

RFQ-cum-RFP DOCUMENT

For

Selection of Private Developers

For Implementation of

Affordable Housing-in-Partnership Scheme

Under the Pradhan Mantri Awas Yojna

Housing For All (Urban) Mission



Awas Bandhu

Housing and Urban Planning Department

Government of Uttar Pradesh

March 2018

Cost of Document: Rs.10,000/-

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ABBREVIATIONS

ABTC	Awas Bandhu Tendering Committee
AHP	Affordable Housing in Partnership
DA	Development Authority
EWS	Economically Weaker Section
GOI	Government of India
GOUP	Government of Uttar Pradesh
HC	Housing Commissioner
MoU	Memorandum of Understanding
PMAY	Pradhan Mantri Awas Yojana
RA	Regulated Area
RFQ	Request for Qualification
RFP	Request for Proposal
SADA	Special Area Development Authority
TEC	Technical Evaluation Committee
TOR	Terms of Reference
UPAVP	Uttar Pradesh Awas Evam Vikas Parishad
VC	Vice Chairman

Section 1- INSTRUCTION TO BIDDERS

1. INTRODUCTION

Pradhan Mantri Awas Yojana

The Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India has launched “Pradhan Mantri Awas Yojana-Housing for All (Urban)” Mission for urban area to be implemented during 2015-2022 as a Centrally Sponsored Scheme.

The Mission seeks to address the housing requirement of economically weaker section (EWS) and lower income group (LIG) of urban poor. Amongst four components of this mission, affordable housing in partnership has a provision of subsidy in the form of central share at the rate of Rs. 1.50 Lacs and State share of Rs. 1.00 Lac per EWS house. Thus, a total assistance of Rs. 2.50 Lacs per house would be available to all EWS houses in a project under this mission.

For the eligibility of getting central subsidy as per the guidelines of Pradhan Mantri Awas Yojana (Affordable Housing-in-Partnership), a single scheme must comprise of minimum 250 dwelling units out of which minimum 35% units must be for EWS category.

2. GENERAL

- a. Awas Bandhu, Uttar Pradesh on behalf of the government agencies, invites bids for implementation of Affordable Housing in Partnership Scheme under the “Pradhan Mantri Awas Yojna- Housing for All (Urban)” Mission.
- b. Bidders shall submit their proposals for construction of EWS houses against the Government agency wise/city-wise targets fixed by the Government as given in section-5 of this document.
- c. Awas Bandhu will select the Bidders (Private Developers) in accordance with the method of selection specified in this document.
- d. Bidders should familiarize themselves with local conditions and take them into account in preparing their proposals. To obtain first-hand information on the assignment and on the local conditions, Bidders are encouraged to visit Awas Bandhu and attend the pre-bid conference as specified in section-3 (Information to Bidders) of this document. Attending the pre-bid conference is optional.
- e. Bidder shall bear all costs associated with the preparation and submission of their Proposals. Costs may include site visit, collection of information, and, if selected, attendance at contract negotiations, etc.
- f. Awas Bandhu reserves the right to reject any or all proposals without assigning any reason thereof as well as the right to add/delete/modify any one or more of the terms and conditions.
- g. In preparing their proposals, Bidders are expected to examine RFQ-cum-RFP

document in detail. Material deficiencies in providing the information requested may result in rejection of a Proposal.

3. DEFINITIONS

Unless the context otherwise requires, the following terms whenever used in this document shall have the following meanings:

- a) **“Applicable Law”** means the laws and any other instruments having the force of law;
- b) **“Bid”** shall mean Technical Bid and Financial Bid submitted by the Bidders, in response to this RFQ-cum-RFP document;
- c) **“Bidder”** means the private developer as defined in this document;
- d) **“Currency”** means the Indian National Rupee.
- e) **“Government”** means the Government of Uttar Pradesh;
- f) **“Government Agency”** means Development Authority constituted under the U.P. Urban Planning and Development Act, 1973, Special Area Development Authority constituted under the U.P. Special Area Development Authorities Act, 1986, Controlling Authority constituted under the U.P. (Regulation of Building Operations) Act, 1958 and U.P. Avas Evam Vikas Parishad constituted under the U.P. Avas Evam Vikas Parishad Adhiniyam, 1965.
- g) **“Private Developer”** means an individual, legal person, consortium, registered trust, registered society, cooperative housing society or association, body of individuals whether incorporated or not, owning or assembling or agreeing to own or assemble whether by purchase or otherwise land for development.
- h) **“Scheme”** means Affordable Housing in Partnership Scheme under the PMAY issued vide GO No. 10/2017/2130/Eight-1-17-36 Vividh/2017, dated 25.10.2017 placed at **Appendix-6**.

4. PURCHASE OF RFQ-cum-RFP DOCUMENT

- 4.1 The E-tender (RFQ-cum-RFP document) shall be downloaded from the website **www.etender.up.nic.in** free of cost. Corrigendum, if any, would appear only on the above website and shall not be published in any News Paper.
- 4.2 The Bidder has to pay the sum of Rs 10,000/- (Rs. Ten Thousand only) through RTGS as RFQ-cum-RFP Document fee. The details of RTGS are given below:-
 - a. Name of Account Holder – UP Awas Bandhu
 - b. Name of the Bank: State Bank of India
 - c. Branch: Nagar Mahapalika, Lalbagh, Lucknow
 - d. Saving Bank Account Number : 10038042579
 - e. IFSC: SBIN0004619
- 4.3 The Bid Document (RFQ-cum-RFP) is not transferable to any other Bidder.

