

MINUTES OF PRE BID MEETING /CORRIGENDUM

Subject:- Design competition for the work of providing comprehensive architectural consultancy construction of flats at Residential Plot No.7 for Govt. Housing at IT Habitat RGCTP, Chandigarh.

A pre-bid meeting was held in the Board Room of CHB on 15.11.2019 at 11.00 AM. In the meeting CE CHB, SE-I CHB, Architect CHB, EE-V(Elect.) CHB, EE-IV CHB, SDE-IV CHB SDE-PH-III CHB and Smt. Roma, DTP, UT Chandigarh were also present apart from the representative of various agencies. The queries raised by the agencies & some queries received through email and letters from other agencies have been clarified as under:-

Sr. No.	Queries	Reply of CHB
A.	Queries raised by Sh. P.K. Garg of Vastu Group, Chandigarh	
1.	Gate:- Allowed 1 or 2	Two Gates upto 4.88 meters with height upto 1.80 meter shall be permissible on boundary wall between I'-J' as shown in the plan.
2.	Parking:- It is requested please be specific regarding the number of ECS to be provided with every dwelling unit to avoid any confusion in the design comparison.	a)Adequate parking facilities shall be provided within the site. (b) Parking shall be provided as per the norms of the Ministry of Urban Development, Govt. of India/ Chandigarh Building Rule (Urban)- 2017, whichever is higher. (c) Additional 10% of the total required parking shall be provided on the surface level for the visitors.(d) 1.0 ECS per dwelling unit for Economically Weaker Section (EWS) category should be provided.
3.	Zoning:- Zoned area is very less i.e. only 57% whereas maximum ground coverage is 40% and 15% is mandatory for green park hence there is no play left in locating the main DU block and hence seems not workable for DU block of S+6 or with height 74'-6" and hence requested to increase the zoned area.	The zoning has been revised. The copy of the revised zoning has been enclosed at Annexure 'B' . The AUTOCAD copy of the revised zoning can be obtained through e-mail by requesting e-mail at info@chbonline.in . The balconies and no other projection is allowed beyond the zoning line.
4.	Density:- It is requested to be specific regarding the density by fixing the DU area to avoid any confusion in comparison of design of participants.	The tentative covered area (area countable in FAR as per Chandigarh Building Bye Laws) of the 4 BHK DU to be designed will be around 2000 Sq. Ft. The total super area of the flat including parkings and balconies etc.

		is to be around 3200 Sq. Ft.
5.	Service Unit Density:- In case of servant unit is provided with the main DU then occupancy @ 4.5 person per DU will be counted or counted more if then please clarify.	For density consideration 4.5 person per unit is to be considered for each 4 BHK flat (including servant room).
6.	EWS: - Please clarify the density occupancy factor of EWS unit also.	For each EWS unit 4.5 person per unit is to be considered for density and other norms.
7.	General:- It is requested to be specific regarding the DU area, number of cars per DU parking etc.	The DU area as specified at Sr.No.4. The parking norms have already been clarified.
B.	Queries raised by Mr.Ashish Bhatnagar of Bhatnagar & Associates, New Delhi	
8.	Servant Tower/EWS	At least 15% of total DUs are to be constructed as EWS flats. The unit will have covered area of around 376 Sq. Ft. and super area of around 435 Sq. Ft.
9.	Financial Bid (as per BOQ)	The financial bid is to be quoted as detailed in the DNIT (online only).
10.	Scope of Liasoning & approval fee.	The quoted amount shall include the complete scope of work as per DNIT.
11.	Servant should be attached with the unit	An attached servant room is to be provided with each 4 BHK flat.
12.	No. of sets of drawing can be reduced or replaced with soft copies.	Same as per the provision given in the DNIT.
13.	If height of the building could be raised to provide an iconic tower.	No change in height as already specified in the bid document.
C.	Queries raised by C.M. Sapra & Associates, Noida	
14.	In general & in practice contractual clauses & scope of services of such projects are clearly defined in COA norms 1972. We must highlight Council of Architecture was established in 1972 (by a Parliament Act) & is mandatory on all the architects & in specific w.r.t Conditions & Scope of work. The fees aspect is a guideline.	No change. Same as per the provision given in the DNIT.
15.	Most of the Chief Architects of different States, CPWD & many other stalwarts of the profession & CPWD were involved in forming the laws and even the present working officials of different States of India i.e. Chief Architects & E-in-Chief of CPWD are members & part of the Present	Does not warrant any clarification.

