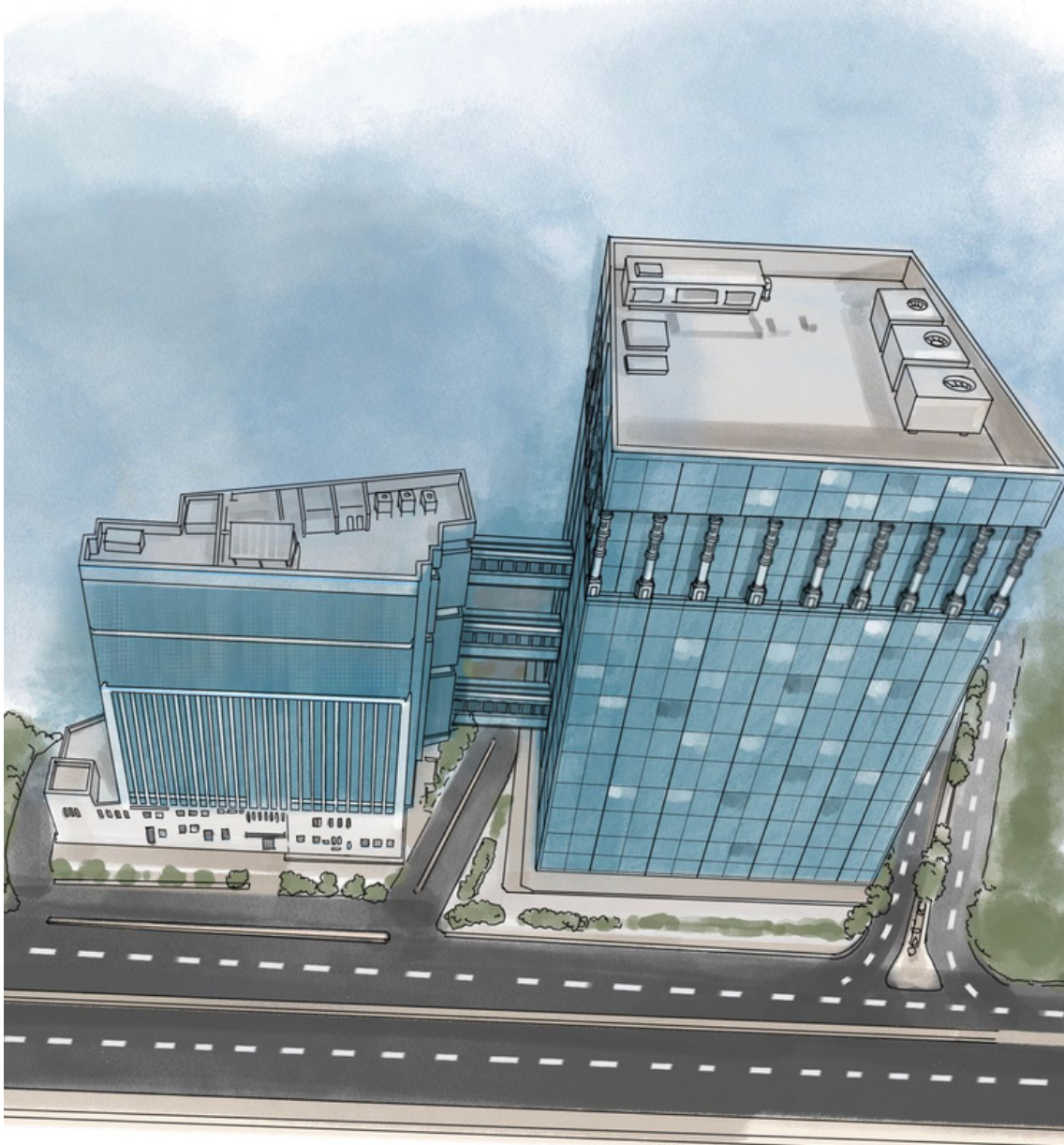




THE PALM SPRING PLAZA CONDOMINIUM ASSOCIATION (REGD.)

