



# **MALIR DEVELOPMENT AUTHORITY**

## **BIDDING DOCUMENT** (Technical Proposal - Volume – I)

### **PUBLIC ECONOMY HOUSING PROJECT** COMPRISING OF HOUSING UNITS ON RESIDENTIAL PLOTS OF SECTOR-18 OF NEW MALIR HOUSING PROJECT, MDA SCHEME-1 & SECTOR-6B, 12 & 85 OF TAISER TOWN, SCHEME-45, KARACHI ON SELF FINANCE BASIS

APRIL 2023

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# INVITATION FOR BID

(Refer Notice Inviting Bids/Tenders published in Newspapers)

- 1) **Malir Development Authority (MDA)** (the Procuring Agency) intends to execute “**Public Economy Housing Project**” comprising of housing units on fully serviced residential plots of Sector No. 18, New Malir Housing Project (NMHP), MDA Scheme-1 & Sector Nos. 6B, 12 & 85, Taiser Town, Scheme-45, Karachi on self-finance basis.
- 2) PEH Project will be a gated community project comprising of housing units viz single storey, one unit (Ground + 01-storey) and cottages / multiple units (Ground + 02-storeys) planned on compact pieces of earmarked sectors measuring about 25 acres of NMHP, MDA Scheme-1 & about 190 acres of Taiser Town, Scheme-45 on 100 & 200 and 80 & 120 sqyds plots respectively, which will be offered to general public at a predetermined affordable prices and whose sale receipts will be applied for all eligible payments of the project under the contract only.
- 3) MDA invite sealed bid(s) of the project from interested bidder(s) viz persons(s)/contractor(s)/ company(s)/firm(s) etc based on Rule-15(2)(b), Types of Bidding (National Competitive Bidding), Sindh Public Procurement Rules, 2010 (amended upto date) (SPP Rules, 2010) on Standard Bidding Documents of Civil - Large Works, Sindh Public Procurement Authority (SPPRA).  

Financial Estimate - PKR 5000 million	Earnest Money - 1% of Bid Price	Completion Period
		04-years
- 4) The interested bidder(s) on forming consortium of following firm(s)/professional(s) etc are eligible to participate for the bid only. The interested foreign bidder(s)/firm(s) etc may participate in joint venture with a Pakistani Firm(s) only under Pakistan Engineering Council (PEC) byelaws, who meets the following “Eligibility Criteria”:-
  - i- **Town Planner(s)/Town planning firm(s) holding valid license of Sindh Building Control Authority (SBCA) & valid membership of Pakistan Council of Architects & Town Planners (PCATP).**
  - ii- **Architect(s)/ Architect(s) firm(s) holding valid license SBCA & membership of PCATP.**
  - iii- **Engineering Consultant(s)/Firm(s) holding valid license of Pakistan Engineering Council (PEC).**
  - iv- **Constructor(s) holding valid registration of PEC in C-2 or above category of civil works AND/OR Builder(s)/Developer(s) holding valid license of SBCA & membership of Association of Builders & Developers (ABAD).**
  - v- **Proof of relevant experience of works.**
  - vi- **Registration with Income Tax & SRB.**
  - vii- **Turn-over of at-least last three years.**
  - viii- **Affidavit / Undertaking regarding firm was never blacklisted.**
- 5) The bidder who put most advantageous bid will be selected under Rule-46(2), Procedure of open competitive bidding, Single Stage-two envelope procedure, SPP Rules, 2010 (amended upto date).
- 6) Bidding is open to all interested bidder(s) under Rule-46(2)(j), Procedure of open competitive bidding, Single Stage-two envelope procedure, Sindh Public Procurement Rules-2010 (amended upto date) as under:-
  - (a) bid shall comprise a single package containing two separate envelopes. Each envelope shall contain separately the financial proposal and the technical proposal;
  - (b) envelopes shall be marked as “FINANCIAL PROPOSAL” and “TECHNICAL PROPOSAL” in bold and legible letters to avoid confusion;
  - (c) initially, only the envelope marked “TECHNICAL PROPOSAL” shall be opened;
  - (d) envelope marked as “FINANCIAL PROPOSAL” shall be retained in the custody of the procuring agency without being opened;
  - (e) procuring agency shall evaluate the technical proposal in a manner prescribed in advance, without reference to the price and reject any proposal which does not conform to the specified requirements;
  - (f) no amendments in the technical proposal shall be permitted during the technical evaluation;
  - (g) financial proposals of technically qualified bids shall be opened publicly at a time, date and venue announced and communicated to the bidders in advance;
  - (h) financial proposal of bids found technically non-responsive shall be returned un-opened to the respective bidders; and
  - (i) bid found to be the **most advantageous bid** shall be accepted.

- 7) MDA will lease/sub-lease housing units of the project on 99 years lease basis in favor of the allottee(s)/owner(s)/purchaser(s) on receipt of full and final payment of the booked unit(s).
- 8) MDA may appoint an Engineering Firm(s) holding valid registration of Pakistan Engineering Council (PEC) for the purpose of vetting of design/drawings of internal infrastructure development works (roads, water distribution and sewerage disposal systems) and proposed building construction works (architecture, structure, plumbing and electrical) prepared by the selected consortium. The scope of supervisory services includes but not limited to quality control, material compliance to the works specifications, verification of bills of rendered services and executed works by the consortium and authorize payment/withdrawals/ disbursements as per the Contract Agreement only.
- 9) MDA do not commit any financial liability/commitment money/advance payment except mobilization advance to the successful bidder under the contract, which too will be paid out of the collected sale proceeds of booked housing units only and adjusted as per terms and conditions appended in Bidding Document (Technical Proposal), Volume-I.
- 10) The successful selected bidder shall arrange seed money from its own resources for initial preparation of requisites and launching of the project at its sole risks and costs with the name and logo of Procuring Agency. The selected bidder will be paid for all procurements of works, goods and services afterwards, out of the collected sale proceeds of housing units of the project under the conditions of contract only.
- 11) Interested bidder(s) may obtain complete set of "Bidding Document (Technical Proposal & Financial Proposal) from the Office of Director General, MDA located at G-4/B, Block-17, Gulshan-e-Iqbal, Karachi or download from SPPRA website [www.pprasindh.gov.pk](http://www.pprasindh.gov.pk) upto 11.05.2023 during office hours on making payment of Rs. 3000/- through Pay Order/Banker Cheque of any schedule bank prepared in favour of MDA. It may be clearly understood that any cost incurred for collection of bidding documents, information, site visit(s) and preparation of the bid are not reimbursable and any bid received later than the specified time shall not be considered and will be subject to automatic rejection.
- 12) Last date of submission of "Bidding Document - Technical Proposal & Financial Proposal" along with a Earnest Money in the form of Pay Order/Banker's cheque or in a freely convertible currency in the above office has been fixed as 12.05.2023 upto 2.00 pm. The bid(s) will be opened at 3.00 pm in Committee Room, MDA, 1<sup>st</sup> floor of the above address in presence of the representative(s) of the bidder(s), who choose to attend the meeting on the date and time at the venue. In case of holiday and unforeseen circumstances prevailing on the opening date, the bids shall be submitted and opened on the next working day. Bid Money will be released to the unsuccessful bidder(s) once the contract has been signed with the successful consortium or the validity period has expired.
- 13) Failure to attach Pay Order /Banker Cheque will make the bid(s) liable to be treated under automatic rejection. The bid(s) in sealed covers mentioning name of project should be dropped at the place at the time mentioned above, where, conditional, electronic & telegraphic bids are rejected.
- 14) Canvassing in connection of bidding is strictly prohibited and bids submitted by the consortium(s), who reported / found to be involved are liable for rejection.
- 15) The Procuring agency (MDA) reserves right to annul the bidding process and reject all bids or proposals, as per SPP Rules 2010 (amended upto date).

**Project Director**  
**Malir Development Authority**

# **INSTRUCTIONS TO BIDDERS**

## **INSTRUCTIONS TO BIDDERS**

### **A. GENERAL**

#### **IB.1 Scope of Bid**

- 1.1 Procuring agency as defined in the bidding data hereinafter called “the procuring agency” wishes to receive bids for the construction and completion of works as described in these bidding documents, and summarized in the bidding data hereinafter referred to as the “Services, Works & Goods” etc.
- 1.2 The successful bidder will be expected to complete the works with in the time specified in Appendix-A to Bid.

#### **IB.2 Source of Funds**

- 2.1 Procuring agency has not received / allocated / applied for loan / grant / Federal / Provincial / Local Government funds from any source(s). No foreign currency is required towards the cost of the project, and it is intended that the project will be executed from the sale proceeds of the proposed housing units, which will be applied to eligible payments under the contract for which these bidding documents are issued.

#### **IB.3 Eligible Bidders**

- 3.1 This Invitation for Bids is open to all interested bidders who are eligible under provisions of Sindh Public Procurement Rules as mentioned below and the criteria given in the Notice Inviting Tender (NIT) / Bidding Document.

Firms and individuals, national or international, may be allowed to bid for any project where international competitive bidding is feasible. Any conditions for participation shall be limited to those that are essential to ensure the bidder’s capability to fulfill the contract in question.

- (a) Bidders maybe excluded if;
  - (i) as a matter of law or official regulations, commercial relations are prohibited with the bidder’s country by the federal government in case of ICB, or
  - (ii) a firm is blacklisted / debarred by the procuring agency and the matter has been reported to the Authority, subject to Rule 30 of Sindh Public Procurement Rules 2010.
- (b) Government – owned enterprises or institutions may participate only if they can establish that they are;
  - (i) legally and financially autonomous, and
  - (ii) operate under commercial law.

Provided that where government – owned universities or research centers in the country are of a unique and exceptional nature, and their participation is critical to project implementation, they may be allowed to participate; and Bidders shall include all those contractors who are registered or incorporated in Pakistan, irrespective of the nationality of their owners and professional staff, or

- (c) Bidders are:-
  - (i) pre-qualified with procuring agency for particular project / scheme;
  - (ii) registered with Pakistan Engineering Council in particular category & discipline,
  - (iii) registered with relevant tax authorities (income / sales tax, wherever applicable)

#### **IB.4 One Bid per Bidder**

- 4.1 Each bidder shall submit only one bid either by himself, or as a partner in a joint

venture. A bidder who submits or participates in more than one bid (other than alternatives pursuant to Clause IB.16) will be disqualified.

#### **IB.5 Cost of Bidding**

5.1 The bidders shall bear all cost associated with the preparation and submission of their respective bids, and the procuring agency will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

#### **IB.6 Site Visit**

6.1 The bidders are advised to visit and examine the site of works and its surroundings and obtain all information that may be necessary for preparing the bid and entering into a contract for construction of the works. All cost in this respect shall be at the bidder's own expense.

6.2 The bidders and any of their personnel or agents will be granted permission by the procuring agency to enter upon his premises and lands for the purpose of such inspection, but only up on the express condition that the bidders, their personnel and agents, will release and indemnify the procuring agency, his personnel and agents from and against all liability in respect thereof and will be responsible for death or personal injury, loss of or damage to property and any other loss, damage, costs and expenses incurred as a result of such inspection.

### **B. BIDDINGDOCUMENTS**

#### **IB.7 Contents of Bidding Documents (SPP RULE 21)**

7.1 The bidding documents, in addition to invitation for bids, are those stated below and should be read in conjunction with any addenda issued in accordance with ClauseIB.9.

- a. Instructions to Bidders.
- b. Bidding Data.
- c. General Conditions of Contract, Part-I (GCC).
- d. Special Conditions of Contract, Part-II (SCC)
- e. Specifications.
- f. Form of Bid and Appendices to Bid.
- g. Bill of Quantities (Appendix-D to Bid).
- h. Form of Bid Security.
- i. Form of Contract Agreement.
- j. Forms of Performance Security, Mobilization Advance Guarantee, Integrity Pact and Indenture bond for secured advance.
- k. Drawings.

