

A Pre- Bid meeting for Chief Minister's Jan Awas Yojana 2015 Provision 4A (ii) held on 29-02-2016 under the chairmanship of Director (Engineering-I) in the Manthan Hall, Jaipur Development Authority. List of Participants on behalf of Developers/ Builders and officers of JDA present in the meeting is enclosed in Annexure "A"

The following are the clarifications/ reply to quarries raised by the bidders

S.No.	Developer/ Builder	Quarries/ Questions	Reply												
A	AKME Constructions														
		I. Taxes pay by department separately on running bills or include in quoted rate.	Rate to be quoted is inclusive of all taxes												
		II. Payment condition are different from CMJAY-15. There is no advance payment as per CMJAY-15. First payment stage after casting footing.	Payment conditions and stages shall be as per Bid document												
		III. Payment stages description as per G+9/G+8 Buildings. Please revise payment stages as per building floors.	The payment schedule is suitable and shall be as per the Bid Document												
		IV. When we get ownership of 25% land for loan purpose ?	<p>The ownership of land will be transferred after fulfilling conditions of project on 75% land parcel and deposition of required charges. As regards raising loans on 25% land, JDA may facilitate to extend NOC after completing the 25% work of affordable housing and may further sign a tripartite agreement for release of funds for development of 25% land with following stages</p> <table border="1"> <tbody> <tr> <td>Ist Stage</td> <td>Issue of NOC for getting sanction of loan</td> <td>On 25% Completion of Affordable Housing on 75% Land parcel</td> </tr> <tr> <td>IInd Stage</td> <td>Signing of tripartite agreement for Ist instalment of loan</td> <td>On 50 % Completion of Affordable Housing on 75% Land parcel</td> </tr> <tr> <td>IIIrd Stage</td> <td>IInd instalment of loan</td> <td>On 75 % Completion of Affordable Housing on 75% Land parcel</td> </tr> <tr> <td>IVth Stage</td> <td>III instalment of loan</td> <td>On Completion of Affordable Housing on 75% Land parcel</td> </tr> </tbody> </table>	Ist Stage	Issue of NOC for getting sanction of loan	On 25% Completion of Affordable Housing on 75% Land parcel	IInd Stage	Signing of tripartite agreement for Ist instalment of loan	On 50 % Completion of Affordable Housing on 75% Land parcel	IIIrd Stage	IInd instalment of loan	On 75 % Completion of Affordable Housing on 75% Land parcel	IVth Stage	III instalment of loan	On Completion of Affordable Housing on 75% Land parcel
Ist Stage	Issue of NOC for getting sanction of loan	On 25% Completion of Affordable Housing on 75% Land parcel													
IInd Stage	Signing of tripartite agreement for Ist instalment of loan	On 50 % Completion of Affordable Housing on 75% Land parcel													
IIIrd Stage	IInd instalment of loan	On 75 % Completion of Affordable Housing on 75% Land parcel													
IVth Stage	III instalment of loan	On Completion of Affordable Housing on 75% Land parcel													
		V. In Joint venture which party takes	In joint venture ownership of land will be												

		ownership of land either lead partner or both parties ?	transferred to all parties as per share holding
		VI. Please provide rate of land.	Quarry is not clear however reserve price for the following plots is as below 1 Kheda Jagannathpura Rs 12000/ Sqm 2 Surya nagar Rs 5500/ sqm 3 Abhinav Vihar Ext. Rs 8000/ sqm 4 Anand Vihar Rs 8000/ sqm 5 Shaurya Nagar Rs 7000/ sqm
		VII. The developer shall pay to Jaipur Development Authority 1% (one Percent) of the approved bid cost as a project management and supervision charges in this column this fee will be deducted on running bill of paid separately.	The project management and supervision charges @ 1% of approved bid cost shall be deducted proportionately from the running bills
		VIII. The developer shall provide the built up community space equivalent to one percent of total super built up area of all flats. What is this please explain.	A Community space of 1% of the total super built area is to be constructed and provided at each plot
		IX. Rate of external development of 25% free land that will be deposit in JDA.	The Rate of external development for 25% free land is as below 1 Kheda Jagannathpura Rs 4800/ Sqm 2 Surya nagar Rs 2200/ sqm 3 Abhinav Vihar Ext. Rs 3200/ sqm 4 Anand Vihar Rs 3200/ sqm 5 Shaurya Nagar Rs 2800/ sqm
		X. When external development rate will deposit. "Can we change exiting layout plan by keeping same built up area	The External development charges are to be deposited by successful bidder for project and before transfer of ownership of 25% land parcel. The layout plan can be changed by keeping same built up area with approval of JDA
		XI. Cost of external development on 25% part will be paid by developer. If we do not want to develop that land and sold to other party after completion of project then cost of external development will be paid by us or party who will develop that land.	The ownership of 25% land parcel will be transferred to Developer after completion of project on 75% land and after deposition of External development charges of 25%
		XII. Rate of external development are constant or it will be increase by time to time.	The rate of External development will increase from time to time
		XIII. Commercial use - As per building byelaws proportionate to FAR consume in different segments. Please explain can we use 25% land in commercial purpose.	3% of total permissible FAR on 25% land can be used for commercial purpose.
		XIV. Shall we put our running bill on completed part Ex. on completion of 50% footing get 5% payment or payment after milestone achieved ?	The payment shall be made as per schedule given in Bid Document and no partial payments shall be made.

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR


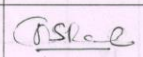

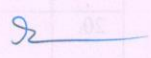
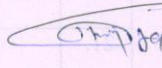
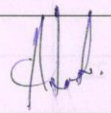



List of Participants- Pre Bid Meeting for

“CHIEF MINISTERS JAN AWAS YOJNA- 2015 Provision 4A (ii)”

Date:- 29.02.2016

Time:- 03.30 PM

ATTENDANCE SHEET

S.No.	Name	Organization	Phone no./ Email Address	Signature
1.				
2.	Brijesh	JDA	9414040628	
3.	M.S. Palival	DC-12	94141 62909	
4.	B.S. Sandhu	DC-14 A	9414301216	
5.	Abu Bakkar.	AKME Construction	9602866884	
6.	Ompakishay Kaibasi	M/S Anand Construction Group	9636462829	
7.	Abitya Dewani	M/A C.G.	9982911307	
8.	Audesh Hainy	JDA	9413156890	
9.	J.P. Singhal	JDA	98290 76357	
10.	T.K. Sharma	JDA	9829058262	
11.				