

(To be placed Envelope - 1)

OFFICE OF
URBAN IMPROVEMENT TRUST,
AJMER

Name of work:- Construction of EWS, LIG & MIG-A (G+3) Houses on built-up Area sharing bases as per Model No. 04 of Affordable Housing Policy 2009. At Maharana Pratap Nagar Scheme near International School.

(Project No- I)

TECHNICAL BID

Issued to M/S

Urban Improvement Trust, Ajmer

Urban Improvement Trust, Ajmer

(Project No- I)

INSTRUCTION TO BIDDER

01. Name of Work: Bid for construction of EWS, LIG & MIG-A (G+3) Houses on built-up area sharing basis as per model no. 4 of Affordable Housing Policy 2009 (for Urban areas of Rajasthan) issued by Government of Rajasthan (Enclosed)
02. Location Group Housing in Maharna Pratap Nagar Scheme near International School.
03. Area of land 72000.00 Sqm.
04. Sale of bid document: 15 Feb, 2012 to 01 March., 2012 up-to 2.00 PM from the office of Urban Improvement Trust, Ajmer.
05. Pre bid meeting 22 Feb., 2012 at 11.00 AM at chamber office of Urban Improvement Trust, Ajmer.
06. Receiving of bid: 12 March, 2012 at 2.00 PM in the office of Executive Engineer (West) Urban Improvement Trust, Ajmer.
07. Opening of bid: 12 March, 2012 at 3.00 PM in the office of Executive Engineer (West) Urban Improvement Trust, Ajmer.
08. Time period 24 Months

Signature of bidder and
Name of the Firm

Executive Engineer
Urban Improvement Trust,
Ajmer

Urban Improvement Trust, Ajmer

01. NIT No.: 49/UIT/2011-2012
02. Name of Work: Bid for construction of EWS, LIG & MIG-A (G+3) Houses on built-up area sharing basis as per model no. 4 of Affordable Housing Policy 2009 (for Urban areas of Rajasthan) issued by Government of Rajasthan (copy enclosed) Project No-01
03. Location Group Housing in Maharana pratap nagar Scheme near International School.
04. Area of land 72000.00 Sqm.
05. Cost Bid Document: Rs. 10,000/- cost of bid document must be enclosed with bid in shape of demand Daft/Banker's cheque (DD/BC) in favour of Secretary, Urban Improvement Trust, Ajmer payable at ajmer and to be enclosed in envelope No. 1 the bid document can also downloaded from web site www.uitajmer.org However he shall have to deposit Rs 10000 at uit ajmer on or before 17-02-12 upto 2.00 pm
06. Earnest Money: 1- Bidder is required to submit Earnest money of Rs. 92.60 Lac for Project No 01 only in shape of DD/BC. Bid received without earnest money will be rejected summarily.
2- The DD/BC shall be enclosed in envelope No.1
3- In the case of the successful bidder the earnest money will be adjusted against performance guarantee.
07. Validity of Offer 60 Days from opening of bid
08. Rejection of bid If Earnest money is not deposited along with bid and other criteria of Affordable Housing Policy 2009 (for urban areas of Rajasthan) of Rajasthan are not followed.
09. Refund of the P.G. 12 Month after completion of the work.
10. Sale of bid document 15 Feb., 2012 to 01 March, 2012 up-to 2.00 PM from the office of Urban Improvement Trust, Ajmer.
11. Pre bid meeting 22 Feb., 2012 at 11.00 AM at chamber of secretary Urban Improvement Trust, Ajmer.

12. Reviving of bid: 12 March, 2012 at 2.00 PM in the chamber of Executive Engineer (West) Urban Improvement Trust, Ajmer.
13. Opening of bid: 12 March, 2012 at 3.00 PM in the chamber of Executive Engineer (West) Urban Improvement Trust, Ajmer.
14. Date of start of work Within 15 days from the date of final approval.
15. Jurisdiction The Jurisdiction for all the disputes to this bid shall remain is State of Rajasthan at Ajmer.
16. Bid document issued -----

17. Details of Earnest money DD/BC No. -----
Dated -----
Drawn on bank -----
Amount Rs. -----
18. Procedure for Two envelope system would be adopted.

