

Subject: Reply to Pre-bid Queries Raised by the Bidders for Selection of Contractor for Vaishali, Ghaziabad Project of HUDCO.

The pre-bid meeting for Selection of Contractor for Vaishali, Ghaziabad Project of HUDCO was held on 21-07-2025, at the Head office of CGEWHO.

The meeting commenced with the introduction of CGEWHO officials and representatives of the participating agencies. A brief overview of the project was presented by the Chair, following which queries from the agencies were taken up for discussion. The bidders were advised to submit their queries in writing for formal responses from CGEWHO. Based on the written queries received the point wise reply/clarifications are reproduced as under:-

S. No.	Reference in Tender Document	Clarification Sought	CGEWHO Reply
I	Prospective bidder-1		
1.	Clause 40.0 Page 94 – Escalation on material, labour & POL	It should be payable as per CPWD norms since the contract period is 36 months and cost of escalation cannot be assessed over such a long period for such a large value of CA cost. Even CPWD permits escalation in such periods of construction, even for much lesser value of contract. To meet RERA condition a cap on escalation amount can be placed say at 20% of contract value. In case the actual escalation works out lower than the capped amount, the residual amount can be refunded to the allottees This will also help CGEWHO in eliminating disputes due to claims of contractor raised due to delay/suspension in works for reasons not attributable to the contractors.	No Change
2	Clause 47.1 Page 50 & 51 – Penalty in case of Delay	0.5% of the contract value per week of part thereof delay subject to ceiling of 10% of contract value. This is very high and it is requested that it be reduced to 0.2% per week and limited to 5% of contract value. The terms and conditions of giving incentive should also be at par with terms and conditions of levying penalty.	No Change
3.		It is requested that on substantial completion of work a virtual completion certificate may be issued by CGEWHO/ Architect. Upon issuance of this certificate, 80% of performance guarantee may be returned to the contractor and balance 20% may be released on receiving OC from the authority.	No Change
4	Clause 49.1(a) Page No. 52-53 Defect Liability Period	a) Stipulates that DLP will start after three months of obtaining the OC from the concerned statutory authority. As obtaining of OC from authority involves numerous agencies and parameters, there can be substantial time lag in virtual/ substantial completion of works by contractor and obtaining OC from authority. Hence, it is	No Change



		<p>requested that DLP should start from virtual completion of the contract (as per s. no. 3 above to avoid losses on account of this potential delay.</p> <p>b) It is proposed that DLP should be 24 months for whole work and 60 months or structural defects only from date of substantial/ virtual completion. After DLP of 24 months, the maintenance should be carried out by the Facility Management Company employed directly by your organization.</p> <p>c) <u>The DLP period of 24 months</u> should be considered for release of Bank Guarantees / Retention money etc. All such with-held securities / Bank Guarantees etc. should be released after 24 months from the date of substantial completion of work.</p> <p>d) DLP / Operation & Maintenance of Lifts : Shall be in our scope for 24 months from the date of handing over.</p>	
5.	Condition — 77.1 (GCC) on Page 72	<p>Stipulates Performance Bank Guarantee Of 5% of total contract value within 15 days of LOI. It also stipulates that Performance Bank Guarantee shall be released after expiry of DLP of 5 Years. It is requested that the following changes be incorporated in the clause</p> <p>a) The Performance Bank Guarantee should be released upon virtual completion of work and not after (minimum) 8 years' time as stipulated in the contract.</p> <p>b) The extent of Performance bank Guarantee be reduced to 2.5% of the contract value in place of 5%.</p>	Out of total 5 % of Performance Bank Guarantee, the 2 % shall be released after completion of 2 years of DLP and rest 3% shall be released after successful completion of 5 years of DLP
6.	Condition 40.1 (SCC) Page 93 — Mobilization advance	The clause stipulates 5% of the contract value with 12% interest. It may be revised to <u>10% of contract value without Interest</u> as cement and steel supply is in contractor's scope of work.	No Change
7	Condition 60.5 {GCC} Page 64 Retention Money I Security Deposit	It is requested that Retention Money may be retained up to <u>a maximum of 2.5% of Contract Value</u> being a high value work, especially a Performance Bank Guarantee of 5% of Contract Value is also to be submitted by the contractor in addition to this Retention Money amount.	No change
8		Any new tax introduced beyond the date of submission of tender shall be payable to the contractor. Also, any increase in existing Tax / Cess etc. by any Government body shall also be paid to the contractor additionally.	No change



