

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

RFP DOCUMENT FOR

PROJECT OF HOUSING FOR ALL

**Economically Weaker Sections (EWS),
Low Income Groups (LIG)**

through

PROVISION 4C

of

Chief Minister's Jan Awas Yojna-2015

**Public Private Partnership
In JDA Region, Jaipur**

NIT No.: 4 /2015-16

JAIPUR DEVELOPMENT AUTHORITY

INDIRA CIRCLE, JLN MARG, JAIPUR

Abbreviations

RTPP	Rajasthan Transparency in Public Procurement Act-2013
JV	Joint Venture
JDA	Jaipur Development Authority
GWR	Ground Water Reservoir
CMJAY	Chief Minister's Jan Awas Yojna-2015
REP	Request for Proposal
JD	Joint Developer
OHSR	Over Head Service Reservoir

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1. Scope of work.
2. Technical parameters & eligibility for developers.
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RFP DOCUMENT FOR PROVISION 4C FOR EWS & LIG UNDER CMJAY-2015 IN JAIPUR

SCOPE OF WORK AS REFERRED TO IN THE RFP DOCUMENT

- 1.1 Jaipur Development Authority intends to undertake large scale Low Cost Housing project for EWS & LIG category under the policy **CHIEF MINISTER'S JAN AWAS YOJNA – 2015** (Policy available at www.udhrajasthan.gov.in/) as and when updated / revised. Proposal are being invited from experienced and reputed Builders & Developers for construction multistoried flats UNDER **PROVISION 4C** for EWS & LIG categories on the Government land located at –**Narpura, Tehsil chaksu, Jaipur**. The super built up area for EWS flats shall be 325 – 350 sqft and for LIG 500-550 sqft.

Agreement for Construction of EWS & LIG flats of a specified super built up area 325 - 350 sqft for EWS & 500-550 sqft for LIG shall be constructed on (Multistoried) format and all internal development shall be completed in all respects of finishing, services, disposals etc., by the developer / builder .

The JDA shall adopt a two stage selection process for wherein a preliminary selection would be based on qualitative assessment including financial track record of the developers whereas the award of the project for each land parcel would be decided based on pre-defined criteria.

General Criteria for Selection of Joint Development Agreement Partner :

In order to provide mass housing solutions, a developer should not only be able to execute a real estate development project, but also understand the broader issues of live able spaces that enhance the quality of life of the communities it serves. Some of the significant capabilities that need to be possessed by a developer are: -

1. Project Management Capabilities at large scale
2. Adherence to Quality and Safety standards
3. Orientation to Sustainability of the development
4. Usage of right technology- optimization of cost and time
5. Product mix and amenities.

An ideal project partner for meeting the objectives of “Housing for All Mission” should not only be able to deliver on above critical challenges, but also ensure this is complete compliance with Quality, Health, Safety & Environment norms as well as labour norms.

Proposed Selection Criteria for Joint Development Partner

Two stage approach will be adopted to shortlist and evaluate suitable developers as JD partners for affordable housing projects.

Stage I: - In the first stage prospective developer / JD partner shall be selected based on the following criteria: -

- (i)Expertise:** - The developer should have multiple projects (Residential, Commercial etc) of large size (10 Hectares and above) under construction or completed in 4 or more cities.

- (ii) An average annual turnover of Rs. 350 Cr. over the past three years.
- (iii) Experience in Affordable Housing: - The developer should have constructed a minimum of 2000 units (under development or completed) in affordable housing (with unit area < 60 sqm (segment at price not more than Rs. 15 lac per unit.
- (iv) Minimum 5 Years of Existence. (Necessary documents to be enclosed)

In addition to the above, additional weight age can be given for developers meeting the criteria given below: -

1. Quality Developments: Projects under development / completed with Indian Green Building Council / TERI certification.
2. Strong track record of adherence to Quality and ensuring Safety Norms.
3. Additional weight age can also be given for developers which are accredited or Funded by International Development Finance Institutions / Reputed Private Equity Players.

The shortlisted developers from the above shall have to deposit an Earnest Money of 50% of cost of land calculated on prevailing reserve price of the area.

Stage 2: Financial Evaluation

- (i) The shortlisted developers who show interest in the project shall be invited for financial assessment for the second stage
- (ii) Concept plan: - The developers shall present the development plan for the selected/ identified land parcel to SLSMC constituted under the provision of this policy.
- (iii) **Bid Criteria:** - 35% of FAR of the total project, used for EWS / LIG component would be handed over to JDA free of cost. Bid parameters would be payment to JDA per sqft of construction in the remaining 65% FAR. This amount will be paid to the JDA in 6 monthly equated installments within 3 years from the date of approval. Failing which penalty shall be levied as prescribed (For commercial area, rate will be double of residential rate quote by developer to be given to JDA).

Roles & Responsibilities: - As per Provision 4C of CMJAY-2015 policy.

The developer is required to quote per sqft rate (The maximum ceiling rate is Rs. 1150/- Sqft) for construction of EWS / LIG flats including all requisite internal development. The developer shall also be given other incentives as per building byelaws. Waiver of building plan approved fees shall be given for EWS & LIG part. The developer quoting lowest rate of construction shall be selected.

To ensure project planning and design for the land parcel. The developer will get the building plans approved from JDA by paying building plan approved fee on 65% component.

