



CUTTACK DEVELOPMENT AUTHORITY



RFP No.: _____ / CDA

REQUEST FOR PROPOSAL (RFP) FOR SELECTION OF DEVELOPER FOR

Date: ___ / ___ / 2019

DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT OVER 11.48 ACRES IN CUTTACK ON PPP MODEL

Cuttack Development Authority (CDA) invites Developers of National repute for development of an Affordable Housing Project over 11.48 acres in Cuttack on PPP model under Model III of the "Housing for all Policy" of Government of Odisha.

CDA has identified 11.48 acres of land in Cuttack out of which Affordable Housing will be developed over 7.84 Acres of land located in Mouza: Naranpur. Balance 3.64 Acres in two patches in Sector 8 & Sector 11, Bidanasi shall be given to the Selected Developer on freehold basis for its residential and commercial development in accordance with Applicable Laws.

Broad role of CDA: To provide unencumbered land, facilitate and ensure time bound statutory approvals.

Broad Role of Developer: The selected developer shall construct 550 Standard Size EWS units over 3.65 Ac and 320 Standard Size LIG units over 4.19 Ac in Mouza: Naranpur and hand over to CDA; CDA shall transfer 3.64 Ac of land (2.43 Ac in Sector 8 & 1.21Ac in Sector 11) on freehold basis for Developer's own commercial exploitation.

Eligibility Criteria | Financial & Technical:

1. The Firm or Consortium of Firms (maximum 3) together must have a Net Worth of at least INR 50,00,00,000/- (Indian Rupees 50 Crores Only) in the last Financial Year.

2. The Bidders should have development/construction experience of (1) housing projects/residential townships and other real estate projects (SEZs/Industrial Parks, schools, colleges, universities, IT-ITeS campuses, hostel buildings, auditoriums, convention centres, hotels, resorts, serviced apartments, way side amenities for highway projects etc) out of which at least one project should have minimum project cost of INR 15 Crores, and, (2) infrastructure projects like highways, port terminal, airport terminal, railway stations and industrial infrastructure with a project cost of at least INR 50 Crores.

Bid Parameter: Concession Fee (Premium/Grant). The bidders shall quote either premium or grant.

Project Schedule: To clarify queries of the bidders on the Project and RFP document, a **Pre-Bid Meeting** shall be held on **11th March, 2019 at 3:00 P.M in the Conference Hall of CDA.**

The Technical & Financial proposals must be submitted through speed post/registered post/courier latest by **29th March, 2019 before 4:00 P.M.** The technical proposal shall be opened at **4:30 P.M. on 29th March, 2019**

No drop box facility is available and hand delivery is not allowed. CDA will not be responsible for any postal/ courier delay.

Please refer the Request for Proposal documents for further details. RFP documents can be downloaded from <http://www.cdacuttack.nic.in>

For any query:

Contact - CDA, Cuttack



Bishnu Pr. Sahoo, Scheme Officer
Mob: +91-9438305766
E-mail: bishnu42sahoo@gmail.com

Jones Lang LaSalle



Biranchi Panigrahi
Mob: +91-7873980804
E-mail: bda.pnu@gmail.com

Affordable Housing Area - Naranpur - 7.84 Acres



Private Developer Project Area - Sector 11, Bidanasi - 1.21 Acres



Private Developer Project Area - Sector 8, Bidanasi - 2.430 Acres



CDA reserves the right, without any obligation or liability, to accept or reject any or all the Technical & Financial Bids, at any stage of the bidding process, to cancel or modify the process or any part thereof, or to vary any or all the terms and conditions at any time, without assigning any reason whatsoever.

Address for submission of Proposals:

The Vice-Chairman
Cuttack Development Authority (CDA)
Arunodaya Bhawan
Link Road
Cuttack - 753012, Odisha (India)

Secretary, CDA
Cuttack