

**OFFICE OF THE EXECUTIVE ENGINEER
SOUTHERN DIVISION NO.2, D.D.A.,
SARITA VIHAR, NEW DELHI-110076.**

No.F.7 (08)/A/SD.2/DDA/11-12/ 115

Dated: 2-July-2012

**Name of work : In situ Rehabilitation at A-14 Kalkaji Extn.
SH : C/o 3000 Multistoreyed DU's at Community Centre site.
NIT No: 2/EE(P)-I/SE(P)-I/SZ/DDA/2011-12.**

Minutes of Pre-Bid meeting

Minutes of pre bid meeting held on 14.5.2012 at 2.30 PM in the conference hall of (Project & CWG), DDA, Shahpur Jat, Chaired by CE(South Zone). The names of the agencies who attended the meeting have been given in the list attached:

Clarifications of pre-bid meeting held on 14.5.2012 :

A. Clarifications to verbal queries of agencies:-

Sl. No.	Name of agency & their query	Deptt. clarifications/replies.
1.	ERA-INFRA ENGG.(Sh. Suresh Patyal)	
	i) Is the site free from jhuggies?	i) Yes, site is free of encroachment. Only a temporary sample flat is existing.
	ii) Can a site plan/contour plan be made available?	ii) Copy of total station survey plan can be obtained from office of EE, SD-2.
	iii) Incorporation of buildings such as pump-house, STP, Electrical sub-station etc. to be included in the mode of payment.	iii) The rates shall be quoted for plinth area of EWS flats only and cost of all these buildings shall be included in these rates. These buildings shall not be separately measured and paid.
	iv) Finishing specifications for facility buildings have not been given.	iv) Specifications for composite facility centre are given at Annexure-A.
	v) Shall the refuse area is to be provided in the fire norms at a different floors be paid for?	Refuse area is to be provided as per the Fire Norms. Refuse area shall be measured for working out total

		plinth area.
	vi) What is included in the carpet area? whether toilet & balcony are included ? Whether door sills are included in this area?	vi) Para-4, Last page of Annexure-A may please be referred.
	vii) Whether the arrangement for meter has to be made for fresh water only or it has to be provided for recycled water also?.	vii) There will be a bulk meter at the inlet of UGR. There would not be a meter for the recycled water.
	viii) Whether the water supply has to be as per 130 ltr./head or 225 ltr./head?	viii) Water supply has to be as per DJB norms from where water supply scheme to be got approved.
2.	M/s Surender Kumar (Sh.Surender Kumar & Sh. Nitin Singhal)	
	i) The overall period is 36 months: one year for approval of building plans and 24 months for execution. Therefore, the mile stones for construction should be only 24 months i.e constructions period.	i) For mile stone, the construction period of 24 months will only be considered and will start 12 months after the date of start.
	ii) The payment schedule provides for payment of 5% for foundation work whereas considering the realistic cost required it should be 15% to 20%. This view was also expressed by M/s Era Infra, M/s Ahluwalia Projects, M/s Unity Infra, M/s Bahl and M/s Omaxe.	ii) Revised payment schedule is attached as Annexure-F.
	iii) The tender should provide for escalation under clause 10CC. This view was supported by all agencies present in the meeting.	iii) Provision of clause 10 CA and 10 CC for payment of escalation is added as per Annexure-C.
	iv) The charges levied by local bodies for approval of plan/Scheme shall be paid directly to the concerned bodies. However, responsibility/ approval of plans/scheme shall continue to rest with the contractor/agency.	iv) All the fees, required to be paid to the local bodies for approval of various schemes, will be paid by the agency and the same reimbursed by DDA on production of valid documents of such payments. However, responsibility for approval shall continue to rest with the agency.
	v) Page 36, there is a clause that a guarantee bond worth Rs.20 Cr. for 10 years. This needs to be reviewed.	v) Page 36, Para 25 – 10% of the cost of water proofing treatment for terrace & sunken floors (subject to a minimum of Rs. 6 lacs) shall be retained for 10 years which can be released against Bank Guarantee of equivalent amount.

3.	UNITY INFRA (Shri Dinesh Kanyal)	
	i) Whether the cost of External service connection shall be borne by DDA ?	i) It is clarified that DDA will bear the cost of external service connection (water supply, sewerage, storm water drainage and electrical connection), however, the pursuation for obtaining the same shall be the responsibility of contractor/agency.
	ii) Specification for stair case & lifts has not been given?	ii) Please refer Annexure-B in this regard.
	iii) We have given minimum Wt. @ 14kg/m for stair case railing and distance of vertical bars 16dia @ 100 mm c/c.	iii) Please refer Annexure-B for stair case/balcony railing.
	iv) Space for labour hutments at the site can be utilized.	iv) The deptt. will provide the land within the scheme area and the agency has to plan accordingly for labour huts, yards etc. Agency has to follow the rules/regulations of State/Central Govt in this regard.
4.	M/s Nagarjuna Constn.Co.(Sh. Nepal Singh)	
	i) Processing fee	i) Processing fee is corrected to Rs.11,236/- (i/c 12.36% service tax).
	ii) Affidavit at P-9 Sl.No.6	ii) The Affidavit shall be as per CPWD Works Manual 2012 (copy of draft affidavit enclosed as Annexure-D).
B	Clarifications to written queries of agencies	
5.	BAHL BUILDERS(P)LTD.(Sh. V.K.Mahendru)	
	a) page 4 e-tender Press Notice : Envelop-A to be received and opened on 29 May 2012 at 3./30pm. Last date for sale of tender is 24 May 2012. Tender documents can be down loaded before last date of sale of tender, EMD, cost of tender and e-tender processing fee to deposited by 25 May 2012. Since the date of receipt and opening of tender is 29 May 2012 at 3.30 pm. The date of submission of tender as 24th May 2012 at 3.00 PM on page 13 sub-para(h) may please be reconciled.	a) Last date of submission of tender is now 26.07.2012 up to 3.00 P.M. Envelop-A shall be opened on 31.7.2012 at 3.30 P.M.

	b) Page 4 – Envelop ‘A’ and Envelop ‘B’: Envelop ‘A’ to be submitted on line as well as in hard copies. Envelope ‘B’ to be submitted in hard copy only which differs with requirement mentioned on page 10. Please reconcile.	b) It is clarified that Envelop B to be submitted in hard copy alongwith CD (as soft copy) of relevant drawings etc.
	c) Page 13 Para (g) : The firm/contractors must have a legal mandate for carrying out construction of building work. The requirement is not clear. Please clarify.	c) It is in order and needs no further clarification.
	d) Page 18 para 9: Soil investigation may be done at your end and bearing capacity at a considered depth below ground level may be informed alongwith plinth level for design evaluation and submission of offer.	d) Soil investigation its parameters etc. may be evaluated by the agency at their level. However plinth level should be kept 450mm above formation level of different blocks.
	e) page 21 para 32: Approval by DDA before acceptance of tender is for tender evaluation only. Changes, modifications & revisions required subsequently will be at contractors cost & nothing extra is payable. Moreover, the scope is only indicative and not exhaustive. The contractor is responsible for executing all items required to make the dwelling units habitable etc. is speculative in nature and goes against the stipulation in clause 12 on page 81 to 83 of tender for deviations. Please clarify.	e) This is in order and nothing extra is payable. Scope of work shall be frozen after acceptance of tender. The changes/variations required for approval of local bodies shall not be compensated/paid for. The changes ordered by DDA which are not due to the lapse/imperfect planning by contractor shall be considered under clause 12.
	f) Page 22 Para 33: The time for planning designing shall be maximum 12 (Twelve) months as against six months given in clause 5.0 on serial page 57 of tender: please reconcile.	f) It is confirmed that the time period of 12 months is for planning designing and getting approvals etc. In clause 5.0 at page 57, this period should be read as 12 months instead of 6 months.
	g)Page 64 clause 2A: Incentive for early completion is impracticable due to the period of two years available for complete execution of work as per specifications. It is suggested that the clause 10CC for reimbursement be made applicable due to uncertainty in the market and the rates during three years of contract cannot be anticipated to arrive at the competitive cost. It is further submitted that in the similar type of work in Dwarka, clause 10CC has been made applicable. This may be	g) Provision of Clause 10 CA & 10 CC for payment of escalation has now been made as per Annexure-C.

	considered accordingly including period for completion as three year after approval from various agencies.	
	h) page 108 clause 36: The employment of 59 Engineers besides Principal and Addl. Principal Technical representative from the start of work will not be required when only planning and approval of structural and services will be involved for the first one year as envisaged. Moreover initially structure work will be involved requiring progressive increase of Engineer. Therefore, the employment of complete lot of 59 Engineers in addition to principal and additional principal technical representative at the start of work may please be reconsidered.	h) For first 12 months i.e. planning stage, the technical manpower of 59 Engineer is not required. However, in the execution period technical manpower as required in the tender document shall have to be deployed.
	i) PW-6 page 32 clause 11: It is suggested that the contractor should be given the option to submit their stage wise yardstick for payment based on the details given in technical bid as well as financial bid to make it more realistic than that mentioned in the tender.	i) Payment will be made as per the modified schedule of payment (attached as Annexure-F) for civil works. For electrical works, the clarifications given in Annexure-E may be referred.
	k) Scope of work:- Page 18 & Para 5 of special conditions of contract: it is suggested that the clearance from various agencies as mentioned in para 4 to 7 on page 18 and condition 5 on page 57 be got done at DDA's level to avoid time overrun.	k) Not acceptable, however necessary co-operation shall be extended by the DDA in obtaining the clearances.
	l) Page 19-Clause 15(B): Two Nos. UGR are to be provided as per the above clause where one No. UGR is specified to be provided as per serial 11.8 on serial page 179. This may please be reconciled.	l) UGR to be provided as per final approval from the civic body i.e. DJB/MCD etc.,
	m)Page 173 clause 2.1 Masonry work in superstructure: Use of burnt clay bricks be specified for superstructure since the availability of autoclaved fly ash bricks is restrictive. The work of 320 HIG dwelling units executed by us was delayed due to non-availability/scarcity of fly ash brick. The change may please be considered accordingly.	m) Not agreed. The materials specified in the tender documents should only be used and agencies have to give timely order for procurement of the material.

	<p>n) Page 195-Table of Mile Stone and Page 191 for schedule of payment at stages: It has been considered in the tender that the approval from various agencies will take one year. Accordingly, it will not be possible to attain 1/8th of the work in 1/4th of the time allowed from the date of start. The table of Mile stone need to be modified to cover the time required for approval from the agencies i.e. one year which in value term will be only 0.70% of the estimated cost of work</p>	<p>n) Clarification given in para 2(i).</p>
6.	OMAXE INFRASTRUCTURE & CONSTRUCTIONS LTD.(Sh.Ravindra Kumar)	
	<p>i) What type of assistance shall be provided by DDA for seeking all approvals of concerned authorities?</p>	<p>i) For reasonable and correct submissions made by agencies, DDA will also pursue with the local body. However, the final responsibility for obtaining approval rests with the agency/contractor only.</p>
	<p>ii) If there is any legal fee for seeking the requisite approvals, who will bear the fee charges.</p>	<p>ii) All fees prescribed by the local bodies have to be paid by the agency. However, the same shall be reimbursed on production of valid documents of payments of fees to the local bodies.</p>
	<p>iii) The completion period shall be reckoned from the date of approvals of other clearance and drawings from concerned authorities or issue of LOA whichever is later.</p>	<p>iii) The completion period shall be reckoned from the date which shall be mentioned in the letter of award of work.</p>
	<p>iv) The project site shall be made encroached free and shall be handed-over to the bidder at the earliest.</p>	<p>iv) Yes, agreed.</p>
	<p>v) Payment yard -sticks shall be contractor friendly. It shall be relaxed for more payments upto plinth level.</p>	<p>v) Revised schedule of payment is attached as Annexure-F.</p>
7.	B.G. SHIRKE CONSTRUCTION TECHNOLOGY PVT.LTD.(Sh.Ashok Kumar)	
	<p>1) Built up area calculations</p> <p>2) We presume that BUA of dwelling units for the payment purpose shall be actual area of construction measured from out to out extent of laid area of slabs at all levels/locations. Please confirm.</p>	<p>Plan area of slabs at all levels shall be measured for payment purposes.</p>

	3) Lift Numbers (Pg-252, Cl.1 & Pg-23, Sr.No.9: As per pg. 23 sr.no.9 and Pg.264, Cl-1, 3 lifts in each block (one goods lift & 2 passenger lifts are to be provided, however on page no.264 Sr.No.1, it is also mentioned that one Hospital/stretchers lift for each block shall be provided. We presume that goods lift will be considered as hospital/ stretchers lift. Further we suggest that lifts shall be as per NBC norms. Please confirm.	3) Please refer Annexure E.
	4) Revised Price Bid Pg.16 Last Para: We request that DDA should ensure that bidder should increase/decrease the prices by giving proper justification/ calculation only to the extent that the changes suggested in drawings/designs during technical scrutiny	4) This is to be done as per the page 16 of NIT.
	5) Electrical layouts:Pg-10,CL-2: There is no mention of electrical plan/layouts in cl.no.2 we presume that hard & soft copy of electrical plans/layouts for all pockets are also to be submitted alongwith tender please confirm.	5) Please refer Annexure E.
	6) Soil investigation Pg-18,Cl-9 : Your good self will appreciate that very short time is given for submission of tender. In which carrying out detail soil investigation by bidder is not possible. In view of this, we request you that soil investigation given by the DDA should be taken as base and during actual execution if any variation is observed, then same should be adjusted.	6) Agency has to arrange the soil investigation / parameters at its own.
	7) Infrastructure charges,Pg-20,C-19 : It is mentioned that all infrastructure charges payable to DJB/MCD will be reimbursed on proof of payment. We suggest that the infrastructure charges should be paid by DDA directly to the DJB/MCD instead of routing it through the bidder.	7) This shall be done as per page 20, Cl. 19 of NIT.
	8) Flooring items: Page 175 : As rate of vitrified/ceramic tiles/granite varies substantially with type. colour, shade etc. we request you to give specific type, colour, shade etc. for the same. Also display the acceptable sample for the same.	8) Please refer Sl. No.3 of Annexure-B.

