



# **REQUEST FOR PROPOSAL**

**PROJECT INFORMATION MEMORANDUM**

**VOLUME I**

***Development Of Integrated Group Housing Facility At  
Kantodia vas Municipal Staff Quarters TPS-02  
(Kakriya) FP 66/Paiki On PPP Basis under Gujarat  
State Govt's Redevelopment of Public Housing Scheme  
2016***



**ISSUED BY,**

**MUNICIPAL COMMISSIONER  
AHMEDABAD MUNICIPAL CORPORATION**

## PART I

### PROJECT INFORMATION MEMORANDUM

***Development Of Integrated Group Housing Facility At Kantodia vas Municipal Staff Quarters TPS-02  
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**Development Of Integrated Group Housing Facility At Kantodia vas Municipal Staff Quarters TPS-02 (Kakriya) FP 66/Paiki On PPP Basis under Gujarat State Govt's Redevelopment of Public Housing Scheme 2016**

**AHMEDABAD MUNICIPAL CORPORATON**

**NOTICE INVITING E-TENDER**

Online Tenders are invited through e-tendering mode from eligible Contractors/Developers as per conditions laid down in RFP for following work:

Tender Notice No.	
Organization Name	Ahmedabad Municipal Corporation
Department Name	Housing Project & Slum Networking Project
Name of Work	Development Of Integrated Group Housing Facility At Kantodia vas Municipal Staff Quarters TPS-02 (Kakriya) FP 66/Paiki On PPP Basis under Gujarat State Govt's Redevelopment of Public Housing Scheme 2016
Estimated Tender Value (In Rs.)	<b>8,98,77,634.27</b>
Project Completion Period	24 months
Tender Type	Open
Bidding Currency	INR
Joint Venture	As per RFP
Registration Class	As per RFP
<b>Schedule for E-Tendering is fixed as under:</b>	
Pre-Bid Meeting	<p>The date, time and venue of the Pre-Bid Meeting shall be:</p> <p>Date: --</p> <p>Time: --</p> <p>Venue: O/o Additional City Engineer (Housing Project &amp; Slum Networking Project), C-Block, 5th Floor, Sardar Patel Bhavan, Danapith</p> <p>Bidders shall have to post their queries on email address: <a href="mailto:addcehpamc@gmail.com">addcehpamc@gmail.com</a>, <a href="mailto:addcehp@ahmedabadcity.gov.in">addcehp@ahmedabadcity.gov.in</a> on or before above given time for Pre-Bid Meeting</p>
Online submission of bid documents	<p>Shall be submitted online on or before <b>Dt.06/07/2026 till 18:00 hrs</b></p> <p>Bidder shall have to submit DD for Tender Fee, DD/BG against EMD and all necessary PQ Documents mentioned in Technical Bid in Electronic format only through online (by Scanning) while uploading the Bid. Any document in supporting of Bid shall be submitted in electronic format only through online by (Scanning etc.) and hard copy will not be accepted separately. (As per Govt. of Gujarat, R&amp;B Dept. G'nagar Circular No.: PRCH-102008-5-S (Part file) dt. 27-11-2008)</p> <p>After successful selection of Bidder, Technical Bid &amp; Financial Bid shall be submitted in Hard copy by them duly signed by Authorized Signatory affixed with seal upon intimation from AMC.</p>

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Physical Submission of EMD & Tender fee	Shall be submitted on or before <a href="#">Dt.07/07/2026 till 16:00 hrs.</a> Bidder should submit the Tender Fee & EMD in original at the office of "Assistant Manager (Project), PWA Office, 2nd Floor,C-Wing Old Building, Ahmedabad Municipal Corporation, Sardar Patel Bhavan, Danapith, Ahmedabad - 380001 through RPAD or Speed Post or Courier or by Hand Delivery only, in sealed cover duly super scribed with the name of work and tender notice no.
Opening of Technical Bid	If possible, on <a href="#">Dt. 08/07/2026</a>
Opening of Price Bid	Will be intimated later on by the department
Bid Validity Period	180 days from the date of opening of price bid.
<b>Payment Details</b>	
Bid/Document Fee (Non-Refundable)	Rs.18,000/- (Rupees Eighteen Thousand Only) by Demand Draft in favour of "Municipal Commissioner, Ahmedabad" Payable at Ahmedabad only. This Demand Draft shall be from the list of Approved Banks. Demand draft issued after the last date of submission of Bids will not be considered as valid or accepted in any case.
EMD (Bid Security)	<b>Rs. 8,98,776.00</b> (hereinafter referred to as "Bid Security" or "EMD") in the form of D.D. / Bank Guarantee in favour of "Municipal Commissioner, Ahmedabad" Payable at Ahmedabad only. EMD shall be in form of D.D. / Bank Guarantee only from any Approved Banks (As per list mentioned in RFP). BG shall be valid up to 180 Days. DD / BG issued after the last date of submission of Bids will not be considered as valid or accepted in any case.
<b>General Terms &amp; Conditions</b>	
<p><b>DOWNLOAD OF TENDER DOCUMENT:</b> Interested bidders can view detailed tender notice and download tender documents free of cost from <a href="https://amc.nprocure.com">https://amc.nprocure.com</a> or <a href="https://www.tender.nprocure.com">https://www.tender.nprocure.com</a></p> <p><b>INFORMATION FOR ONLINE PARTICIPATION:</b> Bidders who wish to participate in online tender will have to procure/ should have legally valid Digital Certificate as per Information Technology Act-2000 using with they can sign their electronic bids. Bidders can procure the same from any of the license certifying Authority of India or can contact (n) code solution-a division of GNFC Ltd., who are licensed Certifying Authority by Govt. of India. All bids should be digitally signed, for details regarding digital signature certificate and related training involved, the below mentioned address should be contacted:</p>	

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(n)Code Solutions-A division of GNFC Ltd.,

(n)Procure Cell

304, GNFC Infotower, S.G. Road,

Bodakdev, Ahmedabad - 380054 (Gujarat)

Contact Details

Fax : +91-79-40007533

E-mail : nprocure@ncode.in

Web-site :<https://amc.nprocure.com> or <https://www.tender.nprocure.com>

TOLL FREE NUMBER: 1800-419-4632 / 7359 021 663

**SUBMISSION OF TENDER:**

Any document in supporting of Bid shall be submitted in electronic format only through online by (Scanning etc.)

Bidder shall submit price bid offer in electronic format only on <https://amc.nprocure.com> or <https://www.tender.nprocure.com> website on or before the scheduled date and time as mentioned, after Digitally Signing the same. Price bid in physical form will not be accepted and any such offer if received by AMC the tender of the bidder shall be out rightly rejected.

Bidder should submit the Tender Fee & EMD in original through RPAD or Speed Post or Courier or by Hand Delivery only, in sealed cover duly super scribed with the name of work and tender notice no. on or before above stipulated date and time & venue.

**OPENING OF TENDER:**

The Tender Bids will be opened on the stipulated date and time & venue. Bidders who wish to remain present at AMC office, at the time of tender opening can do so. Only one representative of each firm will be allowed to remain present.

Other Terms & Condition as per detailed tender documents.

This tender notice shall form a part of tender document.

Tenders without valid Tender documents, Fees, Earnest Money Deposit (EMD) and which do not fulfill all or any of the condition or submitted incomplete in any respect will be considered as non-responsive and will be rejected.

Conditional tender shall not be accepted. The bidder shall have to submit unconditional offer without differing from any of the tender condition.

Municipal Commissioner reserves the rights to reject any or all tenders without assigning any reason thereof.

**Municipal Commissioner  
Ahmedabad Municipal Corporation**

**Disclaimer**

Though adequate care has been taken in the preparation of this Request for Proposal (hereinafter referred to as “RfP”) document, the Bidders should satisfy themselves that the document is complete in all the respect and the information provided is correct. In case of discrepancy, if any, intimation should be given to the Officer Concerned in AHMEDABAD MUNICIPAL CORPORATON(whose contact details is mentioned in this document) immediately on or before the due date specified in the Schedule of Bidding Process. If no intimation is received by the said officer within the date as mentioned in Schedule of Bidding Process as mentioned in this Document, it shall be deemed that the bidder is satisfied that the RfP document is complete in all respects.

Neither AHMEDABAD MUNICIPAL CORPORATON nor their employees or Project Consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this RfP and it is not possible for AHMEDABAD MUNICIPAL CORPORATONto consider the investment objectives, financial situation and particular needs of each party who reads or uses this RfP concerning the project. Certain prospective bidders may have better knowledge of the project compared to the others and AHMEDABAD MUNICIPAL CORPORATON encourages all the prospective bidders to conduct their own due diligence, investigations & analysis and check for accuracy, reliability and completeness of this RfP. The bidders are free to obtain the independent advice from the sources appropriate to them.