Developers / Builders would be expected to construct EWS & LIG flats using cost effective technology on turnkey basis, including internal development like road, water supply, electricity, sewerage, land scaping, public amenities, water harvesting system etc

The Part – A of Proposal 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 RFP document & Part – B for financial Bid. The financial bid shall be invited only from technically qualified Developers/ shortlisted developers

Besides the flats, the internal development shall consist of roads, drains, footpath, electrification/street lights, GSS, transformer of a designed rating, panel and penal room, GSS /Transformer, feeder / distribution, service lines and housing wiring (copper), earthing, street lighting etc, connectivity to peripheral network Telecom lines, as per approved by local Electricity Department or local electricity authority , Water service reservoir, GWR, tube well, sanitary waste disposal through sewerage connected to the urban sewerage or alternatively septic tanks of a designed capacity essentially with sewerage treatment plant of a designed capacity as per approved design, waste water recycling through tertiary treatment to make it suitable for reuse for plantation etc., storm water drainage along with waste water treatment and re-cycling, solid waste management as linked to the urban local waste management systems, Security post, compound wall and gates, landscaping, parks, play grounds, parking spaces, trees, water and power connections, water supply lines for landscaping and plantation, etc. along with rain water harvesting structures, complete in all respects and spaces for livelihood centre. The developer shall provide the built up community space equivalent to one percent of total super built up area of all flats at one project site.

The Developer/ Contractor shall complete a sample flat each of the EWS & LIG category for review and approval by the Employer through the agency an Independent Engineer (IE), third party quality inspection agency and the JDA. All other flats shall be completed and finished accordingly.

INDICATIVE 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/ 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 150mm, ISI Vitrified Tile Flooring 300 x 300/ Marble stone flooring Rajnagar Ist quality/ Ageria with light spots of size less than 900sqcm/, Antiskid ceramic tiles 300X300 ISI for toilets and kitchens
Door frame	T- iron frame/EZ section
Door opening	Min 900 mm, Height 2100 mm,

Flush doors	Solid Core 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 450 x 600MM. Steel section Window Openable, As per IS 1038, min area of 1.2 sqm in one room with wire gauge and guard bars and sunshades.
Steps railing	Rise max 150 mm, tread min 250m (Kota stone Flooring) MS
Fire Fighting	Fire fighting arrangement to be provided as per bye laws.
Kitchen	Green/Black Marble top and one stainless steel sink 450 x 600 x 200mm.
Painting	Distemper inside and approved external maintenance Free 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-1:3 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	GI- UPVC / CPVC – ISI marked or better as approved by EIC Fittings – ISI marked or better OHT (675 lit / family) GWR as per standards, pumping pipe HD UPVC for appropriate pressure min 10 kg / sq mm, flat Connections, local tanks PVC ISI marked, RWH, waste water recycling GWR requirement as per standards and requirement
Sanitary Services	All pipes HD, UPVC for 110 mm dia min. UPVC pipes – ISI marked WC – , Cera, Parryware, Hindware or approved by JDA Fixture – ISI marked MH- Precast RCC, Ferro Cement Concrete STP – 540 lt/ flat / day- connecting the effluent to the urban sewerage. Tree Plantation, Landscaping Rain water harvesting and waste water recycling Sanitary layout plans and materials to be approved by JDA.
Electrical	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.

Conduit – PVC – ISI
Copper wires – cable – ISI
Switches – ISI
MCB/MCCB- Havels/ or as approved by JDA
Electrical Bell – approved
Light fixtures – ISI
MX Boxes 18 G – as per design
The developer shall evaluate the
electrical load and construct a
suitable power GSS as per
approved design to cater to the
projected power load.
Power supply distribution plans and
layouts to be approved by JDA

Campus Road – 3.75 Mtr. M-30 grade with 1.5 m
hard shoulder Road ROW 7.5 m/ 9.0m) minimum 6.0m

B.T. Road
GSB -150 mm Gr II
WMM- 150 mm
PMC - 20 mm thick
Seal Coat – Liquid 09mm thick
Side Drains – CC M-20
Kerbs / Footpaths – CC M-20

Facilities

One fully equipped and connected site office 1000 sqft
plinth area for JDA. Compound wall, gates and security
structure.
Pre-engineered / Pre cast RCC will be preferred.
Drain (Road side and Campus) - Precast RCC (M-20) with
RCC Cover Due provision for handicapped person's
Ramp.

Quality Control: -

It shall be compulsory for the private developer to establish quality control laboratory at the site. The details of equipments required can be referred at Annexure A and developer shall carry out regular quality testing as per prescribed norms. Third party inspection shall be carried out at the laboratory accredited by NABL so that the quality of the work may be maintained. The general specification and amenities to be provided by the developer shall be as prescribed. Third party Quality inspection shall be done jointly by Jaipur Development Authority & MNIT.

ANNEXURE A

LIST OF EQUIPMENT REQUIRED IN THE FIELD LABORATORY

S.No.	Equipment	Nos.
	For Building Construction Projects	
1.	IS sieves with lid/pan: Size in mm: 100, 90, 80, 75, 63, 53, 45, 37.5, 26.5, 22.4, 19, 13.2, 11.2, 9.5, 4.75, 2.8, 5.6, 3.35, 2.36, 600, 500, 425, 355, 250, 212, 180, 150, 90, 75, 63, 53, 45, and 38 microns,	4 set
2.	Cube moulds 70 mm for mortar	36
3.	Cube moulds for CC 150 mm	36
4.	Compression Testing Machine 1000 Ton	1
5.	Compression Testing Machine for Mortar Cube 200 Ton	1
6.	Electronic / Digital balance 1 kg with least count of 0.01 g	1
7.	Electronic / Digital balance 20 kg with least count of 01 gm	1
8.	Pan balance with weight box 5 Kg & 10Kg.	1
9.	Enameled tray	6
10.	Oven (300°C) thermostatically controlled, sensitivity 1°C	1
11.	Slump cone	1
12.	First Aid Box	1
13.	Vicat Apparatus	1
14.	Cooler etc for Temperature control	1 or 2
15.	Atterberg Limit Apparatus	1
16.	Sand Replacement Apparatus	1

Note:- The tests which cannot be conducted at site shall be arranged by developer in NABL approved labs

TIMELINE FOR COMPLETION OF THE PROJECT

(A) For EWS/LIG Component of all the provisions shall be as below:-

- (i) Up to 200 EWS/LIG units - 30 months.
- (ii) Above 200 upto 400 EWS/LIG units - 36 months.
- (iii) Above 400 upto 600 EWS/LIG units – 42 months.
- (iv) Above 600 EWS/LIG units - 48 months.