- 4.4 The intending Bidders are advised to read the terms and conditions carefully. The Bidder should only submit his tender if he considers himself eligible and he is in possession of all the original documents required.
- 4.5 Information to Bidders, available on www.etender.up.nic.in shall form part of RFQ-cum-RFP document.
- 4.6 Those intending Bidders not registered on the website i.e. **www.etender.up.nic.in**, are required to get registered beforehand.
- 4.7 The intending Bidder must have valid digital signature to submit the E-tender.
- 4.8 The RFQ-cum-RFP Document as uploaded can be viewed and downloaded free of cost by anyone including intending Bidder. However, the E-tender should only be submitted after uploading the mandatory scanned copy of Bank Challan for money transfer by RTGS against EMD and cost of RFQ-cum-RFP document and all other required documents as mentioned in this RFQ-cum-RFP document.

5. METHOD OF SELECTION

- 5.1 Selection will be done on the basis of two-stage process. In the first stage, Technical Qualification Information uploaded by interested Bidders in the prescribed format will be evaluated by Technical Evaluation Committees (TECs).

In the second stage, Financial Proposals of Technically qualified Bidders will be opened by Awas Bandhu Tendering Committee (ABTC). The Bidders selected shall be invited to sign the Agreement.
- 5.2 Interested Bidders are requested to upload two-stage documents separately:
 - a) Technical Qualification Documents
 - b) Financial Proposal
- 5.3 Bidders must upload all documents of Technical Qualification information and Financial Proposal in .pdf format.

6. DOCUMENT FEE AND EARNEST MONEY DEPOSIT (EMD)

Bidders shall submit a *non-refundable* RFQ-cum-RFP Document Fee of Rs. 10,000/- and Earnest Money Deposit (EMD) of Rs. 20,00,000/- (Rupees Twenty Lakh only) per hectare of area proposed for implementation or part thereof, subject to minimum of Rs. 20,00,000/- (Rupees Twenty Lakh only).

6.1 Refund /Adjustment of Earnest Money:

- a) Earnest money of the selected Bidder shall be refunded after the submission of Bank Guarantee and mortgaging of land in favour of concerned Government Agency as per the provisions of Para 4.7 of the Scheme.
- b) Earnest money of the unsuccessful Bidder(s) shall be refunded within 60 days from the date of rejection.
- c) No interest shall be paid on Earnest Money.
- d) Earnest money shall stand forfeited -

- If the bid is withdrawn at any time before the validity period, or
 - If the successful Bidder fails to execute the contract and/or does not execute performance guarantee within the stipulated period.
 - If during the bid process or even after execution of agreement or till the completion of this assignment, any information is found wrong/ manipulated / hidden in the bid.
- e) The decision of ABTC regarding forfeiture of the EMD shall be final and shall not be questioned under any circumstances.

6.2 Proposals must be uploaded not later than the date and time specified in section-3 (Information to Bidders) of this document.

7. VALIDITY OF PROPOSAL

Proposals must remain valid for **180 days** after the submission date unless validity is extended by the Bidder. If the ABTC wishes to extend the validity period of the proposals, the Bidders may do so and those who do not agree have the right not to extend the validity of their proposals.

8. PREPARATION OF PROPOSAL

8.1 The cost of preparing the proposal is to be borne by the Bidder.

8.2 The Technical and Financial Proposals shall be submitted with a Proposal submission letter specified in **Appendix-1** of this document.

8.3 Technical Proposal

- a) In preparing the Technical Proposal, Bidders are expected to examine the RFQ-cum-RFP document in detail. Material deficiencies in providing the information requested may result in rejection of a Proposal.
- b) The Technical Proposal should provide information on all criteria/parameters mentioned in section-2 (Criteria for Technical Qualification) of this document, failing which the proposal may be summarily rejected.
- c) A check list of Technical Proposal shall be submitted as per **Appendix-2** and all pages of the Technical Proposal shall be numbered and signed by the Bidder or his authorised signatory.
- d) The Technical Proposal shall not include any financial information.

8.4 Financial Proposal

- a) The Financial Proposal should be uploaded in Standard Form provided in **Appendix-4** of this RFQ-cum-RFP document.
- b) The proposal should be complete as per the requirements of the Scheme.
- c) The Financial Proposal should clearly include all applicable taxes/ duties/cess/labour cess excluding GST which should be mentioned separately.

- d) The Bidder shall quote the rate in Indian National Rupees (INR).
- e) Financial bid shall not exceed Rs.2.00 lakh (Rupees Two Lakhs only) per EWS house.

9. SUBMISSION, RECEIPT AND OPENING OF PROPOSALS

- 9.1 An authorized representative of the Bidder shall initial all pages of the Proposal. The representative's authorization should be confirmed by a written power of attorney accompanying the Proposal.
- 9.2 Any corrections made in the original Proposal must be initialled by the authorised person.
- 9.3 Proposals can be submitted from the date specified in section-3 (Information to Bidders) of this document.
 - a) The Bidders are required to upload scanned copies of all the documents mentioned in the RFQ-cum-RFP document.
 - b) The Bidders shall upload scanned and legible copies of all documents in .pdf format only.
 - c) The Bidders are required to quote strictly as per terms and conditions, specifications and standards given in this RFQ-cum-RFP document and not to stipulate any deviations.
 - d) If any Bidder is not found eligible after opening of the Proposal due to any reason, his Proposal shall become invalid and cost of RFQ-cum-RFP document shall not be refunded.

10. LATE BIDS

Bid Offers received after the due date and the specified time (including the extended period, if any) for any reason whatsoever, shall not be entertained.

