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Government of India

Ministry of Housing and Urban Affairs

(HFA-V Division)

Room No.118-G, NBO Building,
Nirman Bhawan, New Delhi-110011

Dated: 25.11.2020

CORRIGENDUM

Sub: **Response to the queries/clarifications received on Expression of Interest (EOI) for shortlisting of Entities for Construction, Operation and Maintenance of ARHCs on their own available vacant land for a period of 25 years – reg.**

This has reference to the Expression of Interest (EOI) for shortlisting of Entities for Construction, Operation and Maintenance of ARHCs on their own available vacant land for a period of 25 years that was published on www.eprocure.gov.in and www.arhc.mohua.gov.in on 14.10.2020.

2. Subsequently, this Ministry has received queries/clarifications from various agencies. Based on the existing provisions of EOI and with the approval of Competent Authority, the replies of the queries/clarification are enclosed herewith as **Annexure**.
3. The last date for submission of the applications (online only on ARHCs website) is 11.01.2021. Therefore, all participating Entities/Developing Agencies are requested to upload their applications against the EOI within the stipulated time period only, to avoid any further complications.
4. This issues with the approval of Competent Authority.



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Ministry of Housing and Urban Affairs
Government of India

Affordable Rental Housing Complexes (ARHCs)

**Responses to Pre-bid Queries received from various agencies on
Expression of Interest (EOI) for Shortlisting of Entities under Model-02 of ARHCs**

S. No.	Ref.	Details of Queries	Reply of Ministry
Name of the Agency: Chennai Petroleum Corporation Ltd (CPCL) formerly known as Madras Refineries Ltd.			
1.		Chennai Petroleum Corporation Limited (CPCL) (formerly known as Madras Refineries Limited) is a Central Public Sector Enterprise and a group company of Indian Oil with 10.5 MMTPA Refinery at Manali, Chennai. We have undertaken various projects in our Manali Refinery and Cauvery Basin Refinery (CBR) at Nagappatinam over the past 53 years. In CBR, 155 nos. of residential quarters for employees is built and maintained by CPCL for the last 26 years along with a guest house facility .In Manali Refinery, various buildings including controls rooms, substations, administrative buildings, canteens and dining halls are built inside the campus and residential quarters for CISF (approx.130 quarters) is built and still maintained by CPCL near to the Refinery for the last 30 years .In addition a	Yes, Subject to the fulfilment of terms and conditions as mentioned in EOI.

		<p>Polytechnic College in 5.5 acres of CPCL land is also constructed and maintained by CPCL from the year 2013 onwards providing education to many needy students in Manali area. Furthermore CPCL has also a corporate office building in the heart of Chennai city and a Refinery Engineering School of Training, a building dedicated to providing training to employees, both built and maintained to date by CPCL.</p> <p>For experience criteria as per clause3.2, whether the above credentials will be sufficient may please be clarified.</p>	
2.		<p>Being a PSU, finalizing a consortium member and applying EoI with their credentials after working out tentative estimate and work methodology will take more time considering the various stages of approvals and procedures involved. CPCL is already in the process of finalizing a consortium member for design, construction and project management activities related to ARHC. In such case, whether CPCL can apply as lead member (land for project will be provided by CPCL) with available details by 11.01.2021 and subsequently submit the consortium member credentials with required project details may please be clarified.</p>	<p>All participating agencies are advised to respond to the EOI after satisfying all required terms and conditions at the time of submission of EOI before the last date.</p>
3.		<p>Considering the finalization of consortium member for design, construction and project management activities of ARHC will take more time, Kindly clarify whether any change in plan, estimate and work</p>	<p>EOI is only for submission of willingness and concept of proposal of participating agencies and DPR will be</p>

		methodology is allowed after submission of EoI which can be reflected in Detailed Project Report (DPR).	required to be submitted after the first stage scrutiny and shortlisting.
4.		Modality in allotment of the ARHCs shall lie with the respective ULB's or with the entities.	Under Model-2, complexes/houses of ARHCs will be allotted/operated by the concerned Entities as per the Operational Guidelines of ARHC.
5.		Land Use Permission for converting the land allotted to CPCL for Industrial Purpose by the State Government shall be converted to Residential Purpose by the ULB's on submission of the Application Form along with the EoI automatically as per the benefits offered to the entities under this scheme.	Upon shortlisting of Entities and projects Listed under ARHCs by the State/ULBs, the 'Use Permission' will be obtained by Entities from the concerned local authority for a specific project.
6.		If the ARHCs remain vacant, whether the entities can use it for accommodating their regular staffs who shall not come under the LIG/EWS category to ensure sustained occupancy and continued revenue.	No, the beneficiaries for ARHCs will be from EWS/LIG category only.
7.		Intimation on the Mode of Conduct of the Pre-Bid Meeting on 12.11.2020	Online
M/s AAP KA AWAS LLP			
8.		Please clarify clause vii on page 20 when compared with clause d) Under States/UT/ULB on page 27 of operational guidelines.	Initial, affordable rent of ARHCs will be fixed by Entity as per local survey and local survey will be conducted by concerned States/UTs/ULBs/Parastatals