Neither AHMEDABAD MUNICIPAL CORPORATON nor their employees or Project Consultants will have any liability to any prospective bidder or any other person under the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise from or to be incurred or suffered in connection with anything contained in this RfP, any matter deemed to form part of this RfP, the award of the project, the information and any other information supplied by or on behalf of AHMEDABAD MUNICIPAL CORPORATON or their employees or their consultant or otherwise arising in anyway from the selection process of this project.

AHMEDABAD MUNICIPAL CORPORATON reserves the right to reject any or all of the bids submitted in response to this RfP at any stage without assigning any reasons whatsoever.

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AHMEDABAD MUNICIPAL CORPORATON also reserves the right to hold or withdraw or cancel the process at any stage under intimation to the bidders, who submit the RfP, without assigning any reasons whatsoever.

AHMEDABAD MUNICIPAL CORPORATON reserves the right to modify or amend or add to any or all of the provisions of this RfP Document or annul the present process. Such change would be intimated to all the parties procuring this RfP.

Neither AHMEDABAD MUNICIPAL CORPORATONnor their employees or Project Consultants will have any liability in case of non-receipt of any correspondence from them to the bidders due to the postal delays.

The Applicable law for the purpose is the laws in India. Civil Courts of Ahmedabadwill have jurisdiction over the matter concerning and arising out of this RFP.



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**1. Abbreviations**

EoI	Expression of Interest
GHB	Gujarat Housing Board
RfQ	Request for Qualification
RfP	Request for Proposal
IE	Independent Engineer
LOA	Letter of Award
PHC	Redevelopment of Existing Public Housing Scheme Component
AHC	Creation of Additional Affordable Housing Stock Component
FSC	Free Sale Component
INR	Indian National Rupee(s)
DU	Dwelling Unit
LP	Land Premium
ULB	Urban Local Body
UDA	Urban Development Authority
ADA	Area Development Authority
BUA	Built up Area
CA	Carpet Area
JV	Joint Venture

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**2. Schedule of Bidding Process**

<b>(a) Issue of Advertisement/ Tender Notice</b>	<b>:[]</b>
<b>(b) Tender Online Available From</b>	<b>: []</b>
<b>(c)Pre-Bid Meeting</b>	<b>:[]</b>
<b>(d) Last date of receipt of Bids Online</b>	<b>:[06/07/2026 up to 18.00hrs.]</b>
<b>(e) Physical submission of Documents</b>	<b>:[07/07/2026 up to 16.00hrs.]</b>
<b>(f) Technical Bid Opening(Online / Physical)</b>	<b>:[08/07/2026]</b>
<b>(g) Financial Bid Opening(Online)</b>	<b>:Intimated Later</b>

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**3. Project Summary**

1	<b>Name</b>	Development Of Integrated Group Housing Facility At Kantodia vas Municipal Staff Quarters TPS-02 (Kakriya) FP 66/Paiki On PPP Basis under Gujarat State Govt's Redevelopment of Public Housing Scheme 2016
2	<b>Plot Location</b>	Kantodia vas Municipal Staff Quarters - <b>Khadiya Ward</b> Latitude and Longitude Location : 23.013267895308786, 72.5951525207204
3	<b>Plot No.</b>	TPS-02 (Kakriya) FP 66/Paiki
4	<b>Nodal Agency</b>	AHMEDABAD MUNICIPAL CORPORATION
5	<b>Details of Existing Public Housing Scheme</b> (Details to be filled by ULB)	<ul style="list-style-type: none"> <li>• <b>Scheme Name:</b> Kantodia vas Municipal Staff Quarters</li> <li>• Ward Name : <b>Khadiya Ward</b></li> <li>• Net Plot Area: 506 Sq.Mtr (As per site condition - Map Attached)</li> <li>• Existing Number of Dwelling Units : 24 Dus</li> <li>• Existing Carpet Area per DU : 24 nos. with 25.61 Sqmtrs (appx)</li> <li>• For planning Indicative Carpet Area per DU : 24 nos. with 35.00 Sqmtrs (appx)</li> <li>• Existing Number of Shop : ---</li> <li>• Existing Carpet Area per Shop : ---</li> <li>• For planning Indicative Carpet Area per Shop : ---</li> <li>• Approximate Existing Number of Huts : 44 Nos.</li> <li>• For planning Indicative Carpet Area per Huts Type B : 44 nos. with 35.00 Sqmts.</li> <li>• Permissible FSI (sq. m.) : As per Redevelopment of Public Housing Scheme 2016 Policy Clause no.5.3a.</li> <li>• Indicative Number of Transit accommodation (DUs): <b>24 DUs + 44 Huts</b></li> <li>• Land Ownership : Ahmedabad Municipal Corporation</li> </ul> <p>TP Scheme no: TPS-02 (Kakriya) FP 66/Paiki (Note : Scheme Area shown is as per record and is subject to final survey.)</p>
6	<b>Components Of The Project</b>	<p>The project has three components :</p> <ol style="list-style-type: none"> <li><b>Free Sale Land Cost (FSL):</b> Free Sale Land Cost refers to the total valuation of the portion of land allocated for free sale in a redevelopment project. It is calculated based on the area designated for free sale and the applicable rate per square meter. <b>Components:</b> <ol style="list-style-type: none"> <li>Total Plot Area of Land (Sq. mt.) :- The entire land area under consideration.</li> <li>Total Plot Area Proposed for Redevelopment of Existing Public Housing Scheme (Sq. mt.) :- The portion of land allocated for Redevelopment of Existing Public Housing.</li> <li>Total Plot Area of Land for Free Sale Component (Sq. mt.) :- The</li> </ol> </li> </ol>