	Alternatively basic rates for these materials to be given and difference between basic rate and actual purchase rate shall be adjusted.	
	9) Staircase treads: Kindly specify the finishing for treads and riser with details of Chamfer and grooves etc.	9) Please refer Sl. No.3 of Annexure-B.
	10) Site Lay Out: Please issue the soft copy of site plan in DWG format including details of existing and proposed peripheral services such as water supply, storm water drain, sewer lines and also the contour lay out.	10) Local bodies such as DJB/MCD/BRPL be approached for existing peripheral services. Proposed services are to be planned by the agencies. For total station survey plan, office of EE, SD-2 may be approached.
	11) Qualified Contractors: Page 8, CL-6. This clause states that DDA reserves the right to restrict list of qualified contractors to any number deemed suitable by them. This will be injustice to the contractors who would otherwise get qualified on fulfilling stipulated qualifying conditions, as it will be subjective decision of DDA authorities. We therefore, request you to delete this clause.	11) Decision shall be taken at the appropriate stage. At present, no qualified contractor has been restricted from submission of tender documents.
	12) Banker Certificate: Form "B",Pg. no.295 Foot note(1) & Cl.(b) Pg./11 : We request you to allow us to upload the scanned copy the available Banker Certificate on the e-tendering website and attested photocopy of the same shall be submitted in the Envelope-A i.e. "Eligibility Documents". We therefore request you to delete the requirement of submitting the Banker Certificate in sealed covers addressed to Tendering Authority as in that case it may not be possible to upload its scanned copy online. Kindly confirm.	12) Banker certificates as per conditions of the NIT.
	13) Affidavit: Page 9, Cl.6 : It is mentioned that Affidavit is to be given as per the provision of Cl. 1.2.3 of CPWD-6. However we do not find the cl.1.2.3 in CPWD -6. Kindly provide the same.	13) The sample form is enclosed as Annexure D.
	14) Escalation (Pg-80,Cl 10C,10CA,10CC) : We noted that escalation clause is deleted	14) Clause 10CA & 10CC are being included as per Annexure-C.

	<p>from the tender. You will kindly appreciate that this is very voluminous work to be completed in a period of 3 years; facing at least four financial budgets. Such long duration contractor may get affected due to the reasons not attributable to the contractor such as agitation by local villagers, labour strikes, transportation strike,. Natural calamities etc. It is also observed that there is substantial unpredictable cost variation in labour, material & POL due to various factors such as Govt. Policies, International Market rates, currency fluctuations, in adequate availability of raw materials, built-in taxes such as excise, sales tax etc. which is very difficult to assess and provide the cost for the same in the quoted price. Bidder can only estimate and quote the prices of items for which adequate details and sufficient information is available.</p> <p>However, since the escalation on material, POL labour in future years is dependent on various factors as mentioned above, no one has control over the same and <u>therefore it is not possible to estimate and quote the escalation for future years,</u> which results in speculation by the contractor about provision for the same in quoted price. Hence the speculative escalated cost provided by the contractor may lead to higher cost resulting in direct loss to client and lower escalated cost may lead to inferior quality, disputes etc. due to unworkable quoted price. In view of this, it is fairly reasonable and very logical to include escalation clause as per standard formula of CPWD for this voluminous long duration item rate tender, which certainly will form common platform to all bidders. From available statistical data for last 5 years based on indices, overall increase in total cost is about 55%, though perhaps the actual increase is much higher. Provision of escalation provides only part relief to the</p>	
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	contractor but certainly saves many hassles for client particularly probable disputes/ delays and hence escalation clause should be provided in the contract.	
	15) EMD validity: Pg.31.Cl.3 and Pg.34,Cl-18: In clause 3 EMD validity is mentioned as 180 days after the submission of tender, however in clause 8 , the same is given as 180 days from the date of opening of tender. Also validity of 90 days is mentioned in format given for EMD. We presume that the validity shall be 180 days from submission of tender. Please confirm.	15) EMD validity shall be for 180 days from the date of submission of tender.
	16) Bidder submission:Pg.36 CL.27(a): Tender is to be submitted by electronic means i.e. online. In view of this, we presume that the tender shall sign the tender documents for all the components as mentioned in Cl.17(a) by taking the printouts of the downloaded copy.	16) As per condition in the NIT.
	17) Guarantee Bond(Pg.36,Cl.25 and Pg.170,Cl.18): We have noted that the contractor will be required to furnish guarantee bond of Rs.20 crores for the period of 10 years. Naturally, the cost of the same has to be loaded to the price. We therefore, request your to accept the bond for 10 years jointly signed by the specialized agency and main contractor on stamp paper of 100/-. We also request you not to stipulate any additional security deposit for waterproofing work.	17) The clarification is same as given at Sl. No.2 (v) against the queries of M/s Surender Kumar.
	18) Tender form (Pg.39 & 40): Kindly confirm the mode of submission of tender form. Whether the filled, stamped & signed copy of the same printed on plain paper or letter head is to be scanned & uploaded on e-tendering website. Please also provide the location/link for up-loading scanned Tender form.	18) Method of submission of tender has been given on Page 15 & 16 of the tender documents.
	19) Nomination of Arbitrators : Cl-25, Pg.99 to 101 : On page 104, it is mentioned that for beyond claim limit of 10 million, there shall be 3 arbitrators, one appointed by DDA and one by contractor	19) The request is not accepted. The Cl. 25, page 99 to 101 shall be followed.

	and two so chosen arbitrator will appoint 3 rd arbitrator. We request you that the same procedure should be adopted for the claim below 10 million instead of referring the same to sole arbitrator appointed by the Engineer Member, DDA. Also the dispute regarding quantum of reduction and rates for substandard works should be opened for arbitration.	
	20) Future taxes: Pg.113, Cl.38 : We have noted that further tax or levy or cess if imposed by States after the award of contract shall be reimbursed. We presume that variation in input taxes on the individual materials & POL such a VAT, Excise, CST etc. if imposed after the submission of the tender shall also be reimbursable. Please confirm.	20) Reimbursement of levy/taxes if levied after receipt of tenders will be made as per provisions of clause 38 of the tender documents.
	21) Natural Calamities: Pg.171,Cl.24: Contractor shall be compensated suitably for any damage due to natural calamities during the execution of work, as this is out of our control of the contractor.	21) Not agreed. Clause 25 at CP-171 is applicable.
	22) Road Specifications: Cl.14.3,Pg.181: Kindly provide drawing showing cross section of Apron.	22) Cross sections shall be as per local body specification/MCD norms.
	23) Plan of payment: We find that the percentage provided for electrical work is 23.5%, which according to us is very much on higher side therefore bidder may be allowed to submit their own logical plan of payment which can be discussed with DDA on award of work.	23) Please refer Annexure E.
	24) Boundary wall: Pg.181,Cl.15.1: Contractor using precast technology will require to set up pre-casting factory for construction of DU's and therefore to make maximum utilization of pre-casting facilities we request you to allow a precast compound wall with SFRC railing for the scheme and landscape area.	24) Pre-cast technology for construction of houses is not allowed for this project. This is a multi-storeyed building work with cast in-situ RCC work only.

	25) Maintenance of Horticulture : Pg.283: we have noted the exhaustive items of maintenance for horticulture work. We bring to your notice that it is not possible for the contractor to carry out such maintenance which should be responsibility of the Society/Occupants.	25) Maintenance of Hort. Works is to be done by the agency till the completed buildings are handed over to DDA.
	26) Approvals: It is our experience that in spite of submitting the proposal in time of Environmental Department/DUAC, approval is delayed due to pre-scheduled meetings / roster and work load of these Departments. Thus, applicant does not have any control over expediting approval of the scheme proposal though meeting the target date of submissions. In view of this we presume that extension of time will be considered in case of delay on starting of work on account of various approvals.	26) Approvals will be arranged by the agency only. One year period for obtaining all approvals is quite reasonable. However, delay if any which is genuine will be considered at the time of sanctioning extension of time.
	27) Water supply System: We request you to provide following details to design water supply scheme. a) Requirement of water per person in LPCPD. b) Family size to be considered for EWS. c) Storage capacity required for UGWT and OHWT.	27) As per norms of local body/ DJB etc.
	28) Municipal water main: Kindly indicate the head available at tapping pointy on municipal water main for designing internal water supply network upto underground water tank.	28) MCD/Local body to be contacted while arranging approval considering these parameters in detail.
	29) Recovery rate of cement Pg.-54,Cl-1.12 and Pg.163,Cl.-8.1.2(b): As per Page No.54, Cl.1.12 recovery rate of cement is mentioned as market rate + 15% and as per Page No.163,Cl.8.1.2(b), it is market rate including cartage, VAT and taxes, please confirm which provision is to be followed.	29) Market rate means inclusive of all components mentioned in clause 8.1.2(b). Hence the recovery shall be made at market rate inclusive of cartage, VAT & Taxes + 15 % (CP +OH).
	30) Cement Content of concrete(Pg.-114 and Pg.163): As per CL 42 on page 114, Coefficient for cement consumption i.e. cement content shall be as per DSR 2007 however as per page No.163 Cl 1.8,2(b) cement content of 360 kg, 370 kg and 380	30) The quantity of cement content will be followed as per design submitted by the agency for concrete Mix(es), subject to clause 8.1.2(b) page 163 which gives minimum quantity of cement to be

	Kg is mentioned for M25 ,M30 & M35 respectively. We presume that cement content as mentioned under CL 1.8,2(b).Pg-163 are to be followed.	used for various mixes of designed concrete to be accepted by the deptt.
	31) Masonry work (Pg 173,CL.2.1) : We request you to add AAC block material for masonry work.	31) NIT specification be followed.
	32) Mile Stone(Pg.no.195): As per page. 22, Cl.33, 12 months period i.e. 1/3 period is specified for planning, design and therefore there will not be any billing possible during this period. Therefore first milestone i.e. 1/8 th of work in ¼ of time cannot be achieved. We therefore request you to modify this mile stone.	32) Please see Sl. No.2(1) against clarification given in case of Shri Surender Kumar.
	33) Schedule for quoting the rates(Pg.310) We presume that the construction area of mixed land use shall also be measured and paid under the same item provided for construction of Houses. We also request you to provide separate item in schedule for quoting the rates for development work and actual plot area developed shall be measured and paid.	33) For the purpose of payment only EWS flats i/c refuge areas shall be measured. All other buildings & development work shall be included in rates of EWS flats and no separate measurement shall be taken and no separate payment shall be made for works other than EWS flats i/c refuge area.
	34) Space for casting yard: We request you to provided 15 acre land for setting up of casting yard/factory batching plant/reinforcement yard etc. near the site free of cost for project duration.	34) Only cast in-situ RCC structure is allowed in this work. Everything is to be planned within the work site and no additional land can be made available. The work shall be cast in-situ RCC framed structure.
	35) Fly Ash/PPC Cement: We presume that the fly ash and PPC cement shall be allowed as provided in IS code and CPWD specifications for structural concrete.	35) Cement shall be procured as specified at page 53 of the tender documents.
	36) Aluminum door fittings for EWS(Pg-174,Sr.No.4.1.): Kindly provided the schedule of aluminum door fittings with sizes such as diameter, length etc. for EWS units.	36) Fittings as per CPWD specifications/ISI marked shall be provided. The agency has to submit this schedule along with tender documents.
	37) Interim payment limit Pg.157,Cl.10: Gross value of work mentioned i.e Rs.10 Cr. May not be possible for initial few months and at the end of the project. We therefore request you that actual work done should	37) Not agreed.