			<p>and result of local survey will also be displayed in public at the websites of ULBs/ARHC etc.</p> <p><i>For example, as per local survey affordable rent of one city comes out to be Rs. 2000/ per month and same amount will be fixed by the Entity as initial rent and the same may be increased subsequently as per the Operational Guidelines.</i></p>
9.		Please clarify the process and guideline for fixing the rentals.	As per Operational Guidelines. It has to be affordable based on local survey.
10.		What options does the entity have in case of vacant houses which can't be rented due to lack of demand?	All participating agencies are requested to participate in the EOI process after conducting the market survey, demand assessment at their own level.
11.		Can ARHCs be used as service apartments for short stay?	Purpose and target beneficiaries for ARHCs has already been defined in the operational guidelines of ARHCs.
12.		How will the valuation of land be computed? (Considering a difference between the DLC/Circle rate and market rate.	Since ARHCs will be constructed by the Entities on their own available vacant land, therefore valuation of land does not have any merit.

13.		Considering the other rental options available to investors and land owners especially with regard to commercial warehousing which offer from Rs.16 to 18 per square foot under convenient conditions of receiving payments from corporate i.e. Amazon, Flipcart etc viz-a-viz collecting from multiple tenants.	This question is not under the purview of ARHCs.
M/s GAIL(India) Limited, New Delhi			
14.		Error message while trying to fill the online EOI at Appendix – 4. (Screenshot attached below)	<u>Rectified</u>
15.		We are planning to execute the scheme at 03 separate locations of GAIL. So, do we have to file 03 separate EOI applications?	If the projects are located/proposed in same city, a single response against the EOI will suffice. However, if the projects are located in different cities, separate EOI responses are required to be submitted as the jurisdiction of ULBs and authorities will vary for the purpose of extending the incentives/benefits.
16.		Also, in a particular location, we are planning to execute the scheme in 02 different phases, so can we file 2 separate EOI applications phase wise for that specific location /or indicate the phases in Sl. No. 25 of EOI application, Appendix-5 in the same application?	One response to the EOI is sufficient for 2 projects in one particular city. However, completion period for each phase should be mentioned mandatorily in the EOI response.

M/s Suncity Projects Pvt. Ltd.			
17.		The pre-bid meeting on 12th November 2020 is scheduled at what time and what is the venue? Can it be conducted virtually?	<u>Mentioned on ARHC website.</u>
18.		The initial rent has to be decided by the local authority/ entity as per clause 1.2.1 on page 6. How will any conflict be resolved between the local agency and the entity over the fixation of initial rent?	Initial, affordable rent of ARHCs will be fixed by Entity as per local survey and local survey will be conducted by concerned States/UTs/ULBs/Parastatals and result of local survey will also be displayed in public at the websites of ULBs/ARHC etc. <i>For example, as per local survey affordable rent of one city comes out to be Rs. 2000/ per month and same amount will be fixed by the Entity as initial rent and the same may be increased subsequently as per the Operational Guidelines.</i> It is obvious that there will not be any conflict between the local agency and the entity over the fixation of initial rent.
19.		Will the local urban body / Municipal Corporation be the nodal agency to monitor the start and finish of the timeline for the project? In the state of Haryana, the	Since ARHCs will be constructed by the Entities on their own available vacant land, therefore

