

No. SuryaCon / PLCHBS / 2020/Dated: 14.02.2020

The Co - ordinator,
Punjab & Haryana High Court Bar Association,
Progressive Lawyer's Co-operative House Building Society Ltd,
2249, Phase-10, Mohali 160062.

Subject: - Preparation of Architectural Drawings, Structural Design and Construction of 170 Nos. dwelling units on TURNKEY BASIS for Multi- Storied Group Housing Project at Plot No. GH-1, Sector-8, Eco City Phase 2 Extension, Greater Mohali, Punjab.

--Clarifications sought in Relation to Submission of Tender Documents --

Dear Sir,

Please Provide the Clarifications as mentioned below, in reference to subject work.

Sr No	Description of Items	Remarks
1	Dates of Opening of Bids	It has been mentioned at P-1 of Tender Document, that the Technical Bid shall be opened on 22.02.2020, whereas at P – 8 of Tender Document, it has been mentioned that both Technical & Price Bids shall be opened on 22.02.2020. Please Clarify.
2	No of Dwelling Units	The No of Dwelling Units mentioned on P-1 of Tender Document, are 170 (4 bhk + Servant Room – 110 No's and 3 bhk + Servant Room - 60 Nos.) Whereas at P-63 of Tender Document, it has been mentioned as 180 no's(4 bhk+Servant Room–110 No's and 3 bhk + Servant Room-70 No's). Please Clarify.
3	Security Deposit	It has been mentioned at P -11 of Tender Document, that Earnest Money deposited for the tender shall be returned to the tenderers after the Acceptance of tender or six months, whichever is earlier. Whereas at P–19, of Tender Document, it has been mentioned that Earnest Money deposited by contractor, shall be adjusted against the Security Deposit at the last . It is requested that Earnest Money deposited during the submission of Tender of L1 Tenderer may either be Refunded or got adjusted against the Security Deposit to be Deducted from various R.A Bills of subject work, as been followed in CPWD and other Government Departments.
4	Payment Terms	It has been mentioned at P-19 of Tender Document, that stages of Payment Terms for all RCC works for Columns, Beams and RCC slabs are considered @ 1.25% per floor for 30 slabs . Please Clarify, whether it is mandatory to consider the Numbers of Slabs as 30 ONLY , irrespective of Design. It is also further requested to please Clarify the Implications on the payment stage No 3 of Slabs, in case the number of Slabs as per our Design got Deviated from 30.
5	Sample Flats / Occupation Certificate	It has been mentioned at P-42 of SCC of Tender Document that we have to complete, "Sample Flat of all types at Lowest applicable Floor completing all items of work and services such required for obtaining Occupation Certificate etc. in all respect". It is pertinent to mention here that Financial Bid of subject work could be derived only after having fair idea of various Services / Activities to be performed for obtaining Occupational Certificate. Accordingly, it is requested that the Details of various Norms as required for obtaining Occupational Certificate for GMADA may please be Elaborated in depth. It shall enable us to provide our best possible Quote for the subject work.

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Sr No	Description of Items	Remarks
6	Covered Parking as per ESS	In the Scope of Work, at P - 63 of Tender Document, the Calculation provided for Covered Parking is made for 112 No's of 4BHK and 58 No's of 2BHK Dwelling units. Please Clarify.
7	Scope of wok	Please Clarify the following Activities as mentioned in scope of work at P-63 of Tender Document, <ul style="list-style-type: none"> • Acupressure Bed • Spill out • Deck with sunself
8	Finishing Items	As per the Brief Specifications of Building Works at P-282-284 of Tender Document, it is understood that the Bidders had to quote the Prices of various items by Considering the Finishing of complete Dwelling Units as a whole. Please Clarify.
9	Basic Rates	It has been mentioned at P-284 of Tender Document, that Basic Rates of various materials are Excusive of VAT and CST, Please Clarify. Also it is requested to please provide the Basic Rates of Cement, Reinforcement Steel, Structural Steel, Doors (Internal & External) etc.
10	Approved makes	It has been mentioned P- 286 of Tender Document, the Structure Steel to be provided in the Building shall be of Fe-500 TMT. Please Clarify.
11	Balcony and Staircase Railings	It has been mentioned at Section-8,P-282-283 of Tender Document, that the weight of MS Railings for Staircases shall be Approximately 10 kg / RM and that for Balcony's shall be of 10 KG / Sq. Mtr. Please Clarify.
12	Door Frames	It has been mentioned at P-72 of Tender Document, that Door Frame of Ivory, Coast shall be provided, whereas at P-283 of Tender Document, the same are mentioned of Red Merandi. Please Clarify
13	Condition of Contract	It has been mentioned at Clause 41, P-30 of Tender Document that " <i>No Claim on account of fluctuation in prices due to war or any other cause will be entertained except for those of cement and steel which shall be as per Section-9 of this document</i> ". Whereas it has been observed that Section-9 is not available in the Tender Document. Please Clarify.
14	General Observation	It has been observed that at various places of Tender Document, the Specification to be followed are as per CPWD, Punjab PWD, Haryana PWD, DSR etc. Please Clarify.
15	Extension of Time	Please provide the Extension of 7 days for submission of tender Document, as it involves Lot of working of various Subheads.