11. MODE OF SUBMISSION

The Technical Proposal and Financial Proposal shall be submitted separately through e-portal only i.e., "www.etender.up.nic.in"

12. PROPOSAL FORMAT

The Bidder is expected to examine all the instructions, guidelines, terms and conditions and formats in the RFQ-cum-RFP document. Failure to furnish all the necessary information as required by the RFQ-cum-RFP document on submission of a proposal not substantially responsive to all the aspects of the BID Offer shall be at Bidder's own risk and may be liable for rejection. The Formats of various pre-requisites are given in this RFQ-cum-RFP document.

The Bid Offers should be submitted separately on prescribed Formats containing the following two parts:-

- a) **Part-A** (Technical Qualification Bid)

Technical Qualification Bid shall contain the **Technical Eligibility Details** (as mentioned in Section-2 of RFQ-cum-RFP document).

The interested Bidder shall also upload the following documents as proof of required fee:

- i. Scanned copy of RTGS receipt of Rs.10,000 (Rs. Ten thousand only) as cost of Bid document.
 - ii. Scanned copy of RTGS receipt for Earnest Money Deposit of Rs. 20,00,000/- (Rupees Twenty Lakh only) per hectare of area proposed for implementation or part thereof subject to minimum of Rs. 20,00,000/- (Rupees Twenty Lakh only).
 - iii. The Bidders shall upload scanned and legible copies of all documents in .pdf format only.
- b) **Part-B** (Financial Bid) shall contain the **Financial Proposal** on the prescribed Format placed at **Appendix-4** quoting the price both in words and figures. In case of conflict between the figures and words the latter shall prevail.

After the deadline for submission of proposals the Technical Proposal documents shall be downloaded on the specified date and time by the ABTC before the Bidders present. The downloaded information will be evaluated by the respective TECs. The Financial Proposal shall be opened for the Bidders who have technically qualified. The Bidder's representative may opt to be present during the financial bid opening.

13. PROPOSAL EVALUATION

13.1 Bid Opening

- a) Awas Bandhu reserves the right at all times to postpone or cancel a scheduled bid opening.
- b) The bids shall be downloaded in two parts, Firstly, on prescribed date the Technical Proposal documents shall be downloaded by ABTC.
- c) The Bidder or his authorized representative who is present shall sign a register evidencing their attendance. However, if there is no representative of the Bidder, ABTC shall go ahead and open the bids.

13.2 Evaluation of Technical Proposals

The respective TEC will evaluate the proposals on the basis of their responsiveness to the parameters given in the RFQ-cum-RFP document and will shortlist the “**Technically Qualified Bidders**”. The TEC will inform about the shortlisted Technically Qualified Bidders to the ABTC for next stage action.

13.3 Opening and Evaluation of Financial Proposals

The Financial Proposals of Technically Qualified Bidders shall be opened by ABTC, in the presence of the Bidders' representatives who choose to attend. The name of the Bidder and the proposed amount shall be read aloud and recorded when the Financial Proposals are opened.

13.4 The ABTC will also determine whether the Financial Proposals are complete.

13.5 The Bidders selected on the basis of the lowest bid (L1) will be invited for signing the Agreement.

13.6 The Bidders ranked at L2 and above may be asked to match their bids with L1 bid, if required. The procedures in such condition will be as laid out in para-5.4 of the Scheme.

14. CONFIDENTIALITY

14.1 Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the Bidders other than the one who has submitted a particular proposal or to other persons not officially concerned with the process.

14.2 Award of contract will be in accordance with policies of Government of Uttar Pradesh, including policies on corrupt and fraudulent practices.

15. TENDERING AND TECHNICAL EVALUATION COMMITTEES

15.1 Awas Bandhu Tendering Committee (ABTC)

(For all Projects)

1.	Executive Director, Awas Bandhu, Lucknow	Chairman
2.	Chief Town & Country Planner, U.P.	Member
3.	Finance Controller of Lucknow Development Authority	Member
4.	Additional Director, Planning, Awas Bandhu, Lucknow	Member
5.	Chief Engineer of UPAVP	Member-Secretary

Note: 1. In case any of the officer/s except the Chairman, is unable to attend the ABTC meeting, the Chairman may nominate appropriate person to attend the meeting.

2. Financial Bid shall be approved by the HC/VC/Chairman of the respective Government Agency as per the provisions of the Scheme.

15.2 Technical Evaluation Committee (TEC) for DAs & UPAVP

(For Respective Development Area or Area under U.P. Avas Evam Vikas Parishad)

1.	Housing Commissioner of UPAVP, or Vice-Chairman of concerned DA	Chairman
2.	Secretary of respective DA/UPAVP	Member
3.	Finance Controller/ in-charge Finance Section of respective DA/UPAVP	Member
4.	Chief Town Planner/Architect Planner /in-charge Planning Section of respective DA/UPAVP	Member
5.	Chief Engineer/in-charge Engineering Section of respective DA/UPAVP	Member-Secretary
<p>Note: 1. In case any of the officer/s except the Chairman, is unable to attend the TEC meeting, the Chairman may nominate appropriate person to attend the meeting. 2. Technical Bid shall be approved by the TEC for DAs and UPAVP.</p>		

15.3 Technical Evaluation Committee (TEC) for RAs and SADAs

1.	Chief Town & Country Planner, U.P.	Chairman
2.	Chairman/District Magistrate of concerned Controlling Authority or a senior officer nominated by him, or Chairman of concerned Special Area Development Authority or a senior officer nominated by him	Member
3.	Prescribed Authority of concerned Regulated Area or his representative nominated by the Chairman/ District Magistrate	Member
4.	Finance Controller, UPAVP	Member-Secretary
<p>Note: 1. In case any of the officer/s except the Chairman, is unable to attend the TEC meeting, the Chairman may nominate appropriate person to attend the meeting. 2. Technical Bid shall be approved by the TEC for RAs and SADAs.</p>		

Section 2: CRITERIA FOR TECHNICAL QUALIFICATION

The Bidder must comply with following criteria prescribed for technical qualification:-

1. Private developer shall be an individual, legal person, consortium, registered trust, registered society, cooperative housing society or association, body of individuals whether incorporated or not, owning or assembling or agreeing to own or assemble whether by purchase or otherwise land for development.
2. Based on area of the project, minimum average net worth of the developer during last three financial years should be as follows:

Area of Scheme	Minimum average Net Worth during last three financial years
• Up to 3 Hectares	5 Crores
• More than 3 Hectares but up to 5 Hectares	10 Crores
• More than 5 Hectares but up to 10 Hectares	15 Crores

3. In case a consortium is formed for implementation of the project, then the participating members should have signed an MOU on the prescribed format placed at Annexure-1 of the Scheme and got it registered in the office of Sub-Registrar of the concerned district. Minimum share capital of lead member of the consortium must be 26 percent.
4. Bidder should not have been prohibited or blacklisted by any of the central or state government departments.
5. Bidder including Director, Chairman, President, and Secretary of the bidding entity should not have been convicted by any court.
6. Bid should be for minimum 250 housing units out of which minimum 35 percent (minimum 200 EWS units per hectare and in the same proportion, if area of the project is more or less than one hectare) units will have to be constructed for EWS category. The minimum and maximum carpet area of EWS units shall be 22.77 sqm. and 30 sqm., respectively
7. The provision of parks and open spaces, planning of internal roads and community facilities, services and utilities, parking and other requirements in the project shall be as per the applicable Building Construction and Development Bye-laws.
8. Land for the scheme shall be:
 - i. purchased/assembled by the Bidder himself who have clear and legal title free from all encumbrances, or
 - ii. the Bidder may assemble land by executing developer agreement with land owners/farmers for implementation of the project.
9. The Bidder must select the site for the project keeping in view availability of water supply, drainage, sewerage, power and accessibility through minimum width of road as specified in para-4.4 of the Scheme. It is to be understood that the concerned

government agency shall not provide connectivity to sewerage, drainage and electricity beyond a distance of 50 m. from the Project boundary. The Bidder shall submit a site plan on a scale 1:1000 clearly showing the boundary, approach road and availability of required external services as per para-6.1 of the Scheme. The Bidder shall also submit a key plan showing the location of the proposed site/s in the city.

10. In case number of EWS houses is more than 250 and construction of EWS and other category houses is proposed at split locations, the maximum aerial distance between two such sites should not exceed 3 km. in towns with a population of 10 lacs and above, 2 km. in towns with a population of 5 lacs and above but up to less than 10 lacs and 1.0 km. in towns with a population of less than 5.0 lacs.
11. The Bidder shall pay non-refundable Bid Document Fees: Rs. 10,000/- (Rupees Ten Thousand only) and EMD: Rs. 20,00,000/- (Rupees Twenty Lakh only) per hectare of area proposed for project or part thereof subject to minimum of Rs. 20,00,000 (Rupees Twenty Lakh only).
12. The Bidder shall not submit proposal within areas which are reserved for parks and open spaces, gardens, orchards, green areas, forest area, hazardous industries, flood affected area and city-level public amenities/uses viz, Bus-Terminal, STP, Fire Station, Electric-sub-Station, Water Works and similar other facilities in the Master Plan. The project may be implemented in all other land uses after conversion of land-use to residential as per the applicable law.
13. The Bidder shall submit a Detailed Project Report (DPR) prepared in accordance with the guidelines of GOI as provided in para-5 of the scheme. The prescribed format of DPR is annexed as **Appendix A** along with this document.
14. Form of Bidder's Organisation Details (as per **Appendix-3** of this document) must be duly filled and signed by the authorized person.
15. For Technical Qualification, the Bidder must submit an affidavit on the prescribed format placed at **Appendix-5** of this document regarding compliance of different clauses of the scheme and RFQ-cum-RFP document.

Note: Failure to meet any of the above criteria will lead to rejection of the Bidder.

Section 3: INFORMATION TO BIDDERS

1.	<p>Name of the Client: Awass Bandhu, Uttar Pradesh</p> <p>First Floor, Janpath Market, Hazratganj, Lucknow-226001</p> <p>Client's Representative : Director, Awass Bandhu, Uttar Pradesh</p>
2.	Validity of Proposals : 180 days from the date of submission.
3.	<p>Bid Document Fees: Rs. 10,000/- (Rupees Ten Thousand only)</p> <p>EMD: Rs. 20,00,000/- (Rupees Twenty Lakh only) per hectare of area proposed for implementation or part thereof subject to minimum of Rs. 20,00,000/- (Rupees Twenty Lakh only) as per para 5.20 of the Scheme.</p> <p>Bid Document fees and EMD shall be deposited in the account as given below:</p> <p>Name of the Account Holder – UP AWAS BANDHU</p> <p>Name of the Bank: State Bank of India</p> <p>Branch: Nagar Mahapalika, Lalbagh, Lucknow</p> <p>Saving Bank Account Number : 10038042579</p> <p>I.F.S.C. Code : SBIN0004619</p>
4.	<p><u>Important Dates:</u></p> <ul style="list-style-type: none"> • Document download Start Date 09-03-2018 (10.00 AM) • Document download End Date 25-03-2018 (05.00 PM) • Bid submission Start Date 10-03-2018 (10.00AM) • Bid submission closing Date 26-03-2018 (03.00PM) • Technical Bid opening Date 27-03-2018 (11.30AM)
5.	<p>Technical and Financial bids will be opened at the following address:</p> <p>UP Housing and Development Board 104, Mahatma Gandhi Marg, Lucknow.</p>

Section 4: TOR / SCOPE OF WORK

The scope of work for the project shall be as per the provisions of PMAY (Affordable Housing in Partnership Scheme) issued wide G.O. No. 2130/Eight-1-17-36 vividh/2017, dated 25.10.2017. A copy of this Scheme is placed at **Appendix-6** of this document.

Section 5: GOVERNMENT AGENCY WISE/CITY-WISE TARGETS

प्रधानमंत्री आवास योजना (अफोर्डेबल हाउसिंग-इन-पार्टनरशिप योजना) के अन्तर्गत वित्तीय वर्ष 2017-18 हेतु अभिकरणवार/नगरवार ई.डब्ल्यू.एस. भवन निर्माण के लक्ष्य		
श्रेणी	अभिकरण का नाम	लक्ष्य
1.	आवास एवं विकास परिषद	30000
2.	गाजियाबाद विकास क्षेत्र	9000
3.	कानपुर विकास क्षेत्र	10000
4.	लखनऊ विकास क्षेत्र	12000
5.	आगरा विकास क्षेत्र	10000
6.	इलाहाबाद विकास क्षेत्र	6500
7.	मेरठ विकास क्षेत्र	2000
8.	मुरादाबाद विकास क्षेत्र	5000
9.	अलीगढ़ विकास क्षेत्र	3000
10.	बरेली विकास क्षेत्र	1000
11.	गोरखपुर विकास क्षेत्र	1500
12.	मथुरा-वृन्दावन विकास क्षेत्र	1500
13.	वाराणसी विकास क्षेत्र	1500
14.	बांदा विकास क्षेत्र	500
15.	बुलन्दशहर विकास क्षेत्र	500
16.	फैजाबाद विकास क्षेत्र	500
17.	फिरोजाबाद विकास क्षेत्र.	800
18.	हापुड़-पिलखुआ विकास क्षेत्र	800
19.	झांसी विकास क्षेत्र	500
20.	मुजफ्फरनगर विकास क्षेत्र	500
21.	रायबरेली विकास क्षेत्र	500
22.	सहारनपुर विकास क्षेत्र	500
23.	उन्नाव विकास क्षेत्र	500
24.	रामपुर विकास क्षेत्र	500
25.	उरई विकास क्षेत्र	500
26.	खुर्जा विकास क्षेत्र	0
27.	आजमगढ़ विकास क्षेत्र	200
28.	बागपत-बड़ौत खेकड़ा विकास क्षेत्र	100
29.	बस्ती विकास क्षेत्र	100
योग :		100000

Section 6: NOTICE INVITING OFFERS

(E-tendering web-site-www.etender.up.nic.in)

Bidders are invited to participate in the Bidding regarding "SELECTION OF PRIVATE DEVELOPERS FOR THE IMPLEMENTATION OF AFFORDABLE HOUSING-IN-PARTNERSHIP SCHEME UNDER THE PRADHAN MANTRI AWAS YOJNA HOUSING FOR ALL (URBAN) MISSION IN UTTAR PRADESH" as per schedule given below:

Tender Document No.	
Name of Work	AHP Scheme under PMAY
Earnest Money Deposit	EMD: Rs. 20,00,000/- (Rupees Twenty Lakh only) per hectare of area proposed for implementation or part thereof subject to minimum of Rs. 20,00,000/- (Rupees Twenty Lakh only)
Non-refundable cost of Bid document (RFQ-cum-RFP)	Rs. 10000.00

Activity	Dates
Issue of RFQ-cum-RFP Document (Document download start date)	<i>From</i> 09-03-2018 (10.00 AM)
Document download end date	25-03-2018 <i>up to</i> 05:00 PM
Bid submission start date	<i>From</i> 10-03-2018 (10.00 AM)
Online Bid submission closing date	<i>On</i> 26-03-2018 (<i>up to</i> 03.00 PM)
Date & Time of opening of Technical Bid	<i>On</i> 27-03-2018 (<i>at</i> 11.30 A.M.)
Date & Time of opening of Financial Bid	Will be notified
<p>Note: 1. The venue for opening of Technical and Financial Proposals will be the Conference hall of U.P. Avas Evam Vikas Parishad, 104-Mahatma Gandhi Marg, Lucknow.</p> <p>2. If any of the dates mentioned above coincides with the public holiday, the next working day shall be treated as the due date for the event.</p>	

Section 7: STANDARD FORMS/APPENDICES

Appendix-1

5.1 Proposal Submission Letter

To,

The Director,
Awas Bandhu, Uttar Pradesh,
First Floor, Janpath Market,
Hazratganj, Lucknow-226001

Sub : **Regarding tender for Pradhan Mantri Awas Yojna (Urban) Affordable Housing in Partnership Scheme.**

Dear Sir,

We, the undersigned, are hereby submitting our proposal for construction of total.....housing units (approx.) includingunits of EWS housing units under Pradhan Mantri Awas Yojna (Urban) Affordable Housing in Partnership Scheme at.....(Plot/Khasra No.).....(Ward/Mohalla)(Tehsil).....(Name of City)..... (District), which includes the Technical Proposal and Financial Proposal alongwith the checklist as mentioned in RFQ-cum-RFP document duly filled and signed.

We hereby declare that we have read all the requirements given in the RFQ-cum-RFP document and abide by the same.

We hereby declare that all the information and statements made in this Proposal are true and accept that any misleading information contained in it may lead to our disqualification.

Yours Sincerely,

Authorized Signature [*In full and initials*]:

Name and Title of Signatory:

Name of Firm:

Address:

Contact No:

E mail id:

Place :

Date :

5.2 Check List of Technical Proposal

Sl. No.	Description	Yes	No	Not Applicable
1.	Proposal Submission letter from the Bidder attached			
2.	Status of Private Developer:			
	2.1 Individual/legal person (ID Proof attached)			
	2.2 Trust/Society (Registration Certificate Attached)			
	2.3 Cooperative Housing Society (Registration Certificate Attached)			
	2.4 Association/Body of individuals (Certificate of incorporation attached)			
	2.5 Consortium (MOU as per Annexure-1 of the Scheme attached)			
3.	Average Net worth during last three financial years (2014-15, 2015-16 and 2016-17) based on area of project: (Audited balance sheets attached)			
	3.1 For area of project up to 3.0 hectares net worth of Rs. 5.0 crores.			
	3.2 For area more than 3.0 hectares but up to 5 hectares, net worth of Rs. 10 crores			
	3.3 For area more than 5.0 hectares but up to 10 hectares, net worth of Rs. 15 crores			
4.	Affidavit of not being prohibited/ blacklisted by any State/Central Govt. Departments attached (as per Annexure-2 of the Scheme)			
5.	Affidavit of not have been convicted by any court attached			
6.	Criteria for minimum no. of total houses in the project, percentage of EWS units and Carpet Area norm, fulfilled:			
	6.1 Minimum 250 houses in the project as a whole			
	6.2 Minimum 35% EWS houses in the project (minimum 200 EWS houses per hectare and in the same proportion, if area of project is more or less than 1.0 hectare			
	6.3 Minimum and maximum carpet area of EWS unit 22.77 sqm. and 30.00 sqm., respectively			

7.	Status of land assembly:			
	7.1 The Bidder has purchased/assembled land himself and have clear and legal title free from all encumbrances (ownership documents attached)			
	7.2 The Bidder has assembled land by executing developer agreement with land owners/farmers (Developer Agreement attached).			
8.	Availability of minimum width of existing approach road with respect to project site:			
	8.1 Area of project up to 2.0 hectares-Approach road 12 m. wide			
	8.2 Area of project more than 2.0 hectares but up to 5.0 hectares -Approach road 18 m. wide			
	8.3 Area of project more than 5.0 hectares but up to 10.0 hectares-Approach road 24 m. wide			
9.	Location of Project site(s):			
	9.1 Key Plan showing location of proposed site(s) in the city with the aerial distance in case of split locations, attached			
	9.2 Site Plan of the proposed site(s) on a scale 1:1000 clearly showing the boundary, approach road and availability of required external services within a maximum distance of 50 m. from the project boundary, attached			
10.	If proposal is for more than 250 EWS houses and construction of EWS and other category houses is proposed at split locations, the criteria for maximum distance between two such sites, fulfilled:			
	10.1 Maximum aerial distance of 3.00 kms. for cities with population more than 10.00 lacs.			
	10.2 Maximum aerial distance of 2.00 kms. for cities with population more than 5.00 lacs but less than 10.00 lacs.			
	10.3 Maximum aerial distance of 1.00 km. for cities with population less than 5.00 lacs.			
11.	Criteria for availability of external development services as per para-6.1 of the Scheme fulfilled.			

12.	EMD and cost of RFQ-cum-RFP document:			
	12.1 RTGS certificate of required EMD i.e. Rs. 20.00 Lacs/ Hectare of proposed area (Min. Rs. 20.00 Lacs) attached.			
	12.2 RTGS certificate of Rs. 10,000/- as cost of RFQ-cum-RFP document attached.			
13.	Land use in the Master Plan:			
	13.1 Residential			
	13.2 If other than residential, whether complies with the provisions of para-6.1 of the Scheme.			
14.	Detailed Project Report (DPR) prepared in accordance with the guidelines of GOI as provided in para-5.3 of the Scheme attached.			
15.	Combined Affidavit with regard to compliance of all technical parameters and other requirements of the Scheme attached.			
16.	Bidder's Organisational details attached			

Declaration by the Bidder :

We have enclosed all the documents listed above which are in accordance with the requirements of the Scheme.

Name and Signature of Bidder**Declaration by the Technical Evaluation Committee:**

We have checked all the documents and found in accordance with the relevant provisions of Scheme.

Name and Signature of TEC Members

5.3 Bidder's Organization Details

Provide here a brief description of the background and organization of the Bidder with following summary sheet:-

Particulars:		Page No.
Name of the Bidder:		
Address of Registered Office: Attach Registration Paper		
Year of Establishment:		
Contact Person with Contact Details:		
Annual Net worth in last three years FY 2016-17: FY 2015-16: FY 2014-15: Average Annual Net worth for above three Financial Years: (Total/3) *Audited Statements to be enclosed		
Experience in Similar Assignment: - Number of years: - Total assignments: - Assignments completed in last 3 years:		
Any Award or Felicitation received by your Agency complete details for the same		
Any Other Relevant Details:		
Bank Account Details with IFS-Code		
PAN No.		
GST No.		

Authorized Signature [*In full and initials*]: _____

Name and Title of Signatory

Name & Seal of Firm

5.4 Financial Proposal

FINANCIAL PROPOSAL SUBMISSION FORM

To,

The Director,
Awasthi Bandhu, Uttar Pradesh,
Housing and Urban Planning Department,
Government of Uttar Pradesh,
First Floor, Janpath Market, Hazratganj,
Lucknow – 226001

Dear Sir,

We, the undersigned are offering the cost of dwelling unit for implementation of PMAY (Affordable Housing in Partnership Scheme) at.....(Name of City), Uttar Pradesh.