		<p>CLU granting agency is Town & Country Planning Department or Gurugram Metropolitan Development Authority. The occupation certificate for the building is also issued by the same agency and it takes at least two-three months to receive the approval. We would like to suggest that the time limit of 24 months mentioned in clause 2.7.2 on page 9 should be linked to application of the occupation certificate and not to receiving of the certificate.</p>	<p>the progress of projects will be monitored by the Entities as per the EOI. Entities not adhering the timelines specified in the EOI shall not get any benefits/incentives proposed in the scheme.</p> <p>The Scheme has inbuilt provision to provide all necessary statutory approvals within 30 days through a single window system.</p>
20.		<p>Clause 4.3.2.(ii) reads that " State / UT may also provide 50% addition Floor Area Ratio (FAR / FSI) is little ambiguous. This requires a definitive clarification to make the project commercially feasible especially with respect to the state of Haryana, where land prices are much higher than other large states.</p>	<p>The State/UT through an MOA has confirmed to extend the benefits/incentives as proposed in the Scheme.</p>
21.		<p>Will the 30 days single window clearance mentioned in clause 4.3.2 (iii) also include the Environment clearance by State Environment Impact Assessment Authority Haryana and the Consent to Establish from Haryana State Pollution Control Board?</p>	<p>The Scheme has inbuilt provision to provide all necessary statutory approvals within 30 days through a single window system.</p>

M/s Uttar Pradesh Awas Evam Vikas Parishad (UPAVP)

22.	<p>3.1.1. Incorporation Details Point a, Pg. 10 of 35</p> <p>Participating Entities should submit Registration/ Incorporation Certificates & GST Registration under the governing legislations. The Entities shall be required to submit a true copy of Its Registration/ Incorporation Certificate along with the Proposal.</p>	<p>Request you to exempt on providing the said incorporation details for Uttar Pradesh Awas Evam Vikas Parishad (UPAVP) as it is a statutory Government agency of the State of Uttar Pradesh entrusted with the mandate to provide housing in the State and governed by The Uttar Pradesh Awas Evam Vikas Parishad Adhiniyam 1965". As a proof, UPAVP shall submit the copy of the Uttar Pradesh Awas [yam Vikas Parishad Adhiniyam 1965 for MoHUA's kind consideration.</p> <p>Request you to kindly accept the suggestion.</p>	<p>For participating in the EOI process, all agencies are requested to adhere the central/State rules and regulations regarding the various requirements. Any exemptions if permitted the government agencies may also be submitted as an attachment to the EOI response.</p>
23.	<p>Incorporation Details Point b, Pg. 10 of 35</p> <p>A Consortium of Maximum of 3 members of above such Entities comprising one Lead member with two other members such as land owning agency, project Finance, project implementation and management etc</p>	<p>It is understood from the Eol document that period of work is minimum 25 years. It is currently an Eol stage and the detailed project structuring along with the mode of implementation/operations shall be determined later,</p> <p>Further, for a project with such a long duration that involves operation and maintenance of rented premises, it may be difficult that the same set of consortium partners will continue till the end. Such projects involve different agencies as mentioned like land owning agency, project finance agency, contractor, facility management agency, etc and contribution of these agencies may be required at various stages of project development and implementation.</p>	<p>All participating agencies are advised to respond to the EOI after satisfying all required terms and conditions at the time of submission of EOI before the last date.</p> <p>Change of consortium partners at later stage is not allowed and it will continue for the entire project period.</p>

		You are requested to allow the flexibility of changing the consortium partners as it deems fit for the project benefit at later stage.	
24.	3.1.1 (d, e, fi, page number 11 of 35 d. Participating Entity or Consortium which has earlier been barred by Project Authority or blacklisted by any State/UT Government or Central Government/ Department/ Agency in India from participating in selection process, shall not be eligible to submit proposals, either individually or as member of a Consortium, if such bar subsists as on the submission due date, The participating Entities or Consortium shall be required to furnish an affidavit that there is no such bar imposed and existing as on date.	You are requested to provide a format for the affidavit for the point number (d), (e), and (f), if any.	Format for the affidavit for the point number (d), (e), and (f) is not mandatory. All agencies are suggested to prepare the format as per the requirement highlighting the details as mentioned in the EOI.
25.	3.1,1, Incorporation Details, point g. pg 11 of 35	UPAVP will be the project proponent and submitting the application as Sole Bidder. Further depending upon the project meats UPAVP may consider of partnering with Private	Any change in the composition of a Consortium during the term of evaluation process shall not be permitted after submission of

