

**Application for Allotment of Health Facilities
for Plot No. Eb-19 in
Sector –25, Naya Raipur on Fixed Rate**

Tender No./R-19/PRJ/NRDA/2016

NOVEMBER 2016

NAYA RAIPUR DEVELOPMENT AUTHORITY

Paryawas Bhawan, North Block, Sector 19, Naya Raipur
Email : ceo@nayaraipur.com, Website : www.nayaraipur.gov.in

NOTICE INVITING TENDER

Application for allotment of Health facilities for Plot No. EB-19 in Sector - 25, Naya Raipur, on fixed rate.

RFP No. 5382/R-19/PRJ/NRDA-2016, Naya Raipur Dt.: 19/10/2016

Tenders are invited from eligible bidders for the captioned project the details are below:-

Tender documents including Detailed RFP can be downloaded from the website www.nayaraipur.gov.in. **Last date for sale of NIT Document 28/10/2016.** **Last date of submission is 15.00hrs 09/11/2016.** Amendment/Modification in tender, if any, will be uploaded only on the website.

Naya Raipur Development Authority

Paryavas Bhawan, North Block, Sector - 19, Naya Raipur,
492 002 Chhattisgarh T: +91.771.251.2500

Chief Executive Officer

08cm (w) x 5cm (h)

08cm (w) x 5cm (h)

No.	Details	Date
1.	<i>Last Date of submission of Clarification</i>	<i>28-10-2016</i>
2.	<i>Last Date of Submission of Application</i>	<i>09-11-2016 upto 3:00 PM</i>
3.	<i>Date of Opening of Envelope</i>	<i>09-11-2016 upto 3:30 PM</i>

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Letter of Proposal

(To be kept in Envelope - On Applicants letter head)

Dated:

To,

The Chief Executive Officer,
Naya Raipur Development Authority
Paryawaas Bhawan,
North Block, Sector 19
Naya Raipur - 492002

Sub: Application for Allotment of Health Facilities for Plot No. Eb-19 in Sector –25, Naya Raipur on Fixed Rate.

Dear Sir,

1. With reference to your application document dated _____, I/we, having examined the Proposal Documents and understood their contents, hereby submit my/our Proposal for the aforesaid Project. The Proposal is unconditional and unqualified.
2. All information provided in by me are true and correct. I undertake and confirm that, if any information is found to be false / misrepresented comes to the notice of NRDA at any stage, then it may take suitable action against as deemed fit by the NRDA. In such case the EMD or BG, if any shall stand forfeited and will have no claim whatsoever.
3. I/ We acknowledge the right of the Authority to cancel the application process at any time or to reject any Proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
4. I declare that:

I have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, in respect of any application or request for application issued by or any agreement entered into with the NRDA or any other public sector enterprise or any government, Central or State; department and
5. I/ We shall make available to the NRDA any additional information it may find necessary or require to supplement or authenticate the application.
6. I certify that in the last three years, I have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
7. I/ We declare that we are not a Member or partner of a/ any other firm submitting a APPLICATION for the Project.
8. In the event of my being declared as the successful Applicant, I agree to enter into an Agreement in accordance with the draft as attached in annexure that has been provided prior to the application Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same
9. The **Land Premium** has been fixed at “**SchedulePart-A . F**,”
10. I agree to keep this offer valid for “**SchedulePart-E**”**F**,days from the **application Due Date specified in the application.**
11. I further certify that in regard to matters relating to Proposal and integrity of the country, I have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
12. I further certify that no investigation by a regulatory authority is pending against me.
13. The Bid security (EMD), and cost of application is attached as per**Schedule the F, —Part-E & Part-F.**
14. I agree and undertake to abide by all the terms and conditions of the application document.

15. In case my application is not accepted then my EMD submitted in the form of **(a) DD:-** may kindly be sent to my bank directly, details are given below:-
1. Name as per Bank record :
 2. Account NO :
 3. IFCS code :
 4. Bank Name and address :
16. For applicants who have **downloaded the documents directly from website**—I am enclosing the declaration (Annexure –I) along with application cost in the **Schedule form F, of Part DD as F”**.