	be measured and paid.	
	<p>38) Details of Technical and Administrative Personnel to be employed for the work (Cl.4 Pg.10,15 Pg.33, form "g" Pg.302 & table on Pg.No.111-112) : Details of Technical and Administrative personnel to be employed for the work are to be submitted Envelop "B" as per Sr.No.4 on pg.no.10 however as per clause 15 on pg.33 these details are to be submitted in Envelop "A" Please indicate the envelope in which the details of technical staff need to be submitted.</p> <p>As some of the technical staff is likely to be finalized/employed at appropriate stages during execution after the award of work, we presume that it is not mandatory for the bidder to furnish the names & particulars of each of the technical staff in Form E-I" complying with the requirement of Technical staff specified in table on pg.No.111-112</p>	<p>38) Sl.No.4 page 10 of the NIT be followed. It has been clarified against the clarification to the queries at 5(H) of M/s Bahl Builders Pvt. Ltd.</p>
	<p>39) Technical Bid-containing all documents/ information as per annexure details of the tender documents at page 317 to 329(CL.3(a)pg.29). The above clause mentions that technical bid should contain "all documents/ information as per annexure details of tender documents at page 317 to 329". As all these pages contain formats containing to eligibility criteria, we presume that these details are to be submitted in Envelope "A"(eligibility criteria) and not in envelope "B" technical bid as stated in clause 3(a) page 29 please confirm.</p>	<p>39) This NIT contained 312 pages. There is no page numbered 317 to 329. Tenders are to be submitted as per procedure given at page 15 & 16.</p>
	<p>40) Performance report for project under execution (form E pg.299 and form D pg.398) The form E states that the performance report of works referred to in for "C-1 , C-2 and D" are to be submitted in prescribed format. In this context we would like to bring to your notice that, it is very difficult to obtain certificate exactly as per</p>	<p>40) Performance reports be submitted as per NIT conditions. The agencies/contractors may submit the certificates available with them, but these certificates should contain the information/details required in form C-1, C-2 and D.</p>

	<p>given format for all the works completed and in hand within a short period available for submission. Hence, we request you to allow us to submit the certificates available with us issued by the client/consultants for works completed and in hand which are not exactly as per the format but contain the necessary details. Kindly confirm.</p>	
	<p>41) Issue of Tender documents (Cl.No.2 on Pg.30 & Pg.5) As per clause No.2 pg.30, the contract documents along with proposed site plan for the work, (its area location with its boundary dimensions copy of architectural control norms, preliminary soil investigation report of the referred site and other document) can be obtained from the office of Executive Engineer whereas on Pg.5, it is mentioned that the forms/ documents can be downloaded from DDA Website. Please clarify.</p>	<p>41) Forms/documents can only be downloaded from web site.</p>
	<p>42) Submission: We request you to extend the submission date by minimum six weeks after all the clarifications are given in writing, so that we shall be in a position to prepare Architectural planning, structural designing, services layout, get competitive quotation from various specialized agencies, work out the rate analysis, carry out the detailed site investigation with reference to special working conditions of the work etc. which will enable us to submit most competitive tender. This will be the best interest of the project & client.</p>	<p>42) Last date of submission/opening of tenders has been extended to 26.7.12/31.7.12 respectively.</p>
	<p><u>ELECTRICAL POINTS</u> 1) Part-2 Cl.No1 i) pg.No.218:- We have requested to provide" standard design norms of NDPL/BSES in respect of External electrification such as capacity of transformer, distribution cable sizes(From substation to feeder pillar & feeder pillar to building) HT ring cable sizes etc. are required from these Department to design the external electrification work. We have approached these Departments, however, they denied us to provide such details. In</p>	<p>Please refer Annexure E.</p>

	view of this, we suggest that DDA should write a letter to NDPL/BSES for getting these details from them, which will enable us to design the proper scheme." We requested you to provide this norms at the tender stage whereas on page No.218, you have mentioned that these points will be made available to <u>successful tenderer</u> . We request you to provide these details at his stage for the betterment of the tender/in the interest of the tender which will avoid speculation and enable us to give reasonable & rational offer.	
	2) Part-2 CL No.1 i) a)pg.218:- "However, changes in load norms if any DISCOM shall be given <u>due consideration</u> ". Kindly clarify the meaning of due consideration.	Please refer Annexure E.
	3) Handing over of "sub-station & LT network", and " water supply system" we request you that this system shall be operated and maintained by the successful tenderer during the warranty period of 12 months, in case this installations are not handed over/ taken over by DISCOM/DJB due to procedural delay not attributable to the agency, these installations shall be taken over by the DDA electrical Deptt.	Please refer Annexure E.
	4) Part-5 drawing no.5,6,7 & 8 pg.no.247-250:- Kindly provide the product catalogue nos for the provided drawings of lighting fixtures.	Please refer Annexure E.
8.	UNITY INFRAPROJECTS LIMITED (Ms Jayanti)	
	COMMERCIAL COMMENTS: 1) Cl.2,Pg.64 compensation of delay : It may be similar to bonus clause i.e. @ 0.25%(Zero point two five percent) of the tendered value per month computed on per day basis, to be paid, subject to a maximum limit of 5% (five percent) of the tendered value	Not agreed.
	1) TECHNICAL COMMENTS: 1) Cl.20-(i),Pg.20: Scope of work : Cost adjustment should be defined.	1) Cost adjustment shall be done as per prevailing market rate.

	2) Cl.31,Pg.21: If there is change in plinth level the same should be entertained.	2) Plinth will be maintained at 450 mm above formation level.
	3) DEVELOPMENT CONTROL NORMS:Cl.31,Pg.23,24: Please confirm that total built up area of 103277 sqm is included stills and 1) (Angan wadi / health centre / shishu vatika /community hall / fair price shop / religious / informal sites etc. as laid in MPD-2021) i.e. 1800 Sqm. 2) The areas for the neighborhood facilities can be accommodated. If required, in the stills and be reverted back to DDA for the allotment as per policy. 3) 10% of the FAR is permissible for mixed land use appropriate area for convenient shopping can be created in the stilts/area approx.	3) Please refer Sl. No.4, Annexure B.
	4) DEVELOPMENT CONTROL NORMS NOS. OF STOREYS:Cls.31,Pg.23: Please check & confirm again	4) Please refer Sl. No.4, Annexure B.
	5) R.O. WATER: Cl.SCC-3.1,Pg.56: we propose to use borewell water "Good for Construction" duly tested from approved laboratories. Please confirm.	5) Yes, agreed, bore hole water good for construction duly tested will be allowed for use in the work.
	6) BRICK WORK:Cl.7.2,Pg.162,163: Will you allow us to manufacture Fly ash bricks/CLC blocks at site ?	6) No.
	7) CEMENT OF RCC WORK: Cls.8.1.2(b),Pg.163: As this is a design and built project and cement concrete is to be used after approval of design mix from approved laboratories. Therefore, the cost of less cement used should not be deducted.	7) The cement content will be followed as per design mix submitted by the agency subject to minimum cement co-efficient as per clause 8.1.2(b) pg.163 of NIT for various grades of concrete.
	8) MASONRY WORK IN SUPERSTRUCTURE: Cl.2.1,Pg.173: Please specify that 2 Nos. M.S. bars at every third course shall be provided or not.	8) Masonry work in super structure will be executed strictly as per CPWD specifications and scope of work given in the tender documents.
	9) RAILING IN STAIRCASE & BALCONY:Cl.3.2, Pg.174: In our opinion, vertical bars of 16mm dia should not be embedded in waist slab. Also the specify of 16mm dia vertical bars as 100mm along with Hand railing etc. and the minimum	9) Please refer Sl. No.4, Annexure B.

	weight of 14 kg./Rm are contradictory. We propose that the weight may be restricted to 14 kg. Rm in place of spacing mentioned.	
	10) STAIRCASE: Please mention. The finishing schedule is required.	10) Please refer Sl. No.4, Annexure B.
	11) LIFT LOBBY FLOORING: Please mention whether it is tiles or stone. The finishing schedule is required.	11) -do-
	12) LIFT LOBBY CLADDING: Please mention whether it is tiles or stone. The finishing schedule is required.	12) -do-
	13) DOORS SHUTTERS: Cl.4.1,Pg.174: Please mention the name of the timber.	13) -do-
	14) PRICE ESCALATION: Cl.10 CC,Pg.80: The present market trend is quite inflationary and uncertain. It is not possible to complete the project without the provision of escalation clause. We propose reimbursement in price variation as per latest CPWD formula i.e. 10 CA & 10 CC.	14) Clause 10CA and 10CC have been included as Annexure C.
	<u>ELECTRICAL WORK:</u> 1) CLAUSES OF CONTRACT: Cl.38(i),Pg.113: This clause is silent on the statutory variation in the rate of prevailing taxes & duties. If statutory variation in the rate of prevailing taxes & duties, upward or downward, takes place of contract stage, then will it be borne by contractor or DDA. Please clarify.	1) The clause 38 (page 113 is clear in this regard.
	2) ADDITIONAL TERMS & CONDITIONS OF E & M WORKS: Cl.25,Pg.216: Who will bear the cost of consumables such as diesel & lub. oil during warranty period of 12 months, contractor or DDA, please clarify.	2) Please refer Sl. No.3, Annexure E.
	3) PART-I, EXTERNAL ELECTRIFICATION: Cl.1,Pg.217: We understand that work of external electrification shall be got done from DISCOM by DDA at no cost to the contractor. Please confirm.	3) Please refer Sl. No.3, Annexure E.
	4) PART-2,SUBSTATION & L.T. NET WORK: Cl.1(a),Pg.218: 1) Since this a lump sum turnkey contract and we have to calculate the number of Sub-stations as per DISCOM norms and estimate the cost, we request DDA to provide Standard design norms of	4) Please refer Sl. No.3, Annexure E.

	<p>NDPL/ BSES in respect of capacity of substation at tender stage.</p> <p>2) We request DDA to provide typical SLD of any Electric Substation constructed by DDA for Housing Project during last one year.</p> <p>3) Is there any guideline of DDA or DISCOM for minimum or maximum number of DUs per ESS. Please confirm/clarify.</p> <p>4) Normally ESS comprises of 2 Nos. 11/0.4 KV Transformers of equal rating and one of the transformers is for normal use and another as 100% standby arrangement. Please clarify/ confirm.</p> <p>5) Can we consider Package Substations if permitted by DISCOM or it is necessary to consider conventional Substations only.</p>	
	<p>5) GENERAL: DRAWINGS: Please provide the layout plan & Ground levels drawing in Auto CAD.</p>	<p>5) G.L drawing and layout drawing shall be developed by agency itself. Total station survey plan may be obtained from the office of EE, SD.2.</p>
	<p>6) LAND FOR BATCHING PLANT, STORAGE GODOWN, SITE OFFICE. LABOUR HUTMENT ETC. We presume that land for Batching plant, Storage Godown. Site office & Labour Hutment etc. will be provided by DDA free of cost within the site premises.</p>	<p>6) Agency will manage all these parameters at site (if possible) otherwise agency will have to arrange all these requirement by itself at its own cost.</p>

Sl.No.	Name of agency & their query	Deptt. clarifications/reply.
	JMC PROJECTS(INDIA) LTD.	
A	COMMERCIAL QUERIES:	
	1. We request you please provide the space for labour camp within the site.	Agency will manage space for labour camp etc. within the space available in periphery of site as per direction of Engineer-in-charge or else shall make arrangements at their own cost.
	2. We presumed that we have to reimburse service tax for our sub-contractor also. Kindly confirm.	No sub-letting of the contract is allowed. However, service tax will be reimbursed as per terms & conditions of the tender documents.
	3. We request you to make applicable of the price Escalation as per CPWD Norms.	Price escalation clauses 10CA & 10CC has been added as per Annexure-C.
	4. In the case of Contract determined due to the client reason, we request you for the return of PBG without any penalty.	To be followed as per conditions of the N.I.T.
	5. We understand that Cap limit for the stage wise payment will be 10 Crore. Further we request you that apply this cap limit after the 20% of the construction work have been completed.	Not agreed.
	6. We request you to provide Single Contract agreement for the whole work.	To be strictly as per NIT terms & Conditions.
	7. As per pg.8 of NIT "Both the envelope shall be placed together". Kindly confirms which both envelopes should be placed together ?	Envelope A and hard copy of documents mentioned for Envelope-B, be placed together .
	8. Pls clarify the Major and minor works and their payment terms & conditions. Please mention the time limit for the payment to be approved & paid from the concern authority as mentioned.	Payment shall be made as per the revised schedule of payment attached as per Annexure-F.
	9. Considering value and volume of work, we request you to schedule another pre-bid meeting for more clarity of scope.	There is no need for another pre-bid meeting as all possible clarifications have been made.
	10. As project being a design & build project, please re-schedule the bid submission date giving at least 45 days proper working time after the pre-bid clarifications.	Date of submission of tenders has been extended to 26.07.2012.