	<p>Any change in the composition of a Consortium during the term of evaluation process shall not be permitted after submission of proposals and during the contract period.</p>	<p>sector agency at a later stage for Implementation, Operations and Maintenance of the Project.</p> <p>The relaxation should be provided to the referred clause, as Affordable Rental Housing is a new concept in India (esp. targeting at LIG/EWS segments). It is premature to understand the market and the kind of industry players that may be partnered with for long term sustenance of the project over the period of 25 years.</p> <p>Hence this condition should be abolished and UPAVP will be allowed to form the consortium or enter into joint development model at later stage i.e. RFP stage and/or implementation stage.</p>	<p>proposals and during the contract period.</p>
26.	<p>3.1.1(h), page number 12 of 35v</p> <p>h.The Entity shall submit all the documents as per Appendix 9 along with layout and building plan along with financial details of the project. The estimated cost of the project and funding mechanism to be included in the proposal.</p>	<p>You are requested to provide a format for the financial details of the project, the estimated cost of the project and funding mechanism, if any.</p> <p>Please also clarify if the layout and building plan has to be submitted along with EoI</p>	<p>Since ARHCs will be constructed by the Entities on their own available vacant land, therefore at EOI Stage indicative layout plan/design of the project is required. Detailed designs/plan along with financial details of the project in the form of DPR will be required to be submitted after the first stage scrutiny and shortlisting.</p>

27.	Additional Question related to facility management	<p>Post construction of project/ property. can it be provided on lease to third party like facility management agency for operation and maintenance purpose who are primarily not part of consortium partners.</p> <p>Similarly, can these facility management agencies be changed during project span of 25 years. We suggest you to kindly allow provision of lease/sublease of property to such agencies for better operations & management during project time period, Further such agencies should be allowed to take the benefit of the incentives proposed by Central Government.</p>	<p>Since ARHCs will be constructed by the Entities on their own available vacant land, all incentives/benefits will be extended to the Entity or the Consortium proposed.</p> <p>However, for smooth operation and maintenance of ARHCs for the entire project period, the Entities are free to engage with other agencies/aggregators as per suitability.</p>
28.	<p>Entities who have participated in this E01 in its It is understood from the clause that a individual capacity or as part of a Consortium can Lead member in one consortium may form participate as a separate agency of any other Consortium participating in this EDI.</p>	<p>It is understood from the clause that a Lead member in one consortium may form another consortium for any other project as other member also i.e. the member should not necessarily be lead member in another project.</p> <p>Please clarify</p>	<p>This clause will remain as per the EOI.</p>

29.	<p>3.1.1. Incorporation Details Point C, 7, pg 11</p> <p>MoU in response to E01</p>	<p>You are requested to provide a format for signing of MoUs by different members of consortium, if any</p>	<p>Formats for MoUs to be signed among different members of consortium is available at ARHC website.</p>
30.	<p>3.2 Work experience, pg 12</p> <p>Entities themselves or in Consortium should have previous experience of construction/development/ management of at least one social or group housing projects/ residential housing complexes/ guest houses/ hostel</p> <p>or</p> <p>any other related project in last 10 years in India or in any other country through conventional or innovative technologies</p>	<p>You are requested to allow ongoing under-construction projects experience along with previous experience of construction/development/management of at least one social or group housing projects/ residential housing complexes/ guest houses/ hostel or any other related project in last 10 years in India or in any other country through conventional or innovative technologies.</p>	<p>This clause will remain as per the EOI.</p>
31.	<p>3.2 Work experience, pg 12</p> <p>Eol for short listing of Entities for Construction, Operation and Maintenance of ARHCs on their own available</p>	<p>Do already constructed facilities in compliance with building requirement of ARHCs may be considered? Please clarify</p>	<p>This clause will remain as per the EOI.</p>

	land for a period of twenty five years		
32.	<p><u>4.2.10, Pg.5</u></p> <p>For sustained occupancy and continued revenue, Entity may tie up with local industry/ manufacturers/ service providers/ educational/ health institutions/ market associations/ others employing urban migrants/ poor to provide accommodation In-block and remit rental by deducting directly from their salary/ fees/ any kind of remuneration, as feasible. These rental housing complexes may also be run through partnership with Aggregators.</p>	<p>It is understood that Aggregators mentioned in the clause will not be part of consortium and shall be allowed as tie-up at a later stage. Similarly, tie up with local industry/ manufacturers/ service providers/ educational/ health Institutions/market associations/ others employing urban migrants/ poor to provide accommodation in-block and remit rental by deducting directly from their salary/ fees/ any kind of remuneration, as feasible shall be considered in addition to consortium</p>	Yes
33.	<p><u>4.3.3.</u></p> <p>As a part of this endeavour, MoHUA is inviting an Expression of Interest (Eoi) from interested Private sector</p>	<p>Does it mean that separate Eoi have to be submitted for different project location/ sites?</p> <p>Or</p>	<p>If the projects are located/proposed in same city, a single response against the EOI will suffice. However, if the projects are located in different cities, separate EOI responses</p>