(B) Completion certificate of the main project or developers own project shall be issued in proportion to the completion of EWS/LIG houses.

(C) The period of completion shall be counted from the date of final release of approved Building Plans by the JDA.

Instructions to Bidders/ Developers

Important Instruction: -

The Laws relating to procurement “The Rajasthan Transparency in Public Procurement Act, 2012” and the “Rajasthan Public Procurement Rules, 2013” under the said Act have come into force which are available on the website of Rajasthan State Public Procurement Portal. Therefore the developers are advised to acquaint themselves with the provisions of these procurement related Laws before participating in the bidding process. If there is any discrepancy between these Laws and this RFP Document, the provisions of the Laws shall prevail.

Instructions to Developers:

1. General			Provisions
1.1	Scope of Bid	1.1.	In support of the Invitation to RFP (No.JDA/EE Housing-II/4/2015-16 Date: 18.12.2015) indicated in the document, the office of Additional Chief Engineer-III, JDA, Jaipur, as indicated in the document, issues this document for the Scope of works (Construction of EWS & LIG flats on the Multistoried format on Scheme lands of JDA as included in the bid which explains the objectives, scope of work, activities, tasks to be performed, respective responsibilities of the JDA and the Service provider, and expected results.
		1.2	Throughout this RFP Document: CMJAY means : Chief Minister’s Jan Awas Yojna-2015 i) The term “in writing” means communicated in written form; through letter, fax, e-mail etc. (fax and e-mail to be confirmed in writing).Duly acknowledged. ii) If the context so requires, singular means plural and vice versa; and iii) “Day” means calendar day. iv) “JDA” or “Employer” means the Jaipur Development Authority, with which the selected Developer signs the Contract for the works. JDA for this contract / project is also defined as the “Procuring Entity”. v) “Developer” or Contractor means any entity that constructs the buildings, and other works as per scope for the JDA under the Contract. vi) “Government” means the Government of Rajasthan. vii) “Instructions to Developer” means the document which provides short listed Developer with all information needed to prepare their Proposals.

			<p>viii) “Personnel” means professionals and support staff provided by the Developer or by any Sub-developer and assigned to perform the Services or any part thereof.</p> <p>ix) “Sub-Developer” means any person or entity with whom the Developer subcontracts any part of the development works.</p>
1.2	Source of Funds	1.2.	The expenditure, as per Contract, on this development of “ CHIEF MINISTER’S JAN AWAS YOJNA – 2015 ” will be met by Jaipur Development Authority from its own funds.
1.3	Code of Integrity	1.3.	<p>(i) Any person participating in Development (Procurement) process shall: -</p> <ul style="list-style-type: none"> (a) not offer any bribe, reward or gift or any material benefit either directly or indirectly in exchange for an unfair advantage in procurement process; (b) or to otherwise influence the procurement process; not misrepresent or omit that misleads or attempts to mislead so as to obtain a financial or other benefit or avoid an obligation; (c) not indulge in any collusion, bid rigging or anti-competitive behavior to impair the transparency, fairness and progress of the procurement process; (d) not misuse any information shared between the procuring entity and the developers with an intent to gain unfair advantage in the procurement process; (e) not indulge in any coercion including impairing or harming or threatening to do the same, directly or indirectly, to any party or to its property to influence the procurement process; (f) Not obstruct any investigation or audit of a procurement process; (g) Disclose conflict of interest, if any; and (h) (i) Disclose any previous transgressions with any entity in India or any other country during the last three years or any debarment by any other procuring entity.