I submit Proposal under and in accordance with the terms of the application

Date: (Signature of the applicant)

Place: Name and seal of Applicant

Enclosure :-

1. Cash receipt of application sale (in case of Downloaded Application, Application cost in form of DD along with **Appendix-I**).
2. EMD in form of DD.
3. Power of Attorney (**Appendix-II**).
4. All forms asked in the Eligibility Criteria as per —**Schedule-F, Part-B”**
5. Application document with Draft Agreement duly signed.

IMPORTANT INSTRUCTIONS TO PARTIES WHO HAVE DOWNLOADED THE APPLICATION DOCUMENT FROM WEB

The Parties who have down loaded the Applications from the web, should read the following important instructions carefully before actually quoting the rates and submitting the application documents:-

1. The Parties should see carefully and ensure that the complete application document as per the index given.
2. The printout of application document should be taken on A4 paper only and the printer settings etc are such that document is printed as appearing in the web and there is no change in formatting, number of pages etc.
3. The Parties should ensure that no page in the down loaded application document is missing.
4. The Parties should ensure that all pages in the down loaded application document are legible and clear and are printed on a good quality paper.
5. The Parties should ensure that every page of the downloaded application document is signed by Parties with stamp (seal).
6. The Parties should ensure that the down loaded application document is properly bound and sealed before submitting the same.
7. The Parties shall furnish a declaration to this effect that no addition/ deletion/corrections have been made in the application document submitted and it is identical to the application document appearing on Web site.
8. The Parties should read carefully and sign the declaration given on the next page before submitting the application.
9. The cost of APPLICATION should be submitted along with the EMD as detailed in NIT.

CEO, NRDA

(Appendix-I)

Declaration for Downloaded Application

(TO BE GIVEN BY THE Parties WHO HAVE DOWNLOADED THE APPLICATION DOCUMENT FROM THE WEBSITE)

It is to certify that:

- 1 I / We have submitted the Applications in the Performa as downloaded directly from the Website and there is no change in formatting, page numbering etc.
- 2 I / We have submitted application documents which are same / identical as available in the website.
- 3 I / We have not made any modifications / corrections / additions /deletions etc. in the application documents Downloaded from web by me / us.
- 4 I / We have checked that no page is missing and all pages as per the index are available & that all pages of application document submitted by us are clear and legible.
- 5 I / We have signed (with stamp) all the pages of the application document before submitting the same.
- 6 I / We have sealed the application documents by Wax /Adhesive tape properly before submitting the same.
- 7 I / We have submitted the cost of application along with the EMD and all Credentials.
- 8 I / We have read carefully and understood the important instructions to all Applicationers who have downloaded the Applications from the web.
- 9 In case at any stage later, it is found that there is difference in my/our downloaded application documents from the original, NRDA shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
- 10 In case at any stage later, it is found that there is difference in my/our downloaded application documents from the original, the application / work will be cancelled and Earnest Money / Performance guarantee/ Security Deposit will be forfeited at any stage whenever it is so noticed. NRDA will not pay any damages to me / us on this account.

Dated.....

(Parties)

(SIGN WITH SEAL)

ADDRESS: . . . **

PHONE NOS.: . . . **

Mobile..... **.....

(Appendix-II)

POWER OF ATTORNEY FOR SIGNING OF PROPOSAL

Know all men by these presents, We, _____ (name of the Trusts, Societies, company and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms -----(Name), son/daughter/wife of _____ and presently residing at _____, who is [presently employed with us/ and holding the position of _____], as our true and lawful attorney (hereinafter referred to as the such acts, deeds and things as are necessary or required in connection with or incidental to submission of our proposal for APPLICATION for _____, by the Naya Raipur Development Authority (Client) (the —Authority)) including but n all applications, Proposal and other documents and writings, participate in bidders' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Contract Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our proposal for the said Project and/or upon award thereof to us and/or till the entering into of the Contract Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, _____, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 2014

For _____

(Signature)

(Name, Title and Address)

Witnesses:

- 1.
- 2.