7.2 The bidders are expected to examine carefully the contents of all the above documents. Failure to comply with the requirements of bid submission will be at the bidder's own risk. Pursuant to Clause IB.26, bids which are not substantially responsive to the requirements of the BD will be rejected.

#### **IB.8 Clarification of Bidding Documents: (SPP RULE-23 (1)):**

Any interested bidder requiring any clarification (s) in respect of the bidding documents may notify the procuring agency in writing at the procuring agency's address indicated in the Invitation for Bids / NIT. Procuring agency will respond to any request for clarification provided they are at least five calendar days prior to the date of opening of bid.

Provided that any clarification in response to query by any bidder; shall be communicated to all parties who have obtained bidding documents.



**IB.9 Addendum / Modification of Bidding Documents:**

- 9.1 At any time prior to the deadline for submission of bids, the procuring agency may, for any reason, whether at his own initiative or in response to a clarification requested by a interested bidder, modify the bidding documents by issuing addendum.
- 9.2 Any addendum thus issued shall be part of the bidding documents pursuant to sub-clause IB7.1 here of and shall be communicated in writing to all bidders. Interested bidders shall acknowledge receipt of each addendum in writing to the procuring agency.
- 9.3 To afford bidders reasonable time in which to take an addendum into account in Preparing their bids, the procuring agency may extend the dead line for submission of bids in accordance with IB.20

**C. PREPARATION OF BIDS**

**IB.10 Language of Bid**

- 10.1 The bid and all correspondence and documents related to the bid exchanged by a bidder and the procuring agency shall be in the language stipulated in the bidding data and Special Conditions of the Contract. Supporting documents and printed literature furnished by the bidders may be in any other language provided the same are accompanied by an accurate translation of the relevant parts in the bid language, in which case, for purposes of evaluation of the bid, the translation in bid language shall prevail.

**IB.11 Documents Accompanying the Bid**

- 11.1 Each bidder shall:
  - (a) submit a written authorization on the letter head of the bidding firm, authorizing the signatory of the bid to act for and on behalf of the bidder;
  - (b) update the information indicated and listed in the bidding data and previously submitted with the application for pre-qualification, and continue to meet the minimum criteria set out in the pre-qualification documents, which as a minimum, would include the following :
    - (i) Evidence of access to financial resources along with average annual construction turnover;
    - (ii) Financial predictions for the current year and the following two years, including the effect of known commitments;
    - (iii) Work commitments since pre-qualification;
    - (iv) Current litigation information; and
    - (v) Availability of critical equipment; and
  - (c) furnish a technical proposal taking into account the various Appendices to Bid specially the following:

Appendix-E to Bid	Proposed Construction Schedule
Appendix-F to Bid	Method of Performing the Work
Appendix-G to Bid	List of Major Equipment
Appendix-K to Bid	Organization Chart for Supervisory Staff and other pertinent information such as mobilization program etc.
- 11.2 Bids submitted by a joint venture of two (2) or more firms shall comply with the following requirements:
  - (a) one of the joint venture partners shall be nominated as being in charge; and this authorization shall be evidenced by submitting a power of attorney signed by legally authorized signatories of all the joint venture partners;

- (b) the bid, and in case of a successful bid, the Form of Contract Agreement shall be signed by the authorized partner so as to be legally binding on all partners;
- (c) the partner-in-charge shall always be duly authorized to deal with the procuring agency regarding all matters related with and / or incidental to the execution of works as per the terms and Conditions of Contract and in this regard to incur any and all liabilities, receive instructions, give binding undertakings and receive payments on behalf of the joint venture;
- (d) all partners of the joint venture shall at all times and under all circumstances be liable jointly and severally for the execution of the contract in accordance with the contract terms and a statement to this effect shall be included in the authorization mentioned under Sub-Para (a) above as well as in the Form of Bid and in the Form of Contract Agreement (in case of a successful bid);
- (e) a copy of the agreement entered into by the joint venture partners shall be submitted with the bid stating the conditions under which it will function, its period of duration, the persons authorized to represent and obligate it and which persons will be directly responsible for due performance of the contract and can give valid receipts on behalf of the joint venture, the proportionate participation of these several firms forming the joint venture, and any other information necessary to permit a full appraisal of its functioning. No amendments / modifications whatsoever in the joint venture agreement shall be agreed to between the joint venture partners without prior written consent of the procuring agency;
- (f) submission of an alternative Letter of Intent to execute a Joint Venture Agreement shall be mandatory.

11.3 Bidders shall also submit proposals of work methods and schedule, insufficient detail to demonstrate the adequacy of the bidders proposals to meet the technical specifications and the completion time referred to sub-clause IB 1.2 hereof.

#### **IB.12 Bid Prices**

- 12.1 Un less stated otherwise in the bidding documents, the contract shall be for the whole of the works as described in IB1.1 here of, based on the unit rates or prices submitted by the bidder or percentage quoted above or below on the rates of Composite Schedule of Rates (CSR), as the case maybe.
- 12.2 The bidders shall fill in rates and prices for all items of the works described in the Bill of Quantities. Items against which no rate or price is entered by a bidder will not be paid for by the procuring agency when executed and shall be deemed to be covered by rates and prices for other items in the Bill of Quantities. In case of Composite Schedule of Rates, if the bidder fails to mention the percentage above or below it shall be deemed to be at par with the rates of Composite Schedule of Rates.
- 12.3 The bid price submitted by the contractor shall include all rates and prices including the taxes. All duties, taxes and other levies payable by the contract or under the contract, or for any other cause during the currency of the execution of the work or otherwise specified in the contract as on the dates even days prior to the deadline for submission of bids.

Additional / reduced duties, taxes and levies due to subsequent additions or changes in legislation shall be reimbursed / deducted as per Sub-Clause13.7 of the General Conditions of Contract Part-I.

- 12.4 The rates and prices quoted by the bidders are subject to adjustment during the performance of the contract in accordance with the provisions of Clause13.7of GCC. The bidders shall furnish the prescribed information for the price adjustment formulae

in Appendix-C to Bid, and shall submit with their bids such other supporting information as required under the said Clause. Adjustment in prices quoted by bidders shall be allowed as per Sub-Para 4 (ii) of Section C of Instructions to bidders and bidding data.

#### **IB.13 Currencies of Bid and Payment**

- 13.1 The unit rates and the prices shall be quoted by the bidder entirely in Pak rupees. A bidder expecting to incur expenditures in other currencies for inputs to the works supplied from outside the procuring agency's country (referred to as the "Foreign Currency Requirements") shall indicate the same in Appendix-B to Bid. The proportion of the bid price (excluding Provisional Sums) needed by him for the payment of such Foreign Currency Requirements either (i) entirely in the currency of the bidder's home country or, (ii) at the bidder's option, entirely in Pak rupees provided always that a bidder expecting to incur expenditures in a currency or currencies other than those stated in (i) and (ii) above for a portion of the foreign currency requirements, and wishing to be paid accordingly, shall indicate the respective portions in the bid.
- 13.2 The rates of exchange to be used by the bidder for currency conversion shall be the selling rates published and authorized by the State Bank of Pakistan prevailing on the date, 07 (seven) days prior to the deadline for submission of bids. For the purpose of payments, the exchange rates used in bid preparation shall apply for the duration of the contract.

#### **IB.14 Bid Validity**

- 14.1 Bids shall remain valid for the period stipulated in the bidding data from the date of opening of bid specified in clause IB.23.
- 14.2 In exceptional circumstances, prior to expiry of the original, the procuring agency may request the bidders to extend the period of validity for a specified additional period, which shall not be for more than one third of the original period of bid validity. The request and the responses there to, shall be made in writing. A bidder may refuse the request without the forfeiture of the bid security. In case, a bidder agreed to the request, shall not be required or permitted to modify the bid, but will be required to extend the validity of the bid security for the period of the extension, and in compliance with Clause IB.15 in all respects.

#### **IB.15 Bid Security**

- 15.1 Each bidder shall furnish, as part of the bid, a bid security in the amount stipulated in the bidding data in Pak Rupees or an equivalent amount in a freely convertible currency.
- 15.2 The bid security shall be at the option of the bidder, in the form of deposit at call, Pay order or a bank guarantee issued by a Scheduled Bank in Pakistan or from a foreign bank duly counter guaranteed by a Scheduled Bank in Pakistan in favour of the procuring agency, which should commensurate with the bid validity period. The bank guarantee for bid security shall be acceptable in the manner as provided at Annexure BS-1
- 15.3 Any bid not accompanied by an acceptable bid security shall be rejected by the procuring agency as non-responsive.
- 15.4 Bid security shall be released to the unsuccessful bidders once the contract has been signed with the successful bidder or the validity period has expired.
- 15.5 The bid security of the successful bidder shall be returned when the bidder has furnished the required Performance Security and signed the Contract Agreement.

15.6 The bid security may be forfeited:

- (a) if the bidder withdraws his bid except as provided in sub- clause IB 22.1;
- (b) if the bidder does not accept the correction of his bid price pursuant to sub-clause IB 27.2 hereof; or
- (c) In the case of successful bidder, if he fails within the specified time limit to:
  - (i) furnish the required Performance Security or ;
  - (ii) sign the Contract Agreement.

#### **IB.16 Alternate Proposals / Bids**

- 16.1 Each bidder shall submit only one bid either by himself, or as a member of a joint venture, until and unless they have been requested or permitted for alternative bid, then he has to purchase separate bidding documents and alternate bid shall be treated as separate bid.
- 16.2 Alternate proposals are allowed only for procurement of works where technical complexity is involved and more than one designs or technical solutions are being offered. Two stage two envelope bidding procedure will be appropriate when alternate proposal is required.
- 16.3 Alternate bid(s) shall contain (a) relevant design calculations; (b) technical specifications; (c) proposed construction methodology; and (d) any other relevant details / conditions, provided that the total sum entered on the Form of Bid shall be that which represents complete compliance with the bidding documents.

#### **IB.17 Pre-Bid Meeting**

- 17.1 Procuring agency may, on his own motion or at the request of any bidder, hold a pre-bid meeting to clarify issues and to answer any questions on matters related to the bidding documents. The date, time and venue of pre-bid meeting, if convened, shall be communicated to all bidders. All bidders or their authorized representatives shall be invited to attend such a pre-bid meeting at their own expense.
- 17.2 The bidders are requested to submit questions, if any, in writing so as to reach the Procuring agency not later than seven (7) days before the proposed pre-bid meeting.
- 17.3 Minutes of the pre-bid meeting, including the text of the questions raised and the replies given, will be transmitted without delay to all bidders. Any modification of the bidding documents listed in sub-clause IB7.1 hereof, which may become necessary as a result of the pre-bid meeting shall be made by the procuring agency exclusively through the issue of an Addendum pursuant to Clause IB.9 and not through the minutes of the pre-bid meeting.
- 17.4 Absence at the pre-bid meeting will not be a cause for dis-qualification of a bidder.

#### **IB.18 Format and Signing of Bid**

- 18.1 Bidders are particularly directed that the amount entered on the Form of Bid shall be for performing the contract strictly in accordance with the bidding documents.
- 18.2 All appendices to bid are to be properly completed and signed.
- 18.3 Alteration is not to be made neither in the form of bid nor in the Appendices there did to except in filling up the blanks as direct. If any such alterations be made or if these instructions be not fully complied with, the bid maybe rejected.

- 18.4 Each bidder shall prepare by filling out the forms without alterations and shall provide an original copy along with photocopies as per the requirement of the procuring agency specified in the bidding data. The original as well as copies of the document shall be clearly marked as “ORIGINAL” and “COPY”, as the case may be. If there is any discrepancy between original and copy (ies) then the original shall prevail.
- 18.5 The original and all copies of the bid shall be typed or written in indelible ink (in the case of copies, Photostats are also acceptable) and shall be signed by a person(s) duly authorized to sign on behalf of the bidder pursuant to sub-clause IB11.1 (a) hereof. All pages of the bid shall be initialed and stamped by the person(s) signing the bid.
- 18.6 The bid shall contain no alterations, omissions or additions, except to comply with instructions issued by the procuring agency, or as are necessary to correct errors made by the bidder. Such corrections shall be initialed by the person(s) signing the bid.
- 18.7 Bidders shall indicate in the space provided in the Form of Bid their full and proper postal addresses at which notices may be legally served on them and to which all correspondence in connection with their bids and the contract is to be sent.
- 18.8 Bidders should retain a copy of the bidding documents as their file copy.

