

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

No.JDA/EE-Housing-II/D-03

Date: 24/01/2016

ADDENDUM

This is in notification to bids invited vide NIB No. EE-Housing-II/3/2015-16 for "Low Cost Housing Project for EWS & LIG category under Chief Minister's Jan Awas Yojana 2015" Provision 4B-(i) The Pre bid meeting was held on 21.12.2015. The clarification to the queries of bidders have been incorporated in bid document and modified document papers are enclosed with this addendum .The addendum shall be part of bid document and bidders are requested to read them before submission of bid.


**Executive Engineer (Housing-II),
JDA, Jaipur**

The Incentive to Developers are

- | | | |
|--|---|---|
| 1. Land Conversion/ land Use change/ charges | - | Not applicable |
| 2. External Development Charges | - | Cost of External Development will be borne by local Authority on EWS/LIG component. |
| ADDENDUM | - | However External Development charges for these plots not to be taken separately from the bidder |
| 3. Building Plan Approval Fee | - | As per prevailing rules to be paid by the developer on the land other than EWS/LIG segment. |
| 4. FAR | - | Minimum 140 units per acre and maximum up to 2.25 FAR (without betterment levy) shall be constructed on EWS/LIG component of scheme. For remaining part of the scheme as per prevailing building byelaws. |
| Split location | - | Not applicable |
| Commercial use | - | As per building byelaws proportionate to FAR consumed in different segments. |
| 5. TDR facility | - | Not applicable |
| 6. Taxes/Deductions | - | The deductions will be same standard deductions as in other contracts as per financial rules and taxes implied by State & Central Government. |

Eligibility Criteria:

The Eligibility Criteria for the bidders shall be as follows: -

- (i) Experience in building construction works for at least three years and should have a good track record of quality construction works.
- (ii) Total net worth (Reserve & Capital) of last three years (of the company or consortium) should be equivalent to at least 10% of the project cost (excluding land cost) i.e. cost of proposed EWS/LIG houses.
- (iii) The developer should have executed minimum 2 acres of residential or other type of development in a single project during last three years (as a developer or builder or as construction agency).
- (iv) Joint ventures or Special Purpose Vehicles by private developers will also be eligible under the Policy.
- (v) In case a Developer submits bid for more than one plot than he has to ensure that his net worth is as many times as required under 1A(ii) of chapter 3 of policy, as number of plots he is bidding for, failing which he would be considered not qualified for all bids and his all financial bids will not be opened.
- (vi) The bid security for each of the plots would be Rs.10.00Lacs each, which can be deposited online or in form of Bank Guarantee valid for Six Months. In case submission of Bid Security is in form of Bank Guarantee BG-No, BG Amount, Name of issuing Bank, Date of Issue, and Validity Date shall be filled in on JDA portal. In absence of such fees the bidder will be considered as non-responsive and shall be rejected. The BG can be submitted in room no CCC – FF 107 on or before 08-01-2016.
Bid security of unsuccessful bidder will be returned at the earliest possible.

*** Note: For the calculating net worth criteria project cost shall be calculated by consuming full FAR i.e. 2.25 on 75% portion of total land @ Rs.1100.00/- Per Sqft. (Excluding Land Cost)**

Technical Bid: - Part – A of Bid should contain details about the firm (individual partnership / private limited / public limited company) which explain about the firm's available technologies with accreditation certificate for mass housing, financial history along with last 3 year's audited reports, details of project executed, details of technical personnel available and construction equipment available as per Performa given in bid document.

Financial Bid: - Part – B is for quoting rate for part land (25%). The financial bid shall be opened only of technically qualified Bidders. **Payment of 25% land shall be deposited within 30 days from issue of demand letter. After deposition of payment, JDA will give possession of land to bidder as per Urban Land Disposal Rules-1974.**

The bid cost shall be arrived at to include the following:

- i) Cost of all surveys, geotechnical investigations, designs, drawings (layouts and working) construction of flats & community spaces, testing and quality assurance, construction of internal development, Employer's office, security structures etc.+ STP + GSS for power distribution + all internal landscaping as specified/instructed, including price escalation etc.
- ii) All taxes, duties, royalties, fee to other agencies and levies as applicable.
- iii) The developer shall pay to Jaipur Development Authority 1% (one percent) of the approved bid cost as a project management and supervision charges
- iv) Defect liability period of one year at his own cost.
- v) All charges to the service provider agencies for water, power, sewerage, telecom, Environment clearance and others as required.
- vi) The bid shall be firm and fixed without any compensation for price escalation etc.
- vii) **If the situation arises that two or more bidders quote the same rate than the selection shall be made by lottery system.**
- viii) **If in future any new tax /Cess is announced by government than the bidder has to bear them.**
- ix) **Price Escalation is not applicable as per the CMJAY Policy.**

SPECIFICATIONS FOR EWS/LIG FLATS.