		<p>portion of land available after redevelopment portion.</p> <p>d. Rate of Free Sale Land (Rs./Sqmt) :- The market rate per square meter for the free sale land.</p> <p>e. Total Cost of Free Sale Land (Rs.) :-The total value of the free sale land, calculated as:</p> $\text{Total Cost of Free Sale Land} = \text{Total Plot Area of Free Sale Component} \times \text{Rate of Free Sale Land}$ <p><b>2. Construction Cost for Redevelopment of Existing Public Housing Scheme Component (PHC):</b> It includes provision of housing along with basic civic infrastructure to eligible existing dwellers (owner of existing DU in the public housing scheme).</p> <ul style="list-style-type: none"> <li>○ <b>Dwelling unit size under this component :</b> The maximum aggregate carpet area may be 140% of existing approved carpet area of the dwelling unit or 30 sq.mtr carpet area whichever is higher,</li> <li>○ <b>Commercial spaces under this component:</b> The maximum aggregate carpet area may be 125% of existing approved carpet area of the commercial unit (shop). The developer will redevelop the existing public dwelling units (i.e PHC) free of cost.</li> </ul> <p>Construction Cost represents the total cost required to construct both residential and commercial units as part of a redevelopment project. This includes the cost of building new dwelling units and shops, factoring in all associated construction expenses.</p> <p><b>Components:</b></p> <ul style="list-style-type: none"> <li>a. Total Proposed Dwelling Units (Nos.) :- The number of residential units planned for construction.</li> <li>b. Total Proposed Shops (Nos.) :- The number of commercial shops planned for construction.</li> <li>c. Cost of One Dwelling Unit (Rs.) :-The estimated construction cost per residential unit.</li> <li>d. Cost of One Shop (Rs.) :-The estimated construction cost per commercial shop.</li> <li>e. Total Construction Cost for Redevelopment of Existing Public Housing Scheme Component (Rs.) :-The overall construction cost, calculated as:</li> </ul> $\text{Total Construction Cost} = (\text{Total Dwelling Units} \times \text{Cost of One Dwelling Unit}) + (\text{Total Shops} \times \text{Cost of One Shop})$
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		<p><b>3. Balance (Unused) FSI Cost :</b></p> <p>Balance FSI Cost represents the valuation of the remaining Floor Space Index (FSI) that has not been utilized within the total plot area.</p> <p>Components:</p> <ol style="list-style-type: none"> <li>Maximum Permissible FSI of Total Plot Area (As per Policy 2016, Clause No. 5.3A) :- The highest FSI allowed for the total plot based on regulatory norms.</li> <li>Total FSI Available for Total Plot Area (Sq. mt.) :- The total buildable area derived from the maximum permissible FSI and the total plot area.</li> <li>FSI Used for Redevelopment of Existing Public Housing Scheme Component (Sq. mt.) :- The portion of FSI utilized for constructing the public housing redevelopment component.</li> <li>FSI Used for Free Sale Land (Sq. mt.) :- The portion of FSI utilized in the free sale land</li> <li>Total Balance (Unused) FSI in Total Plot (Sq. mt.) :- The remaining FSI that is not yet utilized, calculated as: Total Balance FSI = Total FSI Available – FSI Used for Redevelopment – FSI Used for Free Sale</li> <li>Jantri Rate (Rs./Sq. mt.) :- The government-determined valuation rate per square meter for land transactions.</li> <li>Total Balance (Unused) FSI Cost (Rs.) :- The estimated value of the unused FSI, calculated as: Total Balance FSI Cost = Total Balance (Unused) FSI × Jantri Rate</li> </ol> <p><b>Premium/TDR Calculation:-</b></p> <p>The Premium is a key financial outcome in a redevelopment project, determined by the difference between the total land cost, construction cost, and balance FSI cost. It helps assess whether the developer needs to make a payment to the municipal authority (AMC) or if AMC needs to compensate the developer using Transferable Development Rights (TDR).</p> <p><b>Formula for Premium/TDR Calculation:</b></p> $\text{Premium/TDR value} = \text{Total Free Sale Land Cost} - \text{Total Construction Cost} - \text{Total Balance (Unused) FSI Cost}$ <p><b>Value if Positive (Developer Pays AMC)</b></p> <p>If the calculated premium is positive, it means the developer has a financial surplus. In this case, the developer is required to pay the positive premium amount to AMC as per the agreement.</p> <p><b>Value if Negative (AMC Pays Developer via TDR)</b></p> <p>If the calculated premium is negative, it means the project has a financial</p>
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		shortfall. In this scenario, AMC compensates the developer by issuing Transferable Development Rights (TDR) instead of direct monetary payment. TDR can be used by the developer for additional development rights in other projects or sold to other developers as per prevailing policy.
7	<b>Transit Accommodation Cost</b>	<ul style="list-style-type: none"> <li>• Transit accommodation facility will be provided by the selected developer to the existing inhabitants- beneficiaries at free of cost.</li> <li>• The cost of transit accommodation will be borne by the developer.</li> <li>• Bidder shall give Transit Allowance to the beneficiaries till the end of month of inmigration. Hence bidder shall quote price accordingly.</li> <li>• Transit accommodation can also be provided through rental accommodation by the private developer.</li> <li>• Demolishing and vacating Scheme units shall be the responsibility of selected bidder. However, AHMEDABAD MUNICIPAL CORPORATION may extend its support to selected bidder in demolition and clearing of existing Scheme.</li> <li>• All the Consent required from the beneficiaries as per the tender terms and conditions shall be sole responsibility of the selected bidder.</li> </ul>
8	<b>Estimated Project Cost</b>	As per Tender Notice
9	<b>Planning Norms</b>	<ul style="list-style-type: none"> <li>• <b>Planning Norms</b> as prescribed in “Redevelopment of Public Housing Scheme 2016” shall be applicable.</li> <li>• Total Permissible FSI for the entire plot will be 3.0 FSI or as per Prevailing CGDCR whichever is higher.</li> <li>• <b>Developer shall have to plan buildings as per prevailing CGDCR norms and regulations set by relevant authorities, including but not limited to the Airport Authority of India (AAI), environmental regulations, archaeological guidelines, and the Railway Authority.</b></li> <li>• Bidder has to submit complete submission drawing with all details in soft copy &amp; it should be strictly as per CGDCR norms. Without submitting of submission Drawing or any deviation in the drawing from CGDCR norms.</li> <li>• Roof Top Solar installation as per provision of Policy 2016 or CGDCR whichever is higher.</li> <li>• Use of LED lighting in internal as well as external fixtures is compulsory.</li> <li>• Minimum Passage width must be 1.8 m. or as mentioned in CGDCR whichever is higher.</li> <li>• Developer has to design/plan common amenities every 300 Houses (i.e. UG Water Tank, Pump Set, Fire System etc) such a way that in future beneficiaries can easily separate Societies as per their requirement.</li> </ul>
		<b>Guidelines for Online Submission of Drawings in the Tender for</b>

		<p><b>Redevelopment of Public Housing Scheme 2016 : –</b></p> <p>As per the Gujarat Government's "Redevelopment of Public Housing Scheme-2016" policy and its subsequent amendments from time to time, and in accordance with the CGDCR (Comprehensive General Development Control Regulations 2017), the drawings/plans shall be prepared considering below guidelines/instructions for tender submission and the same shall be submitted online at the time of filling the tender.</p> <ul style="list-style-type: none"> <li>Plot shall be divided into two parts (1) Construction for Redevelopment of Existing Public Houses including extra huts and (2) Free Sale Land (if exists). Separate drawings shall be prepared in accordance with CGDCR and Policy 2016 for both Redevelopment of Existing Public Housing Scheme including extra huts (if any as per mentioned in the tender document) and Proposed Construction in Free Sale Land (if free sale land exist).</li> <li>While submitting the online tender, the bidder should take special care that: The planning of the Redevelopment of Public Houses plot should be done only as per the number of existing houses, extra huts and shops and it's carpet area as mentioned in the tender document. Planning of additional houses and shops in the Redevelopment of Public Houses plot will not be considered valid.</li> <li>For preparation of drawings following documents are attached with the tender documents, Part Plan, Zoning Certificate, Development Control Opinion, F-Form, Scheme Implementation Opinion, etc. In some cases, a survey map of the plot with measurements and area is also provided. These documents shall be used to prepare the drawings.</li> <li>Planning shall be prepared considering any railway, airport, archaeological survey etc. and the norms / restrictions / regulations / conditions requirements of such authorities shall be incorporated in the planning.</li> <li>The drawings must clearly indicate the maximum permissible FSI available under Redevelopment of Public Housing Scheme-2016, and planning shall be done accordingly. The FSI calculation as per the maximum permissible FSI must mentioned in the submission drawing.</li> <li><b>After opening the prize bid, drawing (planning) submitted by the bidder in the tender is not as per the norms and the details filled in the prize bid are not consistent with the drawing. In this case even if the bidder is L-1, However, if the Ahmedabad Municipal Corporation finds it necessary to order revised drawings (planning), then the L-1 bidder will be asked to submit revised drawings (planning).</b></li> </ul> <p><b>Details to be shown (with measurements) in the drawings submitted online in the tender:</b></p> <ul style="list-style-type: none"> <li>Name of the work with T.P. and F.P. of the plot and name of the developer</li> <li>Building height and number of floors.</li> <li>Plot area, area deducted for RDP (Revised Development Plan) (if any), and Net Plot Area.</li> <li>In the Layout Plan, unit plan, sections, elevations, floor plans and other drawings following details shall be mentioned: <ul style="list-style-type: none"> <li>Number of units</li> </ul> </li> </ul>
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**Development Of Integrated Group Housing Facility At Kantodia vas Municipal Staff Quarters TPS-02 (Kakriya) FP 66/Paiki On PPP Basis under Gujarat State Govt's Redevelopment of Public Housing Scheme 2016**