#### **D. SUBMISSION OF BIDS**

##### **IB.19 Sealing and Marking of Bids**

- 19.1 Each bidder shall submit this bid as under:
  - (a) ORIGINAL and ONE COPY of the bid shall be separately sealed and put in separate envelopes and marked as such.
  - (b) The envelopes containing the ORIGINAL and COPIES shall be put in one sealed envelope and addressed as given in sub – clause IB 19.2 hereof.
- 19.2 The inner and outer envelopes shall:
  - (a) be addressed to the procuring agency at the address provided in the bidding data;
  - (b) bear the name and identification number of the contract as defined in the bidding data; and
  - (d) provide a warning not to open before the time and date for bid opening, as specified in the bidding data.
- 19.3 In addition to the identification required in sub-clause IB19.2 hereof, the inner envelope shall indicate the name and postal address of the bidder to enable the bid to be returned unopened in case it is declared “late” pursuant to ClauseIB.21
- 19.4 If the outer envelope is not sealed and marked as above, the procuring agency will assume no responsibility for the misplacement or pre-mature opening of the Bid.

##### **IB.20 Deadline for Submission of Bids**

- 20.1
  - (a) Bids must be received by the procuring agency at the address specified not later than the time and date stipulated in the bidding data,
  - (e) Bids with charges pay able will not be accepted, nor will arrangements be undertaken to collect the bids from any delivery point other than that specified above. Bidders shall bear all expenses incurred in the preparation and delivery of bids. No claims shall be entertained for refund of such expenses,
  - (f) Where delivery of a bid is by mail and the bidder wishes to receive an acknowledgment of receipt of such bid, he shall make a request for such acknowledgment in a separate letter attached to but not included in the sealed bid package,

(d) Upon request, acknowledgment of receipt of bids will be provided to those making delivery in person or by messenger.

20.2 The Procuring Agency may, at its discretion, extend the deadline for submission of bids by issuing an amendment in accordance with IB09. In such case, all rights and obligations of the procuring agency and the bidders shall remain the same as mentioned in the original deadline.

#### **IB.21 Late Bids**

(a) any bid received by the procuring agency after the deadline for submission of bids prescribed into clause IB20 shall be returned unopened to such bidder.

(b) delays in the email, person in transit, or delivery of a bid to the wrong office shall not be accepted as an excuse for failure to deliver a bid at the proper place and time. It shall be the bidder's responsibility to submit the bid in time.

#### **IB.22 Modification, Substitution and Withdrawal of Bids**

22.1 Any bidder may modify, substitute or withdraw his bid after bid submission provided that the modification, substitution or written notice of withdrawal is received by the procuring agency prior to the deadline for submission of bids.

22.2 The modification, substitution, or notice for withdrawal of any bid shall be prepared, sealed, marked and delivered in accordance with the provisions of Clause IB.19 with the outer and inner envelopes additionally marked "MODIFICATION", "SUBSTITUTION" or "WITHDRAWAL" as appropriate.

22.3 No bid may be modified by a bidder after the deadline for submission of bids except in accordance with to sub – clauses IB 22.1 and IB27.2.

22.4 Withdrawal of a bid during the interval between the deadlines for submission of bids and the expiration of the period of bid validity specified in the Form of Bid may result in forfeiture of the bid security in pursuance to clause IB15.

### **E. BID OPENING AND EVALUATION.**

#### **IB.23 Bid Opening**

23.1 Procuring agency will open the bids, including withdrawals, substitution and modifications made pursuant to Clause IB.22, in the presence of bidders' representatives who choose to attend, at the time, date and location stipulated in the bidding data. The bidders or their representatives who are in attendance shall sign an attendance sheet.

23.2 Envelopes marked "MODIFICATION", "SUBSTITUTION" or "WITHDRAWAL" shall be opened and read out first. Bids for which an acceptable notice of withdrawal has been submitted pursuant to clause IB.22 shall not be opened.

23.3 Procuring agency shall read aloud the name of the bidder, total bid price and price of any Alternate Proposal(s), if any, discounts, bid modifications, substitution and withdrawals, the presence or absence of bid security, and such other details as the procuring agency may consider appropriate, and total amount of each bid, and of any alternative bids if they have been requested or permitted, shall be read aloud and recorded when opened.

- 23.4 Procuring Agency shall prepare minutes of the bid opening, including the information disclosed to those present in accordance with the sub-clause IB.23.3.

#### **IB.24 Process to be Confidential (SPP Rule-53)**

- 24.1 Information relating to the examination, clarification, evaluation and comparison of bid and recommendations for the award of a contract shall not be disclosed to bidders or any other person not officially concerned with such process before the announcement of bid evaluation report in accordance with the requirements of Rule 45, which states that Procuring agencies shall announce the results of bid evaluation in the form of a report giving reasons for acceptance or rejection of bids. The report shall be hoisted on website of authority and that of procuring agency if it website exists and intimated to all bidders at least even (7) days prior to the award of contract. The announcement to all bidders will include table(s) comprising read out prices, discounted prices, price adjustments made, final evaluated prices and recommendations against all the bids evaluated. Any effort by a bidder to influence the procuring agency's processing of bids or award decisions may result in the rejection of such bidder's bid. Whereas, any bidder feeling aggrieved, may lodge a written complaint as per Rule-31; however mere fact of lodging a complaint shall not warrant suspension of the procurement process.

#### **IB.25 Clarification of Bid (SPP Rule-43)**

- 25.1 To assist in the examination, evaluation and comparison of bids, the procuring agency may, at its discretion, ask any bidder for clarification of the bid, including break downs of unit rates. The request for clarification and the response shall be in writing but no change in the price or substance of the bid shall be sought, offered or permitted except as required to confirm the correction of arithmetic errors discovered by the procuring agency in the evaluation of the bids in accordance with clause IB 28.

#### **IB.26 Examination of Bids and Determination of Responsiveness**

- 26.1 Prior to the detailed evaluation of bids, the procuring agency will determine whether the bidder fulfills all codal requirements of eligibility criteria given in the tender notice such as registration with tax authorities, registration with PEC (where applicable), turnover statement, experience statement, and any other condition mentioned in the NIT and bidding document. If the bidder does not fulfill any of these conditions, it shall not be evaluated further.
- 26.2 Once found to be fulfilling the eligibility criteria, as mentioned in sub-clause 26.1, the bids of eligible bidders will be evaluated for technical responsiveness as per specification and criteria given in the bidding documents. Technical and financial evaluations may be carried out in accordance with single stage – single one envelope, single stage – two envelopes, two stage or two stage-two envelopes bidding procedures, depending on the selection procedure adopted by the procuring agency.
- 26.3 A bid will be considered technically responsive if it (i) has been properly signed; (ii) is accompanied by the required bid security; and (iii) conforms to all the terms, conditions and specifications of the bidding documents, without material deviation or reservation. A material deviation or reservation is one (i) which affect in any substantial way the scope, quality or performance of the works; (ii) which limits in any substantial way, inconsistent with the bidding documents, the procuring agency's rights or the bidder's obligations under the contract; or (iii) adoption / rectification whereof would affect unfairly the competitive position of other bidders presenting substantially responsive bids.

26.4 If a bid has major deviations to the commercial requirements and technical specifications will be considered technically non responsive. As a general rule, major deviations are those that if accepted, would not fulfill the purposes for which the bid is requested, or would prevent a fair comparison or affect the ranking of the bids that are compliant with the bidding documents.

**(A) Major (material) Deviations include:-**

- (i) has been not properly signed;
- (ii) is not accompanied by the bid security of required amount and manner;
- (iii) stipulating price adjustment when fixed price bids were called for;
- (iv) failing to respond to specifications;
- (v) failing to comply with Mile-stones/Critical dates provided in Bidding Documents;
- (vi) sub-contracting contrary to the Conditions of Contract specified in Bidding Documents;
- (vii) refusing to bear important responsibilities and liabilities allocated in the Bidding Documents, such as performance guarantees and insurance coverage;
- (viii) taking exception to critical provisions such as applicable law, taxes and duties and dispute resolution procedures;
- (ix) a material deviation or reservation is one :
  - (a) which affect in any substantial way the scope, quality or performance of the works;
  - (b) adoption/rectification whereof would affect unfairly the competitive position of other bidders presenting substantially responsive bids.

**(B) Minor Deviations**

Bids that offer deviations acceptable to the Procuring Agency and which can be assigned a monetary value maybe considered substantially responsive at least as to the issue of fairness. This value would however be added as an adjustment for evaluation purposes only during the detailed evaluation process.

26.5 If a bid is not substantially responsive, it will be rejected by the procuring agency, and may not subsequently be made responsive by correction or withdrawal of the non-conforming deviation or reservation.

**IB.27 Correction of Errors before Financial Evaluation**

27.1 Bids determined to be substantially responsive will be checked by the procuring agency for any arithmetic errors. Errors will be corrected by the procuring agency as follows:

- (a) where there is a discrepancy between the amounts in figures and in words, the amount in words will govern; and
- (b) where there is a discrepancy between the unit rate and the line item total resulting from multiplying the unit rate by the quantity, the unit rate as quoted will govern, unless in the opinion of the procuring agency there is an obviously gross misplacement of the decimal point in the unit rate, in which case the line item total as quoted will govern and the unit rate will be corrected.

27.2 The amount stated in the Form of Bid will be adjusted by the procuring agency in accordance with the above procedure for the correction of errors and with the concurrence of the bidders. The amount thus corrected shall be considered as binding upon the bidder. If the bidder does not accept the corrected bid price, his bid will be rejected, and the bid security shall be forfeited in accordance with sub-clause IB 15.6 (b) hereof.



## **IB.28 Financial Evaluation and Comparison of Bids**

- 28.1 The procuring agency will evaluate and compare only the Bids determined to be substantially responsive in accordance with clause IB 26.
- 28.2 In evaluating the Bids, the procuring agency will determine for each bid the evaluated bid price by adjusting the bid price as follows:
- (a) making any correction for errors pursuant to clause IB 27;
  - (b) excluding provisional sums (if any), for contingencies in the Summary Bill of Quantities, but including competitively priced Day work; and
  - (c) making an appropriate adjustment for any other acceptable variation or deviation.
- 28.3 The estimated effect of the price adjustment provisions of the conditions of contract, applied over the period of execution of the contract, shall not be taken into account in bid evaluation.
- 28.4 If the bid of the successful bidder is seriously unbalanced in relation the procuring agency's estimate of the cost of work to be performed under the contract, the procuring agency may require the bidder to produce detailed price analyses for any or all items of the Bill of Quantities to demonstrate the internal consistency of those prices with the construction methods and schedule proposed. After evaluation of the price analyses, the procuring agency may require that the amount of the Performance Security set for thin clause IB. 32 be increased at the expense of the successful bidder to a level sufficient to protect the procuring agency against financial loss in the event of default of the successful bidder under the contract.
- 28.5 Bidders may be excluded if involved in **“Corrupt and Fraudulent Practices”** means either one or any combination of the practices given below SPP Rule 2 (q);
- (i) **“Coercive Practice”** means any impairing or harming, or threatening to impair or harm, directly or indirectly, any party or the property of the party to influence the actions of a party to achieve a wrongful gain or to cause a wrongful loss to another party;
  - (ii) **“Collusive Practice”** means any arrangement between two or more parties to the procurement processor contract execution, designed to achieve with or without the knowledge of the procuring agency to establish prices at artificial, non-competitive levels for any wrongful gain;
  - (iii) **“Corrupt Practice”** means the offering, giving, receiving or soliciting, directly or indirectly, of anything of value to influence the acts of another party for wrongful gain;
  - (iv) **“Fraudulent Practice”** means any act or omission, including a is representation, that knowingly or recklessly misleads, or attempts to mislead, a party to obtain a financial or other benefit or to avoid an obligation;
  - (v) **“Obstructive Practice”** means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in a procurement process, or affect the execution of a contractor deliberately destroying, falsifying, altering or concealing of evidence material to the investigation or making false statements before investigators in order to materially impede an investigation into allegations of a corrupt, fraudulent, coercive or collusive practice; or threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation, or acts intended to materially impede the exercise of inspection and audit rights provided for under the Rules.