It is requested that the Aforecited Clarifications may please be provided to us at the earliest. It shall enable us to Quote for the subject work, as on early Date.

Regards,

Deepak Goel
AGM (Projects)

To

The Coordinator,
Punjab & Haryana High Court Bar Association,
Progressive Lawyer's Co-operative House Building Society Ltd,
2249, Phase-10, Mohali 160062.

Subject: - Preparation of Architectural Drawings, Structural Design and Construction of 170 Nos. dwelling units on TURNKEY BASIS for Multi- Storied Group Housing Project at Plot No. GH-1, Sector-8, Eco City Phase 2, Extension, Greater Mohali, Punjab.

Dear Sir,

M/s SuryaCon has sought some clarification regarding Submission of Tender Documents vide letter No. SuryaCon / PLCHBS / 2020/ Dated: 14.02.2020

It is brought to your kind notice that Mr. Deepak Goel of SuryaCon called on my mobile on 13.02.20120 at 12.11 PM and sought some clarification regarding tender documents. I clarified some point on mobile but he insisted to meet me. I told him I am in High Court and I will leave High court at 1.00 PM. He requested me to meet him in High Court around 1.00 PM and came to High Court and called me and asked about my where about, I asked him to come to conference room of High Court and we meet in the conference room of High Court for about 30 minutes. He asked me some queries and handed over me a paper on which those queries were written. I explained about queries orally. He asked me to clarify in writing and I asked him to send a mail to co-coordinator, we will clarify in writing. I received a mail today addressed to Co-coordinator regarding some queries which includes old queries also. The draft reply to the queries is given below:-

Sr No	Description of Items	Remarks	Clarification
1	Dates of Opening of Bids	It has been mentioned at P-1 of Tender Document, that the Technical Bid shall be opened on 22.02.2020, whereas at P – 8 of Tender Document, it has been mentioned that both Technical & Price Bids shall be opened on 22.02.2020. Please Clarify.	Yes, Financial bids of eligible bidders will be opened after opening & evaluation of Technical Bids on 22.02.2020
2	No of Dwelling Units	The No of Dwelling Units mentioned on P-1 of Tender Document, are 170 (4 bhk + Servant Room – 110 No's and 3 bhk + Servant Room - 60 Nos.) Whereas at P-63 of Tender Document, it has been mentioned as 180 no's(4 bhk+Servant Room–110 No's and 3 bhk + Servant Room-70 No's). Please Clarify.	The No of Dwelling Units mentioned on P-1 of Tender Document, are 170 (4 bhk + Servant Room – 110 No's and 3 bhk + Servant Room - 60 Nos.) P-63 may be read as above
3	Security Deposit	It has been mentioned at P -11 of Tender Document, that Earnest Money deposited for the tender shall be returned to the tenderers after the Acceptance of tender or six months, whichever is earlier. Whereas at P–19, of Tender Document, it has been mentioned that Earnest Money deposited by contractor, shall be adjusted against the Security Deposit at the last . It is requested that Earnest Money deposited during the submission of Tender of L1 Tenderer may either be Refunded or got adjusted against the Security Deposit to be Deducted from various R.A Bills of subject work, as been followed in CPWD and other Government Departments.	At page 11 it is mentioned that The earnest money deposited for the tender will not be returned to the tenderers/ firms till the acceptance of tender or six months, whichever is earlier. This is for all tenderers. Whereas at P–19, of Tender Document, It has been written that Rs 25 Lacs which has been deposited by successful bidder as earnest money, will be adjusted against the security deposit at the last. This is for

