

SURAT URBAN DEVELOPMENT AUTHORITY

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 Surat Urban Development Authority.

ERRATA, ADDENDA & CORRIGENDUM – I


This Errata, Addenda and Corrigendum – I has been issued in pursuant to the e-tender (Online) Notice No. SUDA/CB/01/2020-21


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.

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| 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. |

| Sr. no. | Queries | Clarification |
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| 1 | M/S. D.H.Patel , Surat | |
| 1 | As this type work is not executed in Gujarat, we are requested to consider only financial turnover and Net worth criteria for qualification. | It's clearly mentioned in section-01- general instructions to the bidders for eligibility criteria on page No.13 |
| 2 | As per mentioned in Price Bid Total Investment (Rs. in Crore) mentioned. Please clarify that this is a mistake or it is Rs. 19650000.00 (Crore). | As per Tender, In section-04 Financial Bid for Form Fin-02 consider total investment is Rs.19,65,000 /- |
| 3 | As per our site visit there is much more repairing to be done per unit. So that financial cap given in VGF is very low and this project will not be viable and implementation will not be done. We are requested to consider the repair cost of Rs. 1, 00,000.00 per unit. | As per Tender Conditions. |
| 4 | Commercial activity can be done in ARHCs like Hotel, Office. Please clarify | As per the Current guidelines, there is no such provision of commercial activity in ARHCs. |
| 5 | Please clarify the EMD amount as at difference in amount mentioned at many pages. Please clarify. (Earnest Money Deposit (EMD should be 2% to 5% of estimated cost and it should be predefined in the RFP) Page no 24, And EMD of Rs.19,65,000/- (Rs. Nineteen Lakh Sixty Five thousand only), in the form of BG or DD drawn in favour of "Chief Executive Authority, SUDA" payable at Surat must be submitted along with the Proposal mentioned at page 19) | As per tender norms, Consider EMD amount in Rs.19,650.00/- |
| 6 | Please clarify that the Bidder is free to finalized rent or Authority will final rates. | As per ARHC Policy UDA is supposed to finalise the rent. |
| 7 | Please clarify that Who will pay for the maintenance of common utilities? | Please note that Concessionaire will bare Maintenance of common utilities. |

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| 8 | Please clarify that SUDA will clear all financial dues of Electricity Bill, Property Tax or any other dues from the concerned department? We are requested to SUDA must clear all dues before handing over ARHCs. | SUDA will clear all dues before handing over ARHCs |
| 2. | SHRIPAD CONCHEM PVT. LTD. | |
| 1. | What are Existing Charges of 1. Common area Electricity Bill? 2. Municipal Tax Applicable per flat as well as common area? 3. Water Charges per flat as well as common area? | 1. 70,000 /- per month. - - |
| 2. | <u>Construction Detail of Buildings/ Apartments</u> 1. Structure Engineer detail 2. Civil contractor detail 3. Project Start date & completion date 4. Structure Design/ RCC drawings 5. Structure Stability Certificate issued by Structure Engineer 6. Grade of concrete used for Construction (below foundation and for Substructure) 7. Brand of Cement and steel used while Construction 8. Grade of Steel used (Fe 415 or 500) | It will be Provided after selection of Concessionaire. |
| 3. | Can we have Details of flats which are already sold (i.e. 512 - 393= 119 flats) | It will be Provided after selection of Concessionaire. |
| 4. | Can we consider collecting Maintenance Charge from 119 Flats (which are already sold out by suda)? | It is to be decided by beneficiaries as SUDA is not charging any maintenance amount. |
| 5. | Is there any pre-defined Maintenance from suda for sold out flats? | No. |
| 6. | What will be the value of Performance bank guarantee? | As per Tender. |
| 7. | For Similar work- We are having two sister companies one is handling Repair/ Retrofitting jobs and another is managing maintenance and Management of housing? Will it be okay? | Yes. |
| 8. | For Price bid 5000 Rs/ Flat as maintenance and 3500 Rs./ Flat as Monthly rent is Estimated or just given for Example. What to do in case Overall Repair, Retrofitting job value increases than Estimated (i.e. 19, 65,000/-)? | Is supposed to bare the repair cost. |
| 9. | IF We Complete Retrofitting job of partial apartment out of 6 or Part flats out of 393 Flats, Can we start renting the same or all Flats renting should start after completion of whole work? | You can start renting after agreement with SUDA |
| 10. | Do we have to Pay suda as Fix Amount per month or as Proportionate amount of Net rental Income (After deducting applicable Maintenance)? What to do incase of Occupancy less than 80%? | As per Tender Norms. |
| 11. | If concessionaire is responsible for any damage occurred due to earthquake/ any kind of acts of god? | It will be informed after getting direction for MoUHA. |


Mamlatdar (Awas Cell)
Surat Urban Development Authority
Surat


Deputy Collector
Surat Urban Development Authority
Surat


Chief Executive Authority
Surat Urban Development Authority
Surat