

NATIONAL HOUSING DEVELOPMENT ORGANISATION

NHDO, KAUSHAL HOUSE, UPPER GROUND FLOOR,
39-NEHRU PLACE, NEW DELHI-110019

Phones: 011-41033648, Fax: 011-40505880, Email: info@nhdoindia.org

Eoi No. NHDO/WCP/RE/LFP/AI/2017

19.03.2017

Notice for Expression of Interest on All India Basis

The National Housing Development Organisation (NHDO) has been striving to make 'Housing for All' a reality. One of the sections of the society which finds it very difficult to own a house in the career span is the salaried employees, especially at the lower rung. Towards improving access to housing for this section of the society, NHDO is committed to end the past trails and discover holistic ways by which all the sections of the society may be benefited. With this clear objective National Housing Development Organisation (NHDO) has been established as an SPV to promote, control and co-ordinate the development of houses at selected places and providing all possible assistance for acquisition of accommodation by common man across India, on no profit-no loss basis purely as a social welfare measure. The goal of the organisation is to provide quality welfare services with a special focus on the E.W.S, L.I.G, backwards, SC/ST and women for housing.

NHDO is working in a mission mode and is engrossed in proffering high quality and cost effective residential units to its members. The organisation with its in-house team of professionals comprising of more than 1000 individual talents (at present) seeks to achieve its target of delivering more than 250,000/- dwelling units in the first phase across the country.

National housing development organisation Invites expression of interest (EOI) on **All India Basis** for the following:

- I) **Purchase of land/ sites with FSI** on *All India Basis (Excluding Delhi & NCR)* from the stake holders/land owners in the areas adjoining main (residential/commercial / institutional) sector of the cities subject to following conditions:-

1. For **Sites with FSI**:-

- i) Site should have minimum 200,000 sq. ft. FSI available within one mega project/township.
- ii) Site should be free hold and should be free from encumbrances (should not have been mortgaged /no lien marked on the land).
- iii) Site locations should be in close proximity and/or in adjoining areas of main (residential/commercial / institutional) sector in the border of cities.

- iv) Town-ship should have been approved by the competent authority and should have all necessary permissions for construction.
- v) Group Housing site should be adjoining preferably a 200Ft wide road.
- vi) Site should be accessible by a public road and have easy access to public transport, water and electricity connection/ Electricity load of adequate capacity.

2. Land Sites:-

- i) Site should have minimum 2 acres of land.
- ii) Site should be free-hold and should be free from encumbrances (should not have been mortgaged /no lien marked on the land).
- iii) Site locations should be in close proximity and/or in adjoining areas of main (residential/commercial / institutional) sector in the border of cities.
- iv) Site/land should have been approved by the competent authority and should have all necessary permissions for constructions.
- v) Land site should be adjoining preferably a 200Ft wide road.
- vi) Site should be accessible by a public road and have easy access to public transport, water and electricity connection/ Electricity load of adequate capacity.

NOTE - Interested parties (for the above part only) are requested to send their EOI in the prescribed template enclosed herewith furnishing details like name of the owner, contact details, location of the property, size, amenities, etc.

- II) For developing “**Affordable Housing in Partnership**” with members of the public on All India Basis (Including Delhi & NCR) who are land holders / who have land holdings and who are willing to go for a partnership with National Housing Development Organisation, whereby no upfront payment will be made to the land holders and partnership will proceed on profit sharing arrangements.

CONDITIONS:

- A. The interested parties should have three years experience in building construction works and should have a good track record of ethics and quality construction works. Moreover, bidder should be resourceful having sufficient men & machinery.
- B. Total net worth (Reserve & capital) of last three years should be atleast 5 crores.
- C. The interested parties may submit their proposal in the form of comprehensive project report along with the architectural plans, structural designs, detailed layouts plans & designs along with the firms available technology with accreditation certificate for mass

housing, financial history with last 3 years audited report, detail of projects executed and detail of technical persons and construction equipments available with the firm along with details of land owned by them.

D. With proposal of **“Affordable Housing in Partnership”** The ‘Expression of Interest’ must reach to - Chief Architect at NHDO, Kaushal House, UGF, 39-Nehru Place, New Delhi by 29th of March, 2017 up to 3:00 p.m.

E. The NHDO has right to accept or reject any proposal without assigning any reason.

F. No offer after the due date will be accepted.

With other things being equal, preference will be given to:

1. Offer received from Public Sector Undertakings/Government Departments and other Government bodies.
2. Suitability of location of the property.
3. Property with all necessary permissions and approvals in place.
4. Property situated in main (Residential/commercial / institutional) sector of the city with congenial surroundings, good frontage, proper access, and proximity to public amenities like bus stop, banks, markets, hospitals, residential nodes, Schools etc.
5. Easy access of Municipal water line and also Municipal sewerage line.