**Cost to be charged from each EWS beneficiary is Rs. _____
(in Figures.....) per Dwelling Unit.**

Our Financial Proposal shall be binding upon us up to expiration of the validity period of the Proposal.

We understand that you reserve the right to reject any Proposal without assigning any reason thereof.

Yours Sincerely,

Authorized Signatory:

Name and Title of Signatory:

Name of Firm:

Address:

5.5 Combined Affidavit

समक्ष: उ. प्र. आवास एवं विकास परिषद / विकास प्राधिकरण / विशेष क्षेत्र विकास प्राधिकरण / नियन्त्रक प्राधिकारी, विनियमित क्षेत्र।

शपथ पत्र

मैं शपथी / शपथिनी.....पुत्र / पुत्री / पत्नी / श्री.....निवासी.....
.....एतद् द्वारा शपथ पूर्वक बयान करता / करती हूँ
कि मैंने निम्नलिखित प्रस्तरों के विवरण को भलीभाँति पढ़ कर समझ लिया है तथा मैं वचन देता / देती हूँ
कि मेरे द्वारा.....(नगर का नाम) के लिए प्रस्तुत प्रस्ताव में इसका शत-प्रतिशत अनुपालन
सुनिश्चित किया गया है:-

क्रमांक	अफोर्डेबल हाउसिंग इन पार्टनरशिप योजना का प्रस्तर संख्या	प्राविधान								
1	2	3								
1	2.1	निजी विकासकर्ता का तात्पर्य किसी व्यक्ति, लीगल पर्सन, कान्सॉर्शियम, पंजीकृत ट्रस्ट, पंजीकृत सोसायटी, को-आपरेटिव हाउसिंग सोसायटी या एसोसिएशन, व्यक्तियों के निकाय चाहे निगमित हो या न हो, से है जिसके पास विकास के लिए भूमि है या जुटाव किया हो या कय अथवा अन्यथा द्वारा भूमि रखने या जुटाव करने के लिए सहमत हो।								
2	2.2	योजना के क्षेत्रफल के आधार पर विकासकर्ता की गत 3 वित्तीय वर्षों में न्यूनतम औसत नेटवर्थ निम्नानुसार होनी चाहिए:- <table border="1"> <thead> <tr> <th>योजना का क्षेत्रफल</th> <th>गत 3 वित्तीय वर्षों में न्यूनतम औसत नेटवर्थ</th> </tr> </thead> <tbody> <tr> <td>03 हेक्टेयर तक</td> <td>05 करोड़</td> </tr> <tr> <td>3 हेक्टेयर से अधिक परन्तु 5 हेक्टेयर तक</td> <td>10 करोड़</td> </tr> <tr> <td>5 हेक्टेयर से अधिक परन्तु 10 हेक्टेयर तक</td> <td>15 करोड़</td> </tr> </tbody> </table>	योजना का क्षेत्रफल	गत 3 वित्तीय वर्षों में न्यूनतम औसत नेटवर्थ	03 हेक्टेयर तक	05 करोड़	3 हेक्टेयर से अधिक परन्तु 5 हेक्टेयर तक	10 करोड़	5 हेक्टेयर से अधिक परन्तु 10 हेक्टेयर तक	15 करोड़
योजना का क्षेत्रफल	गत 3 वित्तीय वर्षों में न्यूनतम औसत नेटवर्थ									
03 हेक्टेयर तक	05 करोड़									
3 हेक्टेयर से अधिक परन्तु 5 हेक्टेयर तक	10 करोड़									
5 हेक्टेयर से अधिक परन्तु 10 हेक्टेयर तक	15 करोड़									
3	2.3	योजना के क्रियान्वयन हेतु निजी विकासकर्ताओं द्वारा कान्सॉर्शियम बनाये जाने की स्थिति में कान्सॉर्शियम के समस्त सहभागी सदस्यों के मध्य संलग्नक-1 पर निर्धारित प्रपत्र पर एम.ओ.यू. का निष्पादन अनिवार्य होगा, जो सम्बन्धित जनपद के सब-रजिस्ट्रार के कार्यालय में पंजीकृत होना चाहिए। कान्सॉर्शियम के लीड मेम्बर की अंशधारिता न्यूनतम 26 प्रतिशत होनी चाहिए।								
4	2.4	विकासकर्ता को केन्द्र अथवा राज्य सरकार के किसी विभाग / शासकीय अभिकरण द्वारा निषिद्ध / ब्लैकलिस्ट न किया गया हो।								
5	2.5	विकासकर्ता को लागू विधिक प्राविधानों के अधीन किसी न्यायालय द्वारा अपराध का दोषी न पाया गया हो।								
6	4.1	योजना में कुल आवासीय इकाईयों की संख्या न्यूनतम 250 होगी जिसमें न्यूनतम 35 प्रतिशत (न्यूनतम 200 ई.डब्ल्यू.एस. इकाईयों प्रति हेक्टेयर, योजना का क्षेत्रफल एक हेक्टेयर से कम या अधिक होने पर इसी अनुपात में) ई.डब्ल्यू.एस. आवासीय इकाईयां निर्मित की जाएंगी। ई.डब्ल्यू.एस. आवासीय इकाईयों का न्यूनतम कारपेट एरिया 22.77 वर्ग मीटर एवं अधिकतम कारपेट एरिया 30 वर्ग मीटर तक होगा।								