B.	TECHNICAL QUARIES.	
	1. Please provide the space requirements and specify the room size.	Please refer Annexure 'A' & 'B'.
	2. Kindly specify about any specific height restriction is to be considered.	Please refer Annexure 'A' & 'B'.
	3. Please provide if any topographical survey has been done in past for the site.	A copy of TSS Plan can be had from the office of EE/Southern Divn.2.
	4. Please specify whether site is fall under Air funnel of AAI or not.	The agency should confirm at its own from the concerned Authority.
	5. Please provide the Location and Number of houses for EWS and also clarify this area are inclusive of 200 FAR or excluding ?	Please refer Annexure 'A' & 'B'.
	6. Please clarify scope of following services and amenities. a) Telephone/internet. b) Tube wells. c) Fire Fighting. d) Fire Alarm system.	Please refer Scope of work mentioned in NIT and Annexure-'E'.
	7. We feel that Rs. 20crs. Bond is very high for Rs.200 crores work. Hence, we request you to reduce the amount to Rs.5 crores. Instead of Rs.20 crores. Further, we request you to allow us to provide the 10 years Guarantee bond for the water proofing works as per CPWD norms & Performa.	Please refer reply for Para 2(iv) in case of M/s. Surender Kumar.
	8. Please provide us soil investigation report.	Agency will arrange at its own.

Sl.No.	Name of agency & their query	Deptt. clarifications/ reply.
	RAMKY INFRASTRUCTURE LTD. (Sh.Arvind Singh)	-----
1.	Envelops A,B,C are not uploaded. Please upload.	Method of submission of tender has been given on Page 15 & 16 of the tender documents.
2	We request to extend the date of submission upto 45 days from the clarifications of all the quarries.	Date of submission has been extended to 26.07.2012.
3.	The schedule of quantities are not uploaded. Please upload. The Site Plan is not in a readable format. We request to provide the Auto CAD drawing of the site plan so as to enable us to accommodate the proposed units in that area.	Being Trunk Project the Design & BOQ is to be submitted by the Agency as per terms & conditions of NIT. However, the TSS Plan can be obtained from office of EE/Southern Divn.2,DDA.
4.	As per NIT the numbers of DU's is 3000 but as per this clause contractor has to accommodate maximum number of DU's, please clarify.	3000 Nos. of DUs is minimum, however agency can accommodate maximum DUs as per permissible norms.
5.	The detailed soil investigation will be done after award of the work. We request you to share the result of soil investigation done by the client for the designing of the project.	Agency has to make its own arrangement for soil investigation parameters.
6.	We request to provide the land for establishing the Batching Plant and labour camp within/adjacent to the project site.	Agency will arrange space for batching plant and labour camp within the space available in the periphery of site as per direction of Engineer-in-charge or/else shall make their own arrangement.
7.	Please specify the level of FGL with respect to the existing ground level of the site. Please provide the Auto CAD contour drawing of the site as the PDF drawing provided with the tender is not in a readable format.	FGL shall be kept as per the topography of the plot and got approved from the department(DDA). Also refer reply of Para-3 above.
8.	Please clarify Area under Primary School, Higher Secondary School and other facilities whether these are included in the scope of this tender. If so, provide the detailed requirements for these facilities.	Please refer ANNEXURE-A.
9.	With the allowable ground coverage of 40%, 16 storeyed buildings are not required. Please clarified is it mandatory to propose 16 storeyed buildings.	Please refer para-4, ANNEXURE'B'. At page -23 of NIT "No of storeyes" should be read as

	It is mentioned as Stilt + 14 = 16 storeyed, it is equivalent to 15 storeyed. Please clarify.	“Stilt + 14 to 16 storeyed “
10.	All the cars can't be accommodated in Stilt. Please clarify whether the balance car can be accommodated in the open space.	Please refer ANNEXURE-‘A’
11.	The clause is not clear. Please elaborate. (Development control norms)	Please refer ANNEXURE-‘A’
12.	For Rs. 205.99 Crores work, minimum billing amount of Rs.10 Crores is high we request to limit this to Rs.5 Crores. Initially, the value work executed per month will be less. Therefore, we request to implement this clause only after achieving 20% of the work done.	Not acceptable.
13.	As per the general practice the indemnity bond will be provided by the contractor and as per the enclosed proforma, it has to be given by the contractor. But as per clause, It is to be issued by the Schedule Bank. We request to amend the clause allow the contractor to provide the necessary bond.	Please refer the terms and conditions of the NIT documents.
14.	The schedule of quantities are not provided. Please provide.	Area has been mentioned in the schedule. Being the Trunkey Project, the schedule of Quantities are to be given by the agency itself.
15.	The duration of the project is 36 months, therefore, we request to provide escalation as per CPWD Norms.	Provision of clause-10 CA and 10 CC for payment of escalation is added as per ANNEXURE-‘C’.
16.	For 250 Cr. Project of 36 months duration, 60 members of Graduate Engineers are very high. Request to restrict to 15 members.	Please refer reply of para 5(h) of Bahl Builders (P) Ltd.
17. (Clause 12.9)	Please specify type of tiles, whether it is Glazed tiles or Ceramic tiles or Vitrified tiles.	Please refer ANNEXURE-‘A’
18.	The list of approved makes for Civil Works are not provided. Please provide the same.	Complying to CPWD specifications and ISI marked items, wherever required, shall be used.
19.(Clause 11.2)	Factory made flush door shutter with veneer on both sides. But as per S.No.4.1 of minimum acceptable specifications, flush door shutters 40mm thick duly painted with enamel paint of approved colour. Both are contrary to each other. Please clarify.	Please refer ANNEXURE-‘A’
20.	Please specify the location, where MS Grills	Being Trunkey Project, the

	has to be provided and provide the detail specification of MS Grills.	details are to be provided by Agency.
21.	The list of approved makes and model numbers of Sanitary fixtures is not provided. Wide range of Sanitary fixtures are available in the market, the rates can be quoted competitively only if the client requirement is defined properly. Therefore, we request to provide the model numbers, colour and makes of Sanitary & CP fixtures.	Please refer reply of para-18 above.
22.	Clause-18 : However the security deposit so deducted may be released in full against bank guarantee of equivalent amount in favour of Engineer-in-charge, if so decided by the Engineer-in-charge. The security deposit against this item of work shall be addition to the security deposit mentioned else wherein the contract from. The amount of security deposit for this item is not specified. We request to wave off this security deposit against the indemnity bond.	Please refer reply in para 2(iv) of M/s Surender Kumar.
23.	Please specify the thickness of External and Internal walls.	In accordance of CPWD specifications and Building Bye-Laws. The external wall may be 200-230mm thick and internal walls may be 100-115 mm thick depending upon the bricks/blocks used.
24.	Can we propose alternative technology of RCC walls modular shuttering duly eliminating the RCC framed structure with columns and beams above Stilt floor. In this case RCC frames structure with columns and beams will be proposed upto Stilt floor.	This is multi storeyed building work with cast in-situ RCC work only.
25.	The thickness of flush shutter is not defined. Please specify.	Please refer ANNEXURE-‘A’
26.	The details of paneled & framed shutter is not defined. Please specify.	Please refer ANNEXURE-‘A’
27.	Please provide sizes, model numbers and makes of the door fittings.	Please refer Para-18 above.
28.(Clause 5.2)	The size of sections are not defined. Please specify.	Please refer para18 & 20 above.
29.(Clause 5.3)	The size of sections are not defined. Please specify.	Please refer para-18 & 20 above.
30.	1) Please specify the thickness and ratio of cement mortar. 2) Wide range of tiles are available in the	Please refer para-18 & 20 above.

	market. Please specify the colour, shade and make of tiles. 3) Height of skirting is not define. Please defined.	
31.	Specification for staircase, corridor flooring is not provided. Please provide.	Please refer ANNEXURE-‘A’
32.	Specification for parking area flooring is not provided. Please provide.	To be provided by agency.
33.	If we propose the structure with RCC walls, can we eliminate the plastering to these RCC walls as it is not required?	Not acceptable. To be as per terms and conditions of NIT Documents.
34.	Wide range of fixtures and fittings are available in the market. Please specify the model numbers and makes of these items alongwith colour of Sanitary fixtures.	Please refer Para-18 above.
35.	It includes excavation for pipes, laying of Ductile iron S&S pipes..But as per sl.no. IV a of page 178, S&S Centrifugally Cast Iron Pipes are proposed. Both are contrary to each other. Please clarify.	For external water supply Ductile iron S&S pipes are to be used whereas for sanitary works S&S Centrifugally Cast Iron Pipes are to be used.
36.	The % proposed for the initial stages are low and 11% is allocated for Lift, which is more. We request to review the stage payment and amend.	Revised payment schedule is attached as ANNEXURE-‘F’.
37.	12 months is allocated for Planning and Designing of the Project. But as per table of milestones, financial progress is expected from the date of start of the project. Both are contrary to each other. Please clarify and amend the tender.	Milestone shall be applicable for construction period of 24 months. Refer reply in para 2(i) of M/s Surrender Kumar above.
38.	Pl. confirm the requirement of 12 KW/1000 sft, as these are EWS and requires less points, 12 KW/1000 sft may be at higher side.	Please refer ANNEXURE-‘E’
39.	Pl. confirm, whether separate LT connection required from DISCOM for the below mentioned loads, individually, or we can take supply from Common area panel by installing individual energy meters for measuring the energy. i) Sewage pumping Station. ii) Clear water supply booster pumping station. iii) Tube wells for water supply & Horticulture purpose. iv) Fire fighting installation.	Please refer ANNEXURE-‘E’ and scope of Electrical Works mentioned in NIT Documents.

	v) Park lighting. vi) Common area lighting vii) Community hall, Society Office, Shops, etc....	
40.	The vendor names suggested in the list are four only. Please suggest, can we consider CPRI approved panel manufacturers for LT Panels ?	Please refer ANNEXURE-‘E’ and scope of Electrical Works mentioned in NIT Documents.
41.	Size of the wire given for circuit wiring is 2 x 1.5 sq.mm plus 1 x 1.5 sq.mm. Pl. confirm the adequacy of the size as point wiring size and circuit wiring size given same.	Please refer ANNEXURE-‘E’ and scope of Electrical Works mentioned in NIT Documents.
42.	i) Pl. confirm, hospital lift/Stretcher lift is apart from the three lifts mentioned (Passenger lifts 2 Nos. + Goods lift 1 No.) or included in the three lifts. i.e. pl. confirm total lifts to be considered as 3 or 4 and necessarily of the hospital lift. ii) Pl. define the size of block.	Please refer ANNEXURE-‘E’ refer under para 2(i) of M/s B.G Shirke Constn. Tech. Ltd.
43.	Pl. confirm the scope of the Consumables like ‘Diesel for DG Sets, Chemicals for STP’ etc. during the Warranty period of 12 months.	Yes.
44.	It is considered that R.O. plant is not included in the scope of this tender. Please confirm.	The provision of RO will depend upon water supply scheme approved by DJB requiring the use of ground water.
45.	Please specify the type of Sewage treatment plant.	As per requirements & approvals from the local concerned bodies. This is the part of planning to be done by agency.

Clarification to 2nd list of queries dtd. 19.6.12

Sl.No.	Name of agency & their query	Deptt. clarifications/reply.
	RAMKY INFRASTRUCTURE LTD.	
1.	The auto CAD site layout plan is not provided with the tender document without which it will not be possible to fit the clusters in the site plan. Therefore we request to provide the Auto CAD site plan duly marking the area for Primary school, Higher Secondary school and for other facilitates.	The T.S.S. plan copy can be obtained from the office of EE, South Divn.2

2	As per the proposed tender layout plan, the setbacks not in line with the DDA Guide lines but this can only be assessed correctly after providing the Auto CAD drawing of the site plan. Please clarify.	Please refer the terms and conditions of NIT documents and follow building bye-Laws notified by local bodies.
3.	The dimension of rooms proposed are not as per IS:8888.please confirm, can we change the plan and propose the room dimensions as per IS:8888 Duly maintaining the carpet area of 25 sqmt?	Please refer the terms and conditions of NIT documents and follow building bye-Laws notified by local bodies
4.	The columns are projected outside from the face of columns, which is uneconomical. Please allow us to provide the columns inside from the face of walls.	Being a turnkey project the details are to be submitted by the Agency confirming to terms and condition mentioned in NIT documents.
5.	230mm and 115 mm thick walls are proposed but in CLC blocks 230mm and 115mm thick blocks are not available. External walls of 150mm thick and internal walls, 100mm thick with CLC blocks is sufficient as per the relevant specifications. Therefore we request to allow us to provide the 150mm thick external wall and 100mm thick internal walls with CLC Blocks.	Being a Turnkey Project the details are to be submitted by the Agency confirming to terms and condition mentioned in NIT documents. Blocks of various thicknesses are available in the market.
6.	As per the plans provided with the tender, Carpet area of 25sqm is provided included the kitchen and toilets. But as per clause 5.2 of IS:8888,WC,Bath and Kitchen should not be included in the carpet area. Please clarify.	Please refer Annexure-A
7.	As per the developments norms the built up area of each flat is 34.4sqm(=103277/3000) and we are asked to quote for an area of 103277sqm. But as per the drawings built-up area of each flat will be 46sqm and accordingly the net residential built-up area of all the flats will be increased by 30 to 35% . If we quote for 103277 sqm of plinth area, how the additional area will be paid?. Please clarify and amend the financial bid accordingly.	Please refer the terms and condition of NIT documents and Annexure- 'A' & 'B'.
8.	1.8m vide staircase is proposed as per the tender drawing. But as per clause 16.4.7 of Delhi Building Bye laws, minimum width of 1.0m is sufficient for Residential Buildings. Please clarify can we restrict the corridor width to 1.0m.? This will also help us to restrict build-up area to some extent.	Please refer the terms and condition of NIT documents and Annexure- 'A' & 'B'.