Accepted [Notarised]

(Signature)

(Name, Title and Address of the Attorney)

Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Consultant should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favor of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Consultant.

For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney.

DISCLAIMER

Volume -I	Notice Inviting Tenders
Volume -II	Draft Agreement

- I. The information contained in this Notice Inviting application document provided to the Applicant(s), by or on behalf of Naya Raipur Development Authority (NRDA) or any of its employees or advisors, is provided to the Applicant(s) on the terms and conditions set out in this document and all other terms and conditions subject to which such information is provided.
- II. The purpose of this document is to provide the Applicant(s) with information to assist the formulation of their Proposals. This document does not purport to contain all the information each Applicant(s) may require. This document may not be appropriate for all persons, and it is not possible for NRDA, its employees or advisors to consider the functional/investment objectives, financial situation and particular needs of each Applicant(s) who reads or uses this document. Each Applicant(s) should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. NRDA, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.

CONDITIONS OF APPLICATION

1. General

- 1.1 Government of Chhattisgarh (GoCG) has decided to develop a City named "Naya Raipur" near the present day Capital City of Raipur for the State Capital functions supported by all other function required for sustainable city such as physical and social infrastructure, residential, institutional commercial and industrial developments.
- 1.2 Naya Raipur Development Authority (NRDA) is a special area development authority established by GoCG under the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 for development and administration of Naya Raipur.
- 1.3 NRDA is developing Naya Raipur as per the provision of the "Naya Raipur Development Plan - 2031". As a part of development, plots / parcels of land are being allotted for different uses including those for Health Facilities under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008." The development and construction on the land shall be governed by the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973, Naya Raipur Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.

2. Invitation of Applications and Direction

- 2.1 NRDA invites Applications on Fixed premium rate i.e. at the rate of Rs. 1601/- per Sqm for allotment of plot for health facility. The details are as per "**Schedule-F, Part-A**"
- 2.2 The site plan along with the broad development control parameters is attached at "**Schedule-F, Part-C**"

3. Minimum Eligibility Criteria for the applicant - As per "**Schedule-F, Part-B**"

- 3.1 **The land will be allotted on License to the allottee till the complete land premium is paid and immediately after payment of complete land premium lease will be executed.** During such License period the allottee has to pay the annual license fees of 0.25% of the total land

premium.

The Lease deed will be executed after complete land premium is paid. Such lease deed shall be for a period of 30 (Thirty) years subject to payment of lease rent at the rate of 2% (two percent) of the total land premium + applicable taxes.

The lease of the plot shall be renewed for each term of 30(Thirty) years, for two such terms subject to an increase of maximum 100% (Hundred percent) on the annual lease rent of plot at the time of renewal, for each renewal, as may be decided by the Authority, under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan)

4. Development, Operation and maintenance Obligations (Essential Facilities): The Applicant shall have the Obligations as per "Schedule-F Part-D".

5. Earnest Money Deposit (EMD)

5.1 The APPLICATION should necessarily be accompanied by **Earnest Money Deposit** for an amount of "**Schedule-F , Part-E**"and refundable in the form of a Demand Draft **in favour of Chief Executive Officer, Naya Raipur Development Authority**, on any scheduled bank payable at Raipur.

5.2 APPLICATION without EMD shall be summarily rejected.

5.3 If the APPLICATION is not accepted the amount of EMD shall be refunded but no interest on it shall be payable.

5.4 EMD of the unsuccessful person shall be returned without interest. EMD submitted by the Successful Applicant shall be adjusted in the premium of the land.

5.5 EMD shall be forfeited in the following cases:

- a) if any information or document furnished by the applicants turns out to be misleading or untrue in any material respect; and
- b) if the successful applicants fails to deposit the amount of the premium as per payment schedule "**Schedule "F"Part B**" within the stipulated time or any extension thereof granted by NRDA.

