

OFFICE OF THE MUNICIPAL COUNCIL CHITTORGARH(Raj.)

Name of Work: - Selection of Concessionaire for Repair/Retrofit, Develop, Operate & Transfer (RDOT) by converting existing Government funded vacant houses into Affordable Rental Housing Complexes (ARHCs) for a period of 25 years by MUNICIPAL COUNCIL CHITTORGARH(Raj.)

ERRATA, ADDENDA & CORRIGENDUM - 1 (i)

This Errata, Addenda and Corrigendum - I has been issued in pursuant to thee-tender (Online) Notice No. ARHCs/RFP/2020-21/1904 Date 01.03.2021

The tenderers are requested to make note of the following changes made in the tender documents, which are to be taken into account while submitting the tender. Other terms & conditions of the tender will remain unchanged. They shall be presumed to have done so and accordingly submit the tender.

1.	This Addenda and Corrigendum has been issued pursuant to the queries/clarification raised/asked through E-Mail for the above - mentioned.
2.	The Bidders are requested to take note of the following changes made in the tender documents, which are to be taken in to account while submitting the tender. They shall be presumed to have done so and accordingly submitted the tender. All pages of Addenda - Corrigendum are duly signed by the bidders.
3.	This Addenda Corrigendum duly signed by the Bidder and returned along with qualification documents.
4.	This Addenda Corrigendum shall be the part of the tender documents.
5.	All items specified in these addenda corrigendum supersedes relevant items to that effect as provided in the original tender documents & addenda - Corrigendum issued previously. All other specifications, terms and conditions of the original tender documents shall remain unchanged.
6.	The Queries raised and given by Bidders, but the clarification are not made in this Addenda-corrigendum shall be considered to remain unchanged as per the terms and conditions mentioned in the original tender documents.

S. no.	Queries	Clarification
1.	Strategic Partner-Business Development	
1.	Kindly note as per the RFP the minimum occupancy required is 80% right from the beginning of project. Kindly note as per our experience the occupancy increases gradually and hence we would request you to kindly consider the starting point of the occupancy to 50% so that the project is feasible and builds into a great community outlining the efforts of Municipal Corporation of Chittorgarh.	'No Change' Refer Section I, 16.5 Financial Evaluation Criteria (i)Notes (b) on page-21
2.	Please note as per the RFP there is a requirement of escrow account to be opened to collect all the rent. As we will be maintaining the project and also paying the Municipal Corporation irrespective of how much collection happens in the month, it does not solve any purpose. Kindly note since there is no system of paying a %age of rental income as positive premium hence we feel there is no need for escrow account.	'No Change' Refer Section II <u>TERMS OF REFERENCE</u> Point G. (a) on Page -34
3.	We would like to request that prepaid meters be installed for electricity consumption in all the DUs. This is a basic premise for sound collection of utilities and the system is prevalent all across the country in govt as well as private residential developments. Many large real estate developers are successfully running their townships on the pre paid electricity meter models. Some of the prominent examples are mentioned below :	Releated to AVVNL office, Not to this office, So Party can directly contact to AVVNL office for this purpose

	<ul style="list-style-type: none"> • TDI City at Kundli having 2200 units • Sushant Golf City in Lucknow spread in 2200 acres • Awas Vikas Yojana at Shaheed Path Lucknow having 3000 units • Unitech South City at Gurgaon having 2000 households • Housing board Haryana in all its colonies <p>The Major benefit of this model are as follows:</p> <ul style="list-style-type: none"> • No theft of electricity from the main lines • Ease of convenience for householders to get the recharge done from their mobile phones as per their requirements and budgets • No cost of meter reading • No cost of bill preparation and collection • It helps in smooth facility management of the project 	
4.	<p>Please note we have done a detailed working of the cost benefit analysis for this project. With regards to that we can safely conclude that the cost of general upkeep, maintenance, security and providing community facilities shall come to around Rs. 500 to Rs.600 (approx.) per DU per month. This shall ensure that our project remains in proper and good physical condition for times to come. This would also entail that the future tenants get the same quality and ambience which would be available to the first tenants. In view of this we would like to suggest the rentals to be increased a little maybe to a slab of 1500/1400/1300.</p>	<p>'No Change' Refer SECTION - 04: FINANCIAL BID (Standard Forms) Form FIN-2 on page-55</p>
5.	<p>To provide a safe and secure environment to the residents it is suggested that the entire project should have boundary wall having one single entry and exit point.</p>	<p>MCC (Raj) has already sanctioned this work</p>
6.	<p>I. A unit for starting aaganwadi facilities may also be provided.</p>	<p>Refer Article 2 – Scope of the Project 1.1 (i) On Page – 85</p>


(RINKAL GUPTA)
COMMISSIONER
MUNICIPAL COUNCIL CHITTORGARH