		<ul style="list-style-type: none"> <li>Plot dimensions (as per scheme implementation)</li> <li>Margins on all sides with measurements</li> <li>Margins between all building blocks</li> <li>Road-side margin, side and rear margins</li> <li>Length and width of approach road</li> <li>Provision of Common Plot and its dimensions</li> <li>Width of staircase, passage width, lift size, lift provision calculation, and passenger capacity of lift</li> <li>Parking as per regulations along with its calculation</li> <li>Provision of Anganwadi/Health Center as per regulations</li> <li>Built-up area and FSI area calculation table as per regulations</li> <li>Public domain space to be shown as per LAP (Local Area Plan) opinion</li> <li>Details of railway line affecting the plot and Building Control Line</li> <li>Refuse/Garbage collection area</li> <li>Any other details required as per CGDCR and Policy 2016.</li> </ul> <p>All the above details must be clearly shown with proper measurements and calculations in the drawings submitted online during the tender process.</p>
		<p><b>જાહેર આવાસો નાં રીડેવલપમેન્ટ કરવા માટે ગુજરાત સરકારશ્રીની રીડેવલપમેન્ટ ઓફ પબ્લિક હાઉસીંગ યોજના- ૨૦૧૬ની પોલીસી અને તેમાં થયેલ વખતો વખત થયેલ સુધારા મુજબ તથા C-GDCR મુજબનાં નકશા બનાવી ટેન્ડર ભરતી વખતે ટેન્ડરમાં ઓનલાઈન નકશા સબમીટ કરવા અંગેની માર્ગદર્શિકા:-</b></p> <ul style="list-style-type: none"> <li>Construction for Redevelopment of Existing Public Housing + extra huts in existing plot જેની સંખ્યા ટેન્ડર ડોક્યુમેન્ટમાં બતાવેલ છે અને Construction for Free cell Land માટે અલગ અલગ સ્વતંત્ર પ્લોટ તરીકે ઉપયોગ કરી બંન્ને માટે (C-GDCR તથા પોલીસી ૨૦૧૬ મુજબ) અલગ અલગ નકશા બનાવવાનાં રહેશે.</li> <li>બિડરે ઓનલાઈન ટેન્ડરમાં સબમીટ કરવાના થતા પ્લાનીંગમાં ખાસ ધ્યાન રાખવું કે: ટેન્ડર ડોક્યુમેન્ટમાં દર્શાવેલ હયાત આવાસો, વધારાના ઝુપડાઓ તથા દુકાનોની સંખ્યા અને કાર્પેટ એરીયા પ્રમાણે જ જાહેર આવાસો માટેના રીડેવલોપમેન્ટના પ્લોટમાં પ્લાનીંગ કરવાનું રહેશે. વધારાના આવાસોનું તથા દુકાનોનું પ્લાનીંગ જાહેર આવાસો માટેના રીડેવલોપમેન્ટના પ્લોટમાં કરેલ હશે તે માન્ય ગણાશે નહીં.</li> <li>C-GDCR તથા રીડેવલોપમેન્ટ ઓફ પબ્લીક હાઉસીંગ પોલીસી ૨૦૧૬ ની જોગવાઈ મુજબનું પ્લાનીંગ પ્રોવીઝન દર્શાવી સબમીશન પ્રકારનાં ડ્રોઈંગ ટેન્ડરમાં ઓનલાઈન સબમીટ કરવાનાં રહેશે.</li> <li>નકશા બનાવવા માટે ટેન્ડર ડોક્યુમેન્ટમાં પાર્ટ પ્લાન, ઝોનીંગ સર્ટીફિકેટ, વિકાસ નિયંત્રણ અભિપ્રાય, એફ-કોર્મ, સ્કીમ અમલ અભિપ્રાય વગેરે ડોક્યુમેન્ટ મુકવામાં આવેલ છે તથા જરૂરીયાત જણાય ત્યાં પ્લોટનાં માપનો ક્ષેત્રફળ સાથે નકશો પણ મુકવામાં આવેલ છે. જે અભિપ્રાયનો ઉપયોગ કરી નકશા બનાવવાનાં રહેશે.</li> <li>જે પ્લોટમાં રેલ્વે લાઈન અસર કરતી તે પ્લોટમાં રેલ્વેનાં નિયમો મુજબ નકશા બનાવવાનાં રહેશે. તથા વિકાસ નીયંત્રણ અભિપ્રાયમાં જણાવ્યા મુજબ મેટ્રો રેલ રૂટની અસર થતી હોય તેની વિગતો રજૂ કરવાની રહેશે.</li> <li>બનાવેલ નકશામાં સમગ્ર પ્લોટ માટે કુલ મળવાપાત્ર મહત્તમ એફ.એસ.આઈ. ૩.૦૦ અથવા C-GDCR પ્રમાણે મળવાપાત્ર એફ.એસ.આઈ. તે બંન્ને પૈકી જે વધુ હશે તે મળવાપાત્ર રહેશે જે મુજબ પ્લાનીંગ કરી એફ. એસ.આઈ. ગણતરી મુકવાની રહેશે.</li> <li>પ્રાઈઝબીડ ખોલ્યા બાદ બિડર દ્વારા ટેન્ડરમાં રજૂ કરેલ ડ્રોઈંગ (પ્લાનીંગ) નિયમોનુસાર નહી હોય</li> </ul>



		<p>તથા પ્રાઈઝબીડમાં ભરવામાં આવેલ વિગત સાથે સુસંગત ન હોય તેવા કેસમાં જો તે બિડર એલ-૧ હશે તો પણ જો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનને રીવાઈઝડ ડ્રોઈંગ (પ્લાનીંગ) મંગાવવાની જરૂરિયાત જણાશે તો એલ-૧ બિડર પાસે રીવાઈઝડ ડ્રોઈંગ (પ્લાનીંગ) રજૂ કરવા જણાવવામાં આવશે.</p> <p><b>ટેન્ડરમાં ઓનલાઈન સબમીટ કરવાનાં થતાં નકશામાં માપ સાથે, નીચે મુજબની વિગતો દર્શાવવાની રહેશે :-</b></p> <ul style="list-style-type: none"> <li>કામનું નામ તથા વિકાસકારનું નામ, પ્લોટનો ટી.પી. અને એફ.પી.</li> <li>બિલ્ડીંગની હાઈટ તથા માળની સંખ્યા</li> <li>પ્લોટ એરીયા તથા RDP કપાત નો એરીયા ફાયનલ પ્લોટમાંથી બાદ કરીને નેટ પ્લોટ એરીયા</li> <li>લે-આઉટ પ્લાનમાં પ્લોટના માપ(સ્કીમ અમલ મુજબ) તથા તમામ બાજુના માર્જીનના માપ, તમામ બ્લોકના બીલડીંગ વચ્ચેના જરૂરી માર્જીન</li> <li>રોડ સાઈડ માર્જીન તથા સાઈડ તેમજ રીયલ સાઈડ માર્જીન, એપ્રોચ રોડની લંબાઈ અને પહોળાઈ</li> <li>કોમન પ્લોટનું પ્રોવિઝન અને કોમન પ્લોટના માપ</li> <li>સીડીની પહોળાઈ, પેસેજની પહોળાઈ અને લીફ્ટની સાઈડ, લીફ્ટ પ્રોવીઝન અંગેની ગણતરી તથા લીફ્ટ પેસેન્જર કેપેસિટી</li> <li>નિયમોનુસાર પાર્કિંગ અને તેની ગણતરી</li> <li>નિયમોનુસાર આંગણવાડીનું પ્રોવિઝન</li> <li>યુનિટની સંખ્યા, યુનિટ પ્લાન, લેઆઉટ પ્લાન, સેક્શન, એલીવેશન, ફ્લોર પ્લાન</li> <li>નિયમોનુસાર બિલ્ટઅપ એરીયા/FSI એરીયાની ગણતરી</li> <li>LAP ઓપીનીયન મુજબ પબ્લીક ડોમેઈન સ્પેસ દર્શાવવાની રહેશે.</li> <li>પ્લોટને અસર થતી રેલ્વે લાઈનની વિગતો તથા બિલ્ડીંગ કંટ્રોલ લાઈન</li> <li>રેફ્યુઝ એરીયા</li> <li>C-GDCR તથા રીડિવલોપમેન્ટ ઓફ પબ્લીક હાઉસીંગ પોલીસી ૨૦૧૬ ની જોગવાઈ મુજબ જરૂરી અન્ય વિગતો.</li> </ul>
10	<b>Alternative Construction Technology</b>	<p>Apart from conventional technology (Conventional Technology as define in IS code shall be applicable), the selected bidder can use alternative construction technology and alternative construction material for construction and development of the project (Alternative Construction Technology and Alternative Construction Material as define in IS code shall be applicable). <b>Tender for Monolithic RCC technology shall not be accepted and contractors are requested not to quote for RCC monolithic technology</b></p> <p>The selected bidder can have a Joint Venture with the technology provider and form a joint venture, as mentioned in the eligibility criteria. However, bidders engaging such alternative construction technology and alternative construction material shall have to fulfill the following additional technical criteria in addition to Eligibility Criteriamentioned in this tender document:</p> <p><b>Eligibility Criteria</b></p> <p>The following additional certificates should be submitted in part B:</p> <p><b>A. Certification:</b></p>