9.	Layout plan and typical flat plan. Is it required to follow the same or can we modified? Please clarify.	Plans provided are just for reference. Agency will prepare its own plans.
10.	Refuge area will be constructed in the Bldg. But the specifications of refuge chutes are not provided. Please specify.	Being a turnkey project these details are to be provided by the Agency.
11	Land scaping The extent of area required of the land scaping is not specified. Please specify.	As per condition of NIT and Annexure-'A' & 'B'.
12	The Wash basin, Shower, rose are not included in the "minimum acceptable specification of DU's vide page 173 to 182.	One wash basin and one shower rose of appropriate specifications is to be provided in each DU.
13.	Grit wash of approved colour with 12mm grove along with 18mm stone cladding(20%) as per detailed elevation. The following information is not provided: 1)Specification of the chips, is it with marble chips or granite chips? 2) Colour of the grit wash. 3) Specification of the stone cladding –type and colour of stone cladding. 4) since stilts are proposed. can we provide grit wash above stilt floor duly eliminating the stilts columns.	Being a turnkey project the Agency. Is required to submit their own design and specification for these items.
14.	Compound wall. As observed in site, compound wall is available on all the sides. But the construction of compound wall is including in the scope of this tender. Please clarify.	Necessary cost adjustment, if required, can be considered.
15.	Refuge Area As per clause 4.12.3 of NBC, refuge area need not to be provided for residential flats in multistoried- building with balcony. Therefore, we request to exempt us for providing refuge area as per this clause of NBC.	Please refer the conditions of NIT and Fire Safety norms and local statutory bye laws
16.	The specifications for the following items are not specified. 1)Stair case floor. 2) stilt flooring . 3)Necessity and specification of drop walls. For balconies. Please provide the same.	Please refer Annexure-'A' & 'B' for (1). For(2) &(3) specification to be provided by agency in tender

LIST OF AGENCIES PRESENT IN PREBID MEETING HELD ON 14-5-2012

1. M/s B.G.Shirke Construction Tech.pvt.Ltd.
72-76 Mundhwa Pune-4111036(India)
2. M/s Bahl Builders(P)Ltd.
306,Manisha Building
75-76,Nahru Place, New Delhi-110019
3. M/s Omaxe Infrastructure & Construction Ltd.
3/4 LSC Kalkaji,New Delhi-110019.
4. M/s Unity Infrastructure & Construction Ltd.
707,Madam BHIKAJIKAMA BHAWAN
Bhikaji Place, New Delhi.
5. M/s Nagarjuna Construction C LTD,
9th floor, JMD Tower, Gurgaon, Haryana
6. M/s Indu Projects Ltd.
324,DLF Tower A, Jasola,New Delhi.
7. M/sEra Infra Engg.
153.Okhla,Ph.III,New Delhi.
8. M/s Ahulwalia contracts(*I)Ltd.
Okhla Industrial Area Ph.III,New Delhi.
9. M/s Surender Kumar-Delhi
Mobile 9811406500
10. M/s Ramky Infrastructure Ltd.
RAMKY HOUSE: Rajbhavan Road, Somajiguda
Hyderabad-500 082

Annexure-A

Sub: In-situ rehabilitation at Pkt. A-14, Kalkaji.

1. Specification of Composite facility centre:

Lift lobby:

- a) Udaipur green marble 20%, kota stone 80% (as per approved color and sample) – flooring
- b) Udaipur green marble (as per approved color and sample) – Dado cladding around the lift jambs/opening up to ceiling as per design. Udaipur green marble cladding on walls up to 1500 mm ht. except opening of lift all around the lobby with full round moulding 50mm thick of same at 1500mm ht.

Facility area

Flooring

- a) Vitrified tile (600 x 600mm) with paper cut joint.
- b) Toilet – Ceramic tiles (300 x 300 mm) antiskid of approved color
- c) Kitchen/Pantry counter top- 20 mm thick Udaipur green RCC shelf at an appropriate level

Wall finishes:

- a) Kitchen & toilet wall cladding: Glazed ceramic tiles (200 x 300mm) of approved color and sample.
- b) Rooms (Internal finish) – 20 mm Cement plaster finished with oil bound distemper of approved color

Doors & Windows:

- a) *Frame* (62x125 mm) Pressed steel section in 16 gauge M.S. sheet as per detail drawings; M.S. grill in 10 mm square bar.
- b) *Door* (Shutter) 40mm thick flush door (commercial-Marine grade) of approved make duly painted with enamel paint of Approved color.
- c) *Window* (shutter) in Std. Z section of 16 gauge with 4 mm plain glass shutter painted in enamel paint of approved color and make.

Terracing/Water proofing: Brick bat coba treatment water proofing.

External finish: Grit wash of approved color/sample with 12 mm groove along with 18 mm stone cladding (20%) approx. as per design.

Kitchen sink: Single stainless.

2. Break-up of the Schools & Composite facility centre:

Area under Primary school (1no)	800x1=800 sqm
Area under Hr.Sec.School (1no)	2000 sqm

R. K. S.
25/6/12

The following facilities can be clubbed in a Composite facility centre (2nos)

- | | |
|--|---------------|
| | = 900sqm.each |
| c) Multi-purpose community hall | -100 sqm |
| d) Basti Vikas Kendra | -100 sqm |
| e) Religious site | -100 sqm |
| f) Police Post | -100 sqm |
| g) Health Centre | -100 sqm. |
| h) Park/Shishu Vatika | -200 sqm. |
| i) Area for essential retail outlets e.g. Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.(plot of milk booth of size 5x5m may be marked) | |
| j) Provisions for informal trade units and weekly market to be made, wherever necessary. | |

Other facilities as per table 4.2 (iv)

Underground tank, Sewage pumping station, ESS, Dhalao etc. to be provided as per requirement. -plot may be marked in the layout plan.

3. Revised Development norms are as under:-

Total Site area	3.068 Ha.	= 30680 sqm,
Area under Primary school (1 no.)		= 800 sqm
Area under Hr.Sec.School (1 no.)		= 2000 sqm
Total Area under schools& Facilities		= 800+2000+1800 = 3600 sqm
Net Residential Plot area		
(including composite facility centre & Commercial)		= 26080 sqm
Permissible Gr.Coverage	40 %	= 10,432 sqm
Permissible FAR (including Residential, Composite facility & commercial)	400	= 1,04,320 sqm.
Permissible density		= 1335 DUs per Hac.
Carpet unit area of the Dwelling unit		= 25 sqm. (Excluding Balcony)
No. of Dwelling unit		= 3000 DUs
No. of storey		= NR/as per AAI approval
Parking		= 0.5 ECS/100 sqm. of total built up area

Note:

- The unit design shall be as per the codal provisions IS 8888.
- The guidelines as enshrined in the Master Plan for In-situ Rehabilitation at clause 4.2.3.4 are to be followed.
- Upto 10% of FAR is permissible for Mixed land use/appropriate areas for convenient shopping can be created in the separate block approx. 500 sqm.

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- Area of the Composite facility (2 nos.) is to be provided as per clause no.4.2.2.2 (b) sub para (ii) (c)

Balcony railing height

Up to 4 storey	-1000mm
Above 4 storey	- 1350mm

4. Other queries of the bidder

- Refuge area is to be provided as per provisions of building bye-laws and fire norms.
- No. of storey: No restriction as per MPD 2021/AAI approval.
- Carpet area: 25 sqm. (Inclusive of door cill) excluding Balcony.
- Room sizes – Minimum sizes as per IS 8888 norms to be adopted.

Revised 25/6/22

ANNEXURE-"B"**Annexure B****Queries of the Bidder**

Sl. no.	Name of the agency and their queries	Department clarification/replies
1	M/s Bahl Builders(P)Ltd.	No para relates to Arch. wing
2.	Omaxe infrastructure & construction Ltd.	No para relates to Arch. wing
3.	B.G. Shirke Constn. Technology pvt. Ltd 8. Flooring items: Page 175: As rate of vitrified/ceramic tiles/granite varies substantially with type., colour shade etc. We request you to give specific type colour, shade etc. for the same. Also display the acceptable sample for the same. Alternatively basic rates for these materials to be given and difference between basic rate and actual purchase rate shall be adjusted. 9. Staircase treads kindly specify the finishing for treads and riser with detail of chamfer and grooves etc.	The basic price of the vitrified tiles and ceramic tile is Rs. 40/- and 25 /- per sq ft. respectively and sample as approved by the competent authority. 20mm thick kota stone for tread and riser .(tread shall be Half round).
4.	Unity Infraprojects limited 3.Development controls norms: Cl.31 Pg.23, 24 4.Development control norms for storey: Cls 31 Pg.23 9. Railing in staircase & Balcony: Cl.3.2,,pg	Total built up area 103277sqm.is for residential part is deleted from area statement. 1)The area of Angan wadi/health centre/shishu vatika/ community hall/fair price shop/religious/informal sites etc. As laid down in MPD-2021i.e 900 sqm each (Annexure-A) 2nos. is separate. 2) the area of the neighbor- hood facilities mentioned in para(1) above can be accommodated in separate block as per bldg - bye laws. 3) Remaining FAR up to 10%(approx.)/500 sqm for mixed use/commercial) shall be provided in a separate block after utilizing the FAR under3000 DU's and shall be easily approachable from the outside as well as from inside. Development control norms of storey-No restriction as per AAI approval Railing of staircase : shall be of 16mm M.S

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<p>174: In our opinion, vertical bars of 16mm dia should not be embedded in waist slab. Also the specify of 16 mm dia vertical bars as 100mm along with hand-railing etc. and the minimum weight of 14 kg/Rm are contradictory. We propose that the weight may be restricted to 14kg Rm in place of spacing mentioned.</p> <p>10. Staircase: Please mentioned, The finishing schedule is required.</p> <p>11 Lift Lobby: Please mention whether it is tiles or stone. The finishing schedule is required.</p> <p>12. Doors shutters: Cl.4.1,pg.174: Please mention the name of the timber</p>	<p>square vertical bar at a spacing of alternate tread with three horizontal flats of 40mm thick at the distance of 300mm approx. with 50mm dia M.S pipe on top.</p> <p>Balcony railing: 115mm th. Masonry railing with Two nos. FRC jalli of size 450 x 450 mm in 900mm ht brick work up to 4st. and 1250 mm ht. masonry/R.C.C work above 4st. with 50 mm dia. MS hand rail on top. In the side elevation of the Balcony, one FRC Jalli size 450x450 mm also.</p> <p>Refer above</p> <p>Lift lobby: flooring shall be of kota stone 80%+Udaipur green 20%.Dado shall be of Udaipur green around lift jamb as per design. Udaipur green 1500mm high shall be provided all around the lift lobby.with 50mm thick Moulding on top.</p> <p>Doors shutters: 40mmthick flush door (commercial-Marine grade) of approved make duly painted with enamel paint(matt finish) of approved colour.</p>
<p>Era- Infra Engg.</p> <p>ii) Can a site plan/contour plan be made available.</p> <p>iv) Finishing specifications for facility building have not been given</p> <p>v) Is the refused area is to be provided in the fire norms at a different floors shall that be paid for.</p> <p>vi) What is included in a carpet area whether toilet & balcony are included whether door sills are included in this area?</p>	<p>ii) This can be taken EE.SD-2.</p> <p>iv) Finishing specification of facility bldg has been given- refer Annexure A.</p> <p>v) The refuse area shall be as per CFO approval.</p> <p>vi) The area of Dwelling unit will include toilet & door cill. Balcony area is excluded from carpet area of dwelling unit.</p>

Ref- 25/4/2

"ANNEXURE-C"

CLAUSE 10CA: Payment due to variation in prices of materials after receipt of tender.

If after submission of the tender, the prices of materials specified in Schedule 'F' increase/decreases beyond the price(s) prevailing at that time of the last stipulated date for receipt of tenders (including extensions, if any) for the work, then the amount of the contract shall accordingly be varied and provided further that any such variations shall be effected for stipulated period of contract including the justified period extended under the provisions of Clause 5 of the contract without any action under Clause 2.

However for work done/ during the justified period extended as above, it will be limited to indices prevailing at the time of stipulated date of completion or as prevailing for the period under consideration, whichever is less.

The increase/decrease in prices of cement, steel reinforcement and structural steel shall be determined by the Price Indices issued by the Director General (Works), CPWD. For other items provided in the Schedule F, this shall be determined by the All India Wholesale Price Indices of materials as published by Economic Advisor To Govt. of India, Ministry of Commerce and Industry and base price for cement, steel reinforcement and structural steel as issued under the authority of Director General (Works) CPWD applicable for Delhi as issued under the authority of zonal Chief engineer, DDA and base price of other materials issued by concerned zonal engineer as indicated in Schedule F as valid on the last stipulated date of receipt of tender, including extension if any and for the period under consideration. In case, price index of a particular material is not issued by Ministry of Commerce and Industry, then the price index of nearest similar material as indicated in Schedule F shall be followed.

