pre bid meeting Hon'ble Chairman, Rajasthan Housing Borad has directed to analyse the feasibility of recovery of the land cost of each land parcel with respect to the amount remain with RHB after making payment to developer & contributing to RWA. Looking to the time required for approval of revision of sale price of EWS/LIG flats in case of deficit in recovery of land cost as per feasibility and approval of planning of units, The revised schedule of bid submission, deposition of documents with Bid security, opening of Technical & financial bid shall be as under;

1	Online submission of bids along with all required documents by bidder on eproc.rajasthan.gov.in	Up to 26.08.2019, 6.00 PM.
2	Deposition of EM, Tender Fee & processing fee along with original/ certified documents and schedules in the office of BID inviting authority.	On 28.08.2019, Up to 6.00 PM in the Office of Addl. Chief Engineer-I.
3	Opening of technical Bid	11.00 AM on 30.08.2019 in the Office of Resident Engineer, E-proc-cell, Rajasthan Housing Board, Avas Bhawan, Janpath, Jaipur.
4	Opening of financial bids	11.00 AM on 19.09.2019 in the Office of Resident Engineer, E-proc-cell, Rajasthan Housing Board, Avas Bhawan, Janpath, Jaipur.

This bears the approval of competent authority.


Additional Chief Engineer-I

Copy to:

1. PS to Hon'ble Chairman/Housing Commissioner, Rajasthan Housing Board, Jaipur.
2. Chief Engineer-I/II/HQ, Rajasthan Housing Board, Jaipur.
- ✓ 3. Joint Director (Computer), Rajasthan Housing Board, Jaipur for uploading the same on website.
4. Dy. Housing Commissioner J/C-I & J/C-III, Rajasthan Housing Board, Jaipur.
5. Resident Engineer, e-proc, Rajasthan Housing Board, Jaipur for extending the dates of bid.
6. Resident Engineer, Div-II/IV/X, Rajasthan Housing Board, Jaipur.
7. Master file


Additional Chief Engineer-I