

Central Medical Services Society

Amendment-2

Date:05.05.2022

Please refer the notification of Press Information Bureau, Gol, Ministry of Housing and Urban Poverty Alleviation dt. 04.07.2018. The said notification pertains to the Applicable Charges, for Allowing Permitted Changed Land-Use in Industrial Plots, as 'Residential (GH)' / 'Commercial' / 'Hospital', by DDA.

Following provision has been made through this notification:

MPD-2021, also permits other non-industrial activities e.g., 'Commercial' or 'Hospital' on the industrial units /plots abutting roads of 24 mtr. ROW and above. These non-industrial activities on such plots are permitted subject to payment of conversion and other betterment levies as applicable. For implementation of this policy, DDA has now notified the applicable charges vide Notification dated 03.07.2018 which are asunder: -

- Method used to derive the charges is very simple and rationalized. It is based on circle rates of adjoining residential areas.
- Additional FAR charges have also been kept at very reasonable level to ensure availability of housing at affordable prices.
- The policy also provides construction of EWS flats which will provide respectable living for lower strata of society.
- The charges have also been prescribed for use conversion from industrial to commercial and hospitals. It will generate more employment avenues and better health facilities at reasonable cost.
- A time period of 5 yrs has been allowed for completion of construction which will ensure timely delivery of flats to the users.
- The charges collected will be utilized for augmentation of services, infrastructure and upgradation of the surroundings of that industrial area.
- Use conversion charges for permitting 'residential (GH)' use varies from Rs.14328 to Rs.24777 per sq. mtrs. and additional FAR charges have been fixed from Rs.3039 to Rs.7597 per sq. mtr. in various industrial areas.
- Use conversion charges for permitting 'commercial'/'hospital' use is 1.25 times of the rates of use conversion charges of 'residential (GH)'.
- Token processing fee/facilitation charges for amalgamation of plots shall be applicable as per notified rates varying from Rs.1.00 lakh to 4.00 lakhs depending upon the size of the plots to be amalgamated.

In line with the notification dt.04.07.2018, following amendment is approved:

Tender/Prebid MoM /Amdt clause	Clarification/Amendment
<p style="text-align: center;">i. <u>Category-I-</u></p> <ul style="list-style-type: none"> • Plot of 800 to 1100 Sq yard with or without demolishable structure- The construction of a multistory building on the plot must yield 16,200 to 19,800 sq feet of built up area (excluding Basement and Stilt as per the allowed FAR of the quoted property). • Properties which are fully commercial or on Commercial notified roads only are eligible to bid. • The cost of property should be quoted on the basis of “Lumpsum cost offered to CMSS” including all levies and taxes, i.e. land, water, sewage, property& commercial tax, commission charges of Authorized Agent, and GST etc. <p>The bidder can quote their bid for Plots larger than 1100 SqYard, However CMSS will pay for the total cost upto maximum of 1100 Sq Yard. Calculation method- (Lump sum Rate quoted by the bidder/ Declared area of Plot in Sq. Yard) x 1100</p> <p>The bidder should submit an undertaking for acceptance of the above matrix condition.</p> <p style="text-align: center;">ii. <u>Category-II-</u></p> <ul style="list-style-type: none"> • Independent ready to move in building with appropriate size of plot with total built up area of 16,200 to 19,800 sqft. (excluding Basement and Stilt). The cost of Basement and Stilt will be included in total cost quoted by the bidder but the area will not be added in calculation of total built-up area of the building. • The Building should have maximum 4 floors excluding Basement and Stilt. Building with more than 4 floors(excluding Basement & Stilt) shall not be considered. • Properties which are fully commercial or on Commercial notified roads only are eligible to bid. • If the property is on notified commercial roads (and the property is fully residential/part residential- part commercial), it shall be the bidders responsibility to get the full property converted into commercial usage at its own cost before Agreement to Sell. • Only those properties that have Occupancy certificate or Completion certificate from Local Authority (on the tender opening date) shall be considered. • The cost of property should be quoted on the basis of “Lump sum cost offered to CMSS” including all levies and taxes, i.e. land, water, sewage, property & commercial tax, commission charges of Authorized Agent, 	<p>Added clause</p> <p style="text-align: center;"><u>For Category-I</u></p> <ul style="list-style-type: none"> • Industrial plots abutting roads of 24 mtr. ROW and above are also eligible to bid. <p style="text-align: center;"><u>For Category-II</u></p> <ul style="list-style-type: none"> • Industrial independent units abutting roads of 24 mtr. ROW and above are also eligible to bid. • If such property is quoted, it shall be the bidders responsibility to get the full property converted into commercial usage at its own cost before Agreement to Sell. <p>Note (For Both Category-I & Category-II):</p> <ol style="list-style-type: none"> 1. Offered Plot/ Building mandatorily must have clear and absolute title for sale of their Land/ Premises with approved Building Plans & Completion/ Occupancy Certificate etc issued by Local Authority for carrying out commercial activities/office purposes at New Delhi. 2. The offered property should either be fully commercial or on Notified commercial Road or Industrial units/plots abutting roads of 24 mtr. ROW and above. <ul style="list-style-type: none"> • Plots on Commercial Notified roads or Industrial plots abutting roads of 24 mtr. ROW and above are accepted and in this case, CMSS shall