Submission of bid

- 1- Envelope No. 1 shall be super scribed as envelope-1 and shall contain
- i. Document of Earnest Money
 - ii. Document of Proof of experience.
 - iii. Document of Net worth
 - iv. Instruction of bidder (Page 2 to 8)

Signature of bidder and

Name of the Firm

Executive Engineer
Urban Improvement Trust,
Ajmer

Eligibility Criteria for Developers

- 1- Has experience in similar building construction work for at least three years within last five years and should have a good track record of quality construction work.
- 2- Total net worth (Reserve and capital) of last three years (of the company or its sister concern or consortium) should be equivalent to at least 10% of the project cost (excluding land cost) i.e. Project 01 Rs. 463.00 Lacs. He should enclose last three years audited accounts with the tender and one statement of net worth issued by C.A.
- 3- The developer should have executed minimum 2.0 acres of Residential or other type of Development work in a single project during the last 3 years (as a developer or builder or as construction agency)
- 4- Joint venture of special Purpose Vehicle and T & P by private developers will also be eligible under the Affordable Housing Policy 2009 (for Urban areas of Rajasthan) and submit an affidavit for T & P on hire basis or own recourses on a stamp paper of Rs 10/- at the time of submission of bid.

Minimum requirement of T & P as bellow:-

S. N.	Name of T & P	Minimum Requirement
1	Tipper 10 Ton	5 Nos
2	Mixer	5 Nos
3	JCB 5D	2 Nos
4.	Plant for RMC	1Nos
5.	Transit Mixer	2 Nos
6.	Concrete Pump	1 Nos
7.	Vibrators (i) Plate (ii) Needle	3 Nos 3 Nos
8.	Pump (i) 5 H.P (ii)10 H.P	2 Nos 2 Nos

- 5- It shall be compulsory for the developer to submit affidavit to this effect on a stamp paper of Rs. 10/- at the time of submission of the scheme.

General Guidelines

- (i) Builder has to submit Earnest Money with bid document.
- (ii) For the purpose of approval of project as per the guidelines, the matter shall be placed before Project approval Committee constituted as per Policy 2009.
- (iii) Selected developer shall give a bank guarantee as performance guarantee @ 1% of the total cost of the project, to Urban Improvement Trust, Ajmer for timely completion of the Project, Cost shall be @ Rs. 750/- per Sqft of super built-up area for EWS/LIG & 1000/- per sqft for MIGA
- (iv) If the developer complete the project within the stipulated period as mentioned in 2.03 of Policy 09 he would be rewarded with extra incentive of 0.5 TDR/FAR after obtaining completion certificate from the nodal agency.
- (v) If the developer fails to carry out construction and development work in accordance with the work, Plan/action plan, he will have to furnish reason for the same and get the modified work Plan/action plan approved from Urban Improvement Trust, Ajmer.
- (vi) However, the project period could be extended by 6 months without penalty and beyond 6 month, extension would be considered on payment of penalty @0.50% of project cost for every month or part thereof.
- (vii) It shall be compulsory for the private developers to establish quality control laboratory before commencement of the work at the site of the project so that the quality of the work may be maintained.
- (viii) The general specifications and amenities to be provided by the developer, shall be as per the provision of Affordable Housing Policy 2009 (for Urban areas of Rajasthan)
- (ix) If the developer leaves the work incomplete, Urban Improvement Trust, Ajmer may get the work completed at the risk and cost of the developer & whole amount of performance Guarantee (PG) will be forfeited by Urban Improvement Trust, Ajmer.
It shall be compulsory for the developer to submit affidavit to this effect on a stamp paper of Rs. 10/- at the time of submission of the scheme.
- (x) Developer may raise loan from bank for construction of EWS/LIG/ MIGA flats or may spend the same amount on his own resources.

Cont.....

- (xi) The developer shall construct the houses according to the approved building plan in accordance with the norms fixed under the prevailing building regulation and as per policy of Government of Rajasthan.
- (xii) After completion of the scheme, the developer shall submit to the Urban Improvement Trust, Ajmer two sets of 'As built Drawing of the whole scheme and shall simultaneously make declaration regarding completion of the scheme and inform the Urban Improvement Trust, Ajmer about the same
- (xiii) Urban Improvement Trust, Ajmer reserves the right to reject any or all bids without assigning any reasons thereof.
- (xiv) The developer shall maintain the complete housing complex developed under the provisions of this policy for 3 years after the completion of the project. Thereafter it may be transferred to UIT or ULB. One time maintenance amount as decided by the government in consultation with developer, will have to be deposited by developer as a corpus amount in a separate maintenance fund after completion of the project so that maintenance work is taken care of Constitution by allottees of the houses and some amount out of the proposed BSUP fund can be also added to the corpus.
- (xv) The Developer shall be insure against liabilities to third parties in the joint names of the employer the developer for any loss, damage, death or bodily injury which may occur to any physical property or to any person witch may arise out of the performance of the contract and occurring before the issue of the performance certificate.
- (xvi) The developer shall effect and maintain insurance against losses and claims arising from the death or injury to any person employed by the developer or any Subcontractor, in such a manner that the employer and the employers Representative are indemnified under the policy of insurance. For a Subcontractor's employees, such insurance may be affected by the Subcontractor, but the developer shall be responsible for compliance with this clause.