			<p>(ii) A conflict of interest is considered to be a situation in which a party has interests that could improperly influence that party's performance of official duties or responsibilities, contractual obligations, or compliance with applicable laws and regulations.</p> <p>(iii) Appropriate actions will be taken against the developer if it is determined that a conflict of interest has flawed the integrity of any procurement process. Consequently, all Developers found to have a conflict of interest shall be disqualified.</p> <p>(iv) A Developer may be considered to be in conflict of interest with one or more parties In this bidding process if ,including but not limited to:</p> <ul style="list-style-type: none"> a) They have controlling partners in common; or b) They receive or have received any direct or indirect subsidy from any of them; or c) They have the same legal / authorized representative for purposes of this bid; or d) They have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the Bid of another Developer, or influence the decisions of the Employer regarding this bidding process; or e) They have an ex-officer (retired less than 2 years ago) of the JDA/DLB/ JDA/RHB/Govt. of Rajasthan who had worked in the concerned department in a controlling position and who could influence the decision of the JDA/Govt. of Rajasthan (procurement authority). f) Participation by a Developer in the same bid (work/project) as individual and also as a partner in SPV will result in the disqualification of all Bids in which the such party is involved. However, this does not limit the inclusion of the same sub- developer / Contractor/ developer in more than one bid; or g) Developer or any of its affiliates has been hired (or is proposed to be hired) by the JDA/ U.D.H as Engineer-in- charge/ consultant for the Contract. <p>(v) Breach of code of integrity by the developer:- Without prejudice to the provisions of Chapter IV of the Rajasthan Transparency in Public Procurement Act 2012, in case of any breach of the code of integrity by a developer or prospective developer, as the case may be, the procuring entity may take appropriate action in accordance with the provisions of sub-section (3) of section 11 and section 46 of the said Act.</p>
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1.4	Eligible Developers / Joint ventures	1.4.	<p>A developer may be a natural person, private entity, registered firms and or registered company, government-owned entity or, where permitted in the bidding documents any combination of them with a confirmed intent to enter into an agreement or under an existing agreement in the form of a Joint Venture SPV as per policy. In the case of a Joint Venture following requirements shall also be complied with:-</p> <ol style="list-style-type: none"> The total number of J.V. partners shall not exceed 2 (Two). They must designate lead partner duly authorized by all the members who will represent the J.V. Any of the two partners can be lead partner. The lead partner shall be nominated as being partner-in-charge and this authorization shall be evidenced by submitting power of attorney signed by the legally authorized signatories of all the partners. The partner-in-charge (or, the lead partner) shall be authorized to incur liabilities and to receive instructions on the behalf of the partners of the Joint Venture, whether jointly or separately, and entire execution of the contract (including payment) shall be carried out exclusively through the partner-in-charge. The share of one of the two partners shall not be less than 26% and rest of the share shall be held by other partner (For example if share of one partner is 26% then for other partner it will be 74%.) The JDA will only send communication to the lead partner, which will be deemed to have been sent to all the J.V. partners. Similarly, any negotiation and/ or agreement with the lead partner shall be deemed to have been concluded with all the J.V. partners. All the members of J.V. shall be bound by the said communication and all acts/ deeds of the lead member. Any one of the two partners, alone, should fulfill the technical Criteria. Similarly, any one of the two partners, alone, should fulfill the Financial Criteria. For rest of the eligibility criteria, qualifications of the two partners may be clubbed together. The individual partner of J.V. alone or with other partners cannot participate in the same bid. Bid capacity is to be calculated by clubbing turn over and work in hand of all the joint venture firms. Attested copy of the MoU/Agreement/Power of attorney entered into by the joint venture/consortium members duly notarized, shall be submitted along with the bid with intended percentage participation nomination of lead member and division of responsibility to clearly define the work of each member etc.
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			<p>h. All the members or the joint venture/consortium shall be jointly and severally liable for the execution of the Contract.</p> <p>i. In the event of default by any member of the joint venture/consortium in the execution of his part of the contract, the partner-in-charge will have the authority to assign the work to any other party acceptable to the employer to ensure the execution of the part of contract.</p> <p>j. If initially the bid has purchased and submitted by the any partner or by the J.V. firm, in case of J.V. bid accepted the work order will be issued in favour of name of J.V. and the bidder will submit details of J.V. bank account to which payment is to be deposited by JDA.</p> <p>k. The experience certificate will be issued as per percentage of the shareholders defined in the J.V. agreement of the two partners.</p> <p>The annual financial turnover of the developers in the past 3 financial years for different housing/other buildings projects packages including infrastructure Shall be as per technical parameters:</p>
		1.4.2	<p>A developer should not have a conflict of interest in the development/procurement in question as stated in rule 81 and the bidding document. The Procuring Entity shall take appropriate actions against the developer in accordance with section 11 and Chapter IV of the Act if it determines that a conflict of interest has flawed the integrity of any procurement process. All developers found to have a conflict of interest shall be disqualified.</p>
		1.4.3	<p>A developer debarred under section 46 of RTPP Act shall not be eligible to participate in any procurement process undertaken by:-</p> <p>(a) any procuring entity, if debarred by the State Government; and</p> <p>(b) a procuring entity if debarred by such procuring entity. An undertaking shall be submitted.</p>
		1.4.4	<p>A developer / SPV SPV who is guilty of a breach of contract and action to rescind the contract has been taken against him for such breach , shall not be eligible to bid for the completion of the remaining part of the same work. Even his sub-Developer/Contractors will also not be eligible to bid if they were also found guilty of sharing the breach committed by the developer.</p>

		1.4.5	<p>i) Any change in the constitution of the firm, etc. shall be notified forthwith by the Developer in writing to the Procuring Entity and such change shall not relive any former member of the firm, etc., from any liability under the contract.</p> <p>ii) No new partner / partners shall be accepted in the firm by the Developer in respect of the contract unless he / they agree to abide by all its terms, conditions and deposit –with the Procuring Entity a written agreement to this effect. The Developer’s acknowledgement for such acceptance or that of any partners subsequently accepted as above shall bind all of them and will be sufficient discharge for any of the purposes of the contract.</p> <p>iii) The status of the lead partner/ representative of the SPV as a major stake holder should not change without the approval of the Employer and the new major stake holder agreeing to abide by all terms and conditions of the contract, including actions taken/commitments made during the executed part of the works.</p>
		1.4.6	All Developers shall provide in Section-III and IV, Qualification Criteria and Bidding Forms, a statement that the Developer is neither associated nor has been associated directly or indirectly, with the consultant or any other entity that has prepared the design, specifications and other documents for the project (procurement) or is being proposed as Project Manager for the Contract. A firm that has been engaged by the Procuring Entity to provide consulting services for the preparation or supervision of the work, and any of its affiliates shall not be eligible to bid.
		1.4.7	Developers shall provide such evidence of their continued existence to satisfaction of Employer
		1.4.8	In case a prequalification or registration process has been conducted prior to the bidding process, this bidding will be open only to the prequalified or registered Developers.
		1.4.9	Developers are required to submit their PAN for TDS. The PAN for their sub Developer/Contractors if any should also be provided