7	4.2	योजनान्तर्गत पार्क एवं खुले स्थलों का प्राविधान, आन्तरिक सड़कों का नियोजन तथा सामुदायिक सुविधाओं, सेवाओं एवं उपयोगिताओं का प्राविधान, पार्किंग एवं अन्य अपेक्षाओं का प्राविधान प्रभावी (समय-समय पर यथा संशोधित) भवन निर्माण एवं विकास उपविधि के अनुसार किया जाएगा।	
8	4.3	योजना के लिए भूमि क्रय/व्यवस्था विकासकर्ता द्वारा स्वयं की जाएगी, जिसका विकासकर्ता के पक्ष में निर्विवादित स्वामित्व होना चाहिए। इस योजना के क्रियान्वयन हेतु विकासकर्ता द्वारा भू-स्वामियों/किसानों के साथ 'डेवलपर एग्रीमेंट' भी किया जा सकेगा। विकासकर्ता द्वारा भूमि के निर्विवादित स्वामित्व के सम्बन्ध में विकास प्राधिकरण/आवास एवं विकास परिषद को शपथ-पत्र प्रस्तुत करना होगा।	
9	4.4	योजना स्थल हेतु विद्यमान लेपित/कन्क्रीट पहुंच मार्ग की न्यूनतम चौड़ाई योजना के क्षेत्रफल के आधार पर निम्नवत् होगी:-	
		योजना का क्षेत्रफल	पहुंच मार्ग की न्यूनतम चौड़ाई
		• 2.0 हेक्टेयर तक	12 मीटर
		• 2.0 हेक्टेयर से अधिक परन्तु 5.0 हेक्टे. तक	18 मीटर
		• 5.0 हेक्टेयर से अधिक परन्तु 10.0 हेक्टे. तक	24 मीटर
10	4.9	योजनान्तर्गत ई.डब्ल्यू.एस. आवासों की संख्या 250 से अधिक होने की दशा में योजना के ई.डब्ल्यू.एस. एवं अन्य आवासों का निर्माण अलग-अलग भूखण्डों पर किया जा सकेगा। उक्त स्थिति में भूखण्डों की परस्पर अधिकतम 'एरियल' दूरी 10 लाख से अधिक जनसंख्या वाले नगरों में 3.0 किलोमीटर, 5.0 लाख से अधिक परन्तु 10.0 लाख से कम जन संख्या वाले नगरों में 2.0 किलोमीटर तथा 5.0 लाख से कम जनसंख्या वाले नगरों में 1.0 किलोमीटर होगी। इन्सेटिव के दृष्टिकोण से उपरोक्तानुसार अलग-अलग भूखण्डों पर नियोजित परियोजनाओं को एक ही परियोजना माना जाएगा।	
11	5.2	आवेदक द्वारा अपने आवेदन के साथ रू0 20.00 लाख प्रति हेक्टेयर की दर से (न्यूनतम रू0 20.00 लाख) अर्नेस्ट मनी जमा करनी होगी।	
12	6.1	यह योजना विकास क्षेत्र/विशेष विकास क्षेत्र/विनियमित क्षेत्र की महायोजना में आवासीय भू-उपयोग में ऐसे स्थलों जहां न्यूनतम निर्धारित चौड़ाई के पहुंच मार्ग की सुविधा उपलब्ध हो, जलापूर्ति, जल निस्तारण (ड्रेनेज) एवं मल निस्तारण तथा विद्युत आपूर्ति सुनिश्चित हो, में क्रियान्वित की जा सकेगी। वाह्य विकास के आवश्यक कार्य योजना की सीमा से अधिकतम 50 मीटर दूरी तक सम्बन्धित शासकीय अभिकरण द्वारा कराए जाएंगे। इसके अतिरिक्त महायोजना मार्ग, पार्क एवं खुले स्थल, बाग, बगीचे, हरित क्षेत्र, वन क्षेत्र, संकटमय उद्योग, बाढ़ प्रभावित क्षेत्र, नगर स्तर की जनसुविधा/उपयोग यथा-बस टर्मिनल, एस.टी.पी., फायर स्टेशन, इलेक्ट्रिक सब-स्टेशन, वाटर वर्क्स तथा समरूप सुविधा हेतु प्रस्तावित भू-उपयोगों को छोड़ कर अन्य भू-उपयोगों के अन्तर्गत भी नियमानुसार भू-उपयोग को आवासीय में परिवर्तन कराकर क्रियान्वित की जा सकेगी, जिसके लिए भू-उपयोग परिवर्तन शुल्क की देयता में पूर्ण छूट होगी।	

घोषणा

मैं एतद्द्वारा शपथ पूर्वक बयान करता/करती हूँ कि मेरे द्वारा प्रस्तुत प्रस्ताव में दी गयी सूचना मेरे पूर्ण ज्ञान एवं विश्वास से सर्वथा सत्य है और कुछ भी छिपाया नहीं गया है।

स्थान:दिनांक:

शपथी/शपथिनी का नाम एवं हस्ताक्षर

5.6 PMAY (Affordable Housing-in-Partnership Scheme)

Appendix-A Format for Detailed Project Report (DPR)

DPR shall contain brief description on the following subjects:-

1. Background:

- 1.1 Project background
- 1.2 Developer/Promoter's background

2. Details of land:

- 2.1 Name of Village/City and District
- 2.2 Key plan showing location of land
- 2.3 Site plan showing existing approach road
- 2.4 Area of land (Hectares/Acres)
- 2.5 Ownership of land (registered sale deed or developer agreement)
- 2.6 Land use in the Master Plan (if, applicable)

3. Availability of External Services:

- 3.1 Water Supply
- 3.2 Drainage disposal
- 3.3 Sewage disposal
- 3.4 Power supply
- 3.5 Solid waste disposal

4. Broad Project Proposals

5. Project Cost and cross-subsidization Strategy

6. Means of Financing

7. Schedule of Implementation

8. Operation and Maintenance System