## **28.6 Evaluation Report (SPP Rule 45)**

After the completion of evaluation process, as described in clauses IB 27 and IB 28, the procuring agency shall announce the results of bid evaluation in the form of report (available on the website of the authority) giving reasons for acceptance and rejection of bid. The report shall be hoisted on website of the authority and that of procuring agencies if its website exists and intimated to all bidders atleast even (7) days prior to the award of contract.

## **F. AWARD OF CONTRACT**

### **IB.29 Award (SPP Rule 49)**

29.1 Subject to clauses IB 30 and IB 34 and provision of the rule: The procuring agency shall award the contract to the bidder whose bid has been determined to be substantially responsive to the bidding documents and who has offered the lowest evaluated bid, but not necessarily the lowest submitted price, within the original or extended period of bid validity. Provided that such bidder has been determined to be eligible in accordance with the provisions of clause IB 03 and qualify pursuant to sub-clause IB 29.2.

29.2 Procuring agency, at any stage of the bid evaluation, having credible reasons for or having *prima facie* evidence of any deficiency (ies) in contractor's capacities, may require the contractor to provide information concerning their professional, technical, financial, legal or managerial competence whether already pre-qualified or not for the said project.

Provided, that such qualification shall only be laid down after recording reasons thereof, in writing. They shall form part of the records of that bid evaluation report.

### **IB.30 Procuring Agency's Right to reject all Bids or Annul / Cancellation the Bidding Process (SPP Rule 25)**

Not with standing clause IB 29 and provision of the rule: (1) A procuring agency reserves may cancel the bidding process at any time prior to the acceptance of a bid or proposal; (2) The procuring agency shall incur no liability towards bidders solely by virtue of its invoking sub-rule (1); (3) Intimation of the cancellation of bidding process shall be given promptly to all bidders and bid security shall be returned along with such intimation; (4) The procuring agency shall, upon request by any of the bidders, communicate to such bidder, grounds for cancellation of the bidding process, but is not required to justify such grounds.

### **IB.31. Notification / Publication of the Award of Contract (SPP Rule 25)**

31.1 Prior to expiry of the period of bid validity, including extension, prescribed by the procuring agency, the procuring agency shall notify the successful bidder in writing ("Letter of Acceptance") that his bid has been accepted. This letter shall mention the sum which the procuring agency will pay to the contractor in consideration of the execution and completion of the works by the contractor as prescribed by the contract (hereinafter and in the conditions of contract called the "Contract Price").

31.2 No negotiation with the bidder having evaluated as lowest responsive or any other bidder shall be permitted, however, procuring agency may hold meetings to clarify any item in the bid evaluation report.

31.3 The notification of award and its acceptance by the bidder will constitute the formation of the contract, binding the procuring agency and the bidder till signing of the formal Contract Agreement.

- 31.4 Upon furnishing by the successful bidder of a Performance Security and signing of the contract, the procuring agency will promptly notify the name of the successful bidder to all bidders and return their bid securities accordingly.
- 31.5 Within seven days of the award of contract, procuring agency shall publish on the website of the Authority and on its own website, if such a website exists, the results of the bidding process, identify the bid through procurement identifying numbers, and the following information:
- (1) Evaluation Report;
  - (2) Form of Contract and letter of Award;
  - (3) Bill of Quantities or Schedule of Requirement.

**31.6 Debriefing (SPP Rule 51).**

- (a) A bidder may ask the procuring agency for reasons for non-acceptance of his bid and may request for a debriefing meeting and procuring agency shall give him the reasons for such non acceptance, either in writing or by holding a debriefing meeting with such a bidder.
- (b) The requesting bidder shall bear all the costs of attending such a debriefing.

**IB.32 Performance Security (SPP Rule 39)**

- 32.1 The successful bidder shall furnish to the procuring agency a Performance Security in the form of pay-order or demand draft or bank-guarantee, and the amount stipulated in the bidding data and the Conditions of Contract within a period of 28 days after the receipt of Letter of Acceptance.
- 32.2 Failure of the successful bidder to comply with the requirements of Sub-clause IB.32.1 or clauses IB 33 or IB 35 shall constitute sufficient grounds for the annulment of the award and forfeiture of the bid security.
- 32.3 Validity of performance security shall extend at least ninety days beyond the date of completion of contract, or as mentioned in the bidding data to cover defects liability period or maintenance period subject to final acceptance by the procuring agency.

**IB.33 Signing of Contract Agreement (SPP Rule 39)**

- 33.1 Within 14 days from the date of furnishing of acceptable Performance Security under the Conditions of Contract, the procuring agency will send the successful bidder the Contract Agreement in the form provided in the bidding documents, incorporating all agreements between the parties.
- 33.2 The formal Agreement between the procuring agency and the successful bidder shall be executed within 14 days of the receipt of the Contract Agreement by the successful bidder from the procuring agency.
- 33.3 A procurement contract shall come into force when the procuring agency requires signs contract, the date on which the signatures of both the procuring agency and the successful bidder are affixed to the written contract. Such affixing of signatures shall take place within the time prescribed in the bidding documents.

Provided that the procuring agency may reduce the maximum time limit for signing of contract, as and when required, and shall be mentioned in the bidding documents.

### **33.4 Stamp Duty**

The formal Agreement between the Procuring Agency and the successful bidder shall be duly stamped at rate of 0.035% of bid price (updated from time to time) stated in Letter of Acceptance

### **IB.34 General Performance of the Bidders**

Procuring agency may in case of consistent poor performance of the contractor and his failure to remedy the underperforming contract may take such action as may be deemed appropriate under the circumstances of the case including the rescinding the contract and/or black listing of such contractor and debarring him from participation in future bidding process.

### **IB.35 Integrity Pact (SPP Rule 89)**

The bidder shall sign and stamp the Integrity Pact provided at Appendix – L to the bidding documents for all Provincial / Local Government procurement contracts exceeding Rupees ten million. Failure to provide such Integrity Pact shall make the bidder non-responsive.

### **IB.36 Instructions not Part of Contract**

Bids shall be prepared and submitted in accordance with these Instructions which are provided to assist bidders in preparing their bids, and do not constitute part of the bid or the Contract Documents.

### **IB.37 Arbitration (SPP Rule 34)**

Any dispute that is not amicably resolved shall be finally settled, unless otherwise specified in the Contract, under the Arbitration Act 1940 updated from time to time and would be held anywhere in the Province of Sindh at the discretion of procuring agency.

## **CONTRACT / BIDDING DATA**

## Contract / Bidding Data

### Instructions to Bidders

#### Clause Reference

- 1.1 Name and address of the Client: **Malir Development Authority, Sindh**
- 1.2 Name of the Project: **Public Economy Housing Project**  
Location: **Public Economy Housing Project is located in Sector # 18 of NMHP, MDA Scheme-1 and Sector # 6B, 12 & 85 of Taiser Town, Scheme-45, Karachi.**
- 2.1 Name of the Borrower/Source of Financing/Funding Agency: **PEH Project will be funded from the sale proceeds of the proposed housing units.**
- 2.2 Amount & Type of financing: **self-financed**
- 3.1 Delete IB Clause 3.1 (c) (i)
- 7.1(k) Drawings: **Full size prints of conceptual town layout plans of the earmarked sectors and Architectural plans of proposed housing units on 80, 100, 120 & 200 sq.yds residential plots are available with the Office of Project Director, MDA for reference and issuance to interested bidder upon written request.**
- 8.1 Time limit for clarification: **The written clarification should reach the addressee of Notice Inviting Bids (NIB) on any working day but not later than 05 working days prior to last date of submission.**
- 10.1 Bid language: **English**
- 11(a) Bidder must furnish technical proposal and provide proof of the following:-
  - i- **Town Planner(s)/Town planning firm(s) holding valid license of Sindh Building Control Authority (SBCA) & valid membership of Pakistan Council of Architects & Town Planners (PCATP).**
  - ii- **Architect(s)/Architect(s) firm(s) holding valid license SBCA & membership of PCATP.**
  - iii- **Engineering Consultant(s)/Firm(s) holding valid license of Pakistan Engineering Council (PEC).**
  - iv- **Constructor(s) holding valid registration of PEC in C-2 or above category of civil works AND/OR Builder(s)/Developer(s) holding valid license of SBCA & membership of Association of Builders & Developers (ABAD).**
  - v- **Proof of relevant experience of works.**
  - vi- **Registration with Income Tax & SRB.**
  - vii- **Turn-over of at-least last three years.**
  - viii- **Affidavit / Undertaking regarding firm was never blacklisted.**
- 13.1 Bidder to quote entirely in **Pak Rupees only. No foreign currency is acceptable.**
- 14.1 Period of Bid Validity: **90 days with 30 days extension in time as per SPP Rules 2010 (amended upto date)**
- 15.1 Amount of Bid Security: **10% (5% of each IPC & 5% Performance Security).**
- 16.1 Alternate Bid: **Alternate bid is not allowed.**
- 17.1 Venue, time, and date of pre bid meeting: **Committee Room, MDA, Bungalow No. G-4/B, Block-17, Gulshan-e-Iqbal, Karachi at 2.00 pm sharp on the date to be announced later subject to written request of the interested bidders**
- 18.4 Number of copies of the bid to be completed and returned: **One Original only.**
- 19.1 Bidding is being done under: **Rule-46, Procedure of open competitive bidding, Sub Rule-2, Single Stage Two Envelope Procedure, SPP Rules-2010 (amended upto date).**
- 19.2 (a) Procuring Agency's address for the purpose of bid submission: **As per NIB**  
(b) Name & Identification number of the Contract: **As per NIB.**

- 20.1 (a) Deadline for submission of bids: *As per NIB.*  
(b) Venue, time, and date of Bid opening: *As per NIB.*
- 32.1 Standard form and amount of Performance Security acceptable to the Client: *5% of bid price as per Form PS-1 attached to this document.*
- 32.3 Stamp duty: *As per prevailing Stamp Act*

# **FORM OF BID AND APPENDICES TO BID**



**FORM OF BID**

Bid Reference No. \_\_\_\_\_

Name of Contract/Work \_\_\_\_\_

To:

The Project Director

Malir Development Authority

G-4/B, Block-17, Gulshan-e-Iqbal, Karachi

1. Having examined the bidding documents including Instructions to Bidders, Bidding Data, and Conditions of Contract, Specifications, Drawings and Bill of Quantities and Addenda Nos. \_\_\_\_\_ for the execution of the above-named work, we/I, the undersigned, offer to execute and complete the work and remedy any defects therein in conformity with the Conditions of Contract, Specifications, Drawings, Bill of Quantities and Addenda for the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) or such other sum as may be ascertained in accordance with the said conditions.
2. We/I understand that all the Appendices attached hereto form part of this bid.
3. As security for due performance of the undertakings and obligations of this bid, we/I submit herewith a bid security in the amount of Rupees \_\_\_\_\_ (Rs. \_\_\_\_\_) drawn in your favour or made payable to procuring agency and valid for a period of \_\_\_\_\_ days beginning from the date, bid is opened.
4. We/I undertake, if our bid is accepted, to commence the works and to complete the whole of the works comprised in the contract within the time stated in Appendix-A to Bid.
5. We/I agree to abide by this bid for the period of \_\_\_\_\_ days from the date fixed for opening the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
6. Unless and until a formal Agreement is prepared and executed, this bid, together with your written acceptance thereof, shall constitute a binding contract between us.
7. We do hereby declare that the bid is made without any collusion, comparison of figures or arrangement with any other bidder for the works.
8. We understand that you are not bound to accept the lowest or any bid you may receive.
9. We undertake, if our/my bid is accepted, to execute the Performance Security referred to in Clause 10 of Conditions of Contract for the due performance of the Contract.
10. We confirm, if our bid is accepted, that all partners of the joint venture shall be liable jointly and severally for the execution of the Contract and the composition or the constitution of the joint venture shall not be altered without the prior consent of the procuring agency. *(Please delete this in case of Bid form a single bidder)*

in the capacity of \_\_\_\_\_ duly authorized to sign Bids for and on behalf of

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ Signature: \_\_\_\_\_

\_\_\_\_\_  
(Name of Bidder in Block Capitals)