		<p>1. The alternative construction technology and alternative construction material must have the following certification:</p> <ol style="list-style-type: none"> <li>It should be approved and certified by any of the following institutions: Building Materials and Technology Promotion Council/ Housing and Urban Development Corporation/ Central Building Research Institute/ Indian Institute of Technology.</li> <li>For the purpose of testing and quality assurance, either (i) Building materials used in technology should have IS codes or (ii) the institutions specified 1(a) must have also certified construction manual and quality assurance plan including material testing.</li> <li>The contractor/technology provider should produce all the certificates relevant to the above clauses.</li> </ol> <p>2. The above certifications should include the following critical quality aspects:</p> <ul style="list-style-type: none"> <li>Structural strength, serviceability, durability and stability</li> <li>Structural life of minimum 20 years.</li> <li>Infill walls (Structural Stability) should have defect liability (for Structural cracking, stability, functionality etc) of minimum 10 years.</li> <li>Thermal and energy performance and/ or efficiency</li> <li>Water penetration</li> <li>Behavior in fire</li> <li>Durability</li> <li>Behavior against other natural hazards, like earthquake, flood, cyclone.</li> <li>Construction methodology.</li> <li>Quality assurance including material testing.</li> <li>The value of the above criteria should be at least as much as provided by the traditional building technology as provided in this tender document or more.</li> <li>10 years warranty for water proofing and termite treatment.</li> </ul> <p><b>B. Other Certifications:</b></p> <ul style="list-style-type: none"> <li>The alternative building material / technology must be used at least once in India. Bidder will have to submit completion certificate for at least one construction of buildings of a height of minimum 16.5m/G+4/P+5 in use in India given by client and building use permission issued by local government authority.</li> </ul> <p>While giving proposal for alternative technology the contractor shall also</p>
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		<p>submit the following.</p> <ul style="list-style-type: none"> <li>• Product description</li> <li>• Detailed technical information on how all the materials of the technology (including testing of the materials) meet IS Codes OR certification in this respect given by the abovementioned institution.</li> <li>• Construction methodology.</li> <li>• Design assumptions, detailed calculations, references to the necessary design standards and detailed design drawings.</li> <li>• Design calculations</li> <li>• The structural design calculations must clearly demonstrate structural integrity and stability, including connection details</li> <li>• Design calculations should have proper sketches annotated in English.</li> <li>• Quality Assurance Plan</li> </ul> <p>The screening committee will evaluate the technology on the basis of documents/certificates/design which will be submitted by the developer/contractor as mentioned in the details of submission.</p> <p><b>C. Bidding Condition:</b></p> <ul style="list-style-type: none"> <li>• Details to be submitted by the Contractor in Envelope A as well as online as mentioned in above section (Alternative Construction Technology: Eligibility criteria: A Certification and B Other Certification).</li> <li>• The minimum criteria for project will be applicable to the bid with alternative building material/technology which shall have to fulfill the above technical criteria in addition to all the technical eligibility criteria mentioned in <b>Volume II</b> in order to be technically qualified.</li> <li>• Once shortlisted as technically qualified, its price bids will be opened with all other price bids. There shall not be any additional weightage for alternative building material / technology.</li> <li>• The decision of screening committee shall be final with respect to the technical eligibility of other alternative building material / technology.</li> <li>• To allow any alternative technology shall be subject to approval of technical committee headed by the competent authority</li> <li>• The applicant should provide accurate information on litigation and/or arbitration resulting from Contractors completed or under execution by him over last five year. If the details of Litigation History are hidden by the Bidder and later on it comes to the knowledge of the Employer, the Bidder shall be disqualified for the proposed work and other appropriate actions shall be taken against</li> </ul>
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		<p>the bidder.</p> <p><b>D. Scope of Work:</b></p> <p>The scope of work for the project is as mentioned in <b>Volume II; Section 4</b>. In addition the general scope of work, the developer/contractor opting for alternative technology should also perform the following:</p> <ul style="list-style-type: none"> <li>• The proposals and costs must be based for plans for a specified area strictly and overall scheme.</li> <li>• The contractor shall arrange necessary training for the use and maintenance of the product, if needed.</li> <li>• If needed, briefing session and exhibition of the construction technology shall be arranged prior opening of price bid.</li> <li>• To ensure sustainability after the house has been constructed, the contractor shall ensure that an effective maintenance team is in place and trained from day one, including the beneficiary, if needed.</li> </ul>
11	<b>Implementation</b>	<ul style="list-style-type: none"> <li>• Public Private Partnership (PPP) for the development of all the components under the project.</li> <li>• Selected private developer, concerned public agency and the existing housing society/ association of owners will enter into triparty agreement for redevelopment.</li> <li>• For implementation of the redevelopment of existing housing scheme on field, the Selected developer will verify obtained consent of the members, including those taken by way of resolution passed by existing society/ association. The concerned public agency and the society/ association will facilitate the process.</li> <li>• If the full plot is not utilized in the Redevelopment of Existing Public Housing Scheme component, the plot remaining after PHC will be available to bidder for Free Sale components.</li> </ul>
12	<b>Right Of Developer</b>	<p>The developer/selected bidder will have:</p> <ul style="list-style-type: none"> <li>• Development rights for the Redevelopment of Existing Public Housing Scheme Plot ( as construction period).</li> <li>• The developer may sub lease free sale component Land on 99 year basis as per applicable statutory provision though ownership right of the land will remain with the concerned public authority.</li> </ul>
13	<b>Construction Period</b>	<ul style="list-style-type: none"> <li>• Bidder shall have to complete the process of all types of approvals from relevant authorities, carryout survey, collecting consent &amp; documents, finalizing the beneficiaries and taking possession of the Units and clearance of the plot after demolition of the existing scheme within 4 months from the issue date of WorkOrder.</li> <li>• Complete the Project and obtain completion certificate from the</li> </ul>

**Development Of Integrated Group Housing Facility At Kantodia vas Municipal Staff Quarters TPS-02 (Kakriya) FP 66/Paiki On PPP Basis under Gujarat State Govt's Redevelopment of Public Housing Scheme 2016**