6. Validity of Application –The validity of the application shall be as per "**Schedule F Part E**" date and in the event of the applicant withdrawing the application in the validity period, for any reason whatsoever, earnest money deposited with the application shall be forfeited and appropriated by the NRDA.

7. Payment of Premium & Schedule-

7.1 The Notice of Award (NOA) shall be issued to successful applicant. The successful applicant shall deposit 1st premium as per "**Schedule F Part B**" along with taxes as applicable within 90 (Ninety) days of issue of the Notice of Award (NoA) failing which the NoA shall be annulled and the earnest money shall be forfeited and appropriated by NRDA.

7.2 After payment of 1st premium as per "**Schedule F Part B**" and License Fee. The successful Applicant shall execute agreement with NRDA as per conditions set out in the application document within three months from the date of issue of LoA.

7.3 The payment schedule of the land Premium shall be as per "**Schedule-F, Part-B**"

8. Application Cost & submission Format

8.1 The applications are to be submitted in the prescribed form which can be purchased from the office of NRDA during the working hours on the working days or directly downloaded from website **www.nayaraipur.gov.in**,The cost of application document shall be as per —**Schedule-F, Part-"F"**(non refundable). The application will be submitted in **single** envelopes. The Applicant is required to provide all the information/document as per prescribed application format. NRDA shall consider only those applications that are received within the time and in the prescribed format and are complete in all respects. The application shall comprise the following:

Envelope - It should contain

1. the Bank Draft for EMD payable to the Chief Executive Officer, Naya Raipur Development Authority in any Nationalised /Scheduled Bank at Raipur.

2. The receipt of purchase of application document from NRDA. **In case of application download from web site** the Cost of application shall be submitted in the form **Demand Draft** as per —**Schedule-F Part-F**” (non refundable)
3. Documents in support of eligibility criteria as per “**Schedule-F Part-B**”.
4. The whole application document Duly signed.
5. Power of Attorney (Appendix-II).

8.2 TESTS OF RESPONSIVENESS - Prior to evaluation of Bids, the Authority shall determine whether each Bid is responsive to the requirements of the RFP. A Bid shall be considered responsive only if:

1. Technical Proposal is received as specified format;
2. It is received by the Bid Due Date including any extension thereof;
3. It is signed, sealed, hard bound and marked;
4. It is accompanied with EMD in form of DD;
5. it is accompanied by the Power(s) of Attorney;
6. it contains all the information (complete in all respects) as requested in this RFP and/or Bidding Documents (in formats same as those specified);
7. it does not contain any condition or qualification;
8. it is not non-responsive in terms hereof.

9. Sealing and Marking of Proposal

- i. The application shall be typed or written in indelible ink and each page shall be initialed by the applicant. All the alterations, omissions, additions, or any other amendments made to the application shall also be initialed by the person(s) signing the application.
- ii. The envelope must be super scribed with the following information:
 1. Name of Application
 2. Application Due Date
 3. Name and Address of Applicant
 4. Contact Person and Phone Numbers
- iii. All envelopes shall be addressed to:

Chief Executive Officer
Paryawas Bhawan,
North Block, Sector-19
Naya Raipur, 492002

Phone: (0771) –2512500
Fax: (0771) –2512400
e-mail: - ceo@nayarapur.com

10.0 Opening of application & Allotment Procedure: The Chief Executive Officer or any Officer authorised by him, will open the applications. The officers competent to dispose of the applications shall have right of rejecting all or any of the applications.