(Seal)

Address: \_\_\_\_\_

Witness:-

Signature: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_

CNIC # \_\_\_\_\_ Occupation: \_\_\_\_\_

**SPECIAL STIPULATIONS**  
**Clause – Conditions of Contract**

1.	Engineer representing Consulting Firm hired by the Procuring Agency to issue variation in case of	3.1	<i>Upto 2% of the contract estimated value arrived on firming up of sale proceeds of the housing units.</i>
2.	Amount of Performance Security	4.2	<i>5% of bid price as per attached Form PS-1</i>
3.	Time for Furnishing Programme	8.3	<i>Within 14 days from the date of receipt of Letter of Acceptance.</i>
4.	Minimum amount of Third Party Insurance	18.1 to 18.3	<p><i>Rs. 25,000.00 per occurrence with number of occurrences unlimited.</i></p> <p><u>Type of cover</u> <i>Third Party-injury to person and damage to property</i></p> <p><i>Third Party compensation Policy must contain following conditions of Indemnification per occurrence with the number of occurrence unlimited in case of :</i></p> <p><i>i) death, Rs. 500,000/= per person</i> <i>ii) major injury, Rs. 250,000/= per person</i> <i>iii) minor injury, Rs. 500,000/= per person</i> <i>iv) damage to property, full amount of repair /replacement as the case may be.</i></p> <p><u>Workers:</u> <i>v) death, Rs. 500,000/= per person</i> <i>vi) major injury, Rs. 250,000/= per person</i> <i>vii) minor injury, Rs. 250,000/= per person</i></p> <p><u>Other cover:</u> <i>Contractor's All Risk policy</i></p>
5.	Time for Commencement	8.1	<i>Within 14 days from the date of receipt of Engineer's Notice to Commence, to be issued within 14 days after signing of Contract Agreement.</i>
6.	Time for Completion (works & sections)	8.2& 10.2	<i>04-years starting from the date of receipt of Engineer's Notice to Commence or as agreed upon by the parties to contract.</i>
7.	Amount of Liquidity Damages / Delay Damages /Penalties	8.7	<i>0.1 % of outstanding estimated price per day but total amount will not be more than 10%.</i>
8.	Defects Liability Period	11.1	<i>365-days from the effective date of Taking Over Certificates on unit-to-unit basis.</i>
9.	Percentage of Retention Money	14.2	<i>5% of the amount of Interim/Running Payment Certificate.</i>

10.	Limit and release of Retention Money	14.2	<i>Release of retention money; 50% on completion of infrastructure and 50% on completion of housing units on unit-to-unit basis</i>
11.	Minimum amount of Interim / Running Payment Certificates	14.2	<i>Rs. 5.000 million (Rupees Five Million only)</i>
12.	Time of Payment from delivery of Engineer's Interim / Running Payment Certificate to the procuring	14.7	<i>15 days subject to availability of funds in the project escrow account</i>
13.	Mobilization Advance.	14.2	<i>10% of contract estimated price subject to availability of funds in the project escrow account against irrevocable bank guarantee of any Schedule Bank @ 10% per annum on the advance.</i>
14	Recovery of Mobilization Advance.	14.2(b)	<i>From each IPC starting from 8<sup>th</sup> IPC or earlier enhanced rate of 12%.</i>
15	Date by which the Dispute Board (DB) shall be	20.2	<i>28 days after the commencement date</i>
16	The DB shall be comprised of	20.2	<i>Three Members</i>
17	Appointment (if not agreed) to be made by	20.3	<i>Pakistan Engineering Council</i>
18	Rules of Arbitration	20.6(a)	<i>Rules &amp; Provisions of Arbitration Act, 1940 of Islamic Republic of Pakistan enforced for the time being. The Place of Arbitration shall be Karachi</i>

**BB-1 Appendix- B to Bid**

**FOREIGN CURRENCY REQUIREMENTS**

- The bidder may indicate herein below his requirements of foreign currency (if any), with reference to various inputs to the works.
- Foreign Currency Requirement as percentage of the bid price excluding Provisional Sums      %.
- Table of Exchanges Rates

Unit of Currency	Equivalent in Pak. Rupees
Australian Dollar Euro	-----
Japanese Yen U.K. Pound U.S. Dollars	-----
-----	-----
-----	-----
-----	-----

**PRICE ADJUSTMENT UNDER CLAUSE 13.8 OF CONDITIONS OF CONTRACT****A. Weight ages or coefficients are used for price adjustment.**

The source of indices and the weight ages or coefficients for use in the adjustment formula under Clause 13.8 shall be as follows:

S. No	Description	Weightages	Applicable Rates
1	2	3	4
<b>A</b>	<b>Construction</b>		
(i)	Fixed Portion	<b>0.350</b>	
(ii)	Local Labour		
(iii)	Cement		
(iv)	Reinforcing Steel (Structural Steel & Rebar)		
(v)	High Speed Diesel		
(vi)	Electrical Cables & Wires		
(vii)	uPVC / cPVC / PPRC (Pipes and Fixtures)		
(viii)	Marble/Ceramic/Porcelain Tiles		
(ix)	Crush & Sand		
	<b>Total</b>	<b>1.000</b>	
<b>B</b>	<b>Development</b>		
(x)	Fixed Portion	<b>0.350</b>	
(xi)	Local Labour		
(xii)	Cement		
(xiii)	Reinforcing Steel (Structural Steel & Rebar)		
(xiv)	High Speed Diesel		
(xv)	uPVC Pipes Pressure (Water Supply)		
(xvi)	uPVC/RCC Pipes Non Pressure (Sewerage)		
(xvii)	Bitumen		
(xviii)	Crush & Sand		
	<b>Total</b>	<b>1.000</b>	

**Notes:** Indices of all above mentioned items are taken from the Government of Pakistan Federal Bureau of Statistics, Monthly Statistical Bulletin except as specified below:-

- 1) Price adjustments of (iii) & (xii) calculated from rates of Lucky/Attock Cement etc.
- 2) Price adjustments of (iv) & (xiii) calculated from rates of Amreeli/Razzak Steel etc.
- 3) Price adjustments of (v) & (xiv) will be calculated from rates of PSO.
- 4) Price adjustment of (vi) calculated from rates of Pakistan Cables etc
- 5) Price adjustments of (vii), (xiv) & (xv) calculated from rates of DADEX etc.
- 6) Price adjustments of (viii) will be calculated based on the rate of pre-polished marble tiles (300 mm x 300 mm x 10 mm @ Rs. 130/- per Sq.Ft, Ceramic tiles of size upto 300 mm x 300 mm x 5 mm or 0.9 Sq. M @ Rs. 1500/- per Sq.M & Porcelain tiles of size 450 mm x 450 mm x 8 mm @ Rs. 1550/- per Sq.M (Note: base rate means only supply rate of material).
- 7) Any fluctuation in the indices of prices of materials other than those given above shall not be subject to adjustment of the Contract Price.
- 8) The base cost indices or prices shall be those applying 28 days prior to the latest day for submission of bids. Current indices or prices shall be those applying 28 days prior to the last day of the billing period.
- 9) Price escalation weight-ages of the above items shall be determined after preparation and finalization of type design/drawings of construction and infrastructure development works.

**B When Escalation is allowed on the materials only.** Price adjustment on following items shall be allowed:

Cost	Description	Base price	Applicable index
1	2	3	4
(i)	Cement – in bags		Government of Pakistan (GoP), Federal Bureau of Statistics (FBS), Monthly Statistical Bulletin
(ii)	Reinforcing Steel		“ “ “
(iii)	Bricks		“ “ “
(iv)	Bitumen		“ “ “
(v)	Wood (Composite item)		“ “ “
	Total five items.		

1. Cost element “(i)” to “(iii)” are taken from the Government of Pakistan Federal Bureau of Statics, Monthly Statistical Bulletin. The base cost or prices shall be those applying 15 days prior to the latest day for submission of bids. Current indices or prices shall be those applying 28 days priors to the last day of the billing period.
2. Any fluctuation in the prices of materials other than those given above shall not be subject to adjustment of the Contract Price.

**BILL OF QUANTITIES**

Appendix-D to Bid

**A. Preamble**

1. Bill of Quantities shall be read in conjunction with the Conditions of Contract, Specifications and Drawings.
2. The quantities given in the Bill of Quantities are estimated and provisional, and are given to provide a common basis for bidding. The basis of payment will be the actual quantities of work executed and measured by the Contractor and verified by the Engineer and valued at the rates and prices entered in the priced Bill of Quantities, where applicable, and otherwise at such rates and prices as the Engineer may fix as per the Contract (in case of item not mentioned in Bill of Quantities).
3. The rates and prices entered in the priced Bill of Quantities shall, except in so far as it is otherwise provided under the contract include all costs of contractor’s plant, labour, supervision, materials, execution, insurance, profit, taxes and duties, together with all general risks, liabilities and obligations set out or implied in the contract. Furthermore all duties, taxes and other levies payable by the contractor under the contract, or for any other cause, as on the date 14 days prior to deadline for submission of Bids in case of ICB/NCB respectively, shall be included in the rates and prices and the total bid price submitted by the bidder.
4. A rate or price shall be entered against each item in the priced Bill of Quantities, whether quantities are stated or not. The cost of items against which the contractor will have failed to enter a rate or price shall be deemed to be covered by other rates and prices entered in the Bill of Quantities and shall not be paid separately.
5. The whole cost of complying with the provisions of the Contract shall be included in the items provided in the priced Bill of Quantities, and where no items are provided, the cost shall be deemed to be distributed among the rates and prices entered for the related items of the works.
6. General directions and description of work and materials are not necessarily repeated nor summarized in the Bill of Quantities. References to the relevant sections of the bidding documents shall be made before entering prices against each item in the priced Bill of Quantities.
7. Provisional sums included and so designated in the Bill of Quantities shall be expended in whole or in part at the direction and discretion of the Engineer in accordance with sub-clause 13.5 of Part I, General Conditions of Contract.

**BILL OF QUANTITIES**

**BIDDERS ARE REQUIRED TO FILL OUT BIDDING DOCUMENTS (TECHNICAL & FINANCIAL PROPOSALS). THE PAYMENT OF EXECUTED SERVICES & WORKS PAYABLE SHALL BE PAID FOR AS PER MODE OF MEASUREMENTS & PAYMENTS OF VOLUME-II OF THE TECHNICAL PROPOSAL OF PEH PROJECT BASED ON SUPERFICIAL METHOD OF MEASUREMENTS.**

**BILL OF QUANTITIES**

**C. Day work Schedule**

**General**

1. Reference is made to Sub-Clause 13.6 of the General Conditions of Contract. Work shall not be executed on a day work basis except by written order of the Engineer. Bidders shall enter basic rates for day work items in the Schedules, which rates shall apply to any quantity of day work ordered by the Engineer. Nominal quantities have been indicated against each item of day work, and the extended total for day work shall be carried forward to the bid price.