	<p>Entities as well as Public Agencies to undertake construction of ARHCs on their own available vacant land and operate & maintain for a period of 25 years. The scope of this EDI is across the country and Public/private entities can apply for any ULB/city/town/planning area or any other scheme guideline through a dedicated ARHC website</p>	<p>UPAVP may submit single EoI with project details of the multiple sites as Annexures</p> <p>Please clarify</p>	<p>are required to be submitted as the jurisdiction of ULBs and authorities will vary for the purpose of extending the incentives/benefits.</p>
<p>34.</p>	<p><u>Appendix-5, pg.25</u> Point 3. No. of beneficiaries to be covered</p>	<p>Application Format to be filled by Entities to be forwarded by State/ULB to MoHUA. Does it mean that format is required to be filled at DPR stage and not time of submission of EoI? Please clarify.</p> <p>If, in case Appendix 5 is required to be filled and submitted along with EoI, then no. of beneficiaries, category shall be relaxed and to be submitted after construction period which is 2 years for conventional construction and 18 months using innovative technologies.</p> <p>Tenants/workers cannot be assured before construction as market is dynamic hence, such requirement shall be removed.</p>	<p>Appendix 5 as given in the portal has to be submitted at the time of submitting application against EoI.</p> <p>Details about No and category of beneficiaries required for in Appendix-5 is not mandatory at the time of EOI.</p>

35.	<u>Appendix-6</u> Format for Financial Capability of the Entities	Request you to exempt on providing the said Financial Capacity details for Uttar Pradesh Awas Evam Vikas Perished (UPAVP) as it is a statutory Government agency of the State of Uttar Pradesh entrusted with the mandate to provide housing in the State and governed by The Uttar Pradesh Awas Evam Vikas Perished Adhinyam 1965.	This clause will remain as per the EOI.
36.	<u>Appendix-7</u> Form of Bankers Insolvency Certificate	Request you to exempt on providing the said details for Uttar Pradesh Awas Evam Vikas Perished (UPAVP) as it is a statutory Government agency of the State of Uttar Pradesh entrusted with the mandate to provide housing in the State and governed by The Uttar Pradesh Awas Evam Vikas Perished Adhinyam 1965.	This clause will remain as per the EOI.
37.	<u>Appendix-8</u> Format for Past Experience of Entities (10 Years) - Indicates gross amount claimed and amount awarded by the Arbitrator	Please clarify the statement mentioned as <ul style="list-style-type: none"> • Indicates gross amount claimed and amount awarded by the Arbitrator In relation to past experience 	Arbitrator to be replaced with Project Authority
38.	<u>Section 2.2.5</u> Date of pre bid meeting: 12.11.2020	Please clarify the mode of pre-bid meeting	Online
39.	<u>Section 4.2.5,</u> Page number 15 of 35.	Is it compulsory to provide separate living room for the double bedroom and single bedroom ARHC units.	Keeping the requirement of minimum carpet area as per the Scheme Guidelines, the planning and design of the units is left to

	<p>Project means a listed project having at least 40 DUs consisting of a double bedroom (upto 60 sqm carpet area) or a single bedroom (upto 30 sqm carpet area) or dormitory beds (upto 10 sqm carpet area) in any ratio but not more than one third of total built area under double bedroom units. Every Dwelling Unit will have individual or shared living area, kitchen, toilet and bathroom.</p>	<p>Please clarify</p>	<p>the ingenuity of the Entity after following the NBC norms. Basic facilities of rooms, kitchen, toilet bathroom, storage etc however, shall have to be provisioned.</p>
<p>40.</p>	<p><u>Section 3.3.3,</u> Page number 13 of 35</p> <p>In case the annual accounts for the latest financial year are not audited and therefore, the Entity could not make available the same, the Entity shall give an undertaking to that effect and the statutory auditor shall certify the same. In such case, the Entity may provide the unaudited Annual Account (with Schedules) for the latest</p>	<p>The statutory auditor for UPAVP is Comptroller and Auditor General (C.A.G.) of India.</p> <p>For a public entity like UPAVP, financial documents for the year 2019-2020 is under preparation, and for financial year 2018-2019 it is not yet audited by the C.A.G</p> <p>UPAVP will submit the undertaking along with the unaudited financial details available with it for the referred years. Request your confirmation on the same.</p>	<p>Yes</p>