REQUEST FOR PROPOSAL

For DEVELOPMENT OF THE FREEDOM TOWER



RFP ID: FA/PSPCA/TFT/001/2023

PROPOSAL SUBMISSION DEADLINE: July 25, 2023

QUESTION SUBMISSION DEADLINE: July 20, 2023

GBM FOR THE SELECTION: JULY 31, 2023

www.pspca.in



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PROPOSED GBM FOR SELECTION : July 31, 2023

Questions may be submitted in written form to:

Contact Name: Sh. Deepak Jha

For The Palm Spring Plaza Condominium Association

Gurgaon, 122004

Telephone Number : +91 828 573 7395

Email Address: admin@pspca.in



The Palm Spring Plaza Condominium Association is a statutorily formed society of 159 owners of 230 shops and offices in the commercial complex called The Palm Spring Plaza. The complex is built over a land parcel admeasuring 3.187 acres located at the Golf Course Road, Sector – 54, Gurgaon. The entire complex including the land admeasuring 3.187 acres has been duly conveyed to the 159 owners of 230 shops and offices by the original licensee (land owning agency) through individual registered Conveyance Deed.

The said complex is located on the designated TOD Corridor announced by the Government of Haryana. In order to utilise the enhanced FAR available on the said land, the owners of the Palm Spring Plaza through their representative society called The Palm Spring Plaza Condominium Association vide its resolution dated 24th March 2021 have decided to construct an additional tower. Accordingly, official bids are being invited through this RFP from the reputed developers / construction companies / agencies for the construction of the proposed building on the cost plus basis.

INTRODUCTION



CONTENTS



Scope of Work & Project Financials

✉ www.pspca.in/tft/sow

A brief summary of the entire project is provided herein. Interested parties may download the link.

Work and Financial Qualification

Expected criterion

✉ www.pspca.in/tft/exp

A brief summary of the criterion for the selection of the developer is provided herein.



Forms & Annexures

To be filled by the Developer / Agency / Party

✉ www.pspca.in./tft/forms

All the required information and official quote by the interested parties shall be provided herein.



SCOPE OF WORK

S.no	Description	Specification
1	Land (Plot) Area	2679 sq.mt. (approx.)
2	Available FSI	1.75 (available)
3	Proposed Built Up Area	23000 sq.mt. (approx.)
4	Total number of floors (Min.)	21 floors (2 Retail & 19 Office)
5	No. of DUs proposed (Min.)	190 offices and 40 shops
6	Carpet Area per Dwelling Unit	60 : 40
7	Carpet Area per Floor	80 : 20
8	Retail Height of Floors (Min.)	6 meter

9	Office Height of Floors (Min.)	4.2 meter
10	Proposed Parking Area (Min.)	497
11	Proposed Car Parking (Basement)	263 (4 level of basement)
12	Proposed 9 floor MLC park	136
13	Proposed Surface Car Park	98
14	Proposed Elevators	8 office and 2 Retail
15	Proposed Escalators in Retail	2 Escalators
16	Proposed Skywalk (Connecting 2 Bldg.)	3 Levels



STATUTORY / COMPLIANCES

The structural details shall be designed to meet the durability and safety requirements of applicable loads including earthquakes, cyclone and flood in accordance with the applicable Indian/International standards. Selected Developer / Agency will be required to provide all the necessary Infrastructure with built-up area as provided for in the Urban Areas Act of 1975 and other relevant Acts / Laws of Haryana along with drawings but not limited to following mentioned as:

- a. Provision of 100% Power Back up installation (Gas based)
- b. Provision of 100% Air Conditioner system
- c. Internal Water Supply
- d. Water Supply System including underground water reservoir
- e. RCC storm water drain
- f. Sewerage Treatment Plant/ Septic Tank
- g. Laying of Sewerage Pipe Line
- h. Rain Water Harvesting
- i. Provisions for Fire Fighting
- j. Internal Electrification
- k. Street light with LED lamps
- l. Internal Road & Pathway (CC and Bituminous Road Marble / Granite Pathways)
- m. Landscaping of the entire site of 3.187 acres
- n. Solar Street Light System
- o. External Electrification
- p. Compound wall with Boundary Gates around 3.187 acres
- q. Horticulture facilities
- r. Providing 10 High Speed Lifts in building blocks (min. 23 KMPH)
- s. Solid Waste Management

FINISHES

The Freedom Tower is expected to be a unique proposition and a true manifestation of Free India wherein the common men of India has risen up to claim its rights and committed itself for the vision of our beloved Prime Minister Hon'ble Sh. Narendra Modi ji. The Freedom Tower shall be a showcase of a Modernization embraced by an ancient civilization.