The amount of the contract shall accordingly be varied for all such materials and will be worked out as per the formula given below for individual material.

$$V = PxQx \frac{CI-Clo}{Clo}$$

Where,

V : Variation in material cost i.e. increase or decrease in the amount in rupees to be paid or recovered.

P : Base Price of material as issued under the authority of DG(W),CPWD or concerned Zonal Chief Engineer as indicated in Schedule F valid at the time of the last stipulated date of receipts of tender including extensions, if any.

Q : Quantity of material brought at site for bonafide use in the works since previous bill.

Clo : Price Index for cement, steel reinforcement bars and structural steel as issued by the DG(W), CPWD as valid on the last stipulated date of receipt of tenders including extensions, if any. For other items, if any, provided in Schedule F, All India Wholesale Price Index for the material as published by the Economic Advisor to Government of India, ministry Industry and Commerce as valid on the last stipulated date of receipt of tenders including extensions, if any.

CI : Price Index for cement, steel reinforcement bars and structural steel as issued under the authority of DG(W), CPWD for period under consideration. For other items, if any, provided in Schedule F, All India Wholesale Price Index for the material for period under consideration as published by Economic Advisor to Government of India, Ministry of Industry and Commerce

NOTE:

(i) In respect of the justified period extended under the provisions of clause 5 of the contract without any action under clause 2, the index prevailing at the time of stipulated date of completion or the prevailing index of the period under consideration, whichever is less, shall be considered.

Provided always that provisions of the preceding clause 10C shall not be applicable in respect of Materials covered in this Clause.

(ii) If during progress of work or at the time of completion of work, it is noticed that any material brought at site is in excess of requirement then amount of escalation if paid earlier on such excess quantity of material shall be recovered on the basis of cost indices as applied at the time of payment of escalation or as prevailing at the time of effecting recovery, whichever is higher.

CLAUSE 10CC: Payment due to Increase/Decrease in Prices/Wages (excluding materials covered clause 10CA) after Receipt of Tender for Works.

If the prices of materials (not being materials supplied or services rendered in fixed prices by the Department in accordance with clause 10 & 34 thereof) and/or wages of labour required for execution of the work increases, the contractor shall be compensated for such increase as per provisions detailed below and the amount of the contract shall accordingly be varied, subject to the condition that such compensation for escalation in prices and wages shall be available only for the work done during the stipulated period of the contract including the justified period extended under the provisions of clause 5 of the contract without any action under clause 2. However, for the work done during the justified period extended as above, the compensation as detailed below will be limited to prices/wages prevailing at the time of stipulated date of completion or as prevailing for the period under consideration, whichever is less. No such compensation shall be payable for a work for which the stipulated period of completion is equal to or less than the time as specified in schedule F. Such compensation for escalation in the prices of materials and labour, when due, shall be worked out based on the following provisions;

- (i) The base date for working out such escalation shall be the last stipulated date of receipt of tender including extension, if any
- (ii) The cost of work on which the escalation will be payable shall be reckoned as Below:
 - (a) Gross value of work done up to this quarter (A)

- (b) Gross value of work done up to the last quarter (B)
- (c) Gross value of work done since previous quarter (A-B) (C)
- (d) Full assessed value of secured advance (excluding materials covered under clause 10CA) fresh paid in this quarter (D)
- (e) Full assessed value of secured advance(excluding materials covered under clause 10CA) recovered in this quarter (E)
- (f) Full assessed value of secured advance for which escalation is payable in this quarter (D-E) (F)
- (g) Advance payment made during this quarter (G)
- (h) Advance payment recovered during this quarter (H)

- (i) Advance payment for which escalation is payable in this quarter (G-H) (I)

- (j) Extra items paid/deviated quantities of items as per Clause 12 based on prevailing market rates during this quarter (J)

Then, $M = C + F + I - J$

$N = 0.85 M$

- (k) Less cost of material supplied by the Department as per Clause 10 and recovered during the quarter (K)

- (l) Less cost of services rendered at fixed charges as per Clause 34 and recovered during the quarter (L)

cost of work for which escalation is applicable

$W = N - (K + L)$

- (iii) Components for materials(except cement, reinforcement bars, structural steel or other material covered under clause (10CA), Labour, POL etc. shall be pre-determined for every work and incorporated in the conditions of contract attached to the tender papers included in Schedule “E”. The decision of Engineer-in-charge in working out such percentage shall be binding on the contractors.

- (iv) The compensation for escalation for other materials (excluding cement, reinforcement bars, structural steel or other materials covered under clause 10CA) and P.O.L. shall be per the formula given below.

- (a) Adjustment for civil component (except cement, structural steel, reinforcement bars and other materials cover under clause 10CA)/electrical component of construction ‘materials’

$$V_m = \frac{W \times X_m}{100} \times \frac{M_l - M_{lo}}{M_{lo}}$$

V_m = Variation in material cost i.e. increase or decrease in the amount in rupees to be paid or recovered.

W = Cost of work done worked out as indicated in sub Para (ii) of clause 10CC.

X_m = Component of materials (except cement, structural steel, reinforcement bars and other materials covered under clause 10CA) expressed as percent of the total Value of work. (40%)

MI = All India wholesale price Index for civil component/electrical component of construction material as worked out on the basis of All India wholesale price index for individual Commodities/Group items for the period under consideration as published by Economy Advisor to Govt. of India, Ministry of Industry and Commerce and applying weight ages to the individual Commodities/Group items. (In respect of the justified period extended under the provisions of clause 5 of the contract without any action under clause 2, the index prevailing at the time of stipulated date of completion or the prevailing index of the period under consideration, which ever is less shall be considered).

M_{lo} = All India whole sale price Index for civil component/electrical component* of construction material as worked out on the basis of All India Whole Sale Price Index for individual commodities/group items valid on the last stipulated date of receipt of tender, including extension, if any, as published by the Economic Advisor to Government of India, Ministry of Industry & Commerce and applying weight ages to the individual commodities/group items.

*** Note : Relevant component only will be applicable.**

(b) Adjustment for component of 'POL'

$$V_f = W \times \frac{Z}{100} \times \frac{F_1 - F_{lo}}{F_{lo}}$$

V_f = Variation in cost of fuel, oil & lubricant i.e. increase or decrease in the amount in rupees to be paid or recovered.

W = Cost of work done worked out as indicated in sub Para (ii) of clause 10CC.

Z = Component of fuel, Oil & lubricant expressed as percent of the total value of work (5%)

F_l = All India wholesale price index for Fuel, Oil and lubricant for the period under consideration as published by Economic Advisor to Govt. of India, Ministry of Industry & Commerce, New Delhi. In respect of the justified period extended under the provisions of clause 5 of the contract without an action under clause 2, the index prevailing at the

time of stipulated date of completion or the prevailing index of the period under consideration which ever is less shall be considered.)

Flo = All India wholesale price index for Fuel, Oil and lubricant valid on the last stipulated date of receipt of tenders including extension, if any.

- (v) The following principles shall be followed while working out the indices mentioned in Para (IV) above.
- (a) The compensation for escalation shall be worked out (at quarterly intervals) and shall be with respect to the cost of work done as per bills paid during the three calendar months of the said quarter. The first such payment shall be made at the end of three months after the month (excluding) in which the tender was accepted and thereafter at three months intervals. At the time of completion of the work, the last period for payment might become less than 3 months, depending on the actual date of completion.
- (b) The index (MI/FI etc.) relevant to any quarter/period for which such compensation is paid shall be the arithmetical average of the indices relevant to the three calendar months. If the period up to the date of completion after the quarter covered by the last such installment of payment, is less than three months the index MI and FI shall be the average of the indices for the month falling within that period.
- (vi) The compensation for escalation of labour shall be worked out as per the following formula given below :

$$VL = \frac{W \times Y}{100} \times \frac{(LI - Llo)}{Llo}$$

VL = Variation in labour cost i.e. increase or decrease in the amount in rupees to be paid or recovered.

W = Value of work done, worked out as indicated in sub-Para(ii) above.

Y = Component of labour expressed as percentage of the total value of work (20%)

LI = Minimum wage in rupees of an unskilled adult male mazdoor, fixed under any law, statutory rule or order as applicable on the last date of the quarter previous to the one under consideration. (In respect of justified period, extended under the provisions of clause 5 of the contract without any action under clause 2, the Index prevailing on the last date of quarter previous to the quarter pertaining to stipulated date of completion or the Index prevailing on the last date of the quarter previous to the one under consideration, whichever is less shall be considered).

Llo = Minimum daily wage in rupees of an unskilled adult male mazdoor, fixed under any law, statutory rule or order as on the last stipulated date of receipt of tender including extension, if any.

- (vii) The following principle will be followed while working out the compensation as per sub Para (vi) above.
- (a) The minimum wage of an unskilled male mazdoor mentioned in sub Para (VI) above shall be the higher of the following two figures namely those notified by Govt. of India, Ministry of labour and those notified by the local administration, both relevant to the place of work and the period reckoning.

- (b) The escalation for labour shall also be paid at the same quarterly interval when escalation due to increase in cost of materials and/or POL is paid under this clause. If such, revision of minimum wages takes place during any such quarterly intervals, the escalation compensation shall be payable at revised rates only for work done in subsequent quarters.
- (c) Irrespective of variation in minimum wages of any category of labour for the purpose of this clause, the variation in the rates for an unskilled adult male mazdoor alone shall form the basis for working out the escalation compensation payable on the labour component.
- (viii) In the event of the price of the material and/or wages of labour required for execution of the work decrease/s, there shall be downward adjustment of the cost of the work so that such price of the materials and/or wages of labour shall be deductible from the cost of work under this Contract and in this regard the formula herein stated under this clause 10 CC shall mutatis mutandis apply, provided that:
 - (a) No such adjustment for the decrease in the price of materials and/or wages of labour aforementioned would be made in a case of Contracts in which the stipulated period of completion of the work is equal to or less than the time as specified in Schedule 'F'
 - (b) The Engineer-in-charge shall otherwise be entitled to lay down the procedure by which the provision of this sub-clause shall be implemented from time to time and the decision of the Engineer-in-Charge in this behalf shall be final and binding on the contractor.
- (ix) Provided always that
 - (a) Where provisions of clause 10CC are applicable, provisions of clause 10C will not be applicable but provisions of clause 10CA will be applicable.
 - (b) Where provisions of Clause 10 CC are not applicable, provisions of clause 10C and 10CA will become applicable.

SCHEDULE -F

GENERAL RULES & DIRECTIONS AND CONDITIONS OF CONTRACT.

1.	Officer inviting tender. Definition:-	Executive Engineer/SOUTH DIVISION-2/DDA.
2.(i) 2(ii) 2(iii) 2(iv) 2.(v) 2(vi)	Engineer-in-charge. Accepting Authority Percentage on cost of materials and labour to cover all overhead and profits. Standard Schedule of Rates. Department Contract Form	SOUTH DIVISION-2. W.A.B. 15% Delhi Schedule of Rates 2012 with upto date correction slips issued upto last date of issue of tender.. Delhi Development Authority. Turnkey project
Clause.1. (i) (ii)	Time allowed for submission of performance guarantee from the date of issue of letter of acceptance, in days. Maximum allowable extension beyond the period provided in (i) above in days.	15 Days. 3 to 7days.
Clause.2.	Authority for levy compensation under clause.2.	Superintending Engineer.
Clause 2A.	Whether clause 2A shall be applicable (Yes/No).	YES.
Clause 5.	Number of days after the date of issue of letter of intent for reckoning date of start. Table of Mile Stone(s). Time allowed for execution of work Authority to decide: Extension of time Rescheduling of milestones	15 days. See table attached. 36 Months. Superintending Engineer Superintending Engineer

Clause.6,6A	Clause applicable – (6 or 6A)		6
Clause 7.	Gross work to be done together with net payment/adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment.		Rs.10 Crores.
Clause 10A.	List of testing of equipment to be provided by the contractor at site lab.		As per list attached. (Annexure III)
Clause 10B(ii)	Whether clause 10B(ii) shall be applicable (Yes/No).		Yes.
Clause 10C.	Component of labour expressed as percent of value of work		Not applicable.
Clause 10CA.	Materials covered Under this clause 1. Cement 2. Steel reinforcement bars	Nearest materials (other than cement reinforced bars and structural steel) For which all India wholesale price index to be followed. 1...NIL..... 2...NIL..... 3...NIL.....	Applicable.
Clause 10 CC	Clause 10 CC to be applicable in contracts with stipulated period of completion exceeding the period shown in next columns. Schedule of component of other materials, labour,POL etc. for price escalation. Component of civil (Except materials covered under clause 10 CA)..... 40% Electrical construction materials expressed as percentage of total values of work. Component of labour expressed as percentage of Total value of work.... 20% Component of POL expressed as percentage of total value of work.... 5%		Applicable.