**Day work Labour**

2. In calculating payments due to the contractor for the execution of day work, the actual time of classes of labour directly doing the day work ordered by the Engineer and for which they are competent to perform will be measured excluding meal breaks and rest periods. The time of gangers (charge hands) actually doing work with the gang will also be measured but not the time of foreman or other supervisory personnel.
3. The contractor shall be entitled to payment in respect of the total time that labour is employed on day work, calculated at the basic rates entered by him in the Schedule of day work Rates for labour together with an additional percentage, payment on basic rates representing the contractor's profit, overheads, etc., as described below:
  - a) the basic rates for labour shall cover all direct costs to the contractor including (but not limited to) the amount of wages paid to such labour for transportation time, overtime, subsistence allowances and any sums paid to or on behalf of such labour for social benefits in accordance with Pakistan law. The basic rates will be payable in local currency only; and
  - b) the additional percentage payment to be quoted by the bidder and applied to costs incurred under (a) above shall be deemed to cover the contractor's profit, overheads, superintendence, liabilities and insurances and allowances to labour time keeping and clerical and office work; the use of consumable stores, water, lighting and power; the maintenance and repair of staging's, scaffolding, workshops and stores, portable power tools, manual plant and tools; supervision by the contractor's staff, foremen and other supervisory personnel; and charges incidental to the foregoing.

**BD - 11, Appendix – D to Bid**

**SCHEDULE OF DAY WORK RATES**

**I. Labor**

Item No	Description	Unit	Nominal Quantity	Rate (Rs) in Figure	Rate (Rs) in Words	Extended Amount (Rs.)
1	2	3	4	5	6	7
D101	Ganger	Hr	500			
D102	Laborer	Hr	5,000			
D103	Brick layer	Hr	500			
D104	Mason	Hr	500			
D105	Carpenter	Hr	500			
D106	Steel work Erector	Hr	500			
	-----etc-----	Hr	500			
D113	Driver for vehicle upto 10 tons	Hr	1,000			
D114	Operator for excavator, dragline, shovel or crane	Hr	500			
D115	Operator for tractor, (tracked) with dozer blade or ripper	Hr	500			
D122	<b>Sub Total</b>					
	Allow _____ percent of sub-total for Contractor's over-head, profit, etc ,in accordance with Paragraph 3(b) of Day work Schedule					Total for Day work:
	Labour : _____ (Carried forward to Day work Summary)					

**BD-12, Appendix-D to Bid**

**Day work Material**

4. The contractor shall be entitled to payment in respect of materials used for day work (except for materials for which the cost is included in the percentage addition to labour costs as detailed heretofore), at the basic rates entered by him in the Schedule of Day work Rates for materials together with an additional percentage payment on the basic rates to cover overhead charges and profit, as follows:
- the basic rates for materials shall be calculated on the basis of the invoiced price, freight, insurance, handling expenses, damage, losses, etc., and shall provide for delivery to store for stockpiling at the site. The basic rates shall be stated in local currency but payment will be made in the currency or currencies expended upon presentation of supporting documentation;
  - the additional percentage payment shall be quoted by the bidder and applied to the equivalent local currency payments made under Sub-Para(a) above; and
  - the cost of hauling materials used on work ordered to be carried out as Day work from the store or stockpile on the site to the place where it is to be used will be paid in accordance with the terms for Labour and Constructional Plant in this Schedule.

**BD - 13, Appendix – D to Bid**

**SCHEDULE OF DAY WORK RATES**

**II. Materials**

Item No.	Description	Unit	Nominal Quantity	Rate (Rs) in Figure	Rate (Rs) in Words	Extended Amount (Rs.)
1	2	3	4	5	6	7
D201	Cement, ordinary Portland or equivalent in bags	M: Ton	200			

D202	Mild Steel reinforcing bar up to 16 mm diameter to BS 4449 or equivalent	M:Ton	100			
D203	Fine aggregate for concrete as specified in Clause _____	Cu:M	1,000			
D204	-----etc-----					
D222	Gelignite (Noble Special Gelatin 60% or equivalent) including caps, fuse, wire and requisite accessories	M:Ton	10			
D223	<b>SubTotal</b>					
	Allow _____ percent of sub total for Contractor's overhead, profit, etc., in accordance with Paragraph 4(b) of Daywork Schedule _____ Total for Day work: Materials _____ (Carried forward to Day work Summary)					

#### BD-14, Appendix-D to Bid

#### Day Work Constructional Plant

5. The contractor shall be entitled to payments in respect of constructional plant already on site and employed on Day work at the basic rental rates entered by him in the Schedule of Day work Rates for constructional plant. The said rates shall be deemed to include complete allowance for depreciation, interest, indemnity and insurance, repairs, maintenance, supplies, fuel, lubricants, and other consumables, and all overhead, profit and administrative costs related to the use of such equipment. The cost of drivers, operators and assistants will be paid for separately as described under the section on Day work Labour.
6. In calculating the payment due to the Contractor for constructional plant employed on Day work, only the actual number of working hours will be eligible for payment, except that where applicable and agreed with the Engineer, the travelling time from the part of the site where the constructional plant was located when ordered by the Engineer to be employed on Day work and the time for return journey thereto shall be included for payment.
7. The basic rental rates for constructional plant employed on Day work shall be stated in Pakistani Rupees.

#### BD-15, Appendix-D to Bid

#### SCHEDULE OF DAYWORK RATES

#### III. Constructional Plant

Item No.	Description	Unit	Nominal Quantity	Rate (Rs.) in	Rate (Rs.) in Words	Extended Amount (Rs.)
1	2	3	4		5	6
D301	Excavator, face shovel or dragline: 1. Upto & including 1 Cu.M. 2. Over 1 Cu.M to 2 Cu. M. 3. Over 2 Cu. M	Hr Hr Hr	500 400 100			
D302	Tractor (tracked) including bull or angle dozer: 1. Up-to and including 150 HP 2. Over 150 to 200 HP 3. Over 200 to 250 HP	Hr Hr Hr	500 400 200			
D303	Tractor with ripper: 1. Up-to & including 200 HP 2. Over 200 to 250 HP	Hr Hr	400 200			
D304	-----etc-----					
	Total for day work: Constructional Plant _____ (Carried forward to day work summary)					



**BD-16, Appendix-D to Bid**

**DAYWORK**

**Summary (Day work)**

		<b>Amount (Rs.)</b>
(I)	Total for day work: Labour	_____ (II)
	Total for day work: Materials	_____ (III)
	Total for day work: Constructional Plant	_____
Total for day work		_____ (Carried forward
to summary page of Bill of Quantities)		

**BD-17, Appendix-D to Bid**

**BILL OF QUANTITIES (SAMPLE) SUMMARY**

		<b>Amount (Rs.)</b>
Bill No. 1:	Earthworks/Plinth and Foundation	
Bill No. 2:	Culverts and Bridges/Ground Floor	
Bill No. 3:	Subsurface Drains/Internal Water Supply & Sanitary Fittings	
Bill No 4:	Subsurface Drains/ Pipe Laying and Man holes/Internal water Supply and Sanitary Fittings	
Bill No. 5	Tube wells and Pump-houses/Internal Electrification	
Bill No. 6	Miscellaneous Items	
Bill No. 7	External Development	
Sub-Total of Bills		_____
Day work		_____
Bid Price		_____

Note: All Provisional Sums are to be expended in whole or, in part at the direction and discretion of the Engineer in accordance with Sub-Clauses 52.4 and 58.2 of the General Conditions of Contract Part- I.

**BE-1, Appendix-E to Bid**

**PROPOSED CONSTRUCTION SCHEDULE**

Pursuant to Sub-Clause 43.1 of the General Conditions of Contract, the works shall be completed on or before the date stated in Appendix-A to Bid. The bidder shall provide as Appendix-E to Bid, the Construction Schedule in the bar chart (CPM, PERT or any other to be specified herein) showing the sequence of work items and the period of time during which he proposes to complete each work item in such a manner that his proposed programme for completion of the whole of the works and parts of the works may meet procuring agency's completion targets in days noted below and counted from the date of receipt of Engineer's Notice to Commence (Attach sheets as required for the specified form of Construction Schedule):

<u>Description</u>	<u>Time for Completion</u>
1) Whole works	
2) Part-A	
3) Part-B	
4) _____ days	

**BF-1, Appendix-F to Bid**

**METHOD OF PERFORMING THE WORK**

[The bidder is required to submit a narrative outlining the method of performing the work].

**BG-1, Appendix-G to Bid**

**LIST OF MAJOR EQUIPMENT – RELATED ITEMS**

[The bidder will provide on Sheet 2 of this Appendix a list of all major equipment and related items, under separate heading for items owned, to be purchased or to be arranged on lease by him to carry out the works. The information shall include make, type, capacity, and anticipated period of utilization for all equipment which shall be in sufficient detail to demonstrate fully that the equipment will meet all requirements of the Specifications]

**BG-2, Appendix-G to Bid**

**LIST OF MAJOR EQUIPMENT (SAMPLE)**

Owned Purchased or Leased	Description of Unit (Make, Model, Year)	Capacity HP Rating	Condition	Present Location or Source	Date of Delivery at Site	Period of Work on Project
1	2	3	4	5	6	7
a. Owned						
b. To be Purchased						
c. To be arranged on Lease						

**BH-1, Appendix-H to Bid**

**CONSTRUCTION CAMP AND HOUSING FACILITIES**

The Contractor in accordance with Clause 6 of the Conditions of Contract shall provide description of his construction camp's facilities and staff housing requirements after successful launching of the project.

The contractor shall be responsible for pumps, electrical power, water and electrical distribution systems, and sewerage system including all fittings, pipes and other items necessary for servicing the contractor's construction camp.

The bidder shall list or explain his plans for providing these facilities for the service of the contract as follows:

1. Site Preparation (clearing, land preparation, etc.).
2. Provision of Services.
  - a) Power (expected power load, etc.).
  - b) Water (required amount and system proposed).
  - c) Sanitation (sewage disposal system, etc.).
3. Construction of Facilities
  - a) Contractor's Office. Workshop and Work Areas (areas required and proposed layout, type of construction of buildings, etc.).
  - b) Warehouses and Storage Areas (area required, type of construction and layout).
  - c) Housing and Staff Facilities (Plans for housing for proposed staff, layout, type of construction, etc.).
4. Construction Equipment Assembly and Preparation (detailed plans for carrying out this activity).
5. Other Items Proposed (Security services, etc.).

**BI-1, Appendix-I to Bid**

**LIST OF SUBCONTRACTORS**

I/We intend to subcontract the following parts of the work to subcontractors. In my/our opinion, the subcontractors named hereunder are reliable and competent to perform that part of the work for which each is listed.

Enclosed are documentation outlining experience of subcontractors, the curriculum vitae and experience of their key personnel who will be assigned to the contract, equipment to be supplied by them, size, location and type of contracts carried out in the past.

**BJ-1, Appendix-J to Bid**

**ESTIMATED PROGRESS PAYMENTS (SAMPLE)**

Bidder's estimate of the value of work which would be executed by him during each of the periods stated below, based on his Programme of the works and the Rates in the Bill of Quantities, expressed in Pakistani Rupees:

Quarter/ Year/ Period	Amounts (in thousands)
1	2
1st Quarter	
2 <sup>nd</sup> Quarter	
3 <sup>rd</sup> Quarter	
4 <sup>th</sup> Quarter	
<b>Bid Price</b>	

**BK-1, Appendix-K to Bid**

**ORGANIZATION CHART OF THE SUPERVISORY STAFF AND LABOUR**

(To be filled in by the bidder)

(INTEGRITY PACT)

**DECLARATION OF FEES, COMMISSION AND BROKERAGE ETC; PAYABLE BY CONTRACTORS (FOR CONTRACTS WORTH RS. 10.00 MILLION OR MORE)**

Contract No. \_\_\_\_\_ Dated \_\_\_\_\_ Contract Value: \_\_\_\_\_  
Contract Title: \_\_\_\_\_

..... [name of Contractor] hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Sindh (GoS) or any administrative subdivision or agency thereof or any other entity owned or controlled by it (GoS) through any corrupt business practice.

Without limiting the generality of the foregoing, [name of Contractor] represents and warrants that it has fully declared the brokerage, commission, fees etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within or outside Pakistan either directly or indirectly through any natural or juridical person, including its affiliate, agent, associate, broker, consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder’s fee or kickback, whether described as consultation fee or otherwise, with the object of obtaining or inducing the procurement of a contract, right, interest, privilege or other obligation or benefit in whatsoever form from, from Procuring Agency (PA) except that which has been expressly declared pursuant hereto.