- 01 External Cladding**

Combination of glass curtain wall and horizontal bands of metal accents that serve as solar shades, panels of LED lights, aluminium panels, handcrafted marble pillars and polished marble stone.
- 02 Floorings & Internal Walls**

Lobbies: Combination of inlay marble work, Stainless Steel, Lacquered Glass, Mirrors, handcrafted Wooden Panels, ceramic tiles, art gallery and large LED Screen displays.
Basement: Combination of Tiles, Concrete, EPOXY and cobble stones.
Tenant floor finish: Marble Inlay work, Wooden Panels and Customized Wall Papers.
- 03 Security and Life Safety**

Video Surveillance, boom barriers, AI based threat recognition system, Emergency Response System, First Aid Room, Assembly area and other safety apparatus.
- 04 Landscaping and Services**

Video Surveillance, boom barriers, AI based threat recognition system, Emergency Response System, First Aid Room, Assembly area and other safety apparatus.

PROJECT COST

The members of the Palm Spring Plaza have decided in their GBM that the said project shall be developed on the Cost + Management Fee basis wherein the selected agency / developer / company shall charge the individual owners on the basis of the actual cost incurred plus a Development Management Fee as negotiated and agreed upon between PSPCA and the selected agency / developer / company. The estimated actual cost shall involve the following cost components :-

01

License Cost

The Association has already filed LC 1 file with the department of Town and Country Planning vide File no 1382 dated 13.03.2023. The License file of the proposed new building has been scrutinized by the revenue department of DTCP validating the ownership over the said land of 159 owners of 230 shops and offices of the Palm Spring Plaza. The selected party / agency / developer / company shall be required to complete the entire procurement process of the license from here onwards and pay the necessary requisite license fee over 3.187 acres, 25% of the EDC, IDC and the liaisoning cost (including the cost to bound the site area)

02

Design and Drawings

It shall be the responsibility of the selected developer to provide and finalise the structural and architectural design in consultation and to the satisfaction of the Select Committee for the proposed building. The expected design shall be combination of glass façade, stainless steel solar shades, LED Panels, carved marble pillars and other specification provided herein for the lobbies, atrium, corridors and other features.

03

Building Approvals

It shall be the responsibility of the selected developer to procure all the necessary and statutory approvals and sanctions from all the concerned authorities for the development and completion of the entire project in a time bound manner.

Construction Cost

The cost of construction shall include the Civil works along with internal infrastructure including planning and design charges, preparation of Detailed Project Report including Architectural and working drawings which are suitable for Construction, preparation of structural design, vetting of structural design from reputed institutions like IITs/ NITs, required testing from NABL accredited labs, contingency charges etc. Project cost shall also include infrastructure development cost including cost of construction of the proposed MLCP, internal roads, pathways, common green area, boundary wall, water supply, water tank,

site development, internal electrification, sewerage, drainage, firefighting system, lift shafts and machine room, Ultra High Speed lifts for office block, transformers along with HT/LT panel, Sewage Treatment Plant (STP) and CNG set for emergency 100 % backup power for the complex, etc.

PMC & Legal Cost

The cost of the Project Management Consultant appointed by the Palm Spring Plaza Condominium Association for the said project shall be part of the overall project cost. All the cost involving any drafting of applications, forms, agreements, indemnities, sanctions, memo, notices and other legal and paralegal activities undertaken during the course of construction and handover of the project shall also form part of the overall cost of project.

