

## Request for Proposal for Development of Affordable Housing on 10 Acres land parcel at Electronics Manufacturing Cluster at Vikruthamala, Tirupati, Chittoor District, Andhra Pradesh

**RESPONSE TO QUERIES**

S. No.	Reference	Description	Query / Request from Prospective Bidders	Response / Clarification
1.	Section 3.12	The Lead Developer shall be the Bidding Entity or in case of a Bidding Consortium, members of the Bidding Consortium shall nominate one of the Financially Significant Consortium Member as the Lead Developer, who shall have an equity share of at least 26% (twenty six percent) paid up and subscribed equity of the Developer.	It is our submission that the lead developer should have an equity of minimum 51% in the consortium as the experience and the developer is most important.	<p>Section 3.12 of the RFP is amended to read as follows:</p> <p><i>“The Lead Developer shall be the Bidding Entity or in case of a Bidding Consortium, members of the Bidding Consortium shall nominate one of the Financially Significant Consortium Member as the Lead Developer, who shall have an equity share of at least <u>51% (fifty one percent)</u> <del>26% (twenty six percent)</del> paid up and subscribed equity of the Developer.”</i></p> <p>Section 6.7.13 (iv) of the RFP is amended to read as follows:</p> <p><i>“(iv) In any case, notwithstanding the above, the Lead Developer, shall not be allowed to change its equity contribution, if it results in its equity holding becoming less than <u>51% (fifty one percent)</u> <del>26% (twenty six percent)</del> or less than the equity holding of any other Consortium Member.”</i></p>
2.	Section 4.3.1 (d)	The Selected Bidder shall be entirely responsible for: (d) Procurement of all necessary approvals,	Since the project is being undertaken in an already developed Industrial Cluster of APIIC. We would like to humbly submit that the all approvals are done as per the	The Selected Bidder shall be entirely responsible for procurement of all necessary approvals, sanctions, permits etc required for commencing and

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		<p>sanctions, permits etc required for commencing and implementing the Project within 6 (six) months from the Commencement Date</p>	<p>Single Window System which will ensure speedy development of the project.</p>	<p>implementing the Project within 6 (six) months from the Commencement Date.</p> <p>APIIC shall provide reasonable support and assistance to the Selected Bidder in procuring Applicable Permits required from any Government Instrumentality for implementation and operation of the Project. Also, APIIC shall provide reasonable assistance to the Selected Bidder in obtaining access to all necessary infrastructure facilities and utilities, including water and electricity at rates and on terms no less favourable to the Selected Bidder than those generally available to commercial customers receiving substantially equivalent services.</p>
3.	Section 4.3.4	<p>Sale Deed will be issued by APIIC in favour of the Selected Bidder in 4 (four) phases. In each phase Sale Deed will be issued for 2.5 Acre of land on fulfilling below conditions by the Selected Bidder:</p> <p>a) <b>Phase-1:</b> Sale Deed for 2.5 Acre of land will be issued on completion of 25% (twenty five percent) of the Project in terms of investment made or in terms of number of dwelling units constructed, whichever occurs earlier.</p> <p>b) <b>Phase-2:</b> Sale Deed for another 2.5 Acre of land will be issued on completion of 50% (fifty percent) of the Project in terms of investment made or in terms of number of</p>	<p>Whether the Sale deed to be issued by APIIC in favour of Selected Bidder could be done in Single Phase i.e., 10 Acres at one go and the conditions could accordingly be framed.</p> <p>Kindly also clarify the completion of 4 years is for each phase or the total project. Since if these for each phase then the time line envisaged is 16 years.</p>	<p>Sale Deed will be issued by APIIC in favour of the Selected Bidder in phases. In each phase, Sale Deed will be issued on fulfilling certain conditions (as mentioned in Section 4.3.4 of the RFP) by the Selected Bidder. If the Selected Bidder intends to execute sale deed of the total land (i.e. 10 acre) in a single phase, then the same can be done on completion of 100% (hundred percent) of the Project.</p> <p>The Selected Bidder shall achieve Project Completion Date within 4 (four) years from the Commencement Date (as defined in the RFP document).</p>