[name of Contractor] accepts full responsibility and strict liability that it has made and will make full disclosure of all agreements and arrangements with all persons in respect of or related to the transaction with PA and has not taken any action or will not take any action to circumvent the above declaration, representation or warranty.

[name of Contractor] accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right, interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other rights and remedies available to PA under any law, contract or other instrument, be voidable at the option of PA.

Notwithstanding any rights and remedies exercised by PA in this regard, [name of Supplier/Contractor/Consultant] agrees to indemnify PA for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to PA in an amount equivalent to ten times the sum of any commission, gratification, bribe, finder’s fee or kickback given by [name of Contractor] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever form from PA.

[Procuring Agency]

[Contractor]

## **FORMS**

**BID SECURITY, PERFORMANCE SECURITY, CONTRACT  
AGREEMENT, MOBILIZATION ADVANCE GUARANTEE, INDENTURE  
BOND FOR SECURED ADVANCE**

**BS-1, BID SECURITY**

**(Bank Guarantee)**

Security Executed on \_\_\_\_\_ (Date)  
Name of Surety (Bank) with Address: \_\_\_\_\_ (Scheduled Bank in Pakistan)  
Name of Principal (Bidder) with Address \_\_\_\_\_  
\_\_\_\_\_ Penal Sum of Security Rupees.1.000 million (Rs. One Million only)  
Bid Reference No. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the bid and at the request of the said Principal (Bidder) we, the Surety above named, are held and firmly bound unto \_\_\_\_\_ (hereinafter called the 'Procuring Agency') in the sum stated above for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Bidder has submitted the accompanying bid dated \_\_\_\_\_ for Bid No. \_\_\_\_\_ for \_\_\_\_\_ (Particulars of Bid) to the said Procuring Agency; and

WHEREAS, the Procuring Agency has required as a condition for considering said bid that the **bidder** furnishes a bid security in the above said sum from a Scheduled Bank in Pakistan or from a foreign bank duly counter-guaranteed by a Scheduled Bank in Pakistan, to the procuring agency, conditioned as under:

- (1) that the bid security shall remain in force up to and including the date 28 days after the deadline for validity of bids as stated in the Instructions to bidders or as it may be extended by the procuring agency, notice of which extension(s) to the Surety is hereby waived;
- (2) that the bid security of unsuccessful bidders will be returned by the procuring agency after expiry of its validity or upon signing of the Contract Agreement; and
- (3) that in the event of failure of the successful bidder to execute the proposed Contract Agreement for such work and furnish the required Performance Security, the entire said sum be paid immediately to the said procuring agency pursuant to Clause 15.6 of the Instruction to bidders for the successful bidder's failure to perform.

NOW THEREFORE, if the successful bidder shall, within the period specified therefore, on the prescribed form presented to him for signature enter into a formal Contract with the said procuring agency in accordance with his bid as accepted and furnish within twenty eight (28) days of his being requested to do so, a Performance Security with good and sufficient surety, as may be required, upon the form prescribed by the said procuring agency for the faithful performance and proper fulfilment of the said Contract or in the event of non-withdrawal of the said bid within the time specified for its validity then this obligation shall be void and of no effect, but otherwise to remain in full force and effect.

PROVIDED THAT the Surety shall forthwith pay the procuring agency, the said sum upon first written demand of the procuring agency (without cavil or argument) and without requiring the procuring agency to prove or to show grounds or reasons for such demand, notice of which shall be sent by the procuring agency by registered post duly addressed to the Surety at its address given above.

PROVIDED ALSO THAT the procuring agency shall be the sole and final judge for deciding whether the Principal (Bidder) has duly performed his obligations to sign the Contract Agreement and to furnish the requisite Performance Security within the time stated above, or has defaulted in fulfilling said requirements and the Surety shall pay without objection the said sum upon demand from the procuring agency forthwith and without any reference to the Principal (Bidder) or any other person.

IN WITNESS WHEREOF, the above bounden Surety has executed the instrument under its seal on the date indicated above, the name and seal of the Surety being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

SURETY (Bank)

WITNESS:

1. \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Corporate Secretary (Seal)

Corporate Guarantor (Seal)

2. \_\_\_\_\_

Name, \_\_\_\_\_

Title \_\_\_\_\_

Address \_\_\_\_\_

**FORM OF PERFORMANCE SECURITY (Bank Guarantee)**

Guarantee No. \_\_\_\_\_ Executed on \_\_\_\_\_ Expiry date \_\_\_\_\_  
 \_\_\_\_\_ [Letter by the Guarantor to the Procuring Agency]

Name of Guarantor (Bank) with address: \_\_\_\_\_ (Scheduled Bank in Pakistan)

Name of Principal (Contractor) with address: \_\_\_\_\_ Penal Sum of Security (express in words and figures) \_\_\_\_\_ Letter of Acceptance No. \_\_\_\_\_

Dated \_\_\_\_\_ KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the bidding documents and above said Letter of Acceptance (hereinafter called the Documents) and at the request of the said Principal we, the Guarantor above named, are held and firmly bound unto the \_\_\_\_\_ (hereinafter called the procuring agency) in the penal sum of the amount stated above for the payment of which sum well and truly to be made to the said procuring agency, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has accepted the procuring agency's above said Letter of Acceptance for \_\_\_\_\_ (Name of Contract) for the \_\_\_\_\_ (Name of Project).

NOW THEREFORE, if the Principal (Contractor) shall well and truly perform and fulfill all the undertakings, covenants, terms and conditions of the said Documents during the original terms of the said Documents and any extensions thereof that may be granted by the procuring agency, with or without notice to the Guarantor, which notice is, hereby, waived and shall also well and truly perform and fulfill all the undertakings, covenants terms and conditions of the Contract and of any and all modifications of said Documents that may hereafter be made, notice of which modifications to the Guarantor being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue till all requirements of Clause 49, Defects Liability, of Conditions of Contract are fulfilled.

Our total liability under this Guarantee is limited to the sum stated above and it is a condition of any liability attaching to us under this Guarantee that the claim for payment in writing shall be received by us within the validity period of this Guarantee, failing which we shall be discharged of our liability, if any, under this Guarantee.

We, \_\_\_\_\_ (the Guarantor), waiving all objections and defenses under the Contract, do hereby irrevocably and independently guarantee to pay to the procuring agency without delay upon the procuring agency's first written demand without cavil or arguments and without requiring the procuring agency to prove or to show grounds or reasons for such demand any sum or sums up to the amount stated above, against the procuring agency's written declaration that the Principal has refused or failed to perform the obligations under the Contract which payment will be effected by the Guarantor to Procuring Agency's designated Bank & Account Number.

PROVIDED ALSO THAT the procuring agency shall be the sole and final judge for deciding whether the Principal (Contractor) has duly performed his obligations under the Contract or has defaulted in fulfilling said obligations and the Guarantor shall pay without objection any sum or sums up to the amount stated above upon first written demand from the procuring agency forthwith and without any reference to the Principal or any other person.

IN WITNESS WHEREOF, the above-bounden Guarantor has executed this Instrument under its seal on the date indicated above, the name and corporate seal of the Guarantor being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Witness:  
 1. Signature \_\_\_\_\_  
 \_\_\_\_\_ Corp  
 orate Secretary (Seal)  
 2. \_\_\_\_\_  
 \_\_\_\_\_ Nam  
 e, Title & Address

\_\_\_\_\_  
 Guarantor (Bank)  
 Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Title \_\_\_\_\_

\_\_\_\_\_  
 Corporate Guarantor (Seal)



**FORM OF CONTRACT AGREEMENT**

THIS CONTRACT AGREEMENT (hereinafter called the “Agreement”) made on the \_\_\_\_\_ day of \_\_\_\_\_ (month) 20\_\_\_\_ between \_\_\_\_\_ (hereafter called the “Procuring Agency”) of the one part and \_\_\_\_\_ (hereafter called the “Contractor”) of the other part.

WHEREAS the Procuring Agency is desirous that certain works, viz \_\_\_\_\_ should be executed by the Contractor and has accepted a bid by the Contractor for the execution and completion of such works and the remedying of any defects therein.

NOW this Agreement witnessed-- as follows:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents after incorporating addenda, if any, except those parts relating to Instructions to bidders shall be deemed to form and be read and construed as part of this Agreement, viz:
  - (a) The Contract Agreement;
  - (b) The Letter of Acceptance;
  - (c) The completed Form of Bid;
  - (d) Special Stipulations (Appendix-A to Bid);
  - (e) The Special Conditions of Contract – Part II;
  - (f) The General Conditions – Part I;
  - (g) The priced Bill of Quantities (Appendix-D to Bid);
  - (h) The completed Appendices to Bid (B, C, E to L);
  - (i) The Drawings;
  - (j) The Specifications.
  - (k) Covered Area Schedule of Housing Units, Proposed X-section of 30-feet wide Road, Methodology-Work Plan & Mode of Measurements & Payments;
  - (l) \_\_\_\_\_ (any other)
3. In consideration of the payments to be made by the procuring agency to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the procuring agency to execute and complete the works and remedy defects therein in conformity and in all respects with the provisions of the contract.
4. Procuring agency hereby covenants to pay the contractor, in consideration of the execution and completion of the works as per provisions of the contract, the contract Price or such other sum as may become payable under the provisions of the contract at the times and in the manner prescribed by the contract.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first before written in accordance with their respective laws.

Signature of the Contactor  
 \_\_\_\_\_ (Seal)

Signature of Procuring Agency  
 \_\_\_\_\_ (Seal)

Signed, Sealed and Delivered in the presence of:

Witness:

Name, Title and Address)

Witness:

(Name, Title and Address)

**MOBILIZATION ADVANCE GUARANTEE**

Bank Guarantee No. \_\_\_\_\_ Date \_\_\_\_\_

WHEREAS \_\_\_\_\_ (hereinafter called the 'Procuring Agency') has entered into a Contract for \_\_\_\_\_ (Particulars of Contract) with \_\_\_\_\_ (hereinafter called the "Contractor").

AND WHEREAS, the Procuring Agency has agreed to advance to the Contractor, at the Contractor's request, an amount of Rupees \_\_\_\_\_ (Rs \_\_\_\_\_ ) which amount shall be advanced to the Contractor as per provisions of the Contract.

AND WHEREAS, the Procuring Agency has asked the Contractor to furnish Guarantee to secure the mobilization advance for the performance of his obligations under the said Contract.

AND WHEREAS, \_\_\_\_\_ (Scheduled Bank in Pakistan)

(hereinafter called the "Guarantor") at the request of the Contractor and in consideration of the **procuring agency** agreeing to make the above advance to the Contractor, has agreed to furnish the said Guarantee.

NOW, THEREFORE, the Guarantor hereby guarantees that the Contractor shall use the advance for the purpose of above mentioned Contract and if he fails and commits default in fulfilment of any of his obligations for which the advance payment is made, the Guarantor shall be liable to the procuring agency for payment not exceeding the aforementioned amount.

Notice in writing of any default, of which the procuring agency shall be the sole and final judge, on the part of the Contractor, shall be given by the procuring agency to the Guarantor, and on such first written demand, payment shall be made by the Guarantor of all sums then due under this Guarantee without any reference to the Contractor and without any objection.

This Guarantee shall remain in force until the advance is fully adjusted against payments from the Interim Payment Certificates of the Contractor or until \_\_\_\_\_ whichever is earlier.

(Date)

The Guarantor's liability under this Guarantee shall not in any case exceed the sum of Rupees \_\_\_\_\_ (Rs \_\_\_\_\_).

This Guarantee shall remain valid up to the aforesaid date and shall be null and void after the aforesaid date or earlier if the advance made to the Contractor is fully adjusted against payments from Interim Payment Certificates of the Contractor provided that the Guarantor agrees that the aforesaid period of validity shall be deemed to be extended if on the above mentioned date the advance payment is not fully adjusted.