Clause 11.	Specification to be followed for execution of work.	CPWD specification 2009 Vol. I&II with upto date correction slips issued till last date of issue of tender and particular specifications attached (if any).
Clause 12.	Deviation limit beyond which clause 12.2 & 12.3 shall apply for building work. Deviation limit beyond which clauses 12.2 & 12.3 shall apply for foundation work.	Applicable Applicable.
Clause 16.	Competent Authority for deciding reduced rates.	Superintending Engineer/DDA.
Clause 18.	List of mandatory machinery tools and plants to be deployed by the contractor at site.	As per Form “H”
Clause 36(i)	Requirement of Technical Representative(s) and recovery rates.	See table attached. Form “G”
Clause 42.	Schedule/statement for determining theoretical quantity of cement and bitumen on the basis of Delhi Schedule of rates 2012 printed by CPWD.	
(i)		
(ii)	Variation permissible on theoretical quantities.	
(ii)(a)	Cement For works which estimated cost put to tender not more than Rs.5 Lakh. For works with estimated cost put to tender more than Rs.5 lakh.	3% plus/minus 2% Plus/minus.
(ii)(b)	Bitumen for all works.	2.5% plus only & nil on minus side.
(ii)(c)	Steel Reinforcement and structural steel. Sections for each diameter section and category.	2% plus/minus.
(ii)(d)	All other materials.	

	Recovery rate for quantities beyond permissible variation.	See table attached at page 195
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SECTION 20A

**Annexure - 20A.12
(New Annexure as per OM /MAN/224B)
CPWD-6 FOR e-Tendering**

1. Item rate/percentage rate bids are invited on behalf of President of India from approved and eligible

contractors of CPWD and those of appropriate list of M.E.S., BSNL, Railway and State

P.W.D. (B&R) or State Govt.'s Department **(strike out as the case may be)** dealing with building and roads, if there is no State PWD (B&R) for the **work of**

.....
The enlistment of the contractors should be valid on the last date of submission of bids. In case the last date of submission of bid is extended, the enlistment of contractor should be valid on the original date of submission of bids.

1.1 The work is estimated to cost **Rs** This estimate, however, is given merely as a rough guide.

1.1.1 The authority competent to approve NIT for the combined cost and belonging to the major

discipline will consolidate NITs for calling the bids. He will also nominate Division which will deal with all matters relating to the invitation of bids.

For composite bid, besides indicating the combined estimated cost put to bid, should clearly indicate the estimated cost of each component separately. The eligibility of bidders will correspond to the combined estimated cost of different components put to bid.

1.2 Intending bidder is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified below:-

Criteria of eligibility for submission of bid documents

1.2.1 Conditions for Non-CPWD contractors only, if bids are also open to non-CPWD

contractors. For works estimated cost up to Rs. 15 Crore (the figure of Rs. 15 Crore may be modified as per bidding limit of CPWD class I/ Group A contractors of respective discipline such as Electrical, Horticulture and Furniture etc. as the case may be)

Three similar works each of value not less than **Rs.** or two similar works each of value not less than **Rs.** or one similar work of value not less than **Rs.** (all figures rounded to nearest Rs.10 lac) in last **7 years** ending last day of the month previous to the one in which the bids are invited.

Note :-

For works costing above Rs. 3 Crore but up to Rs. 15 Crore, (the figure of Rs. 3 Crore and Rs. 15 Crore may be modified as per bidding limit of CPWD class II/ Group B and CPWD ClassI/ Group A contractors respectively of respective discipline such as Electrical, Horticulture and Furniture etc. as the case may be) when bids are open to non-CPWD contractors also, then class II contractors of CPWD shall also be eligible if they satisfy the eligibility criteria specified in 1.2.1 above.

1.2.2 Criteria of eligibility for CPWD as well as non-CPWD contractors.

For works estimated to cost above Rs. 15 Crore. (the figure of Rs. 15 Crore may be modified as per bidding limit of CPWD class I/ Group A contractors of respective discipline such as Electrical, Horticulture and Furniture etc. (as the case may be)

Three similar works each of value not less than **Rs.** or two similar works each of value not less than **Rs.** or one similar work of value not less than **Rs.** (all figures rounded to nearest Rs.10 lac) in last **7 years** ending last day of the month previous to the one in which the bids are invited. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of **7% per annum**, calculated from the date of completion to the last date of submission of bid.

To become eligible for issue of bid, the bidders shall have to furnish an affidavit as under:-

I/We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back to back basis. Further that, if such a violation comes to the notice of Department, then I/we shall be debarred for bidding in CPWD/DDA in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/ Performance Guarantee. (Scanned copy to be uploaded at the time of submission of bid)

1.2.3 When bids are invited from non CPWD contractors and CPWD class II contractors as per provisions of **clause 1.2.1** above, it will be mandatory for non CPWD contractors and CPWD class-II contractors to upload the work experience certificate(s) and the affidavit as per the provisions of **clause 1.2.2**.

But for such bids, Class-I contractors of CPWD are eligible to submit the bids without submission of work experience certificate and affidavit. Therefore, CPWD class-I contractors shall upload two separate letters for experience certificate and affidavit that these documents are not required to be submitted by them. Uploading of these two letters is mandatory otherwise system will not clear mandatory fields.

Name of Work	:	In- situ rehabilitation at A-14 Kalkaji Extension, New Delhi
Sub-Head	:	C/o 3000 Multi-storeyed DU's at Community Centre site
NIT No.	:	2/EE (P)I/ SE (P) I / SZ / DDA / 2011-12

Reference to 1st Pre-Bid meeting held on 14.05.2012 for the above mentioned work queries in respect of "Electrical & Mechanical Works" raised by the intending tenderers are clarified as under:

- 1) M/s Omaxe Infrastructure & Construction Ltd. (Letter no. OCIL/2012/T-029, Dated: 14.05.2012)

None of the points pertains to electrical.

- 2) M/s B.G. Shirke Construction Technology Pvt. Ltd. (Letter no. BGSCTPL / DDA / 2012-13 / 1 dated: 12.05.2012)

- i) Serial no. 3 Lift Numbers (Page-252, Clause 1 & Page-23 Serial No. 9)

Clarification: Serial no. 9 at page no. 23 of NIT is modified as under:

"Space for one hospital lift / stretcher lift in each block / bank of lifts Passenger lifts"

On similar lines serial no. 1 of PART-6 (Lift) is also modified as under:

"One hospital lift / stretcher lift in each block / bank of lifts Passenger lifts shall be provided. Passenger lifts shall be provided as per NBC"

- ii) Serial no. 5 Electrical Layouts: Page 10, Clause 2

Clarification: Electrical layout plans / drawings and any other document shall have to be submitted with the tender for evaluation of the technical bid.

- iii) Serial no. 23 Plan of Payment:

Agency is allowed to submit plan of payment as per their assessment. Plan of payment finalized for electrical works shall be reviewed accordingly.

- iv) Serial no.1, Electrical Points: Part-2 Cl no-1 (i) page no. 218:

Clarification: Scope of work covered in Part 2 (Sub-Station & LT Network) is being withdrawn now. As such existing load norms & standard design norms of BRPL are not required.

- v) Serial no.2, Electrical Points: Part-2 Cl no-1 (i) page no. 218:

Clarification: Same as Serial no. (iv) above

- vi) Serial no.3, Electrical Points:

Clarification: Serial no. 25 at page no.216 of NIT is modified as under:

C/o 3000 Multi-storeyed DU's at Kalkaji (MOM of 1st Pre- Bid)

All E&M services such as lighting & tube wells in the parks, lifts, Clear Water Supply, Sewage Treatment Plant, fire fighting system, manual fire alarm system & DG sets for emergency services shall be taken over by the department after completion of warranty period of 12 months. Operation & maintenance of these installations during the warranty period of 12 months shall be carried out by the agency. During warranty period of 12 months cost of all consumables items shall also be borne by the contractor.

vii) **Serial no.4, Electrical Points: Part-5 Drawing no 5, 6, 7 & 8 page no.247-250:**

Clarification: Drawing no. 5, 6, 7 & 8 for Prismatic / Frosted Globe from the agencies mentioned at serial no. 7 of list of makes at page no. 242 of NIT.

3) **M/s Unity Infra projects Limited (Letter no. UIL / TS / DDA- Kalkaji / 12 / 161 dated: 12.05.2012**

i) **Electrical Work Clause No. 38 (i) (Page No. 113)**

Clarification: To be replied by Civil.

ii) **Electrical Work Clause No. 25 (Page No. 216)**

Clarification: All E&M services such as lighting & tube wells in the parks, lifts, Clear Water Supply, Sewage Treatment Plant, fire fighting system, manual fire alarm system & DG sets for emergency services shall be taken over by the department after completion of warranty period of 12 months. Operation & maintenance of these installations during the warranty period of 12 months shall be carried out by the agency. During warranty period of 12 months cost of all consumables items shall also be borne by the contractor.

iii) **Electrical Work Clause No. 1 (Page No. 217)**

Clarification: Work of External Electrification is not covered in the scope of this tender.

iv) **Electrical Work Clause No. 1(a) (Page No. 218)**

Clarification: Scope of work covered in Part 2 (Sub-Station & LT Network) is being withdrawn now. As such existing load norms & standard design norms of BRPL are not required.

4) **M/s Bahl Builders (P) Ltd. (Letter no. BB/ PQ/DDA/ (Kalkaji) / dated: 14.05.2012:**

i) **Serial no. i:** Agency is allowed to submit plan of payment as per their assessment. Plan of payment finalized for electrical works shall be reviewed accordingly.

5) **M/s J.M.C. Projects (India) Ltd. letter dated: 14.05.2012**

i) **Serial no.6 Scope of services and amenities**

- Telephone / Internet services are not in the scope of this tender

C/o 3000 Multi-storeyed DU's at Kalkaji (MOM of 1st Pre- Bid)

- Scope of work of agency shall include development of suitable size of bore wells & providing submersible pumps of suitable capacities in the bores, electrical control panels, cabling, providing of delivery pipe lines of suitable dia. & length as per requirement. However, construction of pump house building for tube wells is not covered in the scope of electrical works.

- Scope of work for Fire Fighting is as covered in the Part- 9

- Scope of work for Fire Alarm System is as covered in the Part- 10

6) M/s J.M.C. Projects (India) Ltd. letter dated: 7.06.2012

i) Page 218 ,Clause 1 (i) (a)

Scope of work covered in Part 2 (Sub-Station & LT Network) is being withdrawn now. As such existing load norms & standard design norms of BRPL are not required.

ii) Page 219,Clause 2 (iii)

Dwelling units shall be provided with single phase 230 V supply. Energy meters for dwelling units are not in the scope of this tender.

But energy meters for the services are in the scope of this tender. Separate energy meter shall be provided for each service.

iii) Clause 6

Name of vendors for L.T. Panel given in the tender are CPRI approved. These makes are to be provided.

iv) Page 227, Inventory (Part-3) Sl. No 13 & 16

Size of wire for circuit wiring & light point wiring mentioned at Sr. No. 16 & 13 respectively has been checked & are correct

v) Clause 1, Page252

Serial no. 1 of PART-6 (Lift) is also modified as under:

"One hospital lift / stretcher lift in each block / bank of lifts Passenger lifts shall be provided. Passenger lifts shall be provided as per NBC"

vi) Clause 25, Page216

All E&M services such as lighting & tube wells in the parks, lifts, Clear Water Supply, Sewage Treatment Plant, fire fighting system, manual fire alarm system & DG sets for emergency services shall be taken over by the department after completion of warranty period of 12 months. Operation & maintenance of these installations during the warranty period of 12 months shall be carried out by the agency. During warranty period of 12 months cost of all consumables items shall also be borne by the contractor.

vii) **Clause 5, Page 259**

R.O. plant is not included in the scope of Electrical Works. However, clarification is also required from civil.

7) **Other Points:**

- i) Dwelling units shall be provided with single phase 230 V supply. Energy meters for dwelling units are not in the scope of this tender.

But energy meters for the services are in the scope of this tender. Separate energy meter shall be provided for each service.

- ii) LT supply required for construction shall have to be arranged by the tenderer for which all the charges shall be borne by the tenderer.

- iii) In Part -7 Clear Water Supply in the list of acceptable makes at serial no.22 is corrected as **"Kirloskar / KSB / Shakti / Crompton Greaves"**

- iv) Telephone / Internet services are not in the scope of this tender.

- v) List of acceptable makes of diesel engine for D.G. Set for Part-7, 8, 9 & 11 shall be as under:

S. No.	Item	Make
	D.G set	
i)	Diesel Engine	Kirloskar / Greaves Cotton / Cummins / Caterpillar / Volvo Penta / MTU / Perkins
ii)	Alternator	Kirloskar / Crompton Greaves / Stamford
iii)	Acoustic Enclosure	Kirloskar Green / Sudhir Genset / Jakson / Newage / Sterling & Wilson / Greaves
iv)	Anti-vibration Mountings	As per OEM

- vi) In Part -3 (Inventory for EWS Houses) at Page no. 227 of NIT, serial no. 12 is modified as under:

12.	Nos. of MCB per SDB in DU (Inside)	1 No. SP&N, MCB 32 Amps. 5 Nos. SP, MCB 6/16 Amps.
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- vii) At page no. 226 at serial no. 17 **Entrance & Exit gates of complex** is added as serial no. (xv)

- viii) **Entrance & Exit gates of complex** is also added at serial no. 20 page no. 226 as serial no. (xi). Illuminance, ceiling fans & exhaust fans etc. shall be provided as per requirement and duly approved by Engineer-in-charge.