		1.4.10	Sub Developer/Contractors initially included in the bid along with their prequalification data on works executed, equipment and personnel, shall be categorized as a nominated sub-Developer/Contractor. In case of a dispute between the Developer /Contractor and the nominated sub-Developer /Contractor, the JDA/Govt. of Rajasthan will recognize the sub-Developer/Contractor and hear both.
2.	Contents of RFP:		
2.1	RFP	2.1.1	The Jaipur Development Authority will select a Developer/ contractor from those responding to this RFP and thereafter short listed by the JDA, in accordance with the method of selection specified in the RFP.
		2.1.2	The Invitation for RFP issued by the Procuring Entity is Part of the RFP Document.
		2.1.3	The procuring entity is not responsible for the completeness of the RFP Document and its Addenda, if they were not obtained directly from the Procuring Entity or downloaded correctly (bid and addenda if any) from the procuring entity's web site.
		2.1.4	The Developer is expected to examine all instructions, forms, terms / conditions, and Specifications in the RFP. Failure to furnish all information or Documentation required by the RFP may result in the rejection of the Bid.
		2.1.5	The shortlisted developer shall be invited to submit a Financial Proposal for undertaking works indicated in the RFP. The Financial bid will be the basis for contract negotiations and ultimately for a signed Contract with the selected developer.
		2.1.6	Developers should familiarize themselves with local Conditions and take them into account in preparing their Proposals. To obtain first-hand information on the work and local conditions, developers are encouraged to visit the site / JDA before submitting a proposal and to attend a pre-bid meeting. Attending the pre-bid meeting is optional. Developer should contact the Executive Engineer (Housing-II), JDA, Jaipur to ensure assistance to visit the site or to obtain additional information on the site/pre-bid meeting. Developer should ensure that JDA officials are informed in advance for the visit in adequate time to allow them to make appropriate arrangements.

		2.1.7	The JDA will provide at no cost to the developer, inputs and facilities specified in the RFP, and make available relevant project data and reports. However, the developer is advised against relying completely on such data and is advised to verify all data from the site at his own cost and in his own interest.
		2. 1.8	Developer shall bear all costs associated with the preparation and submission of their proposals and contract negotiation. The JDA is not bound to accept any proposal, and reserves the right to annul the selection process at any time prior to Contract award without assigning any reason, and without thereby incurring any liability to the developer.
2.2	Eligibility	2.2.1	A developer / developer firm will be ineligible to apply for this development contract in case it has been declared ineligible/blacklisted /banned by JDA/ U.D.H case the assignment is being financed with the funds of a Development Partner (Banks etc), than that Development Partner and such a directive is in effect at the time of the submission of this proposal.
		2.2.2	<ul style="list-style-type: none"> i) The entity should be a firm or a legal entity Registered under Companies Act, Partnership Act, Societies Act or any other law and should have been in operations for at least five years with the proof of incorporation/ commencement of business. Individuals / proprietor firms are also eligible. ii) In case of a company, Registration Certificate issued by Registrar of Companies along with Memorandum of Association (MOA) and Article of Association (AOA) should be submitted. iii) In case of society, certificate of Registration issued under Societies Act along with copy of bye laws to be submitted. iv) In case of firm VAT (works contract Tax) Registration Certificate, Service Tax Registration Certificate in the firm's name along with declaration duly signed by all the members or partners of the firm. v) Any other equivalent document in case of any other entity such as society etc.
2.3	Proposal Validity	2.3.1	The RFP indicates how long developer's Proposals Must remain valid after the submission date (for 90 days). Should the need arise; however, the JDA may request developer/Developer/Contractor to extend the validity period of their proposals.

2.4	Clarification of RFP Document and Pre-Bid Meeting.	2.4.1	The address of the Procurement Entity is: Additional Chief Engineer-III Jaipur Development Authority Jaipur
		2.4.3	The Developer is requested, as far as possible, to submit any questions in writing, to reach the Employer not later than one week before the pre- bid conference/ dead line for Submission of Proposal. Non-attendance at the pre-bid conference will not be cause For disqualification of a Developer.
		2.4.4	Minutes of the pre-bid meeting, including the text of the questions raised, and their responses given, without identifying the source, together with any responses prepared after the conference, will be transmitted promptly to all Developers who have acquired the RFP Document. Any modification to the RFP Document that may become necessary as a result of the pre-bid meeting shall be made by the JDA exclusively through the issue of an addendum (part of RFP document) and not through the minutes of the pre- bid meeting. At any time prior to the deadline for submission of the RFP, the Procuring Entity may also amend the RFP Document if required by issuing an addendum which will form part of the RFP document. Such addenda can also be downloaded from the Procuring Entity's website.
2.5	Amendment of Bidding Document	2.5.1	Any addendum issued shall be part of the RFP Document and shall be communicated in writing to all who have obtained the RFP Document directly from the Procuring Entity / or can be downloaded from the official web site of the Procuring Entity.
		2.5.2	To give prospective Developers reasonable time in which to take an addendum into account in preparing their proposal, the Procuring Entity may, at its discretion, extend the dead line for the submission of the proposal, pursuant to ITB [Deadline for Submission of proposal], under due intimation to the developers who have procured the document from the procuring entity and also by uploading it on the website.
2.6	Grievance Handling during Procurement Process.	2.6.1	If at any time during the procurement process, the developer has a grievance which needs to be addressed, the same shall be addressed in the first instance by the Jaipur Development Commissioner, JDA and if not resolved, it shall be done in accordance with the Grievance Handling Mechanism .