Allotment procedure

- i. Allotment shall be made on the fixed premium rate.
- ii. **In case more than one application is received for the plot, allotment shall be done through random draw of lots. The unsuccessful applicant may be offered those plot for which no proposal has been received.**
- iii. Applicant should submit only one proposal for one plot. more than one proposal for the same plot shall disqualify the applicant.
- iv. Only one plot shall be allotted to single family(Husband, Wife and Minor Children).
- v. This plot is for the purpose specified in “**Schedule F**”, in case of the following, the applicant shall not be allotted the plot:
 - a. If the applicant has already been allotted the plot by NRDA in past for the same purpose as specified in “**Schedule -F**”

11.1 The important application dates shall be as per “Schedule-F Part “G”

12.0 Rights of the Chief Executive Officer-

- 12.1 The applications that are found responsive in terms of the application document shall only be considered. The Chief Executive Officer, NRDA reserves the right to call for clarification or additional document as deemed fit.
- 12.2 The NRDA reserves the right to reject any or all application without assigning any reasons what so ever. NRDA may, in its absolute discretion, but without being under any obligation to do so, update, amend, modify or supplement the information in this document by uploading in its website www.nayaraipur.gov.in and which shall not be published in newspaper/s.

13.0 Cancellation of Application

- a. During the stage before issue of NoA (Notice of Award) -The cancellation shall be governed by clause 5 of the application.
- b. During the stage after issue of NoA - The cancellation shall be governed by clause 7 of the application.
- c. During the stage after the execution of agreement - The cancellation shall be governed as per Draft Agreement

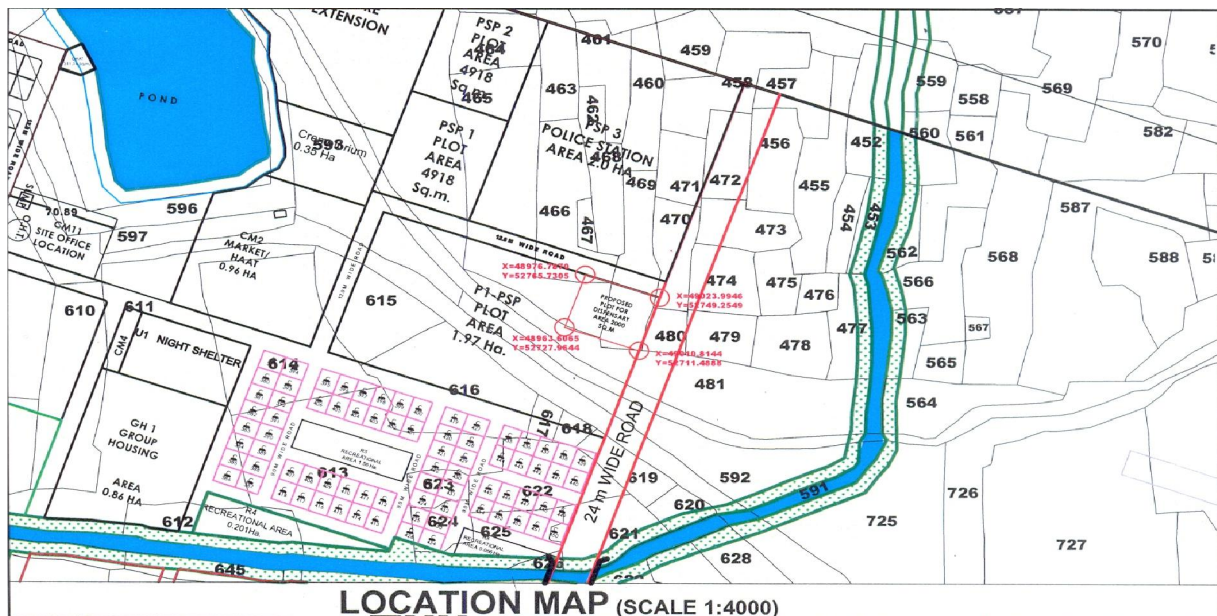
14. Details of Project as per Schedule F

- Part A – Particulars of Plot and Details of Project
- Part B – Minimum eligibility criteria & Payment Conditions
- Part C – Development Control Parameters
- Part D – Minimum Development Obligations
- Part E – Earnest Money Deposit (EMD)
- Part F - Cost of Application Document
- Part G – Important Application Dates