9	<u>Condition No. 27.2</u> <u>Page 90.</u>	According to this condition, the contractor has to bear liability of all taxes and indemnify the employer against any fees or charges legally demandable in future under any instrument, rule or order under any act, law or any regulation or by Law of any local authority or any statutory agency in respect of work. This condition is harsh on contractor as he cannot foresee such demands. Hence, it is not possible for a contractor to assess and quantify this uncertain requirement and cater for it in his quotation when its quantum remains vague. Kindly delete / modify this clause.	No change				
10		This Tender is of Lump sum nature and exhaustive estimation and costing is required for the same. The amounts are to be quoted for numerous subheads including Towers, Non-Tower areas, External services, Development works and other Ancillary works. Barely a month's time has been given for working and quoting this Tender which is inadequate. In view of above, it is requested that date of submission of Financial Bid be extended by minimum 6 weeks to enable us to calculate & quote judiciously for the same.	<div>The revised bid submission dates are as follows:</div> <table><tr><td>Last date for Submission of bids.</td><td>25-08-2025, upto 3:00 PM</td></tr><tr><td>Opening of Technical Bids.</td><td>25-08-2025, at 3:30 PM</td></tr></table>	Last date for Submission of bids.	25-08-2025, upto 3:00 PM	Opening of Technical Bids.	25-08-2025, at 3:30 PM
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11		Please freeze a time limit after completion, by which CGEWHO will take over all balance flats which have not been taken over by allottees (for reasons not attributable to the contractor).	No change				
12		Please set up a time limit after completion of works, by which CGEWHO will take over the lifts, STP, Underground Tanks, Swimming Pool, Common areas of blocks, Basements, various facilities and internal services and works etc.	No change				
13		Please share the underground water level at site along with place of disposal of water after dewatering (if required).	The Soil investigation report is enclosed as <u>Annexure-I</u> with these replies				
14		Whether labour camp is permitted within the site premises.	There is no space available within the project site boundaries for establishing a labour camp and batching plant. The contractor shall be required to make their own arrangements for the same, at their own cost. All such facilities shall conform to applicable statutory norms and environmental regulations, and necessary approvals from concerned local authorities shall be obtained by the contractor. Further, procurement of Ready Mix Concrete (RMC) from approved batching plants (listed as per tender document) is permitted.				
15		Whether batching plant is permitted at site or RMC is to be provided.					



16		In view of working conditions in Delhi NCR, construction period of 36 months for a project having double basement, podium, stilts, 20 stories building etc. seems inadequate and needs to be minimum 45 months. Kindly amend the same.	No change
17		Please confirm if the PVC conduit to be used is medium duty or heavy duty as the contract conditions are conflicting	Heavy Duty Conduit shall be used. Size of conduit for submain shall be of 40mm size for 2BHK & 3 BHK flats.
18		DB/MCB's are not available flame proof / fire retardant normally: please clarify.	Normal DBs shall be used.
19		Technical specifications of rising main not available, please provide.	Rising Main is not included in the scope of work
20		Technical specifications for DALI fittings, controller required.	Already mentioned in tender. Refer page 228-230 of Vol-III
II	Prospective bidder-2		
1		Please provide structural details of Diaphragm wall for uniform quoting of rates by all the tenderers. It will also save time that will later-on be required, before execution, for design and vetting of the Diaphragm wall drawing.	The tentative sketch is enclosed for the purpose of quoting only. The final design, approval from the structural consultant, vetting by IIT, and execution shall be in the scope of the contractor. <u>Annexure-II</u>
2		Please issue AutoCAD drawings which are required by us and aluminium shuttering vendor also to estimate.	Typical Floor Plans for Block-1&2 (In AutoCAD) are attached at <u>Annexure-III</u>
3		Fire pumps mentioned in drawings are double head whereas tender specification differs from the same. This may be clarified.	Single Headed hydrant shall be required at each level.
4	Item 59	Wet riser pipe and sprinkler pipe in internal as shown in drawings is 100mm dia whereas NBC code requires 150mm dia.	The Wet riser & Sprinkler pipe shall be of 150 mm dia.
5		Refer list of makes in Volume 3 for item 59. Aluminium shuttering — it is requested to add more vendors who have presence in North India. List of vendors proposed is (1) Rudra Aluminium (2) MFS (3) Winntus.	Apart from the makes mentioned in the approved list for Aluminium Formwork/ Shuttering, the contractor may engage other CPWD approved vendors with prior approval of CGEWHO.
6		Refer list of makes in Volume 3 for Item 60, it is requested that contractor may be allowed to bring his specialized vendor for work of Diaphragm wall.	The list of vendors mentioned in the approved list for Diaphragm Wall construction is indicative. As this is a specialized item of work, the contractor may engage other experienced and reputed vendors, subject to prior approval from CGEWHO.



7		PVC conduit mentioned at item 1.1 on page 63 is medium class. However at item 3.4 on page 65 it is required as heavy duty. Kindly clarify the same	Heavy Duty Conduit shall be used. Size of conduit for submain shall be of 40mm size for 2BHK & 3 BHK flats.				
8	Page 111	Mentions that DB'S should be fire resistant whereas DB's are either weather proof or flame proof. Also there is no technical requirement of flame proof DBS so normal DBS may be considered. Both the above points may be clarified.	Normal DB’s shall be used.				
9	Page 114	Exhaust fans of size 300mm dia are required with 5 star rating. However exhaust fans do not come with 5 star rating and 300mm dia in toilets of DUS would be over sized, it is recommended that 150-200 mm is sufficient for bathrooms of this size.	300mm dia exhaust fan in Kitchen and 200mm exhaust fan in Toilets with Four star rating shall be used.				
10		FA System with smoke detectors in room and heat detector in kitchen is shown vide Drg. No.EL/DWG 1, 2 & 3 in dwelling units. Clarification is required if FA system is required inside DU or not,	No Change, Pl follow drgs				
11		Conventional TV/Telephone system with Cat 6 wire/RG6 wire is specified along with option of FTTH system. Since both systems are feasible, either of the systems may be specified for equal grounds to complete.	No Change				
12		Rising main specifications may please be confirmed i.e. rating, copper or aluminium, sandwich type or air insulated type	Rising Main is not included in the scope of work				
13		Technical specifications may please be shared for DALI fittings, controller & panels.	Already mentioned in tender. Refer page 228-230 of Vol-III				
14		Banbury, Wipro & K-Lite have been approved for DALI compatible light fittings. Havells, Philips (Signify) Crompton & Bajaj may also be added to list of makes for fair competition.	No Change				
15		Please extend date of submission of tender by at least one month from the due date of 08/08/2025. Also give us more time to submit list of clarification if needed after detailed and proper study of the tender document including all the drawings.	<div>The revised bid submission dates are as follows:<table><tr><td>Last date for Submission of bids.</td><td>25-08-2025, upto 3:00 PM</td></tr><tr><td>Opening of Technical Bids.</td><td>25-08-2025, at 3:30 PM</td></tr></table></div>	Last date for Submission of bids.	25-08-2025, upto 3:00 PM	Opening of Technical Bids.	25-08-2025, at 3:30 PM
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III	Prospective bidder-3						
1.		Mobilisation Advance: It is requested that the mobilisation advance may kindly be provided at 10% of the contract value. Further, the interest on mobilisation advance may be charged at 10% instead of the specified 12%.	No change				