3	Acceptance of the successful bid and award of contract	3.1	<p>a) The procuring entity before finalizing the Bid/placing the order. Shall ensure deposition of Earnest Money of 50% of cost of land calculated on prevailing reserve price of area</p> <p>b) Selected developer shall give a Bank guarantee as performance guarantee at the rate of 1% of the total cost of the project to JDA for timely completion of the project.</p>
		3.2	Before award of the contract, the procuring entity shall ensure that the price of successful bid is reasonable and consistent with the required quality/specifications.
		3.3	A bid shall be treated as successful only after the competent authority has approved the procurement in terms of that bid.
		3.4	The procuring entity shall award the contract to the developer whose offer has been determined to be the most advantageous in accordance with the evaluation criteria set out in the RFP documents if the developer has been determined to be qualified to perform the contract satisfactorily on the basis of qualification criteria fixed for the developers in the bidding documents for the subject matter of procurement.
		3.5	Prior to the expiration of the period of bid validity, the procuring entity shall inform the successful developer, in writing, that his bid has been accepted.
		3.6	If the issuance of formal letter of acceptance is likely to take time, in the meanwhile a Letter of Intent (LOI) may be sent to the developer. The acceptance of an offer is complete as soon as the letter of acceptance or letter of intent is posted (registered /AD) and/or sent by email (if available) to the address of the developer given in the RFP document. Its receipt should be duly acknowledged.
		3.7	The bid security of the developers whose bids would not be accepted shall be refunded soon after the contract with the successful developer is signed and his performance security is obtained. Until a formal contract is executed, the letter of award or Letter of Intent shall constitute a binding contract
4	Approval of proposal	4.1	As soon as a proposal is approved by the competent authority, its written intimation shall be sent to the concerned developer by registered post or email,

Request for Proposal

Letter for Proposal

On the letter head of the bidder
To,
The Additional Chief Engineer-III
Jaipur Development Authority,
Jaipur.

Letter of RFP Invitation No.04 JDA/EE Housing-II/4/2015-16 Date:18.12.2015.

We, the undersigned, declare that:

- (a) We have examined and have no reservations to the RFP Documents, including Addenda issued in accordance with Instruction to Developers);
- (b) We offer to execute in conformity with the Documents the following Works:
.....
- (c) Our offer shall be valid for a period of 90 days from the date fixed for the bid submission deadline in accordance with the bidding documents, and it shall remain binding upon us and may be accepted at any time before the expiration of that period;
- (d) If our bid is accepted, we commit to obtain a performance security in accordance with the Documents;
- (e) We, including any sub-Developers or suppliers for any part of the contract, do not have any conflict of interest in accordance with ITB;
- (f) We are not participating, as a Bidder or as a sub-Developer, in more than one bid in this bidding process in accordance with ITB,
- (g) Our firm, its affiliates or subsidiaries including any Sub-Developers or Suppliers for any part of the contract, has not been declared ineligible by Jaipur Development Authority.
- (h) Our firm, including any sub-Developers / suppliers for any part of the contract, have Indian nationalities.
- (i) We understand that this bid, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed; and
- (j) We understand that you are not bound to accept the lowest evaluated bid or any other bid that you may receive.
- (k) We agree to permit Jaipur Development Authority or its representative to inspect our accounts and records and other documents relating to the bid submission and to have them audited by auditors appointed by the Jaipur Development Authority.
- (l) We are not a Government owned entity / we are a Government owned entity but meet the requirements of ITB

Signature

Name.....

Signed in the capacity of..... Duly authorized to sign the Bid
for and on behalf of.....Date:

Offer withdrawal of Proposal Submission Sheet

Offer withdrawal Proposal Submission Sheet

Date: _____ Unique
RFP.: Alternative No., if applicable _____

To: _____

We, a legally constituted firm/SPV lead by M/s.....and represented by the undersigned,
declare that:

(a) We have examined and have no reservations to the RFP Document, including Addenda No.:

(b) We regret that on a/c of circumstances beyond our control, we have to withdraw our bid for
the above.

Name _____ In the capacity of _____ Signed _____ Duly authorized to
sign the Bid for and on behalf of _____ Date _____

Technical Proposal

A Technical Proposal must necessarily contain the following:

1. Personnel CVs including recent photo.
2. Qualifying Experience on works.
3. Others as per RFP.
4. All other data as per RFP Forms

Personnel

Bidders should provide the names of suitably qualified / experienced personnel to meet the requirements specified in Section III (Evaluation and Qualification Criteria). The data on their experience should be supplied using the Form below for each candidate. Please also attach a recent photograph.

Form--: Proposed Personnel

1.	Title of position*
	Name
2.	Title of position*
	Name
3.	Title of position*
	Name
4.	Title of position*
	Name

*As list as on page of the document (Evaluation and Qualification Criteria).

Form –: Resume of Proposed Personnel (attach a recent photo)

Position		
Personnel information	Name	Date of Birth
	Professional Qualifications	
Present employment	Name of Employer	
	Address of Employer	
	Telephone	Contact (manager/personnel officer)
	Fax	E-mail
	Job title	Years with present employer

Signature of the incumbent in blue ink.

Summarize professional experience in reverse chronological order. Indicate particular technical and managerial experience relevant to the project.

From	To	Company/Project/Position/Relevant technical and management experience

Developers Qualification

To establish its qualifications to perform the contract in accordance with (Evaluation and Qualification Criteria) the Developer shall provide the information requested in the corresponding Information Sheets included hereunder: -

Form-: Developers Information Sheet

DEVELOPER'S INFORMATION	
Developer's legal name	
In case of SPV, legal name of each partner	
Developer's year of constitution	
Developer's legal address in country of constitution/ India	
Developer's authorized representative (name, address, telephone numbers, fax numbers, e-mail address)	
Attached are copies of the following original documents.	

1. In case of single entity, articles of incorporation or constitution of the legal entity named above.
2. Authorization to represent the firm or SPV named in above.
3. In case of SPV, letter of intent to form SPV or SPV agreement, Name the Lead partner of the SPV
4. In case of a government-owned entity, any additional documents not covered under 1 above

Form -: SPV Information Sheet

Each member of a SPV must fill in this form

SPV / SPECIALIST DEVELOPER/CONTRACTOR'S INFORMATION	
Developer's legal name	
SPV Partner's or Sub-Developer/Contractor's legal name	

SPV Partner's or Sub-Developer/Contractor's country of constitution	
SPV Partner's or Sub-Developer/Contractor's year of constitution	
SPV Partner's or Sub-Developer/Contractor's legal address in country of constitution	
SPV Partner's or Sub-	

Developer/Contractor's authorized representative information

(name, address,
telephone numbers, fax
numbers, e-mail
address)

Attached are copies of the following original documents.