15.0 DRAFT AGREEMENT –(Volume -II)

*Chief Executive Officer
Naya Raipur Development Authority
Raipur (C.G.)*

Schedule-F, Part-A Particulars of the Plot



Details of Project

Plot No.	Area (per Sqm)	Fixed Land Premium (Rs. Per Sqm)	EMD (in Lakh)
Eb-19 (Sector - 25)	2000.00	1601	3.20

Schedule-F, Part-B - Minimum Eligibility Criteria & Payment Conditions

1. The tender is invited from Registered Medical Practitioner having a degree of MBBS with Post Graduate Degree.
2. The applicant should have Minimum Net Worth of INR 50 Lacs (Fifty Lacs) as per the financial statement at the close of the Financial Year 2014-15 or 2015-16.

Note: (1) An affidavit, mentioning that the applicant is qualified, registered in India.
(2) Notarized copy of the qualification certificate and registration certificate

Payment Conditions:

S. No	Payment as % of Development Premium	Payment Schedule
1.	35% of the accepted Development Premium (less the amount of EMD if the EMD has been deposited in the form of Bank Draft)	within 90 (Ninety) days of issue of the Notice of Award (NoA)
2.	30%(Thirty percent) of Development Premium + 12% simple interest on total Balance Premium	Before 30 days of completion of Second year of date of issue of NoA
3.	35%(TwentyFive percent) of Development Premium + 12% simple interest on total Balance Premium	Before 30 days of completion of Third Year of date of issue of NoA

Schedule-F, Part-C The broad development control parameters

S.No.	Development Control	Parameter
1	Type of Development	Health Facility
2.	Plot area	2000.00 Sq.M.
3	Maximum Ground Coverage	50%
4	Maximum FAR	Max-1.3
5	Maximum Height	No Restriction
6	Parking	1.67 ECS

**Schedule-F, Part-D - Minimum Development Obligations:
Development Period & Milestones:**

- (i) The Lessee shall complete construction of minimum 50% (Fifty percent) of maximum permissible built up area, within 2 (two years) from the date of issue of Notice of allotment. The Lessee shall also complete internal development within the said period.
- (ii) The Lessee shall construct and complete the 100% (Hundred percent) of Permissible Built-up area in all respect on Project Site within 5 (five years) from the date of issue of Notice of allotment
- (iii) Note: However the Lease deed shall only be executed after the Complete payment of Land premium.

Schedule-F, Part-E- Earnest Money Deposit (EMD)

- 1. **10 % of plot value** in the form of DD(Rs. 3.20 Lacs)
- 2. **Validity of Tender** : 120 days

Schedule-F, Part-F- Cost of Application Document

Rs 5,000/ in the form of DD favoring "Naya Raipur Development Author.

Schedule-F, Part-G- Important Application Dates

No.	Details	Date
1.	<i>Last Date of submission of Clarification</i>	<i>28-10-2016</i>
2.	<i>Last Date of Submission of Application</i>	<i>09-11-2016 upto 3:00 PM</i>
3.	<i>Date of Opening of Envelope</i>	<i>09-11-2016 upto 3:30 PM</i>

FORM –I

GENERAL INFORMATION OF THE APPLICANT

1. (a) Name of the applicant:

(b) Address

2. Details of the medical certificate and registration certificate
 1. For qualification certificate - Name of the college and year :
 2. Registration certificate –Name of association and year:

Mandatory Enclosures:

1. **An affidavit, mentioning that the applicant is qualified, registered in India and no disciplinary action ever taken / initiated against him / her**
2. **Notarised copy of the qualification certification and registration certificate (For MBBS).**

FORM –II

TECHNICAL EXPERIENCE OF THE APPLICANT

1. Enclose notarized copy of certificate of qualification & registration and PAN card
2. The application is invited from Registered Medical Practitioner having a degree of MBBS.

3. The Applicant should be registered in India.
4. The experience should be supported by
 - (i) An affidavit, mentioning that the applicant is qualified, registered in India and no disciplinary action ever taken / initiated against him/ her.
 - (ii) Notarized copy of the qualification certificates and membership issued by the association.