	Executive Committee of C.O.A.	
16.	Architects are most strongly tied up COA norms to the extent that their licenses can be cancelled in case of default of not following the C.O.A. norms or any unethical professional working.	Does not warrant any clarification.
17.	Its needless to say that architects are more attached to their creative work than to go in for litigations as they are more concerned about their practicing licenses.	Does not warrant any clarification.
18.	It is also seen that majority of the clause of the contract as proposed are meant for “Implementing Agencies” and not for “Consulting Architects”. Because of which it is suggested that terms & conditions of undisputable norms of COA may be adopted to encourage better participation.	No change. Same as per the provision given in the DNIT.
19.	Para 3 - Survey: What type of enquiries the Deptt. is visualizing which an undertaking is being asked for from the consultants. Survey plan & periphery services location plan should be given by the Deptt. Survey Plan for the same on your web site is not readable.	The detailed scope of work has been given in the DNIT and Architect has to execute the work as per details given in the DNIT. The survey plan has been given for reference only. However CHB can provide the soft copy on demand through email.
20.	Para 5 & 6 - CHB reserves the right not to be proceed: Is not understandable as all participants shall be incurring expenses to the tune of Rs.2 to 5 lacs and which shall go waste under such a scenario. A respectable financial re-imburement to all participants should be fixed to all the participants In case Deptt. decides not to Proceed, the submitted designs cannot be used by the Deptt.	No change. As per the provision given in the DNIT.
21.	Para 1 - Quote is being asked for on “covered area – i.e. FAR basis: Which is against the established guidelines of Act 1972 of C.O.A. At times and invariably architects are warned/given notices by C.O.A. for “unethical professional quote” against COA norms. It should be on the %age basis of the total “construction cost of the project” as per COA guidelines. Alternatively: The quote should not be	No change from the DNIT. Agency has to quote rates based on the covered area. The covered area considered for payment will be the covered area counted towards FAR and as approved by the Chandigarh Administration.

	<p>asked on FAR basis but on the total built-up area basis i.e. inclusive areas of basements+ stilts+balconies+machine room, O.H. & U.G. tanks, pump room etc. The above i.e. Para 13 guide better to overall costs for the quote.</p> <p>All our sub-consultants have to give lot of technical inputs e.g. w.r.t fire detection, structural, electrical aspects which increase manifold and add top cost in are as other than & in additional area of FAR. Quote as per C.A. norms or Built up area should be adopted for a justifiable quote.</p>	
22.	<p>Para 7 - E.M.D.: As per C.O.A. norms deposits are not asked from consultants (ref. Our comments at S.No... page)</p>	<p>No change. Same as per the provision given in the DNIT.</p>
23.	<p>Para 2.1(sub Para 10) - Implement Agency: As per const practice of group housing projects. The main implement agency is one i.e. civil, but there are additional implementing sub agencies. For such agencies independent job order/tenders are given i.e. lifts, external electrification landscaping etc. Replace “Implement Agency” by “Implement Egencia”.</p>	<p>For implementation of the project there may be one or number of implementing agencies. However, the Consultant Architect will have to execute the work as per scope of work given in the DNIT.</p>
24.	<p>Para 2.1(sub Para 12) - Performance Guarantees is not asked from consulting architects as per C.O.A. norms. It is asked for from Execution Agencies and Even Govt. Of India omitted this clause from the competition of Central vista.</p> <p>Suggestion: In view of above retention money can be 5% instead of 2.5% and can be deducted from running payments of consultant only.</p>	<p>No change. Same as per the provision given in the DNIT.</p>
25.	<p>Para i to iv - Final Selection Criteria: For a fruitful design the best design should be awarded a project than criteria of 70:30 alternately criteria 80:20 as adopted by central government for central vista.</p> <p>And in addition the first design should be given a option to agree 2nd lowest so that justice is done to the design which your jury is selecting.</p> <p>Remarks: For example – One of the IRWO</p>	<p>No change. Same as per the provision given in the DNIT.</p>