This is an expression of interest and not an invitation to bid.

Interested parties should write to -

The Chief Architect

National Housing Development Organisation

Kaushal House, Upper Ground Floor,

39-Nehru Place, New Delhi – 110019.

The EOI should complete in all respects and signed on all pages. The EOI should be delivered in a sealed envelope and the envelope shall be super scribed with “EOI for Land/FSI/Partnership (AIB)”

The EOI may be submitted either by the interested firms / owner of the property or by the owner’s authorized representative. Representative will have to enclose the letter of authority along with the expression of interest. Otherwise the offer is liable to be considered null and void at any stage as per the decision of NHDO. No brokerage will be paid by NHDO.

Selection of the organization shall be made based on the details submitted in the EOI. The offered property/proposal will be inspected for preliminary short-listing by NHDO. This may include carrying out the measurements and valuation of the offered property.

Selected applicants will be informed subsequently to submit the detailed technical offer and financial offer and terms and conditions.

Notwithstanding anything contained above, NHDO reserves the right to reject any or all EOI offers and give consideration to properties other than those offered in response to this advertisement.

Interested parties are urged to visit the Tenders section of www.nhdoindia.org on regular basis for any updates related to schedule or corrigendum with respect to the above EOI.

Chief Architect
For & on behalf of CMD
National Housing Development Organisation

EXPRESSION OF INTEREST FORM

To,

Dated -... /03/2017

The Chief Architect
National Housing Development Organisation
Kaushal House, Upper Ground Floor,
39-Nehru Place, New Delhi – 110019.

Sir,

Sub: Expression of Interest Offering non-Agricultural Land/sites with FSI at _____

This offer is with reference to the advertisement released in the press / put up in the Tenders section (EoI No. NHDO/WCP/RE/LFP/AI/2017 Dated 19.03.2017) of National Housing Development Organisation (NHDO) website www.nhdoindia.org for non-agricultural land/Sites with FSI to develop affordable housing on *All India Basis*.

The details of the land/FSI offered are as under:

DETAILS OF THE LAND OFFERED

Sr. No.	Particulars	Details
1	DETAILS OF VENDOR/FIRM / BUILDER/ OWNER / REPRESENTATIVE	
1.1	Name	
1.2	Address & Phone No: FAX No. & E-mail address:	
1.3	Constitution of vendor/firm. (Whether Proprietary /Partnership/Pvt. Ltd. / Public Ltd./PSU etc.):	
1.4	In case of a Company, details of Incorporation of Company and Commencement of Business.	Incorporation Date: Ref: Commencement Date: Ref:
1.5	Permanent Account Number (PAN) & TAN	
1.6	Valid Sales tax registration no.	
1.7	Valid Service tax registration no.	
1.8	Name & Designation of the contact person to whom all references shall be made regarding this EOI	
2	MARKETABILITY OF TITLE OF THE VENDOR	
2.1	Solicitor's / Advocate's name and address, Phone / Fax Nos.	

2.2	Details of encumbrances, if any	
3	DETAILS OF PROPERTY	
3.1	Location & Address of the property	
3.2	Usage of property (as approved by Competent Authority)	
3.3	Tenure of the land a. Freehold b. Leasehold c. If leasehold give residual period of lease and name of the title holder	
3.4	Road width (width of road abutting/connected to the land)	
3.5	Old structure/s (if any)	
3.6	Area of land	Acres/Sq. yds
3.7	Details of locality- a. Residential / Commercial b. Commercial cum Residential c. IT / Financial Hub d. Industrial Hub e. Slum	
3.8	Locality's proximity to the following place (in Kms.) a. Railway station b. Bus stand c. Banks d. Hospital e. Airport f. Residential nodes g. IT Hubs / STPs	
4	DETAILS OF BOUNDARIES AND ADJACENT BUILDINGS	
4.1	Boundary of the property a. a. North b. East c. South d. West	

5	OTHER INFORMATION	
5.1	Name and address of the banker	

I hereby confirm that, all the terms and conditions specified with respect to this Expression of Interest are acceptable to me. I further confirm that all the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of NHDO.

I am aware that NHDO is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I further certify that I am an authorized signatory of my company and am, therefore, competent to submit the details towards this Expression of Interest.

Yours faithfully,

(Signature of the Offeror)

Printed Name

Designation

Seal

Date:

Business Address: