



# **REQUEST FOR PROPOSAL**

## **FINANCIAL BID**

**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**

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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**

**ANNEXURE B1: FINANCIAL BID**

**(To be submitted Online only)**

**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**

<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.) (35.00 smt Carpet Area)	24
2	Cost of One Dwelling Unit (Rs.) (35.00 smt Carpet Area)	
3	Total Proposed Dwelling Unit for existing Huts (Nos.)	44
4	Cost of One Dwelling Unit for existing Huts (Rs.) (35.00 smt Carpet Area)	
5	Total Construction Cost for Redevelopment of Existing Public Housing Scheme Component including all cost (Rs.) = (1 x 2) + (3 x 4)	
<b>Parcel (C) Balance FSI Cost</b>		
1	Maximum Permissible FSI of Total Plot Area (As per Redevelopment of Public Housing Scheme 2016 clause no. 5.3A)	
2	Total FSI available for total plot area (Sq.mt)	
3	FSI used for Redevelopment of 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)	40000
7	Total Balance (unused) FSI Cost (Rs.) = (5 x 6)	
<b>Premium Calculation</b>		
1	Positive Premium / Negative Premium (TDR) in (Rs.) = (A.5 - B.5 - C.7)	
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.		

**Note:**

- 1) Bidder shall quote the price bid after referring policy of Redevelopment of Public Housing 2016, amendments in policy and resolution no. GHB/18/2023/0884/Th.1 dated 21-02-2023.
- 2) Bidder shall give Transist Allowance to the beneficiaries till the end of month of inauguration. Hence bidder shall quote price accordingly.