	project was awarded to person who was Rs.10,000 below our quote which lead to 50% of dwelling unit receiving no sunlight.	
26.	Para 3.2 - Interior Design: Clarify: Is interior design inclusive designing storage elements i.e. cabinets of kitchens toilets, and bed room cbs.	Consulting Architect has to provide complete construction drawings including designing of storage elements etc.
27.	Para 3.2.2- 1 Sub Para - Adequate Profession Assistance: Architect & his consultants who are assets of the client have to technically monitor the work of implementing agencies & give directions as per conditions of their contracts. The word assistance may be suitably modified i.e. give clarifications and issue directions to implement agencies as per conditions of their contracts w.r.t. construction of the complex.	No change. Same as per the provision given in the DNIT.
28.	Para 1 - Adequate Professional staff: Adequate is a vague & subjective word and have financial implementations. Suggestion: Such staff needs to be reimbursed as actual for whatever period i.e. be it construction or defect liability period.	No change. Same as per the provision given in the DNIT.
29.	Para 3.3 S.No.1 to S.No.4 - Every stage shall have to coordinated w.r.t time taken by P.W.D. for their approvals and implementation of their comments. Ref. Chart as below:- Submission of Final Concept design(Stage-1): Submission of Preliminary design (Stage-1): 30 days after app. Of S.No.1 Draft specification, detailed design & bill of quantities upto : 75 days after stage-2 Stage-II all activities. Bidding stage (Stage-III) : 135 days after stage-III Construction & post construction (stage-IV): Should be tied up according.	No change. Same as per the provision given in the DNIT.
30.	Para 3.3. cont. - Whatever sets of prints and on whatever scale are required should be made reimbursable. Drg. Sets need to be in black & white not in colour.	No change. Same as per the provision given in the DNIT.

	For approvals from client before tender – 20 sets are not required.	
31.	Security Deposit: It can be enhanced to 5% & in lieu of “Performance Bank Guarantee”. Performance Guarantees are taken from Agencies & not from consultants. Even Govt. Of India cancelled on objection by C.O.A. this aspect while asking bids of central vista.	No change. Same as per the provision given in the DNIT.
32.	Para 3.7 - Sub-contracting is also regd for P.H. services, electrical services. In addition to what is mentioned.	The DNIT condition No.3.7 may be referred.
33.	Para 3.8 - Proof Checking: The design should read as “the structural design”.	The word design in para 3.8 page 34 of the bid document be read as ‘Structural Design’.
34.	Para 3.10 - Visit of experts: Should be clarified as per expert per visit & per day.	No change. Same as per the provision given in the DNIT.
35.	Para 3.11 - Zoning Plan, Site Plan: Contour/Lvl plan as on web site are neither readable nor printable.	Soft copy of the zoning plan, layout plan in DW format and pdf copy of survey plan is available and can be obtained by sending email at info@chbonline.in .
36.	<p>Para 5.3 - Section 5 w.r.t General Conditions: W.r.t stoppage/cancellation of selection process.</p> <p>Remarks: Ref. Our comments at S.No.1 Para 5 & 6</p> <p>On one side CHB is not paying the consultants any money to meet part of their expenses for participating in the competition.</p> <p>On other side CHB is saying that all documents/design/drawing submitted by bidder shall be CHB’s property.</p> <p>Above means CHB can use any of drawings any where free of cost.</p> <p>Clause is not justifiable.</p> <p>Note: In general/most of the clauses 5.6, 5.7, 5.8, 5.9, 5.10 & 5.16 onward in section V are totally one sided and clauses 5.7, 5.8 and 5.9 are meant to be included in the contracts of “implementing agencies”. To take care the interest and safe guard CHB and the consultant and visiting associates.</p>	Same as per the provision given in the DNIT.
37.	Para 5.14 - Once fees is agreed to CHB and subsequently design and other drg. Are approved by CHB. CHB should not ask	No change. Same as per the provision given in the DNIT.

