

**Sub: Minutes of the pre bid meeting.**

A pre bid meeting for carrying out the construction of PAP tenements in proposed S. R. Scheme under Clause 3.11 read with Clause 3.5 & 3.19(ii) of Appendix-IV of DCR 33(10) on the land bearing CTS no. 319/B, 343, 346, 347, 352 & 354 of village Dahisar (West), Mumbai was held on 23.08.2017 at 12.00 noon in Committee Room, 1<sup>st</sup> floor, MMRDA (old) building. The following MMRDA officials and Bidders were present:

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|--|---|----------------|
| 1. Shri M. G. Sonar, OSD, SRA Cell           | } | <b>MMRDA</b>   |
| 2. Shri S. P. Joshi, Consultant, SRA Cell    | } |                |
| 3. Shri R. N. Pande, DTP, SRA Cell           | } |                |
| 4. Shri R. A. Chavhan, Dy. Planner, SRA Cell | } |                |
| 1. M/s. Ghanwat Developers Pvt. Ltd.         | } | <b>Bidders</b> |
| 2. M/s. Integrated Spaces Ltd.               |   |                |
| 3. M/s. Rite Developers Pvt. Ltd.            |   |                |
| 4. M/s. Renaissance Infrastructure           |   |                |
| 5. M/s. Star Developers                      |   |                |
| 6. M/s. Akshat Ventures LLP.                 |   |                |
| 7. M/s. Rehab Housing Pvt. Ltd.              |   |                |

During the pre-bid meeting, various points/queries raised by the bidders and clarification/remarks of MMRDA on the same, are as follows:

<b>Point No.</b>	<b>Points/Queries from the Bidders</b>	<b>Remarks</b>
1	The reserve price of Premium of Rs. 7345.00, as quoted in Bid document is high and the same shall be reduced.	The reserve price of Premium quoted in bid document is unchanged. As mentioned in the bid document, the reserve price of Premium will be Rs. 7345.00 (Rupees Seven thousand Three hundred Forty five only) per sq. mt. of Slum Construction TDR generated/recommended in the project.
2	Goods & Service Tax (GST)	All rates and taxes as may be applicable in this regard shall be the responsibility of the Bidder and Bidder shall quote accordingly.
3	Provide the draft copy of Works Contract along with the minutes of the meeting.	It is not relevant at this stage. All necessary information is already provided in Bid document. The work contract agreement will be executed after finalization of successful Bidder.
4	In Annexure-II, it is to be added - "The T.D.R will be issued or cause to be issued by the Deemed S.R.A. in favour of the Developer, on prorata	The slum Construction TDR will be recommended by MMRDA to MCGM proportionate to the construction work carried out at that instant, in the

	basis on completion of activities on individual floors for individual buildings”, as per standards in previous contract for such schemes for law of equality.	manner as stipulated in Annexure-II (Stages for recommendation of TDR) of bid document, subject to due satisfaction on quality and quantity of construction work.
5	For the purpose of “ongoing” works, the project should be treated as “ongoing” if the project was not handed over to the respective authority on the date of publishing of previous E-bid notice i.e. 25.10.2016.	As per sr. no. 9 (d) of the Bid document, under title Eligibility and Competency of the Bidder, experience of both completed and ongoing Slum Rehabilitation Project is sought. However, the said eligibility criteria has been modified and now the sr. no. 9 (d) of the Bid document shall read as under:  <i>The bidder should have experience of completed/ongoing Slum Rehabilitation project comprising of minimum 300 rehab PAP tenements under single project in lieu of slum construction TDR. The completed project shall be that in which full O. C. is issued &amp; rehab PAP tenements are handed over to the respective Authority. The ongoing work will be considered as a stage in-between ‘construction work in progress and handing over of the PAP tenements is yet to be done to the respective authority’ as on the date of publishing e-bid notice i.e. 11.08.2017.</i>
6	In the eligibility criteria it is mentioned as rehab PAP tenements in lieu of slum construction TDR.  However, the PAP tenements constructed in lieu of TDR and/or in lieu of FSI, both should be allowed.	Please refer to remarks at point no. 5 above. This is to clarify that, the experience of construction of rehab PAP tenements under regulation no. 33 (10) of DCR, 1991 will be considered.
7	In Bid document, under Eligibility Criteria, it is mentioned as ‘Rehab PAP tenements’. However, in the earlier Bid Document it was mentioned as ‘Rehab/PAP tenements’. It appears to be typo error in present Bid Document. Please clarify.	It is not a typo error. Please refer to remarks at point no. 5 above.
8	Bidder is required to get the Works Contract registered and the value of Stamp duty as lately assessed is as per the total area of Contract x 27500/- per sq.mt. x 5%. In the previous meeting it was discussed	As per sr. no. 4 (f) of the Bid document under title Responsibilities of the Bidder, it is mentioned that Bidder has to enter into the registered work contract Agreement with MMRDA. The stamp duty along with other charges

	that the Works Contract is registered on Rs. 100/- Stamp duty. Please clarify.	applicable as per prevailing norms, have to be borne by the successful bidder.
9	The work carried out shall be subject to satisfactory certification for strength and durability as per the procedure laid down under relevant IS codes. Once it is so certified, the liability of successful bidder shall be for the period of defect liability. In Annexure-I (specification) of Bid document under para 7 Authority is insisting on Guarantee for durability of structures for 50 years. However, the durability post construction depends on many factors such as maintenance, use natural disaster as well as force majeure. Contents of Clause 7, more particularly heading of the said clause, needs to be modified accordingly.	The construction work shall be carried out strictly as per specifications mentioned in Bid document and in tune with relevant I. S. Codes.
10	In specifications clause, in respect of lifts, the word “or equivalent” should be added to cover other equivalent brands such as Kone etc.	KONE brand of lifts may be permissible. However, all the brands and makes mentioned in Annexure-I of bid document shall be strictly adhered. As mentioned in the bid document (sr. no. 3), MMRDA reserves the right to amend or modify any of the specifications and the same shall be binding on the successful bidder.
11	Kindly allow minimum 10 working days after uploading the approved minutes of the pre-bid meeting for submission of bid.	After circulating/uploading the Minutes of the Pre-bid meeting, 10 days time will be given for final submission.

**Sd/-**

Dy. Metropolitan Commissioner,  
L. & E./SRA Cell