C/o 3000 Multi-storeyed DU's at Kalkaji (MOM of 1st Pre- Bid)

- ix) **Governing Specifications (Part-3)** at page no 228 & 229 of NIT has been revised. Revised Governing Specifications is now attached as **Annexure- I**.
- x) Financial powers in respect of electrical works for deviation / extra items / substitute items shall be exercised as per tendered cost for entire electrical components of works.
- xi) For site office and conference halls (if required to be constructed as per requirement of Civil)work of IEI as per site requirement shall be carried out by the tenderer. Lighting fixtures, fans, room coolers (for site offices), air conditioners and P.A. System (for conference rooms) shall also be provided by the tenderer.
- xii) In the list of acceptable make for IEI work (Part-3) at serial no. 8 following modification is being made:
"L&T (Hager MCB) / Legrand / Schneider"
- xiii) Power factor of following installations shall be improved from 0.80 to 0.95
 - a) Water supply system
 - b) Sewage treatment plant
 - c) Fire fighting system
 - d) Submersible pumps for horticulture and drinking purpose
 Acceptable makes shall be as given in **Part-2, Sub- Station & L.T. Network**
- xiv) Works related to Part-2, Sub- Station & L.T. Network & Part-4, Street lighting have been withdrawn from the scope of this tender. Therefore, related issues pertaining to these works mentioned anywhere in the tender or MOM of pre-bid meeting may be treated as deleted and withdrawn.
- xv) In view of withdrawing Part-2, Sub- Station & L.T. Network from the scope of this tender, modified write up of Part-1 (External Electrification) & Part-2, Sub- Station & L.T. Network are enclosed.
- xvi) Serial No.11 at Page 225 is modified as under:-
Main Distribution Boards as per DISCOM specification shall also be provided by the contractor

xv) Revised payment terms shall be as under

S.No.	E&M Work		Payment terms
1	External electrification	Part-1	NIL
2	Sub- Station & L.T. Network	Part-2	NIL
3	Internal electric installation	Part-3	4.20%
4	Street lighting	Part-4	NIL
5	Lighting & tube wells in the parks	Part-5	0.20%
6	Lift	Part-6	6 %
7	Clear water supply pumping installation	Part-7	0.58%
8	Mini Sewage Pumping Station	Part-8	0.50%
9	Fire fighting system	Part-9	0.80%
10	Manual fire alarm system	Part-10	0.42%
11	DG set for emergency services	Part-11	1.20%
		Total	13.90%

AE (E) P

EE (E) E.I.D. 11

AE (E) P

EE (E) P

SE (E) Electrical Circle-3

AE (E) P

EE (E) P

SE (E) P

Chief Engineer (E)

C/o 3000 Multi-storeyed DU's at Kalkaji (MOM of 1st Pre- Bid)


PART-1(Modified)

EXTERNAL ELECTRIFICATION


1. Work of external electrification require obtaining HT feeder from the nearest 33 KV / 66 KV Grid of DISCOM for which information about availability of spare HT feeder in the grid, cable route of HT cable, distance of nearest grid from the housing project is required to be made available to the intending tenderers. In this case required information can not be made available at this stage. Therefore, work of external electrification shall be got done from DISCOM by the department.
2. Laying / providing 11 KV feeders from nearest source i.e. 66/ 11 KV Sub-Station to Sub-Station (RMU / HT Panel) of this scheme **OR** 11 KV Sub-Station of DISCOM to Sub-Station (RMU / HT Panel) of this scheme, is not in the scope of tender.
Beyond RMU / HT Panel, the work of Sub-Stations & L.T. Network including interconnection / looping of HT/LT system of all the Sub-Stations of the scheme is also not covered in the scope of tender.


AE (E)

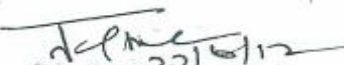
AE (E) P

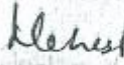

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EE (E) P

SE (E) Electrical Circle-3


EE (E) P


SE (E) P

PART-2 (Modified)

Sub- Station & L.T. Network

1 Scope of work of the contractor is as under:

Obtaining LT connection / meter

All the formalities required for obtaining LT connection / energy meter (Separate LT connection & separate meter board is required for each service) for the following services shall be completed & payment of charges demanded by DISCOM shall be borne by the tenderer for the following installations but nothing extra shall be paid by the department to the tenderer on this account.

- i) Sewage pumping Station.
- ii) Clear water supply booster pumping station.
- iii) Tube wells for water supply & horticulture purpose,
- iv) Fire fighting Installation.
- v) Park lighting
- vi) Common area lighting.
- vii) Community Hall, Society Office, Shops, Anganbari, Chowkidar Hut etc


AE (E)

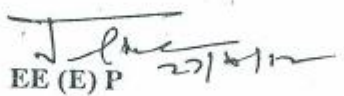

EE (E) B.D-11

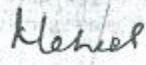
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SE (E) Electrical Circle-3


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SE (E) P

Annexure- I

GOVERNING SPECIFICATIONS (for Part-3)

S.NO.	Item	Governing BIS Specifications	Remarks
1.	Steel conduit	IS:9537 Part-II (Medium)	For termination of steel conduit pipe in boxes, check nuts and bushes are to be used.
2	PVC Conduit	IS:9537 Part-III (Medium)	For termination of PVC conduit pipe in boxes, no check nuts and bushes are to be used.
3	FR PVC insulated flexible copper conductor wires	IS:694-1990	a) End termination of all wires shall be done by means of crimped Copper lugs. b) All cable lugs should be PVC taped/sleeved at end terminals.
4	M.C.B's	IS:60898 :Part-1 2002	Minimum breaking capacity 10 KA at 240 / 415 volts.
5	Phenolic laminated sheet	IS:2036-1974	The sheet shall be 3 mm thick. Sheet shall be cut vertical & edges rounded off.
6	C.I Junction Boxes	IS:2667	Junction for use in ceiling shall be minimum 60 mm deep and on wall minimum 35 mm deep.
7	PVC Junction Boxes	IS:3419	Junction for use in ceiling shall be minimum 55 mm deep and on wall minimum 25 mm deep.
8	MS bend, coupler & elbow	IS:2667	---
9	PVC bend, coupler & elbow	IS:3419	These shall be push fit / Grip type & jointing with PVC conduit with approved PVC cement.
10	Modular type Switches (6A/16A)/ bell push	IS:3854-1997	Shall be white in colour.
11	Modular type Three / Six Pin Socket Outlet (6 A/16 A)	IS:1293-2005	Shall be white in colour.

12	Modular step type fan regulator double module type	--	It shall be minimum of 5 steps, white in colour.
13	Piano type Switches (6A/16A)/ bell push	IS:3854 - 1997	Shall be white in colour
14	Piano type Three / Six Pin Socket Outlet (6 A/16 A)	IS:1293-2005	Shall be white in colour
15	Piano step type fan regulator double module type	IS: 11037- 1984	Shall be white in colour
16	Metal Boxes	Galvanized as per IS: 277 as amended upto the date of tender.	(a). Shall be made out of 18 SWG Galvanized M.S Sheet upto size of 200 mm x 300 mm & above this size boxes shall be made out of 16 SWG Galvanized M.S Sheet. (b). The earth terminals of suitable size, nut and spring washers shall be provided for the earthing of boxes.
17	G.I Boxes	Galvanized as per IS: 277 part class P-1 as amended upto the date of tender.	(a). Shall be made out of 18 SWG Galvanized M.S Sheet upto size of 200 mm x 300 mm & above this size boxes shall be made out of 16 SWG Galvanized M.S Sheet. (b). The earth terminals of suitable size of bolt duly welded, nut and spring washers shall be provided for the termination of earth wires.
18	Telephone cable	ITD. Specification No. WS -113B	--
19	Pre-wired MCB type Sub-distribution Boards of double door construction with hinged cover in front	IS:13032-1991	Enclosure shall be factory fabricated and shall be of the same make as that of MCB.
Note:- modular type switches / Sockets / Fan regulators shall be of same make.			
BIS Specifications (mentioned against each of above materials) as amended upto the date of supply of materials shall be applicable			

AE (E)

EE (E) E. D- 11

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SE (E) Electrical Circle-3

SE (E) P

C/o 3000 Multi-storeyed DU's at Kalkaji (MOM of 1st Pre- Bid)

ANNEXURE-F**SCHEDULE OF PAYMENT AT STAGES-APPLICABLE FOR
CONSTRUCTION OF DUs**

Sl. No.	Description	Individual/ in %age	Cumulative in %age
1.	Submission and approval of all architectural drawings, layout, building plans containing all details, specifications required for execution of work including development plans.	0.25	0.25
2.	Submission and approval of foundation designs and complete structural drawings for superstructure, UG Tank complete and other works to be executed at site for its completion.	0.25	0.50
3.	Submission and approval of all services plans from MCD / DJB / SERVICE PROVIDER (DISTCOM) / DFS etc.	0.20	0.70
4.	EIA Clearance from CGPCB & St. PCB	0.10	0.80
5.	Completion of structure up to plinth level	15.00	15.80
6.	Completion of structure upto 6 th Floor level.	3.00	18.80
7.	Completion of filler walls upto 6 th floor i/c door frames and windows with shutters	3.00	21.80
8.	Completion of structure upto 11 th floor level	3.00	24.80
9.	Completion of filler walls upto 11 th floor i/c door frames and windows with shutters.	3.00	27.80
10.	Completion of structure upto 14/16 th or		

	Top floor	3.00	30.80
11.	Completion of filler walls upto 14/16 th or Top floor i/c door frames and windows with shutters	3.00	33.80
12.	Completion of filler walls of Top floor with mumty, parapet walls	3.00	36.80
13.	Providing/Fixing Door Shutters i) From Ground to 4 th Floor 0.75% ii) 5 th Floor to 9 th Floor 0.75% iii) 10 th to 13 th Floor 0.75% iv) 14 th to Top 0.50%	2.75	39.55
14.	P/F Balcony railing, S/C railing window grills and other steel work.	1.75	41.30
15.	Internal Plaster i) From Ground to 4 th Floor 2.00% ii) 5 th Floor to 9 th Floor 2.00% iii) 10 th to 13 th Floor 2.00% iv) 14 th to Top 2.00%	8.00	49.30
16	Internal Flooring i/c skirting i) From Ground to 4 th Floor 1.00%		

	ii) 5 th Floor to 9 th Floor	1.00%		
	iii) 10 th to 13 th Floor	1.00%		
	iv) 14 th to Top	1.00%	4.00	53.30
17	P/Fixing glazed tiles and Kota Stone (All floors)		1.00	54.30
18.	Coba treatment all complete with A/c R.W. pipe & fittings i/c gola and khurras and placing of H.D.P. tanks.		2.00	56.30
19.	External Plaster/Grit wash etc.		2.50	58.80
20	Internal Sanitary Work		2.75	61.55
21.	Internal GI Work		1.75	63.30
22.	Providing fixing W/c seats wash basin etc.		1.75	65.05
23.	Internal finishing, white washing painting etc. external finishing, final grinding		2.00	67.05
24.	P/F doors/ windows fittings and fixtures i/c glass panes.		1.50	68.55
25	Water supply		1.00	69.55
26.	S.W. Drain		2.00	71.55
27.	Sewerage i/c S.F.R.C. covers		1.00	72.55
28.	Buildings for:- i) Pump House for clear water supply ii) Pump House for sewage pumping station iii) Pump House for fire-fighting system iv) D.G. Sets, v) Tube well for clear water supply vi) Tube well for horticulture purpose		1.00	73.55

29.	Boundary wall with necessary gola etc.	1.75	75.30
30	C.C. Path	2.00	77.30
31	Roads	2.00	79.30
32	Parks i/c earth filling etc. i/c plantation and landscaping	1.00	80.30
33	Horticulture work i/c unfiltered water supply	0.70	81.10
34	Completion of all remaining items of work i/c handing over of flats defect free in all respects and testing of all services to the satisfaction of engineer-in-charge and handing over of services to MCD/DJB/ DVB satisfactorily.	5.00	86.10
35	All Electrical Works (as per schedule at page 210)	13.90	100.00

NOTE : (1)The work will proceed broadly as per the stages indicated above.

However, for work between two consecutive stages, the payment will be released for the lower stage. If some work is not executed as per the above sequence and later sequence is executed first, then the payment for that stage will be released at the discretion of the Engineer-in-charge and his decision in this regard shall be final and binding.

(2) The above provisions is only to release stage payments. This may not be quoted anywhere else.

Sd/-
EE(P)-I

Sd/-
SE(P)-I/SZ