	financial year. In any case, the Audited Annual Financial Statements for the year proceeding the latest financial year would have to provided, failing which the Proposal will be rejected as non responsive		
41.	<p>Section 2.25, Page number 7of 35</p> <p>Last date of submission of EoI (online only) by Entity is 11.01.2021</p>	<p>As it is taking substantial time in identification of the ARHC site and considering the festive season,</p> <p>Request you to kindly extend the EoI submission date.</p>	This clause will remain as per the EOI.
M/s State Industries Promotion Corporation of Tamil Nadu Ltd. (SIPCOT)			
42.	<p>Clause 1.1.6 Projects under ARHCs will be applicable for consideration and funding till PMAY (U) Mission period i.e. March 2022.</p> <p>2.7 General Conditions 2.7.2 Time duration for the construction of ARHC is within 24 months by the shortlisted Entity from the date of statutory approvals in case</p>	<p>Request clarification if the project selected under the ARHC scheme shall be started by March 2022 or completed by March 2022.</p> <p>The duration for completion of the project allowed under the scheme is 24 months. The EoI submission date is Jan 2020 and shall take atleast six to eight months for EoI evaluation, project shortlisting, preparation of DPR, approval of DPR, floating of tender for the</p>	<p>Projects under ARHCs will be applicable for approval and funding upto the PMAY (U) Mission period i.e. March 2022, however, projects approved during the Mission period will continued to be funded for another 18 months to enable completion of projects.</p>

	ARHCs are being constructed by using conventional technologies. However, if the project is being constructed using innovative technologies and Technology Innovation Grant (TIG) is sought, time duration to complete the proposed ARHCs will be restricted to 18 months from the date of statutory approvals.	project and implementation of project. It is unlikely the deadline of March 2022 will be met.	
43.	Clause 1.2.2. Project means a listed project having at least 40 Dwelling Units (DUs) consisting of a double bedroom (upto 60 sqm carpet area) or a single bedroom (upto 30 sqm carpet area) or dormitory beds (upto 10 sqm carpet area) in any ratio but not more than one third of total built area under double bedroom units. Every DU will have individual or shared living area, kitchen, toilet and bathroom”.	Request clarification, if the Project can only have dormitory beds The proposed project by SIPCOT is exclusive dormitory facility.	Yes, a project of only dormitory beds is allowed subject to fulfilling the other criteria as per Operational Guidelines.
44.	Clasue2.2.1 Interested entities may upload the “Application Form” along	It is stated that the one hard copy of the uploaded document to be submitted to the concerned Urban Local Body “ULB”.	The hard copy of application will be required to submit to a ULB or to the concerned Local Planning

	<p>with necessary documents within 90 days from the date of issuance of EOI on dedicated ARHC website www.arhc.mohua.gov.in. One copy of uploaded document may also be submitted to the concerned Urban Local Body (ULB) in physical form for further processing at their end.</p>	<p>The proposed project by SIPCOT does not fall under any ULB limits. Please clarify if it is mandatory to submit the application to a ULB or to the concerned Local Planning Authority under which the jurisdiction falls.</p>	<p>Authority under which the jurisdiction falls.</p>
45.	<p>Clause 2.2.5 Date of pre-bid meeting - 12.11.2020</p>	<p>Please provide the online link for attending the pre-bid meeting.</p>	<p>Available on ARHC website</p>
46.	<p>Clause 2.7.2 Time duration for the construction of ARHC is within 24 months by the shortlisted Entity from the date of statutory approvals in case ARHCs are being constructed by using conventional technologies. However, if the project is being constructed using innovative technologies and Technology Innovation Grant (TIG) is sought, time duration to complete the proposed ARHCs will be</p>	<p>SIPCOT intends to develop an Industrial Housing project with 19,500 dormitory bed facility at SIPCOT Vallam-Vadagal Industrial Park, Sriperumbudur Taluk, Kancheepuram District. The project is proposed to be developed through innovative technologies in two phases.</p> <p>Given the size of the project, it is requested to look into the duration of the project timeline of 18 months and provide additional duration for completion of the projects sanctioned under ARHC.</p>	<p>This clause will remain as per EOI</p>

	restricted to 18 months from the date of statutory approvals.		
47.	<p>Clause 3.1.1 (b) A Consortium of a maximum of three (3) members of above such Entities comprising one Lead Member with two other members such as land owning agency, project finance, project implementation and management etc.</p>	<p>SIPCOT requests to allow having consortium partners for the project after shortlisting of EoI or during implementation of the project. It will be too early to have consortium partners at the EoI stage.</p> <p>It is also requested to clarify, what will be the exit mechanism for the Consortium members from the Consortium.</p>	This clause will remain as per EOI
48.	<p>Clause 4.2.3 Entity can Partner or associate with other Entities for land arrangement, project financing, implementation and operation & maintenance.</p>	<p>As stated in the clause, need for partnering may arise for specific requirements of the project & SIPCOT requests to allow having consortium partners for the project after shortlisting of EoI or during implementation of the project</p>	This clause will remain as per EOI
49.	<p>Clause 4.2.8 Initially, affordable rent of ARHCs will be fixed by Entity as per local survey. Subsequently, Entity can increase rent biennially at 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of signing of contract. Same mechanism shall be followed</p>	<p>The fixation of rent and annual increment will be completely depended on the project feasibility, occupancy, debt terms and conditions, O&M and other additional facilities provided at the Housing project.</p> <p>It is requested to provide clarification if the entities can increase the rent “annually at 4%”.</p>	This clause will remain as per EOI