		competent authority within 24 months from the date of issue of Commencement Letter or from the date of issue of Environment N.O.C. or Clearance of the plot whichever is later or as per site condition																																																																					
14	<b>Bid Parameter</b>	<p><b>To be submitted Online Only:</b></p> <table border="1"> <tr> <td colspan="3"><b>Parcel (A) Free Sale Land Cost</b></td></tr> <tr> <td>1</td><td>Total Plot Area of Land (Sq. mt.)</td><td></td></tr> <tr> <td>2</td><td>Total Plot Area Proposed for Redevelopment of Existing Public Housing Scheme (Sq. mt.)</td><td></td></tr> <tr> <td>3</td><td>Total Plot area of land for free sale component (Sq. mt.)</td><td></td></tr> <tr> <td>4</td><td>Rate of Free Sale Land (Rs./Sqmt)</td><td></td></tr> <tr> <td>5</td><td>Total cost of Free Sale Land (Rs) = (3 x 4)</td><td></td></tr> <tr> <td colspan="3"><b>Parcel (B) Construction Cost for Redevelopment of Existing Public Housing Scheme Component (PHC)</b></td></tr> <tr> <td>1</td><td>Total Proposed Dwelling Unit (Nos.)</td><td></td></tr> <tr> <td>2</td><td>Total Proposed Shop (Nos.)</td><td></td></tr> <tr> <td>3</td><td>Cost of One Dwelling Unit (Rs.)</td><td>.</td></tr> <tr> <td>4</td><td>Cost of One Shop (Rs.)</td><td></td></tr> <tr> <td>5</td><td>Total Construction Cost for Redevelopment of Existing Public Housing Scheme Component including all cost (Rs.) = (1 x 3) + (2 x 4)</td><td></td></tr> <tr> <td colspan="3"><b>Parcel (C) Balance FSI Cost</b></td></tr> <tr> <td>1</td><td>Maximum Permissible FSI of Total Plot Area (As per Policy 2016 clause no. 5.3A)</td><td></td></tr> <tr> <td>2</td><td>Total FSI available for total plot area (Sq.mt)</td><td></td></tr> <tr> <td>3</td><td>FSI used for Redevelopment of Existing Public Housing Scheme Component (Sq.mt)</td><td></td></tr> <tr> <td>4</td><td>FSI used for Free Sale Land (Sq.mt)</td><td></td></tr> <tr> <td>5</td><td>Total Balance (unused) FSI in Total Plot (Sq.mt) (2-3-4)</td><td></td></tr> <tr> <td>6</td><td>Jantri Rate (Rs./Sq. mt)</td><td></td></tr> <tr> <td>7</td><td>Total Balance (unused) FSI Cost (Rs.) = (5 x 6)</td><td></td></tr> <tr> <td colspan="3"><b>Premium Calculation</b></td></tr> <tr> <td>1</td><td>Positive Premium / Negative Premium(TDR) in (Rs.) = (A - B - C)</td><td></td></tr> <tr> <td></td><td>In case of Positive Premium i.e., Developer will pay amount of positive premium to AMC. In case of Negative Premium (TDR) . i.e., AMC will pay to Developer in the form of TDR.</td><td></td></tr> </table>	<b>Parcel (A) Free Sale Land Cost</b>			1	Total Plot Area of Land (Sq. mt.)		2	Total Plot Area Proposed for Redevelopment of Existing Public Housing Scheme (Sq. mt.)		3	Total Plot area of land for free sale component (Sq. mt.)		4	Rate of Free Sale Land (Rs./Sqmt)		5	Total cost of Free Sale Land (Rs) = (3 x 4)		<b>Parcel (B) Construction Cost for Redevelopment of Existing Public Housing Scheme Component (PHC)</b>			1	Total Proposed Dwelling Unit (Nos.)		2	Total Proposed Shop (Nos.)		3	Cost of One Dwelling Unit (Rs.)	.	4	Cost of One Shop (Rs.)		5	Total Construction Cost for Redevelopment of Existing Public Housing Scheme Component including all cost (Rs.) = (1 x 3) + (2 x 4)		<b>Parcel (C) Balance FSI Cost</b>			1	Maximum Permissible FSI of Total Plot Area (As per Policy 2016 clause no. 5.3A)		2	Total FSI available for total plot area (Sq.mt)		3	FSI used for Redevelopment of Existing Public Housing Scheme Component (Sq.mt)		4	FSI used for Free Sale Land (Sq.mt)		5	Total Balance (unused) FSI in Total Plot (Sq.mt) (2-3-4)		6	Jantri Rate (Rs./Sq. mt)		7	Total Balance (unused) FSI Cost (Rs.) = (5 x 6)		<b>Premium Calculation</b>			1	Positive Premium / Negative Premium(TDR) in (Rs.) = (A - B - C)			In case of Positive Premium i.e., Developer will pay amount of positive premium to AMC. In case of Negative Premium (TDR) . i.e., AMC will pay to Developer in the form of TDR.	
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		<p>Note:</p> <ol style="list-style-type: none"> <li>1) Bidder shall submit complete drawing with all details &amp; planning shall be strictly as per prevailing CGDCR norms and regulations set by relevant authorities, including but not limited to the Airport Authority of India (AAI), environmental regulations, archaeological guidelines, and the Railway Authority.</li> <li>2) In the event of any future amendments to the Gujarat State Government's Redevelopment of Public Housing Scheme 2016 that results in an increase in the existing Dwelling Units (DUs), the additional units shall be accommodated within the proposed Free Sale Land (if required due to exhaust of plot area of Plot Proposed for Redevelopment of Existing Public Housing Scheme). In such a case, to calculate the financial impact, the revised financial bid shall be calculated on the basis of price bid quoted originally for the same work and the revised tender shall be approved by the Competent Authority. This provision shall be binding to the Selected Developers.</li> <li>3) Bidder shall give Transist Allowance to the beneficiaries till the end of month of inanugration. Hence bidder shall quote price accordingly.</li> </ol>
15	<b>Premium</b>	<p><b>Formula for Premium/TDR Calculation:</b></p> $\text{Premium/TDR value} = \text{Total Free Sale Land Cost} - \text{Total Construction Cost} - \text{Total Balance (Unused) FSI Cost}$ <p><b>Value if Positive (Developer Pays AMC)</b></p> <p>If the calculated premium is positive, it means the developer has a financial surplus. In this case, the developer is required to pay the positive premium amount to AMC as per the agreement.</p> <p><b>Value if Negative (AMC Pays Developer via TDR)</b></p> <p>If the calculated premium is negative, it means the project has a financial shortfall. In this scenario, AMC compensates the developer by issuing Transferable Development Rights (TDR) instead of direct monetary payment. TDR can be used by the developer for additional development rights in other projects or sold to other developers as per prevailing policy.</p> <p><b>Development of free sale component shall only be allowed after 100% completion of R.C.C. Frame Structure work of Public Housing component .</b></p> <p><b>In cases of Negative Premium, bidding shall be referred to the state level screening committee for suitable decision,with reference to Proceed for Redevelopment of Public Housing Scheme or not, modification with reference to carpet area to be allotted or amount to be charged from beneficiaries.</b></p>

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		If there is another land parcel apart from the scheme plot, and there is negative premium, the selected bidder can develop both the PHC and Free Sale component parallely.										
16	Process For TDR	<ul style="list-style-type: none"><li>TDR process &amp; uses as prescribed in <b>Gujarat State Govt's Redevelopment of Public Housing Scheme 2016 Policy and its subsequent prevailing and future amendmentss</b>shall be applicable.</li><li>As per Gujarat Govt.'s Urban Development and Urban Housing Department Resolution No. Budget/102014/1642/Th-1 (Pa.fa.) dated 8th July 2024 Clause no. 5.3.B.8 TDR certificate will be issued as per given below:- TDR will be released stage wise as per below and also as per construction progress in multiple of 50 Dwelling units</li></ul> <table><tr><th>Stage</th><th>Percentage</th></tr><tr><td>Foundation Complete</td><td>25%</td></tr><tr><td>Frame structure Complete</td><td>25%</td></tr><tr><td>Finishing Stage Complete</td><td>25%</td></tr><tr><td>BU PermissionComplete</td><td>25%</td></tr></table> <p>TDR calculation as per price bid.</p>	Stage	Percentage	Foundation Complete	25%	Frame structure Complete	25%	Finishing Stage Complete	25%	BU PermissionComplete	25%
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17	Incentives To The Developer	<ul style="list-style-type: none"><li>Total Permissible FSI for the entire plot will be 3.0 FSI or as per CGDCR whichever is higher (As per Redevelopment of Public Housing Scheme 2016 clause no. 5.3A)<ul style="list-style-type: none"><li><b>Built up area and FSI of existing structures ( Which are not to be demolished) like Temple, etc. should be deducted from built up area and FSI available for development to The Bidder. (detailed break up please refer clause no: 5)</b> <b>Built up area of Existing Structures in Sqmts.</b> If a part of Schemearea remains unutilized after Existing Public Housing Scheme Component (PHC), it shall be available to private developer for development for free sale as he deems fit within the existing statutory framework.</li></ul></li><li>Developer shall be provided the following two rights:<ul style="list-style-type: none"><li>Development rights for the Existing Public Housing Scheme Component (PHC)</li><li>Leasehold rights for the part of the Schemearea which is utilized for free sale development. The superstructure of free sale component can be sold and Leasehold rights of 99 years shall be granted to the developer. However, ownership of land shall be with AMC/government.</li></ul></li><li>The Developer may be exempted from the applicable municipal and</li></ul>										

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		revenue charges for the Redevelopment of existing housing and Affordable housing component only.
18	<b>Project Development Fee</b> (Non-Refundable And Non-Adjustable)	<ul style="list-style-type: none"> <li>• 1.25% of Approved Tender ConstructionCost (<b>Project development fee in form of Demand Draft (DD) in favour of Municipal Commissioner, Ahmedabad Municipal Corporation, Ahmedabad</b>) to be payable to Ahmedabad Municipal Corporation by the selected bidder/ developer before signing of Development Agreement;</li> <li>• Development fees shall have to be paid by the developer within 30 days from the issue of work order.</li> <li>• In the case of failure of deposit of the development fee, penalty will be levy as per the 4% annual rate of interest.</li> <li>• The bidder shall also have to deposit the additional development fees in case of revision of Tender.</li> </ul>
19	<b>Bid Submission</b>	As per Tender Notice
20	<b>Envelope A (Online Submission)</b>	<ul style="list-style-type: none"> <li>• Scan Copy of DD/ BG of Tender fee and Bank Guarantee.</li> <li>• <b>Bank solvency certificate (minimum 20% of Estimatedcost) not older than six months from the last date of online bidding.)</b></li> <li>• Certificate of Registration for GST and acknowledgement of up to date filed return duly attested by Registered Chartered Accountant.</li> </ul>
21	<b>ENVELOPE B (Online Submission)</b>	<p>Project Technical Proposal :</p> <ul style="list-style-type: none"> <li>• Proposed layout plan in the scale of 1:500 (minimum) is required for the housing pockets.</li> <li>• soft copy of :</li> <li>• proposed plans of (architectural plan such as unit plan, cluster plan, &amp; elevation external service, sections, elevations of the structures proposed to be constructed etc.</li> <li>• Specifically for this work technical persons proposed to be deployed on the work- their name, experience &amp; qualifications.</li> <li>• Any other relevant documents as desired by AHMEDABAD MUNICIPAL CORPORATION</li> <li>• Quality Assurance plan.</li> <li>• Method statement-indicating the methodology proposed to be used for construction of houses,</li> <li>• Proposed programme (BAR CHART) schedule for execution of work.</li> <li>• Centering and shuttering to be used for high rise building be specified.</li> <li>• Audited balance sheet of last three financial years.</li> <li>• Financial information including annual turnover &amp; net worth.</li> <li>• Certificate of work experience (duly authenticated by client)</li> </ul>



