

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(An Autonomous body of Govt. of India, under the aegis of M/o Housing & Urban Affairs)

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REQUEST FOR PRE-QUALIFICATION CUM EXPRESSION OF INTEREST FOR
TURNKEY / PPP MODEL AT GURGAON

CGEWHO invites offers from construction agencies, for development of a composite housing project, on Turnkey / PPP model, complete with all infrastructure and amenities, on 3 to 5 Acres of land at Gurgaon approximately 300 DUs. The agency shall be responsible for transfer and registration of land in favour of CGEWHO, approval of plans and construction of the said housing project with all the essential services and amenities. The land should be within a radius of 15 km from Rajiv Chowk (Gurgaon). The housing project proposed to be built, shall have preferably 3 types of Dwelling Units with lift, having carpet areas (as defined in RERA) of approximately 30 Sqmt to 90 Sqmt. The likely break up of dwelling units of these categories would be around 20%, 50% and 30% respectively and as stipulated by statutory authorities in case of EWS flats. Amenities would include a Community Centre with utility shops etc as per norms of the statutory authorities. While giving the proposal, it must be ensured by the agency that all the statutory requirements as per the local bye-laws and RERA guidelines of the State should strictly be followed. The construction agency may identify one or more places of suitable land. The land use should be "residential land" or falling in residential zone.

2. The land details are to be given as per the "Land Proforma" uploaded on the CGEWHO's Website. CGEWHO shall assess the suitability of land with regard to its vicinity towards schools, colleges, markets, hospitals, Railway Station etc as per the pre-defined "Weightage Chart" on a scale of 200 points. Only those lands scoring 80% marks and above in the "Weightage Chart" shall be prequalified. CGEWHO, after assessing the suitability of land and the construction capability of agencies as per the standard prequalification criteria of CGEWHO, shall forward the Detailed Design Parameters and draft Contract Agreement to the prequalified agencies, for the submission of price bid along with the Detailed Project Report / Technical Presentation. The price bid should be prepared on the basis of the pre-defined specifications, payment terms and other details provided in the draft contract agreement and design parameter. The cost quoted shall be lump sum price on the per square feet of the carpet area (as defined in RERA and excluding balcony area) inclusive of one covered car parking for each Dwelling Unit except for EWS. Interested agency may forward the proposals giving the following details:

- a. Land details: The details should be provided as per the 'Land Proforma' given in the website.
- b. Construction Experience (PQ Criteria): The details of construction experience should be provided as per the EOI Documents' given in the website.
 - i. Average annual turnover for the last 5 years – Minimum Rs.42.00 Crs is required.
 - ii. Minimum one housing project of 300 DUs should have been completed or in progress.
 - iii. Minimum one project for a value of Rs.75.00 Crs should have been executed.

- iv. The agency should be generating profit throughout last five years and should not have any carry forward loss as on date.
 - v. Minimum seed capital including loaned funds and free reserves of the agency should be Rs.4.26 Crs.
- c. Architectural services: Please give details of in-house architectural facilities available. Otherwise, similar details about the architectural consultant proposed to be employed for the housing project.
3. Application Form for this EOI should be made strictly through e-tendering website of CGEWHO, i.e www.tenderwizard.com/CGEWHO within 60 days of publication of the advertisement. **No Off line submission will be accepted.** A non-refundable application fee of Rs.10,000/= by way of demand draft in favour of CEO, CGEWHO should be forwarded to this office at the address mentioned above. The agencies will be prequalified on the basis of evaluation criteria, with regard to the land offered and construction experience, as listed above.
4. The prequalified agencies shall be asked to give presentation on the basis of Detailed Project Report at CGEWHO Head Office, Janpath, New Delhi, on the proposed housing project, on the basis of design parameters and draft tender documents. Financial bids of the finally selected agencies shall only be opened to decide upon the lowest and most reasonable rates.
5. CGEWHO reserve all the rights to cancel the tender process without assigning any reason what so ever.

Chief Executive Officer
CGEWHO