	over the entire concession period i.e. 25 years.		
50.	<p>Clause 4.3.1</p> <p>iii. Entity shall receive project finance/loan at lower interest rate through concessional window under Affordable Housing Fund (AHF) by Housing Finance Companies (HFCs) and Priority Sector Lending (PSL) by Commercial Banks, upon inclusion of ARHCs in Harmonized Master List (HML) on the same lines of 'Affordable Housing'.</p>	<p>It is requested to provide additional details on the available lower interest rate of loan under the AHF</p> <ul style="list-style-type: none"> • Amount of Project fiancé/Loan eligible for each project/entity. • Applicable Interest rate for the project finance under the AHF. <p>List of HFC's and Commercial Banks from where eligible entities can apply for Project finance/ Loan.</p>	<p>ARHC has been included in the Harmonised Master List (HML). Hence, project finance will be done at lower interest rate through concessional window under AHF by HFCs and PSL by Commercial Banks.</p> <p>Upon Listing of the project under ARHCs, Entities may contact the credit lending agencies for availing the concessional project finance for ARHCs as per scheme guidelines.</p>
51.	<p>Clause 4.3.1</p> <p>iv. TIG of Rs. 1,00,000/- per dwelling unit in case of double bedroom (up to 60 sqm carpet area), Rs. 60,000/- per Dwelling Unit (up to 30 sqm carpet area) in case of single bedroom and Rs. 20,000 per Dormitory Bed (up to 10 sqm carpet area) shall be released by MoHUA to Entities through BMTPC.</p>	<p>It is requested to provide additional details on the TIG grant</p> <ul style="list-style-type: none"> • Maximum amount of TIG grant for each eligible project • Maximum amount of TIG grant for each participating entity 	<p>The TIG amount is applicable for per DU which has already been detailed in the operational guidelines. The final amount of TIG in a particular project may be calculated at disbursed after approval and listing of the project.</p>

52.	<p>Clause 4.4 Application of innovative construction technologies at limited scale has cost implications. To offset this impact and absorb cost implication and other related factors, Technology Innovation Grant (TIG) of Rs. 1,00,000/- per double bedroom (up to 60 sqm carpet area), Rs. 60,000/- per single bedroom unit (up to 30 sqm carpet area) and Rs. 20,000 per Dormitory Bed (up to 10 sqm carpet area) has been provisioned. TIG will be a financial grant under PMAY (U) through Technology Sub-Mission (TSM) which will be given to the Entities by MoHUA through BMTPC. TIG will be applicable only for projects using innovative and alternate technologies and sanctioned during the PMAY(U) Mission period (March 2022) and completed within 18 months</p>	<p>SIPCOT intends to develop an Industrial Housing project with 19,500 Dormitory Bed facilities at SIPCOT Vallam-Vadagal Industrial Park, Sriperumbudur Taluk and Kancheepuram District. The project is proposed to be developed through innovative technologies in two phases.</p> <p>It is envisaged that the projects developed will be Dormitory Beds and SIPCOT requests to increase the TIG grant from Rs.20,000 per Dormitory Bed to Rs.30,000 per Dormitory Bed. This will provide ease on the Project Financing for the Proposed Housing Project for 19,500 Dormitory Beds.</p> <p>It is also requested look into the project duration of 18 months given the size of the proposed project.</p>	<p>The TIG amount is fixed in the operational guidelines and it will not be increased or decreased.</p> <p>The TIG amount is essentially for using the innovative technologies for speedy construction. Therefore, timeline of 18 months will not be changed for the project using TIG.</p>
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	after getting all statutory approvals.		
M/s Mitsumi Housing Pvt. Ltd.			
53.	<p>Cl.3.1: Eligibility Criteria. Point-B: The Consortium of maximum three members comprising one lead member with two other member such as landowning agency, project finance, project Implementation and Management etc.</p>	<p>ARHC aims to construct in statutory town, Notified planning area and area of development /Special area of development /Industrial development authorities. Affordable Rental Housing Complex for migrant worker/Urban Poor is to be developing on the private land. And the project is developed on PPP mode.</p> <p>We request you to please modify the term - participating agency as Developing agency. And consortium of maximum 3 members allowed as the Developing agency. And the Developing agency should comply with all Pre-Qualification criteria jointly/Combinedly.</p> <p>We request you to please amend the clause</p>	<p>The term - participating agency means project construction/ developing agency only.</p> <p>There could be a situation where a PSU/Organization has vacant land but do not have any finance, any experience of construction, operation of any similar complexes. In such cases, the owner of the land is allowed to form a Consortium with maximum three other members for finance, construction & operation and maintenance of ARHCs.</p> <p>Consortium should comply with the Pre-Qualification criteria jointly/combined.</p>
54.	3.1.2 Arability of Free land owner should have the availability of land which	We request you to please consider land Owner as separate entity.	Consortium will be permissible through partnering with other agencies for participating in the

