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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 NAVI MUMBAI

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 Navi Mumbai 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 Panvel Railway station. 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.