2.		Escalation Clause: As the construction period exceeds 18 months, escalation should be made applicable as per CPWD guidelines. Hence, provisions of Clause IOCA, IOC, and I OCC should be incorporated in the contract.	No change
3		Defect Liability Period The tender specifies a defect liability period of 5 years, which is unusually long. It is requested that the defect liability period be restricted to a maximum of 2 years, which is the prevailing industry standard.	No change
4		Performance Bank Guarantee (PBG): As per the tender, the PBG shall be released after the defect liability period of 5 years. This implies that the P BG will be retained for around 8 years (including project duration), which is impractical. We request that the P BG be released within 2 years from the date of completion of the project.	Out of total 5 % of Performance Bank Guarantee, the 2 % shall be released after completion of 2 years of DLP and rest 3% shall be released after successful completion of 5 years of DLP.
5		Operation & Maintenance (O&M): The tender mentions a 2-year O&M period. However, it is unclear what scope falls under "Operation" and what falls under "Maintenance". We request a detailed scope defining the responsibilities under both heads	O&M shall include operation and maintenance of lifts, UGWT, WTP & STP for 2 years from the date of obtaining OC/CC
6		Green Building Requirement: The tender refers to a green building requirement but does not specify the rating or category (e.g., GRIHA/IGBC/LEED). Kindly clarify the specific green building certification required.	CGEWHO is aiming to achieve a GRIHA 5-Star or IGBC Green building Platinum rating for the project. It shall be the responsibility of the contractor to ensure compliance with all requirements necessary for obtaining the certification, including appointment of a qualified GRIHA/IGBC consultant at their own cost. However, any statutory certification fee payable to the GRIHA/IGBC authority shall be borne by CGEWHO..
7		Sanctioned Drawings: We presume that all drawings and plans are already sanctioned by GDA and the same shall be handed over to the contractor at the time of commencement of work. Kindly confirm.	The sanction process is in advance stage.
8		Security Deposit: We request that the security deposit be refunded against submission of Bank Guarantees in multiples of? 10 lakhs, as per CPWD guidelines.	No change
IV	Prospective bidder-4		
1		Request you to kindly participation of Joint Ventures.	No change



	In addition to the above, the following notes shall also be considered and incorporated while quoting.	
1	Rating of AC switch & socket shall be 20Amp in place of 16Amp.	
2	Separate DB's shall be provided for Shops.	
3	In addition to the light points, one fan & one exhaust fan point also needs to be provided in each machine room.	
4	In addition to the common area, lighting fixtures shall also be provided in Balconies by the contractor	
5	Two light points and one Fan point shall be provided in two balconies for each 2 BHK flat	
6	2 nos Rain water drainage pipe of dia 100mm shall be provided in the Corridor of each block	
	The following drawings, which were missed earlier, are now attached herewith	
1	O.H. WATER TANK DETAIL, Drg No HUDCO/ARCH/DWG/29	<u>Annexure-IV</u>
2	Club ceiling Plan, Drg No. HUDCO/EL/DWG/23	<u>Annexure-V</u>
3	Vol-III, Page -109 Para 15 Column 3 (KOHLER), Add Wall Mount Supply Elbow model no. K-16381 IN-CP for Hand shower connection	
4	Vol-III, Page -109 Para 15 Column 4 (JAQUAR) , Add Supply Elbow/Wall outlet model no. SHA-1195R for Hand shower connection.	
5.	The concrete mix for the foundation shall be M30. For shear walls and columns, it shall be M40 or M30 as per the column & shear wall schedule. For Beams, slabs, staircases, and water retaining structures it shall be M30 unless otherwise specified.	