PROJECT FUNDING

The 159 members of the Palm Spring Plaza shall fund the entire project from their own sources. Each individual member / owner of the Palm Spring Plaza shall be entering into a Builder Buyer's Agreement with the selected agency / developer / company consenting to pay for the project in accordance with the Payment Plan as agreed. The selected developer / agency / company shall be entitled to recover the entire cost of the project including a Development Management Fee.

The selected developer / agency / company shall be required to enter into a provisional Builder Buyer's Agreement with the 159 owners of 3.187 acres of the licensed land agreeing to provide entire funding for the procurement of the TOD license from the concerned authorities. Upon successful procurement of the license from the authorities, the developer shall enter into the registered Builder Buyer's Agreement with the respective individual owners of the land and only then shall charge the respective individual owner as per the agreed Payment Plan. **It is important to note here that the entire estimated cost of the procurement of the license shall be initially borne by the selected agency / developer / company initially and the same shall form part of the total cost of the project recoverable from the individual owners in accordance with the agreed Payment Plan.**

The selected agency / developer / company shall charge a Development Management Fee (Rs. per square feet) over and above the estimated cost of construction proposed by the agency / developer / company. The estimated cost of construction shall include the procurement of license and other necessary statutory building sanctions, design and architectural fees, contingency fees, PMC fees, legal fees and the escalation cost. The escalation cost shall be within +_ 7% only and would have to be validated by the appointed PMC

PAYMENT PLAN

The selected agency shall prepare the Payment Plan with due consideration to the following :

01

It shall be in strict compliance with the various relevant provisions laid down in the RER Act 2016.

02

03

It shall be validated by the appointed PMC and the Select Committ

The first instalment shall be due only after the necessary statutory sanctions and permissions are in place. It shall be based on expenses estimated to be incurred by the Agency / developer / company



WORK EXPERIENCE

The interested agency / developer / company shall have to have to an experience of having successfully completed similar works during the last 10 years ending previous day of last date of submission of bids.

OR

Three similar works each costing not less than Rs. 500 crore.

OR

Two similar works each costing not less than Rs. 1000 crore.

Similar works

01

“Similar works” shall mean Turnkey Office, Retails or Hospitality Development undertaken by the prospective developer in the past 10 years with the approximate specifications matching projects like World Mark Tower by Bharti Realty, Horizon One by Hines or Cyber Park by DLF in Gurgaon.

Past Experience

02

The past experience in similar nature of work should be supported by certificates issued by the client’s organization. In case the work experience is of public sector the completion certificate shall be supported with copies of Letter of Award and copies of corresponding TDS certificates. In case of foreign firms, necessary evidences with respect to taxes may be attached appropriately

FINANCIAL BACKGROUND

- 01 Turnover**

The Average annual financial turnover of last consecutive fiscal years for last immediate 5 years shall be at least Rs. 500 crore put to bid for the project location. The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal/ signatures and registration number
- 02 Net Worth**

Net Worth of the participating agency as on 31st March 2023 should be atleast Rs. 2000 crore. Self-certified copy of Bank Solvency Certificate issued from Nationalized or any Schedule Bank should be at least 40% of Estimated Cost of the Project put to bid. The certificate should have been issued within 6 months from original last date of the submission of the bid
- 03 Balance Sheet**

The Participating Agency should not have incurred any loss in more than two years during available last five consecutive balance sheets. The Participating Agency are required to upload and submit page of summarized Balance Sheet (Audited) and also page of summarized Profit & Loss Account (Audited) for last five years.
- 04 Deposit**

The Participating Agency would be required to deposit Bank Guarantee of atleast 20% of the total cost of the project awarded.



IMPORTANT CRITERIONS

Apart from the Work Experience and Financial Background of the bidding agency, necessary and considerable consideration will be given to the Agency for its brand value in the market. Furthermore, the following criteria will be given considerable weight in the proposal selection process

01

Brand Value

Bidder's brand value in the India's Real Estate Market. International Brands should submit a detailed study on their respective perceived brand value in the Indian Real Estate Market.

02

Effectiveness

Bidder's alleged performance effectiveness of their proposal's solution may be submitted separately highlighting the effectiveness of their proposed solution in real terms.

