



NORTH DELHI MUNICIPAL CORPORATION
Office of the Executive Engineer (Project) – I, C.L. Zone
Near Railway Under Bridge, Sawan Park,
New Delhi



No. D/398/EE (Pr.-I)CLZ/2016-17

Dated: 19.10.2016

- Name of work: 1 Engaging Developer for Re-development of Staff Colony at Azad Pur. Tender No. 269165.**
Name of work: 2 Engaging Developer for Re-development of Staff Colony at Model Town. Tender No. 269166.
Name of work: 3 Engaging Developer for Re-development of Staff Colony at Minto Road. Tender No. 269167.
Name of work: 4 Engaging Developer for Re-development of Staff Colony at Bungalow Road. Tender No. 269168
Name of work: 5 Engaging Developer for Re-development of Land at Idgah Road. Tender No. 269169.

NIT No. & Date : EE(Pr.-I)/CLZ/TC/2016-17/12 dated 12.09.2016.

A pre-bid meeting for the above noted items was held on 14.10.2016 at 2:00 p.m. in the office of Addl. Comm. (Revenue), North DMC at Dr. S.P.M. Civic Centre, J.L.N. Marg, Delhi. During the pre-bid meeting queries raised by the intended bidders were discussed, deliberated and are decided /clarified as under:-

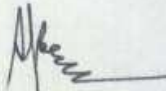
| Sr. No. | Query raised | Reference | | Clarification |
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| | | Page No. | Clause No. | |
| A. NBCC (INDIA) LIMITED | | | | |
| 1. | As per Tender corrigendum dated 03.10.2016, Last date for online bid preparation and Hash Submission is 20.10.2016 upto 15.00 hrs and Close of bidding is 20.10.2016 upto 17.00 hrs. What is bid preparation and hash submission? The time gap between bid preparation and close of bid is only 2 hrs. This may further be elaborated / clarified. | Corrigendum | -- | It is clarified that Hash Submission is the time upto which rates can be submitted by the bidder on e-tendering website. The close of bid is to be carried out by the department and thereafter, re-encryption of online bid is to be done by the bidder as per the online schedule displayed on the e-tendering website. |
| 2. | As per NIT performance guarantee is 5% of Tendered Value and SD is 10% of the consultancy Fee. We understand that 5% performance guarantee shall also be of consultancy fee (Developers Fee). | 22 | Schedule 'F' | Yes, as the tendered value is the amount of L1 Developer's awarded rates / contractual amount. |
| 3. | In Clause 10.7 pg.-14 a term "Back to Back Basis" is used. The same may please be defined. | 14 | 10.7 | The "Back to Back Basis" means the entire work should not have been sublet to any other developer. |
| 4. | We understand that price bid format provided in the Tender document (Hard Copy) is to be submitted Blank and price is to be quoted online only. Please confirm. | 87-88 | Clause 34 | Yes, the rates are to be quoted online only. |
| 5. | In Schedule "F" on page 22, it is mentioned that Security deposit @ 5% of the bills shall be deducted from the contractor. We understand that the term contractor means the agency / agencies through which the works shall be got executed. | 22 | Schedule 'F' | No, here the contractor means the developer. |
| 6. | We understand that general conditions of contract from Page 25 to 66 mentioned in the tender documents is for the contractors/ agencies through which the works/ project is to be got | 25-66 | General Conditions of Contract | These conditions are for Developer. Further, the conditions for the contractors / agencies through which the works / projects are to be executed will be finalized by the Developer. |

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| | executed. Please confirm. | | | Yes. |
| 7. | We understand that verifying / checking of measurements of work done and release of payments to the contractors / agencies shall be in the scope of Developers. Please confirm. | | | |
| 8. | Payment Schedule : Pg-72 We request to increase the payment schedule of pre-construction stage. Pre construction stage payment should be atleast 40% of the contract value as most of the scope of work of the developer is completed by the activities mentioned in the pre construction stage. Construction stage and post construction stage payment can be reduced accordingly. | 72 | Clause -24 Payment schedule | Payment schedule remains unchanged. |
| 9. | We request to extend the date of submission of tender for 10 days. | | | Date has been extended. Please see the online schedule on e-tendering website. |
| B. IRCON Infrastructure & Services Limited | | | | |
| 1. | Time Frame : the time frame of 36 months is assumed to be reckoned from the date of approval of drawings, etc. by concerned authorities. | 23 | Clause - 5 | No, the time of completion of 36 months is to be reckoned after 21 days from the date of award of work to the developer. |
| 2. | MCD will give all approvals for the drawings, etc. | -- | -- | No, the drawings have to be got approved from concerned agencies including North DMC by the developer. |
| 3. | Water supply and electric supply shall be arranged by the MCD all the equipment required shall be provided by the agency. | -- | -- | No. Water supply and Electric supply shall be arranged by the developer or the contractor to whom the work of execution will be assigned by the developer. |
| 4. | Shifting of existing services and facilities. | -- | -- | No shifting is involved in these works. Shifting of existing services, if any, is to be taken up by the developer However, Corporation may provide due assistance. |
| 5. | Existing staff quarters at site-planning for shifting of residents. | 67 | Clause -2 | Shifting of staff quarters is the responsibility of North Delhi Municipal Corporation. However, the developer will have to plan the project in a way so that shifting of residents in new accommodation takes place at the earliest possible. |
| 6. | Who will arrange the funds for the construction? | 7 | Clause 3.5 | Please refer to the relevant clause in the tender document i.e. Clause 3.5 at page 7. |
| 7. | If the funds are to be arranged by the agency then marketing rights are essentially required to recover the money put into the Project. | 7 | Clause 3.6 | Entire marketing rights cannot be given to the developer. However, the portion required to be marketed through developer, the necessary rights shall be given to the developer. |
| 8. | All the money collected shall be deposited in the ESCROW account opened for the individual sites and from this fund first the money invested in the project shall be paid. | 67 | Clause 1.6 | Yes, agreed. |
| 9. | The marketing for part of the project say 25% (to be mutually decided) of the built up area shall carried out at beginning itself to part finance the project. | | | No clarification is required as of now. It is to be decided mutually, based upon the recommendations of marketing consultants to be engaged by the developer for the project. |
| 10. | Mortgage rights to be given for arranging finance from the banks / financial institutions. | | | Mortgage rights are not required as all assistance shall be provided by the North Delhi Municipal Corporation. |
| 11. | Product mix for the saleable area to be constructed to be mutually decided based on the market conditions. | | | The entire project is to be developed as per Development Control Norms of MPD -2021 for various sites as per their land use. |
| 12. | How the contractors are to be deployed for execution of the project. | | | The contractors are to be deployed by the developer by way of open e-tendering system following all statutory guideline / instructions issued for government works from time to time. |
| C. HLL Infra Tech Services Limited. | | | | |
| 1. | Eligibility Conditions (Section 10.1) is allowing only CPSU's notified by Ministry of Urban Development (Rule)126(2) & (3) of GFR, 2005). We | | | No modifications are allowed. |

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| | <p>request for the deletion of this clause as this restricts competition. We propose to modify this clause as under:</p> <p><i>"The bids are invited from Central PSU's who have completed the requisite value of work as mentioned in eligibility criteria number 2 (10.2) of your bidding document as executing agency/ implementing agency/PMC."</i></p> <p>Recently, the Ministry of Health and Family Welfare has called for an Expression of Interest (EOI) for empanelment of Agencies for similar kind of work and they have kept clause as proposed above.</p> <p>Already the GFR Rule 126, has been amended and as per amendment, competitive bids have to be invited from CPSU's established for this purpose by any Ministry.</p> | | | |
| 2. | <p>It may be mentioned that few Public Sector companies who have been doing the construction work through their divisions, have now established fully owned subsidiaries to do this work. In order to make them eligible, the following condition may be incorporated.</p> <p><i>"In case of a subsidiary company participating in the tender, credentials of the parent company would also be considered while determining eligibility of the bidder provided that the parent company wholly owns the subsidiary company and submits joint undertaking for using their Credentials and taking responsibility of bidders performance as per their Contract."</i></p> | | | The credentials of the parent company would be considered for deciding eligibility of the bidder provided that the parent company wholly owns the subsidiary company and submits joint undertaking for using their Credentials and taking responsibility of bidders performance as per their Contract. |
| D. HINDUSTAN PREFAB Limited | | | | |
| 1. | <p>Arrangement of funds:- In whose name & against which surety / security. NDMC Officials have informed that the liaisoning with the financial institutions shall be done by the Developer. However, the loan shall be granted by the financial institution in the name of NDMC against the land of NDMC or against the project - Please confirm.</p> | | | Yes, agreed. |
| 2. | <p>Period of load:- For how much period the load can be taken. NDMC informed that the period may be 9 months or as mutually agreed as per the need of the project - Please confirm.</p> | | | Yes, the loan period will be as mutually agreed but not more than 9 months. |
| 3. | <p>Percentage of developed area reserved for lease or out-right sale. NDMC officials informed that this is to be worked by the Developer considering the funds required for the project.</p> | | | Yes, agreed. |
| 4. | <p>General conditions of contract- Applicability of these conditions to Developer. We submitted that these conditions should be applicable to the contractors and not to the Developers. For developers, conditions of contract should be specified clearly &</p> | 25-66 | General Conditions of Contract | These conditions are for Developer. Further, the conditions for the contractors / agencies through which the works / projects are to be finalized by the Developer. |

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| | separately. Please specify the general conditions of contract applicable to the Developers. | | | |
| 5. | Payment schedule: Initial 15% payment is very very less. We along with all other participants has submitted that keeping in view that there are a lot of works/ exercise involved at the initial stage of the project, hence, the fee specified as only 15% is very less and should be at least 40 to 50% of the total fee. The same may please be considered and confirmation be given. | | | The payment schedule remains unchanged. |
| 6. | Extension of submission of tender: We have requested that since a lot of clarifications as discussed during the pre-bid meeting are to be given / uploaded on website by NDMC, the date of submission of tenders may be extended by at least 7 to 10 days from the date of clarifications uploaded on website/ sent to various agencies by NDMC. | | | Date has been extended. Please see the online schedule on e-tendering website. |

This is for information to all concerned.


EE(Pr.)-I/CLZ

Er. S.L. BAIRWA
 EE (Pr.)-I/CLZ
 North Delhi Municipal Corporation