

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 (Part –II)

S. No.	Reference	Description	Query / Request from Prospective Bidders	Response / Clarification
1.	Section 4.3.1 (d)	<p>The Selected Bidder shall be entirely responsible for:</p> <p>(d) Procurement of all necessary approvals, sanctions, permits etc required for commencing and implementing the Project within 6 (six) months from the Commencement Date</p>	<p>Single window of all clearance and approvals within 90 days from the date of submitting all applications with appropriate supporting documents.</p> <hr/> <p>APIIC need to help in getting the approvals from different government agencies within 90 days.</p>	<p>The Selected Bidder shall be responsible for procurement of all necessary approvals, sanctions, permits etc required for commencing and implementing the Project. 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>
2.	Section 4.3.1 (g)	<p>The Selected Bidder shall be entirely responsible for:</p> <p>(g) Achievement of Project Completion Date within 4 (four) years from the Commencement Date</p>	<p>It is requested to increase the project completion timeline to 5-6 years.</p>	<p>Request not granted.</p>
3.	Section 4.3.1 (h)	<p>The Selected Bidder shall be entirely responsible for:</p> <p>(h) Marketing and promotion of the</p>	<p>Would APIIC give permission to post this project on the APIIC website to help the selected bidder for marketing of the project.</p>	<p>The Selected Bidder shall be entirely responsible for marketing and promotion of the Project. APIIC shall provide reasonable support and assistance to the Selected Bidder</p>

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		Project		in posting the project on the APIIC website.
4.	Section 18	Annexure-1: Details of the proposed project - General Guidelines for development of the Project	<p>The builder will develop the units as per guidelines of affordable housing and based on market demand of such units and sizes.</p> <p>The Selected Bidder and APIIC shall be allowed to set the rules which shall comply as per RERA AP.</p>	<p>The Selected Bidder shall conform and comply with all relevant laws, rules and regulations, including but not limited to, as mentioned at Section 4.5 of the RFP. Further, the Selected Bidder shall follow the general guidelines for development of the project as specified in Annexure-1 of the RFP. Please note that Para 1 of Annexure-1 of the RFP is amended to read as follows:</p> <ul style="list-style-type: none"> • <i>The dwelling units for Economically Weaker Section (EWS) shall have carpet area between 21 to 27 sqm.</i> • <i>The dwelling units for Lower Income Group (LIG) category shall have carpet area between 28 to 60 sqm.</i> • <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> • <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> • <i>The upper limit</i>
5.	Section 19	Annexure-2: Fees and Deposits to be paid by the bidders for the Proposed Project (3) Land Cost - The Land Cost payable by the Selected Bidder shall be as quoted	Kindly increase the tenure from 30 days to 90 days for making payment of land cost.	<p>Section 19.3 of the RFP is amended to read as follows:</p> <p><i>“(3) Land Cost - The Land Cost payable by the Selected Bidder shall be as quoted</i></p>

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		by the Selected Bidder in its Financial Proposal as explained in Exhibit- 8. The Selected Bidder shall pay the Land Cost within 30 (thirty) days from the issuance of Letter of Award (LoA) by APIIC.		<p>by the Selected Bidder in its Financial Proposal as explained in Exhibit- 8. The Selected Bidder shall pay the Land Cost within 30 (thirty) <u>60 (sixty)</u> days from the issuance of Letter of Award (LoA) by APIIC.”</p> <p>Para 3 of Exhibit-8 of the RFP is amended to read as follows:</p> <p>“The Land Cost payable by us to APIIC shall be Rs _____ (Rupees _____ in words). The Land Cost shall be payable by us to APIIC within 30 (thirty) <u>60 (sixty)</u> days of receipt of Letter of Award.”</p>
6.	General	-	APIIC need to provide the basic amenities like Water, Electricity, Roads and Sewage lines etc., to the proposed site.	APIIC would provide the basic amenities upto the boundary of the Project site.
7.	General	-	Is it possible to extend the project area from 10 acre to 25-30 acre?	No, the land earmarked for the project is 10 acre.
8.	General	-	Please assure that there won't be any changes in the conditions, once the bidder is qualified, irrespective of organisational/ Governmental changes.	It is clarified that there won't be any change in the conditions after identification of the Selected Bidder.
9.	General	-	Are foreign entities allowed to participate in the bid process?	Yes.
10.	General	-	Public utilities like power and water should be charged as per residential and not	The Selected Bidder shall pay charges/taxes for supply of water, electricity and other

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			commercial/ industrial since this land comes under APIIC.	services as per applicable law.
11.	General	-	Would the Selected Bidder be allowed to take benefit of any government concessions and subsidies?	Selected Bidder would be allowed to take benefit of any government concessions and subsidies. However, Selected bidder shall be responsible to make application for the government concessions & subsidies and shall also be responsible for procurement of necessary approvals, sanctions, permits etc
12.	General	-	It is requested that either Selected Bidder shall be allowed to make payments towards the land cost in phase wise manner or 'Conditional Sale Deed' for the land shall be executed upfront instead of 'Agreement to Sale'.	The allotment regulations of APIIC doesn't permit 'execution of Conditional Sale Deed' or 'execution of Sale Deed before project implementation' or 'phase wise payments of land cost'. Hence, in light of the above, the requests are not granted.
			It is requested that 'Sale Deed' for the land shall be executed instead of 'Agreement to Sale'.	However, it shall be noted that, as per the terms and conditions of 'Agreement to Sale' (refer Section 20 of the RFP), the Selected Bidder is permitted collect, appropriate and allocate revenue, fees & charges from the users of the Project. Also the Selected Bidder is permitted to allot the dwelling units and other commercial facilities in the Project to the intending allottees thereof and to enter into agreements as per relevant laws, rules and regulations.