03

Timely Delivery

Bidder's performance history and alleged ability to timely deliver proposed services. Bidder's are expected to provide credible history of their past performance in this regard.

04

Personnel

Bidder's ability to provide and deliver qualified personnel having the knowledge and skills required to effectively and efficiently execute proposed project as per the specifications laid down by PSPCA.

05

Cost Optimization

Bidder's may provide a detailed study on the cost effectiveness / optimization of their respective proposal. This shall be an important criterion in the selection of the prospective developer.

06

Legal Acumen

Bidder's is encouraged to exhibit the legal and liaisioning acumenship and experience in obtaining all the necessary approvals and resolve disputes in the most effecient and timely manner.

INTEGRITY PACT & UNFAIR ADVANTAGE

Integrity Pact duly signed by the Participating Agency shall be submitted as per ANNEXURE-B. Any bid without signed integrity Pact shall be liable for rejection.

The bidding Agency shall have to provide an undertaking that it has not given, offered or promised to give, directly or indirectly, any gift, consideration, reward, commission, fees, brokerage or inducement to any member of the PSPCA or otherwise in procuring the Contracts or forbearing to do or for having done or forborne to do any act in relation to the obtaining or execution of the present Contract or any other Contract with the PSPCA for showing or forbearing to show favour or disfavor to any person in relation to the present Contract or any other Contract with the PSPCA. Any breach of the aforesaid undertaking by the Agency or any one employed by him or acting on his behalf (whether with or without the knowledge of the Agency) or the commission of any offence by the Agency or anyone employed by him or acting on his behalf, as defined in Chapter IX of the Indian Penal Code, 1860 or the Prevention of Corruption Act, 1988 or any other Act enacted for the prevention of corruption shall entitle the PSPCA to cancel the contract and all or any other contracts with the Agency and recover from the Agency the amount of any loss arising from such cancellation. A decision of the PSPCA or his nominee to the effect that a breach of the undertaking had been committed shall be final and binding on the Agency. Giving or offering of any gift, bribe or inducement or any attempt at any such act on behalf of the Agency towards any Member / officer/employee of the PSPCA or to any other person in a position to influence any officer/employee of the PSPCA for showing any favour in relation to this or any other contract, shall render the Agency to such liability/ penalty as the PSPCA may deem proper, including but not limited to termination of the contract, imposition of penal damages and any other consequential damage charges deemed fit by the PSPCA.

Canvassing in connection with the bid are strictly prohibited, and such canvassed bids submitted by the participating Agency will be liable to be rejected.

PSPCA reserves the right to reject any or all bids or cancel/withdraw the invitation for bid without assigning any reasons whatsoever thereof. No claim of the participating Agency whatsoever shall be entertained by PSPCA on this account.



III
PROCESS.
III

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TENTATIVE LIFE CYCLE OF THE PROJECT

01 *Release of RFP*

02 *Questions & Query*

03 *Submission of Quote*

04 *Presentation at
GBM*

05 *Selection of
Developer*

Provisional BBA

*Procurement of
License by Agency*

*Registration of
BBA*

*Construction of
Project*

*Conveyance of
Units*

*Completion
Certificate*



THE FORMS

*DUE DILIGENCE & PRE-
QUALIFICATION FORMS*

YOUR GO TO

Resource List for Forms & Documents

WWW.PSPCA.IN/TFT/FORMS

There are ten pre-qualification forms that are required to be filled in by the interested developer / agency / company. You can click on the link and download the forms.



WWW.PSPCA.IN/TFT/CONCEPTPLAN

The tod plan submitted with the authorities for their necessary approval can be downloaded through this link. for questions and query in tihs regard you can send us an email at admin@pspca.in.



WWW.PSPCA.IN/TFT/RECORDS

All the relevant records related to the said land and the proposed The Freedom Tower can be accessed and downloaded from this link. In case of question or query, please email us at admin@pspca.in



WWW.PSPCA.IN/TFT/LC1

On behalf of the owners of The Palm Spring Plaza, the representative Association has filed the requisite License L1 with the DGTCP. The copy of the LC1 can be accessed here.