Signature of bidder and
Name of the Firm

Executive Engineer
Urban Improvement Trust,
Ajmer

Other Conditions

- (i) Layout plan/scheme plan and building plan shall be got approved from Urban Improvement Trust, Ajmer
- (ii) Builder shall upkeep the common facilities until these are handed over to Urban Improvement Trust, Ajmer.
- (iii) Internal development work will comprise of all internal roads, footpath, complete water supply including overhead or surface water reservoir, distribution lines, electric distribution lines/II KV line/transformer etc. (if required), internal sewer lines/drainage lines/Nalla (Where ever required) gated compound/street light/parks/proper tree plantation in park and in front of houses etc. shall be borne by the developer at his own cost.
- (iv) Rain water harvesting structures and sewerage treatment plant shall be mandatory as per requirement of Environment department norms for the complete scheme including EWS/LIG/MIG-A/MIG-B/HIG housing.
- (v) Details designs/specification shall be got approved from Urban Improvement Trust, Ajmer.
- (vi) Period of construction including handing over of flats to Urban Improvement Trust, Ajmer shall be two years from the date of final approval. And the firm will have to handover 25% of total No. of EWS/LIG/MIG-A Flats in the form of a complete block (G + 3) every six month from the date of final approval.
- (vii) Quality assurance shall be the responsibility of developer for which a certificate of chartered Engineer shall be submitted to Urban Improvement Trust, Ajmer shall be free to inspect the site during progress of work.
- (viii) Completion certificate shall be issued by Urban Improvement Trust, Ajmer.
- (ix) Structural design of structure shall be got proof check from MNIT College, Jaipur by developer at this own cost before commencement of work. It will be submitted to Urban Improvement Trust, Ajmer before commencement of work.
- (x) Other category of houses can be commenced by the developer only after 50% completion of EWS/LIG/MIGA houses.

Note :

- (i) Any other details not mentioned above shall be as per the provision of affordable housing policy 2009 with focus on EWS/LIG & MIGA housing (copy enclosed)
- (ii) Khasra Plan also enclosed.

Signature of bidder and
Name of the Firm

Executive Engineer,
Urban Improvement Trust,
Ajmer

(To be placed Envelope - 2)

**OFFICE OF
URBAN IMPROVEMENT TRUST,
AJMER**

Name of work:- Construction of EWS, LIG & MIG-A (G+3) Houses on built-up Area sharing bases as per Model No. 04 of Affordable Housing Policy 2009. At Maharana Pratap Nagar Scheme near International School.

(Project No- I)

FINANCIAL BID

Issued to M/S

Urban Improvement Trust, Ajmer

URBAN IMPROVEMENT TRUST, AJMER

Name of work Construction of EWS/LIG/MIG-A (G+3) Houses on build up area sharing basis as per modal no. 4 of Affordable Housing Policy 2009 issued by Government of Rajasthan (Enclosed) Project No-01

Location Group Housing in Maharana Pratap Nagar Scheme near International School.

Area of land 72000.00 Spm.

F.A.R. Max. Ground coverage and set backs as per prevailing building bye-laws and as per affordable housing policy 2009

S.N	Particular	Quantity	To be quoted by bidder
1	Offers are invited for construction of EWS, LIG and MIG-A houses at aforesaid plot to be constructed in G + 3 stories. The Construction of EWS, LIG and MIG-A houses shall be as per the indicative plan having super built area as 325, 500 and 700 sqft. Respectively as per the specification enclosed. These EWS, LIG and MIGA house are to be provided to Urban Improvement Trust, Ajmer free of cost. (Minimum 40% of area of land to be provided for EWS/LIG in 5:3 ratio and 12% area of land for MIG-A). In lieu of above, the builder/developer shall be entitled to construct upper category MIG-B & HIG house/flats (high rise permitted) with in the permissible building parameters and Total 10% commercial area(5% in EWS/LIG area) He shall be free to have his own overall planning over the remaining land (48%) for various category of flats after due approval from Urban Improvement Trust, Ajmer.	Minimum requirement. of houses to be constructed by the bidder/Developer as per Affordable housing policy 2009 to UIT Ajmer on free of cost	Total No. of houses to be provided by the bidder/ Developer to UIT, Ajmer on free of cost
		Total No. of EWS - 784	Total No. of EWS ----- (To be quoted)
		Total No. of LIG - 464	Total No. of LIG ----- (To be quoted)
		Total No. of MIG-A- 144	Total No. of MIG-A ----- (To be quoted)
		Grand Total - 1392	Grand Total ----- (To be quoted)

Signature of bidder and
Name of the Firm

Executive Engineer,
Urban Improvement Trust,
Ajmer