



GOA HOUSING BOARD

HEAD OFFICE PORVORIM GOA

GHB/ADM/1340/2021

15/12/2021

**DEVELOPMENT OF COMMERCIAL FACILITIES AT COLVALE, BARDEZ, GOA ON
JOINT DEVELOPMENT MODE**

REPLIES TO PREBID QUERRIES AND CORRIGENDUM

Reference : Tender issued in response to Tender Notice. No. GHB/ADM/1137/2021 dated 19.11.2021

REPLIES TO PREBID QUERRIES

S.N.	Reference in RFP	Query raised by bidder	Response to queries
1	RFP - Volume 1 - Clause 2.1	In case of utilizing 40% land for development of dwelling units, whether we can utilize the balance 60% of land for commercial activities such as sports club, motels, fuel station, food courts etc.,	The given plot is for commercial purpose. The development would be required to be in compliance with the Goa Land Development and Building Construction Regulations (GLDBCR) 2010 (amended in 2018); regulations laid by Town and Country Planning Authority - Goa, Village Panchayat and Development Control Regulations as well as Zoning Regulations applicable for the site.
2	Volume 1 - Invitation for RFP - Pg 7	As we are categorized as MSME contractors, we are exempted from EMD for all Government Projects - similarly, we are eligible for no EMD for participating in bidding for the said contract.	EMD would be as per the RFP Document
3	Volume 3 - Clause 12.7 - pg 55	The cost at the initial stage is on a higher stage, hence, we are looking for a change in the pattern of upfront fee payment as 10% at the time of agreement ; during the first milestone 20%, second milestone 35% and third milestone 35%.	The payment schedule (for payment of consideration to GHB by the selected private developer) mentioned in this tender is as per the approved Joint Development (JD) Scheme. Hence the payment schedule mentioned in RFP shall prevail
4	Volume 1 - Clause 2.1	Is there any chance to change the FAR ratio from 200% to 300%?	The FAR for the plot is 200% and there will not be any change in the same.

CORRIGENDUM NO. 1

CORRIGENDUM REGARDING REVISED DATE OF SUBMISSION

S.N.	Reference in RFP	RFP Provisions	Modified Provisions
1	NIT / RFP Volume 1 (Last date of submission)	Last date and time for submission of documents: 17.12.2021 up to 3.00 p.m.	Last date and time for submission of documents: Online Submission : 20.12.2021 up to 11.00 a.m. Hard copy Submission : 20.12.2021 up to 3.00 p.m. Opening of Online Technical bids : 21.12.2021-11.00 a.m.

Sd/-

(Nikhil U. Desai)

**Managing Director,
Goa Housing Board**