

OFFICE OF THE URBAN IMPROVEMENT TRUST, UDAIPUR (RAJ.)

No.:F-14()Engg/S.E./2022-23/548

Date: 06-04-2022

EXPRESSION OF INTEREST (EOI)

UIT Udaipur intends to undertake large scale Low Cost Housing projects for EWS & LIG category under provision 4 A (i) of the CHIEF MINISTER'S JAN AWAS YOJNA-2015 (See at www.udhrajasthan.gov.in). Bids are invited from eligible Builders & Developers for construction of G+3 format flats as per UIT approved Plan for EWS & LIG categories on U.I.T. land located at Aaraji No. 920/526, 526MI. & 527 in Revenue Village Bheelon Ka Bedla, Udaipur. The super built-up area for EWS flats shall be atleast 350Sqft. and for LIG 550Sqft. Details of land parcels are given below :

S.No.	Area (Hectare)	Project Cost (In Crore)	No. of EWS Flats.	No. of LIG Flats.
01	7.00	98.78	944	896

Interested Developers may submit E-Tender Bids as per following scheduled dates :-

1. Date of start of submission of Tech. & Financial Bids through E-Tender - 11-04-2022 at 10:00 AM
2. Pre-Bid Meeting - 18-04-2022 at 11:00 AM
3. Last date of submission of Tech. & Financial Bids through E-Tender - 27-04-2022 Upto 06:00 PM
4. Last date of Submission of Online Payment (EMD, Tender & Processing Fee) - 27-04-2022 Upto 06.00 PM
5. Opening of Technical Bid - 28-04-2022 at 11:00 AM

All other details may be seen on website of UIT, Udaipur : www.uitudaipur.org, www.eproc.rajasthan.gov.in

Out of total land parcel EWS & LIG housing will be constructed on 75% (5.250 Hectare) of the land area, remaining 25% (1.750 Hectare) of land will be allotted to the developer, free of cost. The developer is required to quote per sqft super built up area (The max ceiling rate is Rs. 1200/- sqft.) for construction of EWS/LIG flats including all requisite internal development. The developer shall also be given standard Builtup Area Ratio as per prevailing building byelaws and maximum permissible BAR with betterment levy for 25% part as per building byelaws, waiver of building plan approval fees shall also be given for EWS & LIG part. The developer quoting lowest rate of construction shall be selected.

Developers/Builders would be required to construct quality EWS & LIG flats using cost effective technology on turnkey basis, including internal Development like road pathway, water supply, drainage and electricity network within the premises of flats, Sewer line and sewerage treatment plant of adequate capacity for habitation in the entire plot premises and water harvesting system etc. The cost towards the construction of external development i.e. construction of approach road, external electrification, drains/Nallah for EWS & LIG (75% part) will be borne by U.I.T. and cost of external development on 25% part will be paid by the developer.

The Part-A of technical Bid should contain details about the firm (Individual partnership/private limited/public limited company) which explain about the firm's available technologies with accreditation certificate for mass housing, financial history along with last 3 years audited reports, details of project executed, details of technical personnel available and construction equipment available as per performa given in bid document & part B for financial Bid. Financial Bid shall be opened only of those bidders who are found qualified in Technical Bid.

Any developer fulfilling the following criteria will be eligible to apply under provisions 4A (i) :-

- (i) Has experience in building construction works for at least three years and should have a good track record of ethics and quality construction works.
- (ii) Total net worth (Reserve & Capital) of last three years (of the company or its sister concern or consortium) should be equivalent to at least 50% of the project cost (excluding land cost) i.e. cost of proposed EWS/LIG houses. If single bid is received first time then re-tender shall be done and after re-tender bids shall be processed according to RTPP Act. & Rules 2013 as amended time to time.
- (iii) The developer should have executed minimum 2 acres of housing project as a single project during last three years
- (iv) The developers should have executed one work of similar nature with value equivalent to 50% of the project cost, in last five financial years.
- (v) Joint ventures or Special Purpose Vehicles by private developers will also be eligible under the policy.

Note :- Carpet Area and Super Built Up Area of EWS & LIG units and the number of EWS and LIG units may vary within the permissible limits of CMJAY parameters in the approved layout plan, to be submitted by the successful bidder.

(Neeraj Mathur)
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