	<p>unpaid revision.</p> <p>Remarks: Any revision alongside construction if ordered to implementing agency shall be payable to I.A. Implementing agency.</p> <p>Since all such changes can involve changes in Arch., structural and other services which shall have to be paid to both the consultant and I.A. Implementing agency. 5.19, 5.20 to 5.21 should be as per C.O.A. norms.</p> <p>Recommended: It is in the best interest of CHB, to go in for undisputable C.O.A. norms w.r.t. comprehensive arch. Services, architects professional liability (for easy ref. Enclosed C.O.A. norms).</p>	
D.	Queries raised by Grid Architecture, New Delhi thru email dated 8.11.19	
38.	Total number of main dwelling units required.	The maximum number of dwelling units are to be planned keeping in view the optimum utilization of FAR. However, 4 BHK units with servant quarters are to be planned in addition to EWS flats as per building bye laws.
39.	Desired carpet area of the main dwelling unit.	Covered area already specified at Sr. No.4.
40.	Scope of future expansion required, if any.	No provision of future expansion is to be kept.
41.	The main dwelling units to follow CPWD/GPRA norms?	The construction of the project work will be carried out as per CPWD specifications and GRIHA norms.
42.	Autocad drawing of the survey plan and site plan.	As at Sr. No.35 above.
43.	100% power backup provision?	Clause No.6.3.4.9 may be read as: Power back up 1.0 KVA for each 4 BR flat & 0.5 KVA for each EWS flat and 100% power back up for common areas, lifts and fire fighting system.
E.	Queries raised by Saakaar Foundation, Chandigarh vide letter No.260 dtd. 12.11.19	
44.	Survey plan in Autocad format showing trees to be provided.	CHB will obtain permission for cutting of trees coming in the layout. However, the

		design be preferably prepared to safeguard maximum number of existing trees.
45.	Financial bid asked for 54472 sqm which is total area as per permissible FAR what about area of basement for parking.	Already clarified in Sr. No.21.
46.	Detailed requirements are not given like covered areas, numbers and categories of apartments.	As already clarified in Sr. No.4.
47.	It should be two stage competitions. In first stage short listing of firms should be done to avoid complications of eligibility at design submission stage.	As per the provision given in the DNIT.
48.	Short listed architects be given reasonable compensation to participate to cover their expenditure.	As per the provision given in the DNIT.
49.	This competition should be organized in collaboration with Council of Architecture as per their guidelines as per Architects Act 1972.	As per the provision given in the DNIT.
50.	Amount of EMD should be waived off as architects have to spend a lot of time, money and energy to prepare designs, drawings, etc. Architects are not contractors.	As per the provision given in the DNIT.
51.	Conditions in clause No.5.3 are tough. Please review.	Same as per the provision given in the DNIT.
F.	Queries raised by Jagdish Marwaha Associates through email dated 19.11.19	
52.	The layout and zoning plans provided in the tender documents are not legible with the dimensions. Kindly provide the same again.	Already clarified at Para 42.
53.	Is there any exemption regarding tender fees and EMD for firm registered with MSME.	No.
54.	If we consider the maximum height of 22.63 m (according to bye-laws), we cannot achieve the required number of dwelling units i.e. 300 units (4BHK) and required green area (15%) as mentioned by the CHB. Min. Population density= 200 PPA (mentioned in tender) Total Plot Area = 6.73 acre Total population=200x6.73 = 1346 people	Only setbacks revised as per revised zoning plans.

	Per dwelling unit=1346/4.5 (occupancy per dwelling unit) = 300 dwelling units (4BHK) To attain- -300 dwelling units (4BHK) 15% EWS units -15% Green Area -4% community facilities -0.5% convenient shopping on ground Kindly clarify	
G.	Queries raised by Sh. Narain Goyal of M/s Rudrabhishek Enterprises Ltd (REPL) through e-mail	
55.	The Company Principal architect is registered with Council of Architecture rather than the Director of the firm. Is our company eligible to bid with the given justification? We need a clarification that the director of the firm or the principal architect of the firm should be registered with council of architecture.	The company /firm is eligible for participation in the bidding process whose director of the company/firm or the principal architect is registered with Council of Architecture.. This is further subject to fulfilling the eligibility criteria defined under clause 2.5(ii) and other conditions given in the Bid Document.
H.	Queries raised by M/s Saha & Associates through email	
56.	Set back (can we follow NBC Norms).	Set backs are to be followed as per zoning plan.
57.	Permissible height (can we increase height, if yes, how much).	No. Same as per the parameters already defined.
58.	Entry – whether we can shift the entry location.	Query already reply at Sr. No.1.
I.	Queries raised by M/s Renu Khanna & Associates through letter dated 2.1.2020	
59.	Minimum average annual turnover of Rs.1.00 Cr. For the last three financial years from professional consultancy.	No change. Same as per the provision given in the DNIT.
60.	Bidder have completed at least one project as per Green Building norms and had received GRIHA certificate for the same.	No change. Same as per the provision given in the DNIT.

The last date of submission of e-tender has been extended upto 10.02.2020 at 11.00 A.M. and last date for submission of physical document is extended upto 14.02.2020 at 11.00 A.M. and date of opening of technical bid is extended upto 14.02.2020 at 11.30 A.M.