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		<p>dwelling units constructed, whichever occurs earlier.</p> <p>c) <b>Phase-3:</b> Sale Deed for another 2.5 Acre of land will be issued on completion of 75% (seventy five percent) of the Project in terms of investment made or in terms of number of dwelling units constructed, whichever occurs earlier.</p> <p>d) <b>Phase-4:</b> Sale Deed for balance 2.5 Acre of land will be issued on completion of 100% (hundred percent) of the Project in terms of number of dwelling units constructed.</p>		
4.	Section 7.2.2	The Bidding entity or any Consortium Member (for a Bidding Consortium), would be required to submit the details of their experience of developing and operating relevant project(s).	The definition of relevant projects vis a vis the technical criteria needs to be elaborated further.	For the purposes of satisfying the Conditions of Eligibility and for evaluating the Proposals under the RFP, relevant project would mean Township/Housing or Commercial Office Building or Shopping Mall or Retail Space or Business Centre or Hotel or buildings of similar nature.
5.	Section 7.2.2 and 7.2.3	Eligibility Criteria for Experience/Technical Capability and Financial Capability	In case the applicant is a 100% owned subsidiary of Principle Company, wherein the principle company fullfills the eligibility criteria. Whether the subsidiary company can apply with the credentials of its principle company.	The Bidding Entity or Bidding Consortium shall meet the Eligibility Criteria for Experience/Technical Capability and Financial Capability
6.	Section 18 (Annexure-1: Details of the proposed	<u>3<sup>rd</sup> Point:</u> At least 60% (sixty percent) of the FAR/ FSI /maximum permissible built-up space shall be utilized for dwelling units of	What would be the Permissible FAR for the total 10 Acre of Project Site?	Maximum permissible FAR/ FSI shall be as per applicable development control regulations.

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	project - General Guidelines for development of the Project)	carpet area not more than 60 sqm.		
7.	Section 18 (Annexure-1: Details of the proposed project - General Guidelines for development of the Project)	<u>4<sup>th</sup> Point:</u> Minimum of 35% (thirty five percent) of the total number of dwelling units constructed should be of carpet area 21-27 sqm for EWS category.	Is it Possible to have a Uniform dwelling Unit size LIG I & II and corresponding Sale Price as per the details laid out in “Andhra Pradesh State Affordable Housing Policy, 2015 (For Urban areas of AP), Municipal Administration and Urban Development Department, Government of Andhra Pradesh”.	Para 1 of Section 18 of the RFP is amended to read as follows:  <ul style="list-style-type: none"> <li>• <i>The dwelling units for Economically Weaker Section (EWS) shall have carpet area between 21 to 27 sqm.</i></li> <li>• <i>The dwelling units for Lower Income Group (LIG) category shall have carpet area between 28 to 60 sqm.</i></li> <li>• <i>At least 60% (sixty percent) of the FAR/FSI /maximum permissible built-up space shall be utilized for dwelling units of carpet area not more than 60 sqm.</i></li> <li>• <del><i>Minimum of 35% (thirty five percent) of the total number of dwelling units constructed should be of carpet area 21-27 sqm for EWS category.</i></del></li> <li>• <i>The upper limit for sale price of affordable housing units shall be as defined in “Andhra Pradesh State Affordable Housing Policy, 2015 (For urban areas of AP), Municipal Administration and Urban Development Department, Government of Andhra Pradesh”.</i></li> <li>• <i>A dwelling unit shall at least include a hall, a room, kitchenette with provision</i></li> </ul>

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				<p><i>of bath and water closet.</i></p> <ul style="list-style-type: none"> <li>• <i>Project can have a mix of EWS/LIG/Higher category dwelling units and commercial units.</i></li> <li>• <i>The Project .....</i></li> </ul>
8.	General	Reserve price of the land	Is there any reserve price with regard to the cost of said land?	No.
9.	General	Bidding Entity or Bidding Consortium	We would humbly like to submit that preference should be given to a single entity vis a vis consortium. As a single entity will have better credential and execution competency.	Request not granted.
10.	General		Where would be the building plans of the development to be submitted for sanctioning? It is a humble submission that the building plans should be approved on self-certification basis or should be sanctioned within the prescribed time line, in order to achieve the completion schedule.	Approval for the building plans shall to be obtained from the concerned authorities.
11.	General		Who will supply the Water & Electricity connection during the period of construction and also upon handing over can separate connections being taken for each household.	APIIC would provide water and electricity connection upto the boundary of the Project site.
12.	General		The maintenance after the completion can be handed over the RWA or else another	After completion of the Project, Developer can opt for any mechanism to provide (a) safe & secure operation and maintenance

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			SPV or Independent agency.	of the Project, and (b) required level of services to its users.
13.	General		What will be the value of non-judicial stamp paper for Bank Guarantee's for bid security.	Bidders shall abide by the rules of the bank that is issuing the Bank Guarantee.
14.	General		What will be the implication of property tax as the property tax is only application once the project is completed, should be paid by the house owner. Kindly clarify?	After completion of the Project, property tax shall be paid by the house owner. However, Developer shall pay property tax for unsold units.