		<ul style="list-style-type: none"> <li>• Documents of eligibility criteria(including required Forms annexed in the tender etc.)</li> <li>• All the additional certifications related to alternative building materials/ technology.</li> </ul>
22	<b>Financial Bid Submission (Online)</b>	<ul style="list-style-type: none"> <li>• To be submitted online only. The Performa of financial bid is attached (Annexure B1: Financial Bid)</li> </ul>
23	<b>Eligibility Criteria</b>	<p><b>Bidder to demonstrate the capability of:</b></p> <ul style="list-style-type: none"> <li>• Average Annual financial turnover during the last 3 years, ending 31st March of the previous financial year, should be at least 30% of the estimated cost.</li> <li>• The average net worth should not be less than 15% of the estimated project cost during last 3 consecutive financial years, ending 31st March of the previous financial year.</li> <li>• Experience of having successfully completed/Substantially completed similar nature of works as a prime contractor/ developer during the last Seven years ending last day of the month previous to the one in which bids are invited. <ul style="list-style-type: none"> <li>○ Substantially completed works means those works which are at least 90 % completed as on the date of submission (i.e. gross value of work done up to the last date of submission is 90% or more of the original contract price) and continuing satisfactorily. For these, a certificate from the employers shall be submitted along with the application incorporating clearly the name of the work, contract value, billing amount, date of commencement of works, satisfactory performance of the contractor and any other relevant information.</li> <li>○ (NOTE: Similar works means should have at least constructed residential building works of at least G+5 or P+5 storied or 18.00 mt height having RCC Columns, beams, slab in immediate last 7 consecutive years as main contractor (work executed as a sub-contractors and the work executed through any other contractor will not be considered).</li> <li>○ Three similar completed/Substantially completed works, each costing not less than the amount equal to 40% of estimated project cost ,</li> <li><b>Or</b></li> <li>○ Two similar completed/Substantially completed works, each costing not less than the amount equal to 50% of</li> </ul> </li> </ul>

		<p>estimated project cost.</p> <p><b>Or</b></p> <ul style="list-style-type: none"> <li>○ One similar completed/Substantially completed work of aggregate cost not less than the amount equal to 80% of estimated project cost.</li> <li>• Should have a bank solvency of the amount minimum 20% of the estimated cost of composite work issued by the Bankas per attached list. The solvency should not be more than six month old calculated from the last date of bidding.</li> <li>• The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 10% per annum; Calculated from the date of completion to.</li> <li>• Base year can be considered as financial year 2025-26</li> </ul> <p><b>Escalation Factors:</b></p> <ul style="list-style-type: none"> <li>• Following enhancement factors will be applied to annual turnover and completion cost of works to bring them to the base year. The current financial year in which bid is invited shall be considered as the base year</li> </ul> <table border="1"> <thead> <tr> <th>Year</th><th>Financial Year</th><th>Enhancement factor</th></tr> </thead> <tbody> <tr> <td><b>Base (year of inviting Tender)</b></td><td>2025-2026</td><td>1.00</td></tr> <tr> <td></td><td>2024-2025</td><td>1.10</td></tr> <tr> <td></td><td>2023-2024</td><td>1.21</td></tr> <tr> <td></td><td>2022-2023</td><td>1.33</td></tr> <tr> <td></td><td>2021-2022</td><td>1.46</td></tr> <tr> <td></td><td>2020-2021</td><td>1.61</td></tr> <tr> <td></td><td>2019-2020</td><td>1.77</td></tr> <tr> <td></td><td>2018-2019</td><td>1.95</td></tr> </tbody> </table> <ul style="list-style-type: none"> <li>• The bidding capacity of the contractor should be equal to or more than the estimated cost of the work put to tender.</li> <li>• The bidding capacity shall be worked out by the following formula:</li> <li>• <b>Bidding Capacity = <math>[A \times N \times 2] - B</math></b> Where,  A = Maximum value of construction works executed in any one year during the last five years taking into account the completed as well as works in progress.  N = Number of years prescribed for completion of work for which bids has been invited.  B = Value of existing commitments and ongoing works and LOI issued to be completed during the period of completion of work for</li> </ul>	Year	Financial Year	Enhancement factor	<b>Base (year of inviting Tender)</b>	2025-2026	1.00		2024-2025	1.10		2023-2024	1.21		2022-2023	1.33		2021-2022	1.46		2020-2021	1.61		2019-2020	1.77		2018-2019	1.95
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		<p>which bids have been invited.</p> <ul style="list-style-type: none"> <li>The initial criteria prescribed above in respect of experience of similar class of work completed, bidding capacity and financial turnover etc. will first be scrutinized and the bidder's eligibility for the work to be determined.</li> <li>Firm/contractor should submit requisite details/documents with respect to eligibility criteria like, average financial turnover of building works, solvency certificate, details of completed multistoried building</li> <li>works executed, in progress and awarded, details of construction plants and equipments, structure and organization, performance report of work completed or under execution.</li> <li>The firm/contractor has to be registered with any department of state government or any ministry of central govt. /Public authority /Public sector undertaking, Municipal Corporation with million plus population for infrastructure development.</li> <li>case Inof bidders do not have registered in appropriate category or class in competent authority, then bidder shall have to register as appropriate category or class incompetent authority after selection as bidder.</li> </ul> <p><b>A. Only one type of JV is allowed for the contractor, which is between the technology provider and the contractor himself. In this case the contractor should submit all the documents regarding the technical &amp; financial eligibility, whereas the technology provider should submit all the certificates related to the construction technology.</b></p>
24	<b>Bid Evaluation</b>	As per Section "Instructions for Technical Bid Submission", other evaluation parameters as per the tender document.
25	<b>Bid Validity</b>	As per Tender Notice
26	<b>Earnest Money Deposit</b>	As per Tender Notice
27	<b>Validity Of Earnest Money Deposit</b>	As per Tender Notice
28	<b>Security Deposit</b>	<p>The Contractor, whose tender is accepted, shall be required to furnish by way of Security Deposit for due fulfillment of his contract at the following rate:-</p> <ol style="list-style-type: none"> <li>Contractor shall furnish a Security Deposit @ 5% (five percent) of the contract value, in form of bank guarantee of approved bank at the time of signing the contract.</li> <li>The performance guarantee of 5% of the value of actual work done</li> </ol>

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		<p>shall be delivered to the AMC at the time of completion of work under contract or as instructed by the Engineer -in-charge.</p> <p>50% of the performance guarantee (2.5% value of work done) shall become refundable after 3 years of the final completion certificate is issued.</p> <p>Another 2% of performance guarantee will be released after another 2 years (i. e. after 5 years of completion)</p> <p>remaining 0.5 % of bank guarantee will be released after another five years i.e. total 10 years of defect liability period, provided that there is no defect detected within the said periods</p>
29	<b>Release Of Security Deposit</b>	The security deposit shall become refundable within three month after the final completion certificate is issued.
30	<b>Validity Of Security Deposit</b>	Up to issue of completion certificate.
31	<b>Defect Liability Period</b>	Defect liability period for structural stability will be for 10 years from the date of completion of Redevelopment of Existing Public Housing Scheme Component (PHC) as per completion certificate issued by AHMEDABAD MUNICIPAL CORPORATION.
32	<b>Duties &amp; Responsibilities</b>	<p><b><u>Duties &amp; Responsibilities of the Ahmedabad Municipal Corporaton:</u></b></p> <ol style="list-style-type: none"> <li>1. To support/ assist developer/contractor in vacating the Scheme plot.</li> <li>2. To notify and earmark the area for the demolition of existing Scheme of the project put to bid.</li> <li>3. To approve all the drawings, designs and layouts for Scheme redevelopment project.</li> <li>4. To rehabilitate and redevelop the notified Scheme of the project put to bid.</li> <li>5. To grant all the approvals regarding implementation of the Scheme redevelopment project.</li> <li>6. To issue TDR certificate as mentioned in document.</li> <li>7. To ensure quality of the project implementation with the help of Project Management Consultancy (PMC)</li> <li>8. To oversee allotment of dwelling units and shops to eligible Scheme dwellers by computirsed draw or prevailing government policy for allotment.</li> <li>9. To ensure completion of the PHC .</li> <li>10. To facilitate the Scheme dwellers in the formation of Service cooperatives or Associations or Societies.</li> <li>11. To form community-based organizations, wherever required, to ensure the participation of the Scheme dwellers.</li> </ol>