	should meet the criteria mention in clause 3.1.2		tender process, project financing, management, implementation and operation of ARHCs.
55.	Cl. 3.1.1	The developing agency have to submit the copy of agreement executed with land owner mentioning that the land is allotted for development of ARHC for a period of 25 years and clearly includes roles and responsibility of Developing agency and Land Owner	Members of the Consortium shall enter into a Memorandum of Understanding (MoU), in response of EOI.
Govt. of Madhya Pradesh			
56.		<p>Clarification was sought xiii.c. for Model-2 of operational guidelines-“Project finance/loan at lower interest rate through concessionaries window under Affordable Housing Fund(AHF) by Housing Finance Companies(HFCs) and Priority Sector lending (PSL) by Commercial Banks”</p> <p>A. What would be the effective rate of interest for project finance /loan?</p> <p>B. What would be the mechanism through which project finance/loan shall be provided?</p>	<p>ARHC has been included in the Harmonised Master List (HML). Hence, project finance will be done at lower interest rate through concessional window under AHF by HFCs and PSL by Commercial Banks.</p> <p>Upon Listing of the project under ARHCs, Entities may contact the credit lending agencies for availing the concessional project finance for ARHCs as per scheme guidelines.</p>
57.		It was suggested that an exit clause may to be added in operational guidelines of ARHCs to deal with the unanticipated situation that may arise in future.	Any amendment in the Scheme guidelines of ARHCs will be done at later stage, subject to approval of the competent authority.

		It was also suggested that Rent-to-own model can be adopted if entity is public in case of Model-2. Moreover, in case of Model-2 by a private entity, incentivized loan may be provided to the tenant to buy the house on completion of 25 years of tenancy.	However, all participating agencies are requested to respond as per existing guidelines as on date and same will be applicable for the entire project period.
M/s Curated Living Solutions Pvt. Ltd.			
58.		As per the EWS & LIG definition it is said as families having an annual income up to 3 lakhs & annual income between 3 lakhs to 6 lakhs will be eligible in respective group and can avail rental housing under ARHC. Is this to be considered per person per annum income? So, that person can avail this benefit when he/she is migrating to other cities/towns for work.	Family income will be considered and any person can avail benefit when he/she is migrating to other cities.
59.		Can the entities sell the DU's (real estate) to individual investors/institutes who are willing to lease back to operators of the consortium for operating it for 25 years? Way of operations will be as per ARHC norms.	In ARHCs no sell and purchase are admissible. All projects under ARHCs will be used for rental purpose only.
60.		Under Model – 2 can we put to use agricultural land and will it be converted to residential under this scheme?	Conversion of land use will be done as per the prevailing laws of concerned States/UTs Govt.
61.		Can the entities forge collaboration with Educational Institute exclusively for its students? (Irrespective of their parent's economical background). If allowed can such complexes fee be decided by the educational institutes & entities mutually without involving ULB's & other government bodies?	Uses of ARHCs will be done as per operational guidelines only.

62.		We as a group have abundant qualification in construction, finance and operations of residential, commercial, hostel, coliving & Industrial Housing (our profile attached for your reference) with that qualification can ARHC evaluate our credential and empanel us on ARHC scheme as preferred partners for collaboration in the fields of construction, finance & operations for any Private/PSU/Government Entities/landlords?	Evaluation of participating agencies will be done as per EOI's evaluation criteria only. However, there is no provision for empanelment of any agency for construction of ARHCs across the country based on their pre-qualifications and experiences.
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