1 Building Work

The Specifications to be adopted for EWS/LIG flats

Anti termite treatment (Pre construction)

Design for one additional storey, seismic resistant

Developer will be fully responsible for design, structural adequacy and detailing

Ceiling height	3000 mm from finished floor
PCC	M-10 1:3:6, min 100mm thick,
RCC Plinth Beam	M-20 or more Grade as per design,
Plinth height	600 mm
Stone masonry	CM 1:6
Brick Masonry	CM 1:6
Plastering	20mm on stone masonry 20mm /12mm on brick masonry External plaster should be with water proofing compound @ 1kg/50kg cement.
Steel	Conforming to relevant IS Code or approved by JDA
RCC	Minimum M-20 design mix, or as per approved design
Shuttering	Steel plates and interlocking steel props
Flooring	Kharanja 200 mm Marble Crazy Flooring/ Marble Flooring (Rajnagar 1st Quality)/ Ageria with light spots of Size Less than 900Sqm/ Vitrified Tile / Ceramic Tile Flooring 300 x 300 / 450 x 450 antiskid ceramic tiles ISI for toilets and kitchens
Door frame	T- iron frame/EZ section
Door opening	min 900 mm, height 2100 mm,
Solid core flush doors	30mm thick, BWP grade ISI, joinery hardware as per PWD specifications &PVC doors for toilet doors as approved by JDA
Window	Sill height 900mm from floor, Size of window 1000 x 1200 min, at least one in each room, ventilators min size 600 x 600. Steel Window Openable, As per IS 1038, min area of 1.2 sqm in one room with wire gauge and guard bars and sunshades.
Steps	Kota Stone Flooring (Riser max 150 mm, Tread min 250mm), MS railing

Fire Fighting	Fire fighting arrangement to be provided as per bye laws.
Kitchen	Green/Black Marble top and one stainless steel sink/Marble sink 450 x 600 x 200
Painting	Oil Bound Distemper inside and approved external maintenance free 100% acrylic wall paint outside. First quality primer approved by JDA. 3 coats of first quality enamel paint on window and flush doors.
Terracing	Brickbat coba in CM-15 with water proofing compound @1kg / 50 kg cement with drainage slopes 1 : 60 min, one 100 dia RWP per 35 Sqm of terrace area.
Water Supply	<p>GI- UPVC / CPVC - ISI marked or as approved by EIC</p> <p>Fittings - ISI marked or better</p> <p>RCC Over Head Tank (Capacity to be calculated with 675 lit / family)RCC GWR as per standard requirement with pumping pipe</p> <p>HD UPVC for appropriate pressure min 10 kg / sq mm, flat Connections, PVC ISI Marked local tanks, RWH, waste water recycling GWR for days requirement as per standards and requirement</p>
Sanitary Services	<p>All pipes HD, UPVC (ISI Marked) for 110 mm dia min.</p> <p>UPVC pipes - ISI marked</p> <p>WC - Hindustan, Cera, Parryware, Hindware or approved by JDA</p> <p>Fixture - ISI marked</p> <p>MH- Precast RCC, Ferro Cement Concrete</p> <p>STP - 540 lt/ flat / day- connecting the effluent to the Urban sewerage.</p> <p>Tree Plantation, Landscaping</p> <p>Rain water harvesting and waste water recycling</p> <p>Sanitary layout plans and materials to be approved by JDA.</p>
Electrical	<p>Transformer, feeder / distribution, service lines and housing wiring (copper) meter, earthing, street lighting etc, connectivity to peripheral network Telecom lines, CFL fittings and Fixtures, min 2 light points, 1 fan point, 2 plug points, one TV point in each room, one power point for geyser in toilet, exhaust fans in kitchen and toilets, Call bells, street light at 30 m c/c on PCC Poles 9 m high.</p> <p>Conduit - PVC - ISI</p> <p>Copper wires - cable - ISI</p> <p>Switches - ISI</p> <p>MCB/MCCB- ISI marked/ or as approved by JDA</p> <p>Electircal Bell - approved by JDA</p> <p>Light fixtures - ISI</p> <p>MS Boxes 18 G - as per design</p> <p>The developer shall evaluate the electrical load and construct a suitable power GSS as per approved design to cater to the projected power load.</p>