1. Articles of incorporation or constitution of the legal entity named above.
2. Authorization to represent the firm named above.
3. In the case of government-owned entity, documents establishing legal and financial autonomy and compliance with commercial law.
4. Capability and experience of the Sub-developer.

Form:- Financial Situation

Each Bidder or member of a SPV must fill in this form

Financial Turn over for past 3 years-Rs		
Year 1:	Year 2:	Year 3:

Information from Balance Sheet: Rs

Total Assets			
Total Liabilities			
Net Worth			
Current Assets			
Current Liabilities			

Information from Income Statement: Rs

Total Revenues			
Profits Before Taxes			
Profits After Taxes			

Attached are copies of financial statements (balance sheets including all related notes, and income statements)for the last three years, as indicated above, complying with the following conditions:-

- All such documents reflect the financial situation of the Bidder or partner to a SPV, and not sister or parent companies.
- Historic financial statements must be audited by a certified accountant.
- Historic financial statements must be complete, including all notes to the financial statements.
- Historic financial statements must correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).

Form:- Average Annual Construction (highlight housing) Turnover- Rs

Each Developer or member of a SPV must fill in this form

Annual Turnover Data for the last.....years (Construction works only)	
Year	Amount-Rs

The information supplied should be the Annual Turnover of the Developer or each member of a SPV in _____ terms of the amounts at the end of the period reported.

Form--: Financial Resources

Specify proposed sources of financing, such as liquid assets, unencumbered real assets, lines of credit, and other financial means, net of current commitments, available to meet the total construction cash flow demands of the subject contract or contracts as indicated in Section III (Evaluation and Qualification Criteria).

FINANCIAL RESOURCES		
S.No	Source of Financing	Amount in Rs

Form –: General Construction (Highlight Housing) Experience:

CONTRACT OF SIMILAR SIZE AND NATURE			
Contract No. of... ...		Contract Identification	
Award Date		Completion Date	
Role in Contract		Developer/Contractor <input type="checkbox"/> Sub-Developer/Contractor <input type="checkbox"/>	
Total Contract Amount		INR	
If partner in a SPV or sub-Developer/ Contractor, specify participation of total contract amount	Percent of Total		Amount
Employer's Name Address Telephone/Fax Number E-mail			
DESCRIPTION OF SIMILARITY IN ACCORDANCE WITH SECTION III:-			

Each Developer or member of a SPV must fill in this form

GENERAL CONSTRUCTION EXPERIENCE				
Starting Month Year	Ending Month Year	Years	Contract Identification and Name Name and Address of Employer Brief Description of the Works Executed by the Bidder	Role of Bidder

Form -: Specific Construction (Pre casting or innovative technology) Experience

Fill up one (1) form per contract.

Contracts with similar key Activities		
Contract No.of..		Contract Identification
Award Date		Completion Date
Role in Contract	Developer/Contractor Sub-Developer/Contractor	
Total Contract Amount	INR	
If partner in a SPV or sub- Developer/Contractor, specify participation of total contract amount	Percent of Total	Amount
Employer's Name Address Telephone Number Fax Number E-mail		
Description of the Key Activities in accordance with section III		

Authorisation in favour of the Lead
Partner:

The Additional Chief Engineer-
III,
JDA, Jaipur.

Sub: RFP for Development/Construction of EWS & LIG flats under **CHIEF MINISTER'S JAN
AWAS YOJNA – 2015** provision 4 C.

Authorization in favour of the Lead Partner.

Dear Sir,

We the authorized representatives of our firms (enclose board of director's resolution) hereby confirm that we have unanimously authorized M/s.....represented by Shri.....as the lead partner of our SPV consisting of :

- i) M/s.....with Shri.....as the authorized representative.
- ii) M/s.....with Shri.....as the authorized representative.
- iii) M/s.....with Shri.....as the authorized representative.

In confirmation thereof we have signed this authorization today theday of.....month.....year

Signature of authorized representative of the

- 1. Lead partner
- 2. IInd Partner

1. Witness 1

Name and address

2. Witness 2

Name and address

**SAMPLE FORMAT FOR EVIDENCE OF ACCESS TO OR
AVAILABILITY OF CREDIT FACILITEICS**

BANK CERTIFICATE

Date

This is to certify that M/s_____is a reputed
company with a good financial standing.

If the Contract for the work,
namely_____is
awarded to the above firm, we shall be able to provide over draft/credit
facilities to the extent of Rs._____to meet their working capital requirements
for executing to the above Contract during the Contract period.

(Signature) Name of Bank MICR No.

Senior Bank Manager

Address of the Bank

Contact

AFFIDAVIT (ON Non-Judicial Stamp Rs.100.00)

1. I/we, the undersigned, do hereby certify that-all the statements made in the required attachments are true and correct.
2. The undersigned also hereby certifies that neither our firm M/S _____or the SPV formed and its members have also not been black listed nor has abandoned any work in any State Government Department, or Govt. of Rajasthan or Jaipur Development Authority of Indian contract awarded to us for such works have been rescinded, during last five years prior to the date of this bid.
- 3 The undersigned hereby authorizes and request(s)any bank, person, firm or corporation to furnish pertinent information deemed necessary and requested by the Jaipur Development Authority to verify this statement or regarding my(our)competence and general reputation.
4. The undersigned understands and agrees that further qualifying information may be requested, and agrees to furnish any such information at the request of the Department Project implementing agency.