			successful bidders.
4	Payment Terms	<p>It has been mentioned at P-19 of Tender Document, that stages of Payment Terms for all RCC works for Columns, Beams and RCC slabs are considered @ 1.25% per floor for 30 slabs,</p> <p>Please Clarify, whether it is mandatory to consider the Numbers of Slabs as 30 ONLY, irrespective of Design.</p> <p>It is also further requested to please Clarify the Implications on the payment stage No 3 of Slabs, in case the number of Slabs as per our Design got Deviated from 30.</p>	<p>The total % age comes to $1.25 \times 30 = 37.5$. This 37.5 % will be paid proportional to number of slabs. Example: if building will be 15 story than 2.5 % will be paid on completion of each slab.</p> <p>It is not mandatory to consider number of slab as 30.</p>
5	Sample Flats / Occupation Certificate	<p>It has been mentioned at P-42 of SCC of Tender Document that we have to complete, "<i>Sample Flat of all types at Lowest applicable Floor completing all items of work and services such required for obtaining Occupation Certificate etc. in all respect</i>".</p> <p>It is pertinent to mention here that Financial Bid of subject work could be derived only after having fair idea of various Services / Activities to be performed for obtaining Occupational Certificate. Accordingly, it is requested that the Details of various Norms as required for obtaining Occupational Certificate for GMADA may please be Elaborated in depth. It shall enable us to provide our best possible Quote for the subject work.</p>	The tenderer should obtain himself GMADA norms for granting of occupation certificate to societies

Sr No	Description of Items	Remarks	Clarification
6	Covered Parking as per ESS	In the Scope of Work, at P - 63 of Tender Document, the Calculation provided for Covered Parking is made for 112 No's of 4BHK and 58 No's of 2BHK Dwelling units. Please Clarify.	Parking is made for 110 Nos. 4 BHK and 60 Nos. 3 BHK or number of dwelling units proposed by tenderer. Covered Parking as per ESS- $110 \times 2 + 6 \times 1.5 = 310$; Guest Parking=32
7	Scope of wok	<p>Please Clarify the following Activities as mentioned in scope of work at P-63 of Tender Document,</p> <ul style="list-style-type: none"> • Acupressure Bed • Spill out • Deck with sunself 	These are common feature now a days, need no clarification.
8	Finishing Items	As per the Brief Specifications of Building Works at P-282-284 of Tender Document, it is understood that the Bidders had to quote the Prices of various items by Considering the Finishing of complete Dwelling Units as a whole. Please Clarify.	The work is to be completed upto the level of obtaining occupation certificate from GMADA
9	Basic Rates	<p>It has been mentioned at P-284 of Tender Document, that Basic Rates of various materials are Excusive of VAT and CST, Please Clarify.</p> <p>Also it is requested to please provide the Basic Rates of Cement, Reinforcement Steel, Structural Steel, Doors (Internal & External) etc.</p>	<p>It is exclusive of GST as now VAT and CST are replaced by GST.</p> <p>The basic rates of cement and steel are not required to be mentioned as contractor has to</p>

			purchase it at market rates.
10	Approved makes	It has been mentioned P- 286 of Tender Document, the Structure Steel to be provided in the Building shall be of Fe-500 TMT. Please Clarify.	Fe-500 Tor Modulus Steel
11	Balcony and Staircase Railings	It has been mentioned at Section-8, P-282-283 of Tender Document, that the weight of MS Railings for Staircases shall be Approximately 10 kg / RM and that for Balcony's shall be of 10 KG / Sq. Mtr. Please Clarify.	Consider it as 10 Kg/ RM for both staircase Railing and Balcony Railing.
12	Door Frames	It has been mentioned at P-72 of Tender Document, that Door Frame of Ivory, Coast shall be provided, whereas at P-283 of Tender Document, the same are mentioned of Red Merandi. Please Clarify	Door Frame of Ivory Cost
13	Condition of Contract	It has been mentioned at Clause 41, P-30 of Tender Document that " <i>No Claim on account of fluctuation in prices due to war or any other cause will be entertained except for those of cement and steel which shall be as per Section-9 of this document</i> ". Whereas it has been observed that Section-9 is not available in the Tender Document. Please Clarify.	Now there is no escalation clause in the tender document.
14	General Observation	It has been observed that at various places of Tender Document, the Specification to be followed are as per CPWD, Punjab PWD, Haryana PWD, DSR etc. Please Clarify.	It is CPWD
15	Extension of Time	Please provide the Extension of 7 days for submission of tender Document, as it involves Lot of working of various Subheads.	It is not possible.

The above cited draft clarifications may be up loaded on website of Society and the SuryaCon may be intimated that clarification have been uploaded on website of Society.