		<p><b><u>Duties &amp; Responsibilities of the Developer/ Selected bidder in addition to scope of work of the bidder as mentioned in the tender document :</u></b></p> <ol style="list-style-type: none"> <li>1. Participate in the bid for the project.</li> <li>2. To design and develop PHC as per the prescribed planning norms.</li> <li>3. Selected private developer, concerned public agency and the existing housing society/ association of owners will enter into tripartite agreement for redevelopment.</li> <li>4. To finalize the list of eligible Scheme dwellers for dwelling units and shops</li> <li>5. All the preliminary house survey shall be done by developers.</li> <li>6. Preparing and finalize the beneficiary list as per policy norms and submit with 3D Aerial view, High definition pictures &amp; videography with Total Station Plot Area plan to prescribed authority.</li> <li>7. For implementation of the scheme, the developer shall have to collect the documents of existing occupiers/owner of the DU, Verification of the documents, verification of each beneficiary with help of concern Estate/TDO department, issue Identity Card, entering in a agreement with each beneficiary, give transit allowance, taking possession of the Unit and demolition of the entire scheme. For implementation of the redevelopment of existing housing scheme on field, the private developer will verify obtained consent of the members, including those taken by way of resolution passed by existing society/ association. The concerned public agency and the society/ association will facilitate the process.</li> <li>8. Transit Accommodation : Transit accommodation till the completion and handing over of new units after obtaining building use permission from local authority, will be provided by the developer to the existing inhabitants. The cost of transit accommodation will be borne by the developer.</li> <li>9. Defect liability period for structural stability will be of 10 years.</li> <li>10. After completion of the work and handing over the DUs to beneficiaries, contractor shall have to register Co-Operative Housing Society of the beneficiaries per Max. 300 DUs; all the process of Society Registration shall be done by contractor and all charges shall be borne by the Contractor.</li> <li>11. Developer has to approve all the structural and architectural drawings from PMC.</li> </ol>
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		<p>12. Creative slogan drawings at full height on the building wall. Developer has to incorporate the same and submit the quote accordingly and no reimbursement will be given. Creative slogan drawings shall be approved with Engineer in Charge before execution of work.</p> <p>13. One four wheel vehicle preferably sedan car having good condition with A.C. shall be provided to the employee of AMC for site supervision of the work. The cost of running, maintenance, fuel, driver salary, insurance with sole responsibility etc. complete will be borne by the contractor. The vehicle shall be provided as per requirement of department. The vehicle will be required for travel to and from between any places in Ahmedabad to any place in Ahmedabad or as required by AMC. The vehicle must be handed over to AMC Engineer in charge within 15 days from the work order is issued till the completion period of the work. Penalty of Rs. 1500.00 per day will be deducted for not providing vehicle. If vehicle is not demanded by department, Rs. 40000.00 per month will be deducted.</p>
33	<b>Beneficiaries and Allotment Process</b>	<ul style="list-style-type: none"> <li>• Owners of houses in the existing housing scheme will be the beneficiaries of the redevelopment component.</li> <li>• The existing houses will be redeveloped and beneficiaries will be rehabilitated in-situ.</li> <li>• The housing units of redevelopment will be allotted under the supervision of AHMEDABAD MUNICIPAL CORPORATION as per guiding principles of allotment of houses issued by government time to time.</li> <li>• The dwelling units constructed under PHC shall be allotted, to the eligible existing Scheme dwellers as precibed in "Redevelopment of Public Housing Scheme 2016"- by either computerized random draw or mutual consent as agreed upon by the AHMEDABAD MUNICIPAL CORPORATION. However final decision with reference to allotment of DUs/ commercial Space to eligible beneficiaries will be vested with the AHMEDABAD MUNICIPAL CORPORATION.</li> <li>• Ownership of the land shall remain with the AHMEDABAD MUNICIPAL CORPORATION.</li> <li>• Developer/ selected bidder shall have to comply with the time schedule, failing to do so, he shall be penalized for delay or late completion of PHC for reasons attributed to him, as prescribed in the tender.</li> <li>• Commercial spaces equivalent to area used for commercial activities in the public housing scheme shall be provided by the selected developer to the AHMEDABAD MUNICIPAL CORPORATION at free of cost.</li> </ul>

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		<ul style="list-style-type: none"> <li>To allot the dwelling units and shops to the eligible Scheme dwellers finalized by Selected Developer under the supervision of the Ahmedabad Municipal Corporation.</li> </ul>
33	<b>Building Insurance</b>	<b>10 (ten) Years Building Insurance (Standard Insurance Compony) taken by Bidders.</b>
34	<b>Developer's Default - Before Signing Of Agreement</b>	<ul style="list-style-type: none"> <li>Forfeit earnest money.</li> <li>Cancellation of LOI.</li> <li>No compensation to be paid by the competent authority.</li> <li>Black listing of developer</li> </ul>
35	<b>Developer's Default - After Signing Of Agreement</b>	<ul style="list-style-type: none"> <li>The Earnest money as well as Performance Guarantee deposited by the contractor shall be forfeited absolutely.</li> <li>No compensation to be paid by the competent authority.</li> <li>Cancellation of Development Agreement.</li> <li>Reduction in TDR (if applicable)</li> <li>Black listing of developer</li> <li>Financial penalty</li> </ul>
36	<b>Community Participation</b>	<p>A. Scheme community participation shall be ensured at every stage of implementation of Redevelopment of Existing Public Housing Scheme Component (PHC) for effective planning and implementation by the selected developer. NGOs/CBOs may be engaged by the developer for participation of Scheme community and their smooth rehabilitation. Community participation shall be sought in following manner:</p> <p>B. Co-operation in Mapping, Survey, registration and creation of database leading to preparation of oftheRedevelopment proposal.</p> <p>C. Micro-planning during preparation of the Redevelopment proposal.</p> <p>D. Implementation and Operation and Maintenance of the Redevelopment of Existing Public Housing Scheme Component (PHC): For this purpose community-based organization at the Scheme level may also be formed.</p>
37	<b>Gas Services</b>	All Charges including deposit for obtaining PNG (Gas) services for DUs shall be borne by developer and all procedure & liaison work have to be carried out by the developer. No additional payment shall be given for this.
38	<b>Operation &amp; Maintenance (O &amp; M)</b>	<p>a. O&amp;M for Redevelopment and affordable housing will be with the developer for <b>7 years from the date of obtaining BU (Building Use)</b> permission.</p> <p>b. O&amp;M also includes following components but not limited to like Lift, Fire Equipments, Electrical Pump/ Motor, Solar Panel, STP.</p>

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		<p>c. Renewal of NOC for Lift, Fire Equipment etc. is also included as a part of O&amp;M. There after it will be handed over to the society/ association of beneficiaries.</p> <p>d. Appointment of Authorised Personal (Estate Manager) to carry out O&amp;M and maintenance of records, collection of maintenance fund etc.</p> <p>Selected Developer shall deposit maintenance deposit of Rs.12,500/- per Unit &amp; 37,500/- by beneficiary. Beneficiary shall have to deposit Rs.12,500/- as first installment before allotment of houses and after allotment of house remaining deposit amount of Rs.25000/- shall be collected in 4 equated installment every quarterly within 1 year of allotment. As per <b>(1) Standing Committee Resolution No.302 Dt.22.06.2023</b> , and <b>(2) Standing Committee Resolution No.1549 Dt.22.02.2024</b> and <b>(3) SOP approved by Municipal Commissioner Resolution No.11 Dt.03.05.2024</b>. All the responsibilities in context with this point shall be of the Selected developer.</p>
39	<b>Electrical Services</b>	<p>All Charges including deposit for obtaining electrical services for DUs, for shops, common services, shall be borne by developer and all procedure &amp; liaison work have to be carried out by the developer. If as required by Torrent Power/UGVCL, electrical substation &amp; transformer station is to be constructed, the cost for such construction of electrical substation shall be borne by the developer and no extra payment shall be given by AMC</p>
40	<b>Contact Details:</b>	<p>Additional City Engineer (Housing Project), C-Block, 5th floor, Sardar Patel Bhavan, Danapith, Ahmedabad Municipal Corporation.</p>