<p>Conversion charges from residential/part residential to Fully Commercial and GST etc. No other additional charges whatsoever would be paid.</p> <ul style="list-style-type: none"> • The bidder will be responsible for installation of DG Set of appropriate capacity and all lifts which are part of building plan after taking necessary clearances (if required). Additional lifts provision (if any) may be left before final registration date. <p>The bidder can quote their bid for Independent Building with total built up area greater than 19,000 sqft. (excluding Basement and Stilt), However CMSS will pay for the total cost up to maximum of 19,800 sqft of built up area. Calculation method- (Lump sum Rate quoted by the bidder/ Declared carpet area of independent building in Sq ft.) x 19,800 The bidder should submit an undertaking for acceptance of the abovementioned condition.</p> <p>Note (For Both Category-I & Category-II):</p> <ol style="list-style-type: none"> 1. Offered Plot/ Building mandatorily must have clear and absolute title for sale of their Land/ Premises with approved Building Plans & Completion/ Occupancy Certificate etc issued by Local Authority for carrying out commercial activities/office purposes at New Delhi. 2. The offered property should either be fully commercial or on Notified commercial Road. Plots on Commercial Notified roads are accepted and in this case, CMSS shall be responsible for conversion from residential to Commercial (if required). Independent ready to move in Buildings on Commercial Notified roads are accepted and in this case, bidder shall be responsible for conversion from residential/part residential to Commercial at its own cost before signing of Agreement to Sell. The bidder should quote price of the property including all such charges. No extra charges would be paid for this by CMSS. CMSS may be involved in the paperwork if required. 	<p>be responsible for conversion from residential to Commercial (if required).</p> <ul style="list-style-type: none"> • Independent ready to move in Buildings on Commercial Notified roads or independent Industrial units abutting roads of 24 mtr. ROW and above are accepted and in this case, bidder shall be responsible for conversion from industrial to commercial at its own cost before signing of Agreement to Sell. The bidder should quote price of the property including all such charges. No extra charges would be paid for this by CMSS. CMSS may be involved in the paperwork if required. <p>Remaining terms will remain same.</p>
<p>ii. For Category-I</p> <ul style="list-style-type: none"> • If the property is fully commercial, margin @17 Cr. to be considered • If the property is on notified Commercial Road and conversion is to be done by CMSS after construction, margin @17 Cr. plus applicable conversion rate w.r.t. the part of property to be converted to commercial would be considered <p>Remaining clause remains same.</p>	<p>ii. For Category-I</p> <ul style="list-style-type: none"> • If the property is fully commercial, margin @17 Cr. to be considered • If the property is on notified Commercial Road / Industrial plots abutting roads of 24 mtr. ROW and above and conversion is to be done by CMSS after construction, margin @17 Cr. plus applicable conversion rate w.r.t. the part of property to be converted to commercial

	<p>would be considered Also if any additional miscellaneous charges are applicable to bring both category properties at par, CMSS reserves the right to include such charges as applicable as margin</p> <p>Remaining clause remains same.</p>
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CRITICAL DATE SHEET

1	Tender Publishing Date and time	25.03.2022, 11:00 AM
2	Tender Download, Bid Submission Start date and time	25.03.2022,11:30 AM
3	Bid Submission end date	19.05.2022
4	Technical Bid opening date & time	20.05.2022, 11:30 AM, Conference Hall, Central Medical Services Society, 2 nd Floor, Vishwa Yuvak Kendra, Pt. Uma Shankar Dikshit Marg, Teen Murti Road, Opp. Police Station, Chanakyapuri, New Delhi - 110 021

Sd/-

GM (Procurement), CMSS