____ (Signed by an Authorized Officer of the Firm)

Title of Officer

Name of Firm _____

Or firms in SPV

Date: _____

1. **Affidavit by Developer to provide following Machinery & Equipments as & when required at site for each plot.**

S.No.	Machine/Equipment	Nos.
1.	Earth excavator/ JCB	2
2.	Tractors with trolley	2
3.	Tractor mounted Water tankers	2
4.	Mortar mixers with Hoppers	4
5.	Plate Vibrator	4
6.	CC batch mix plant 30 cum/hour	1
7.	Steel/Ply Shuttering/ Scaffolding as per design	Adequate
8.	Needle Vibrators	4 each
9.	Pumps for Curing	6
10.	Static Water tankers, 4000L	4
11.	DG set 125 KVA	1 Nos.
12.	Dumpers	02
13.	Static Rollers,	01

14.	Vibrator Roller	01
15.	Transit Mixer	02
16.	Concrete Pumps	01
17	Any other machinery & equipment as per requirement	

Signature of developer

List of Multiple Projects (Residential, Commercial etc) of large (10 Hectares & above) under construction or completed in 4 or more cities

Project Name	City& size of plot	Name of the Employer/self	Description of work.	Contract No.	Value Of Project: Rs. in cr.	Status of project		Remarks
						under construction	completion	

Experience in Affordable housing projects

Sno	Name of Project	No of Affordable housing units constructed/ under development of area less than 60 sqm	Segment price of unit	Remarks

**Authorized
signatory of
Developer**

SITE PLAN OF GROUP HOUSING PLOT(JAN AWAS YOJANA-2015) AT VILLAGE :- NARPURA, TEHSIL-CHAKSU, JAIPUR

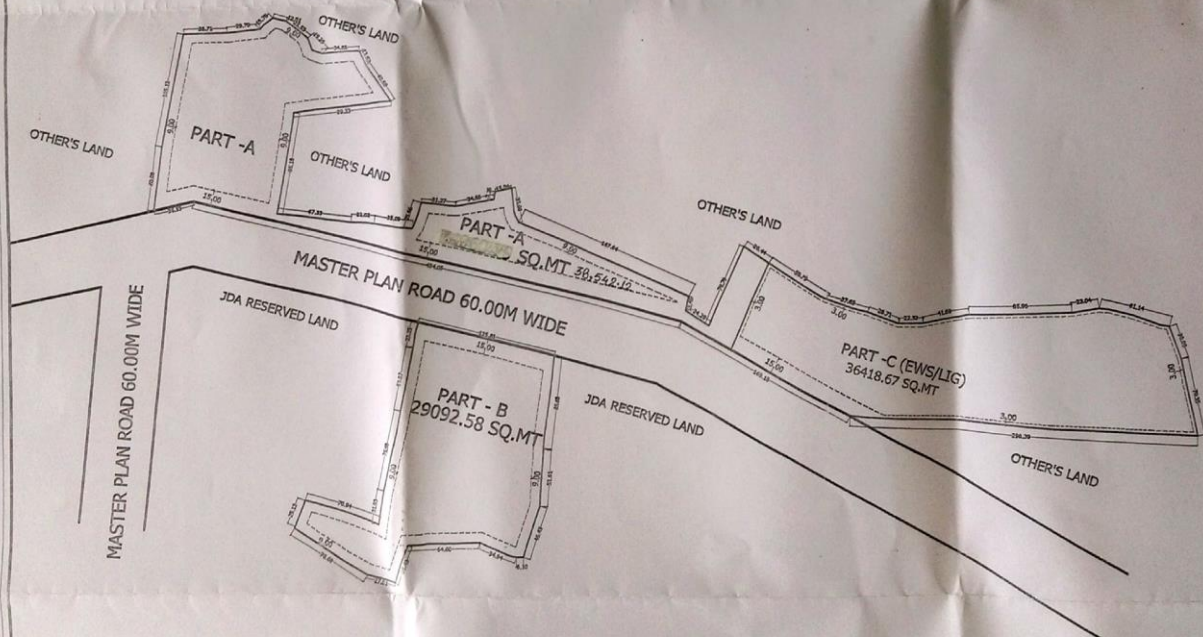
PART 'A' AREA :- 38,542.12 SQ.MT
PART 'B' AREA :- 29,092.58 SQ.MT
PART 'C' AREA :- 36,418.67 SQ.MT (35% OF PLOT AREA FOR EWS/LIG)
TOTAL AREA :- 1,04,053.36 SQ.MT

SCALE :- 1 : 2500



PARAMETERS	FOR PART 'A' & 'B'	FOR PART 'C' (EWS/LIG)
SET BACK		
FRONT	15.00 MT.	15.00 MT.
REAR	9.00 MT.	3.00 MT. (8MT IF HEIGHT, IS MORE THAN 15 METER)
BOTH SIDE	9.00 MT.	3.00 MT. (8MT IF HEIGHT, IS MORE THAN 15 METER)
F.A.R.	1.33 STANDARD (UNLIMITED FAR WITH BETTERMENT LEVY)	UNLIMITED (UNLIMITED FAR WITHOUT BETTERMENT LEVY)
GROUND COV.	35% (MAXIMUM)	50% (MAXIMUM)
HEIGHT	105 MT (AS/AIRPORT NOC)	105 MT (AS/AIRPORT NOC)
	REST AS PER BUILDING BY-LAWS	REST AS PER JAN AWAS YOJANA -2015

NOTE:- (PART OF EWS/LIG WILL BE 35% OF TOTAL FAR OR TOTAL NO. OF EWS/LIG FLATS SHOULD NOT BE LESS THAN OF 35% TOTAL NO. OF ALL FLATS IN PROJECT WHICHEVER IS HIGHER.)




SITE ENGINEER
ZONE - 14


ATP/DTP
ZONE - 14


DY.COMMISSIONER
ZONE - 14

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR