

Jaipur Development Authority, Jaipur

Indira Circle, J.L.N. Marg, Jaipur-302004

No. F-8()JDA/EE-Housing-II/2016/D-117

Dated:- 01.07.2016

A Pre- Bid meeting held for bids invited under Chief Minister's Jan Awas Yojana 2015 Provision 4A(II) on 24-06-2016 in Manthan Hall of Jaipur Development Authority.

List of Participants on behalf of Developers/ Builders and officers of JDA present in the meeting is enclosed in Annexure "A".

For the queries raised / submitted by prospective bidders the following are the clarifications/ reply:

S.No.	Developer/ Builder	Quarries/ Questions	Reply/Clarifications
A	Eminent Colonizers Pvt. Ltd.	1. Price escalation clause should be there as time for completion is too long.	Price Escalation is not applicable in this bid. The developer is expected to include all anticipated cost in this bidding.
		2. Performance security @ 1% should be released after DLP as mentioned on pg no. 73 and O&M should not be in our scope. Pg No. 27.	Performance security @ 1% of project cost shall be released after end of O&M period ie; 3 years or handing over possession to all allottees, whichever is earlier. Not as mentioned at page 73
		3. Performance security should be valid upto DLP period instead of O&M Period. PG No. 115.	Performance Security shall be valid upto O&M period.
		4. External development charges for 25% land @ 10% is too high. Pg No. 95.	Same, no change is made.
		5. The security deposit should be released after DLP. Pg No. 121.	As per para "Refund of SD" page no 121 of bid document, the Security Deposit will be released after expiry date of defect liability period ie; 3 years.
		6. Schedule of payment is only upto 5th floor roof but tender is invited for G+8 & G+ 9 storeys. Please modified accordingly. Pg No. 171.	Schedule of payment covers stages for all roof levels.
		7. Bid security of unsuccessful bidder should be returned immediately.	Of Course .Bid security of unsuccessful bidder shall be returned at earliest possible.
		8. Prevailing taxes should be included in rates however any change (+) or (-) in taxation in future should be adjustable accordingly.	The prevailing taxes are included in the quoted rate and no adjustment shall be made in future due to change in taxation.
		9. Payment under this scheme should be made by JDA from its own fund whether the installment from allottees are recovered or not. A written assurance has to be given by JDA.	JDA will try to ensure payments in time.
		10. Application for registration of flats and entire procedure should be completed before the tendering.	The procedure for registration of flats is likely to be started parallel to tendering.
B	Sun India Developers	1. Payment schedule should be given within a specified period.	The period of construction is available at page 119 and stage payment is available at 170-171. The payments shall be made stagewise as per progress achieved.
		2. Maintenance period of the project should not be more than 1 year.	Kindly refer clarification of point no:3 on page no:1.
		3. Outer Development BOQ should be mentioned.	All development works inside 75% land shall be carried out by Developer. The External development work shall be carried out by JDA.
		4. Limit for 140 flats/ acre should be considered for planning.	This is minimum limit prescribed in CMJAY-15 policy. JDA has already marked number of blocks and number of flats in each plot in the indicative plans available with document.

C	GSA Corp, New Delhi	1. Transfer charges to be clarified.	The External development charges are to be deposited by successful bidder for 25% land area of project before transferring of ownership of 25% land parcel. The Rate of external development for 25% free land shall be 10% of reserve price of that scheme.
		2. Clarify = Lease charges/ Registration charges/ Stamp duty and any other charges applicable.	As per existing applicable rates of respective departments.
		3. Please mention/Clarify the exemption of taxes applicable/ incentive to developer in taxes.	If any concession/ exemption on taxes or incentives to developers given by the Government, shall be directly transferred to the developer.
		4. When the land to be handed the developer will be for start of operation?	a) 75% land parcel shall be handed over to developer after approval of plans b) 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 for 25% land parcel
		5. Mention the list of approvals required who will get the approvals.	The following are the main approvals which are to be taken by developers :- i. Principal approval of plans, ii. NOC from respective departments as applicable on project
		6. Who will pay the charges of approvals?	The developer has to pay charges of approvals as applicable. However necessary facilitation as recommendations or letters will be provided by JDA
		7. Who will pay the charges for CTO/CTE/Environment clearance?	The developer has to pay charges for CTO/ CTE/ Environment clearance.
		8. When the 36 months of completion period starts. After the all the approvals received or after signing of agreement?	The period of completion shall be counted from the date of final release of approved Building Plans by the Jaipur Development Authority.
		9. What will be the government role in approvals?	The Government of Rajasthan shall ensure, timely completion of project, removal of any difficulties regarding the implementation of policy.
		10. Time frame of payment to be paid to developers not mentioned after completion of stages.	After final completion of work, 5% shall be paid after 6 months & balance 5% shall be paid after 12 months of handing over of EWS/LIG units to JDA. (Page No:171)
		11. Bank loan for developers clarify the clause.	Kindly refer 5.1.3. and 5.1.14 (Page No:98 of bid document)
		12. Which rule should be considered as final 140 flats per area or 2.25 FAR Reduce No of Flats (Clarify)?	The developer can plan using maximum 2.25 FAR. The number of flats shall be as per indicated in the indicative plans of each plot.
		13. Maintenance part to be clarified for 3 years.	Kindly refer point no: 3 of page no: 1 of this clarifications.
		14. Multiple registration allowed (1 Developer can purchase 2 document).	Multiple registrations are not required. Bidder can apply for multiple plots through single registration.
		15. Machinery can be placed on sites?	As per project site requirements machinery and equipments will have to be placed at site. Page No:148 of bid document.
D	Engg. Projects (I) Ltd (EPIL)	1. CMJAY Notice Board on each plots	JDA will facilitate to the interested developers for site visit with JDA staff.

		2. Who will bear expenditure of O&M of STP pump house etc. after expiry of DLP?	The developer has to bear O & M expenditure of STP pump upto 3 years from completion
		3. What will be the benefits & relaxation regarding future taxes?	If any concession/ exemption on taxes or incentives to developers given by the Government, they shall be directly transferred to the developer.
		4. Is it possible that the bid can be counted for multiple plots from single ID?	Kindly refer clarification of Point No: 14 this page.
		5. Are all the schemes are approach able?	Yes all schemes are approachable.
E	Shree Precast India Pvt. Ltd., Mumbai	1. Are all the respective schemes developed?	All the schemes are under development.
		2. Are all the schemes are externally developed. If not, when will JDA develop the schemes externally?	The schemes are under development and JDA will develop the schemes as per habitaion in the schemes.

The above minutes of Pre-Bid meeting with reply/clarifications on quarries/ questions asked by Developers shall be part of Bid Document

08/07/16
Executive Engineer (Housing-II)
JDA, Jaipur

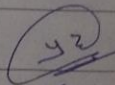



JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**List of Participants- Pre Bid Meeting for****"CHIEF MINISTERS JAN AWAS YOJNA-2015 Provision 4A (ii)"**

Date:- 24.06.2016

Time:- 03.30 PM

ATTENDANCE SHEET

S.No.	Name	Designation/ Organization	Phone no./ Email Address	Signature
1.	Sh.	Director (Engineering-I)		
2.	Sh.	Director (Finance)		
3.	Smt.	Director (Planning)		
4.	Sh. J. P. Singh	Add Chief Engineer-III	98290 96357	
5.	Sh.	OSD (RM)		
6.	Sh. G. M. Gupta	S.E (Housing-8)	9414059511	
7.	Smt.	STP (Proj)		
8.	Sh.	DC Zone-11		
9.	Sh.	DC Zone-12		
10.	Sh.	DC Zone-13		
11.	Sh. RAM LAL GHOSAL	DC Zone-14	9414070972	
12.	Sh. " "	DC Zone-14A	" "	" "
13.	Sh. SUNIL KUMAR	MANAGER (TECHNICAL) ENGR. PROJECTS (I) CTO (EPTL)	9906901947 Sunil.kumar@cpj.gov.in	
14.	Sh. SHAILENDA SINGH	GSA CORP. DELHI	9212259101	
15.	Sh. PRAVAN JAIN	GSA CORP. DELHI	9910989398	
16.	Sh. DAXI SINGH SHARMA	A.O.	9414795140	
17.	Sh. Ayub Khan	AEN (H-2)	9414077624	
18.	Sh. JASWANT GAUR	JEN (H-II)	96360-21999	
19.	Sh. ANKIT GUPTA	DIRECTOR SON INDIA	98 29161715	
20.	Sh. PRAVEEN VIJAYWARGIA	DIRECTOR SUPERIOR	9982613131	
21.	Sh. Deepak Mishra	Asst. / Shapoorji Pallonji	8527593966 deepak.mishra@shapoorji.in	

S.No.	Name	Designation/ Organization	Phone no./ Email Address	Signature
22	Pradeep Kumar	Director Eminent Colonizers (P) Ltd	97854 70000	
23	Shishak Dused	Manager Eminent Colonizers	978850700	
24	Yogesh Mathur	F.F (H-3) JDA	98296-46866	
25	Puneet Goyal	Shree Precast Ltd Mumbai	9929031234	
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