**GUARANTOR**

- 1. Signature \_\_\_\_\_
- 2. Name \_\_\_\_\_
- 3. Title \_\_\_\_\_

**WITNESS**

1. \_\_\_\_\_ (Name Title & Address)  
Corporate Secretary (Seal)

2. \_\_\_\_\_ Corporate Guarantor (Seal)

## INDENTURE FOR SECURED ADVANCES

(For use in cases in which is contract is for finished work and the contractor has entered into an agreement for the execution of a certain specified quantity of work in a given time).

This INDENTURE made the ..... day of ..... 20.....  
BETWEEN (hereinafter called "the Contractor" which expression shall where the context so admits or implied be deemed to include his heirs, executors, administrators and assigns) of the one part and THE GOVERNOR OF SINDH (hereinafter called "the Government" of the other part).

WHEREAS by an agreement, dated (hereinafter called the said agreement, the contractor has agreed to perform the under-mentioned works (hereinafter referred to as the said work):-

(Here enter (the description of the works).<sup>1</sup>

AND WHEREAS the contractor has applied to the .....  
for an advance to him of Rupees ..... (Rs. ....) on the security of materials absolutely belonging to him and brought by him to the site of the said works the subject of the said agreement for use in the construction of such of the said works as he has undertaken to execute at rates fixed for the finished work (inclusive of the cost of materials and labour and other charge) AND WHEREAS the MDA has agreed to advance to the Contractor the sum of Rupees, (Rs. ....) on the security of materials the quantities and other particulars of which are detailed in Part II of Running Account Bill (B). the said works signed by the contractor Fin R.Form.17.A On ..... and on such covenants and conditions as are hereinafter contained and the MDA has reserved to itself the option of marking any further advance or advances on the security of other materials brought by the Contractor to the site of the said works.

NOW THIS INDENTURE WTTNESSETH that in pursuance of the said agreement and in consideration of the sum of Rupees..... (Rs. ....) on or before the execution of these presents paid to the Contractor by the Government (the receipt whereof the Contractor doth hereby acknowledge) and of such further advances (if any) as may be made to him as aforesaid (all of which advances are hereinafter collectively referred to as the said amount) the Contractor doth hereby assign unto the MDA the said materials by way of security for the said amount

And doth hereby covenant and agree with the MDA and declare ay follow :-

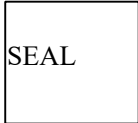
- (1) That the said sum of Rupees. .... (Rs. .... ) so advanced by the MDA to the Contractor as aforesaid and all or any further sum or sums which may be advanced as aforesaid shall be employed by the contractor in or towards expending the execution of the said works and for no other purpose whatsoever.
- (2) That the materials detailed in the said Running Account Bill (B) which have been offered to and accepted by the MDA as security for the said amount are absolutely by the Contractors own property free from encumbrances of any kind and the Contractor will not make any application for or receive a further advance on the security of materials which are not absolutely his own property and free from encumbrances of any kind and the contractor hereby agrees, at all times, to indemnify and save harmless the Government against all claims whatsoever to any materials in respect of which an advance has been made to him as aforesaid.
- (3) That the said materials detailed in the said Running Account Bill (B) and all other materials on the security of which any further advance or advances may hereafter be made as aforesaid (hereinafter called the said materials) shall be used by the Contractor solely in the execution of the said works in accordance with the directions of the Divisional Officer (hereinafter called the Divisional Officer) and in the terms of the said agreement.
- (4) That the Contractor shall make at his own cost all necessary and adequate arrangement for the proper watch, safe custody and protection against all risks of the said material and that until used in construction as aforesaid the said materials shall remain at the site of the said works in the Contractor's custody and at his own risk and on his own responsibility and

shall at all times be open to inspection by (he Divisional Officer or any officer authorized by him. In the event of the said materials of any part (hereof being stolen, destroyed or damaged or becoming deteriorated in a greater degree than is due to reasonable use and wear thereof Contractor will forthwith replace the same with other materials of like quality or repair and make good the same as required by the Divisional Officer and the materials so brought to replace the said materials so repaired and made good shall also be considered as security for the said amount.

- (5) Hurt the said materials shall not on any account be removed from the site of the said works except with the written permission of the Divisional Officer or an officer authorized by him in that behalf.
- (6) That the said amount shall be payable in full when or before the Contractor receives payment, from the Government of the price payable to him for the said works under the terms and provisions of the said agreement PROVIDED THAT if any intermediate payments are made to the contractor on account of work done then on the occasion of each such payment the Government will be at liberty to make a recovery from the Contractors Bill for such payment by deducting there from in the value of the said materials (hen actually used in the construction and in respect of which recovery has not been made previously the value for this purpose being determined in respect of each description of material at (he rates at which the amount of the advances made under these presents were calculated.
- (7) at if the Contractor shall at any time make any default in the performance or observation in any respect of any of the terms and provisions of the said agreement or of these presents the total amount of the advance or advances that may still be owing to the Government shall immediately on the happening of such default be repayable by the Contractor to the Government together with interest thereon at twelve percent per annum from the date or respective dates of such advance or advances to the date or repayment and with all costs, charges, damages and expenses incurred by the Government in or for the recovery thereof or the enforcement of this security or otherwise by reason of (he default of the Contractor and any moneys so becoming due and payable shall constitute a debt due from the Contractor to the Government and the Contractor hereby covenants and agrees with the Government to repay and the same respectively to it accordingly.
- (8) That the Contractor hereby charges all the said materials with the repayment to the Government of the said sum of Rupees..... (Rs. .... ) and any further sum or sums which may be advanced as aforesaid and all costs charges damages and expenses payable under these present PROVIDED ALWAYS and it is hereby agreed and declared that not, withstanding anything in the said agreement and without prejudice to the powers contained therein if and whether the covenant for payment and repayment hereinbefore contained shall become enforceable and the money owing shall not be paid to accordingly. Once there with the Government may at any time thereafter adopt all or any of following courses as it may deem best ;-
  - (a) Seize and utilize the said materials or any part thereof in the completion of the said Works on behalf of the Contractor in accordance with the provisions in that behalf contained in the said agreement debiting the Contractor with the actual cost of effecting such completion the amount due in respect of advances under these presents and crediting the Contractor with the value of work done as he had carried it out in accordance with the said agreement and at the rates thereby provided. If the balance is against the Contractor he is to pay the same to the Government on demand.
  - (b) Remove and sell by public auction the seized materials or any part thereof and out of the moneys arising from the sale retain all the sums aforesaid repayable to the Government under these presents and pay over the surplus (if any) to the Contractor.
  - (c) Deduct all or any part of the moneys owing out of the security deposit or any sum due to the Contractor under the said agreement.
- (9) That except as is expressly provided by the presents interest on the said advance shall not be payable.

- (10) That in the event of any conflict between the provisions of these presents and the said agreement the provisions of these presents shall prevail and in the event of any dispute or difference arising over the construction or effect of these presents the settlement of which has not been hereinbefore expressly provided for the same shall be referred to the Superintending Engineer/Executive District Officer/Officer one grade higher to officer signed the agreement Circle whose..... decision shall be final and the provisions of the Arbitration Act 1940 for the time being in force so far as they are applicable shall apply to any such reference.

Signed, sealed and delivered by\* In the presence of



1<sup>st</sup> witness  
2<sup>nd</sup> witness

## Notes on the Conditions of Contract

The Conditions of Contract comprise two parts:

- (a) **Part-I**           **GENERAL CONDITIONS OF CONTRACT**
- (b) **Part-II**       **SPECIAL/PARTICULAR CONDITIONS OF CONTRACT**

Over the years, a number of “model” General Conditions of Contract have evolved. The one used in these Standard Bidding Documents was prepared by the International Federation of Consulting Engineers (Federation Internationale des Ingenieurs - Conseils, or FIDIC), and is commonly known as the FIDIC Conditions of Contract. (The used version is the harmonized Edition March 2006).

The FIDIC Conditions of Contract have been prepared for an ad measurement (unit price or unit rate) type of contract, and cannot be used without major modifications for other types of contract, such as lump sum, turnkey, or target cost contracts.

The standard text of the General Conditions of Contract chosen must be retained intact to facilitate its reading and interpretation by bidders and its review by the procuring agency. Any amendments and additions to the General Conditions, specific to the contract in hand, should be introduced in the Particular Conditions of Contract.

The use of standard conditions of contract for all civil works will ensure comprehensiveness of coverage, better balance of rights or obligations between procuring agency and Contractor, general acceptability of its provisions, and savings in time and cost for bid preparation and review, leading to more economic prices.

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\* Add the following text if the bidding documents, as issued, do not include a copy: “Copies of the FIDIC Conditions of Contract can be obtained from:

To request such permission please contact: FIDIC CASE POSTALE, CH-1215 Switzerland; Tel. +41 22 799 49 00; Fax; +41 22 799 49 01 E-mail: [fidic@fidic.org](mailto:fidic@fidic.org).

# Conditions of Contract for CONSTRUCTION FOR BUILDING AND ENGINEERING WORKS DESIGNED BY THE EMPLOYER

Multilateral Development Bank Harmonized Edition March 2006

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# General Conditions

## General Provisions

- 1.1 Definitions In the Conditions of Contract (“these Conditions”), which include Particular Conditions, Parts A and B, and these General Conditions, the following words and expressions shall have the meanings stated. Words indicating persons or parties include corporations and other legal entities, except where the context requires otherwise.
- 1.1.1 The Contract
- 1.1.1.1 “Contract” means the Contract Agreement, the Letter of Acceptance, the Letter of Tender, these Conditions, the Specification, the Drawings, the Schedules, and the further documents (if any) which are listed in the Contract Agreement or in the Letter of Acceptance.
- 1.1.1.2 “Contract Agreement” means the contract agreement referred to in Sub Clause 1.6 [ Contract Agreement ].
- 1.1.1.3 “Letter of Acceptance” means the letter of formal acceptance, signed by the Employer, of the Letter of Tender, including any annexed memoranda comprising agreements between and signed by both Parties. If there is no such letter of acceptance, the expression “Letter of Acceptance” means the Contract Agreement and the date of issuing or receiving the Letter of Acceptance means the date of signing the Contract Agreement.
- 1.1.1.4 “Letter of Tender” means the document entitled letter of tender or letter of bid, which was completed by the Contractor and includes the signed offer to the Employer for the Works.
- 1.1.1.5 “Specification” means the document entitled specification, as included in the Contract, and any additions and modifications to the specification in accordance with the Contract. Such document specifies the Works.
- 1.1.1.6 “Drawings” means the drawings of the Works, as included in the Contract, and any additional and modified drawings issued by (or on behalf of) the Employer in accordance with the Contract.
- 1.1.1.7 “Schedules” means the document(s) entitled schedules, completed by the Contractor and submitted with the Letter of Tender, as included in the Contract. Such document may include the Bill of Quantities, data, lists, and schedules of rates and/or prices.
- 1.1.1.8 “Tender” means the Letter of Tender and all other documents which the Contractor submitted with the Letter of Tender, as included in the Contract.
- 1.1.1.9 “Bill of Quantities”, “Daywork Schedule” and “Schedule of Payment Currencies” mean the documents so named (if any) which are comprised in the Schedules.
- 1.1.1.10 “Contract Data” means the pages completed by the Employer entitled contract data which constitute Part A of the Particular Conditions.
- 1.1.2 Parties and Persons
- 1.1.2.1 “Party” means the Employer or the Contractor, as the context requires.
- 1.1.2.2 “Employer” means the person named as employer in the Contract Data and the legal successors in title to this person.

1.1.2.3 “Contractor” means the person(s) named as contractor in the Letter of Tender accepted by the Employer and the legal successors in title to this person(s).

1.1.2.4 “Engineer” means the person appointed by the Employer to act as the Engineer for the purposes of the Contract and named in the Contract Data, or other person appointed from time to time by the Employer and notified to the Contractor under Sub-Clause 3.4 [ Replacement of the Engineer ].

1.1.2.5 “Contractor’s Representative” means the person named by the Contractor in the Contract or appointed from time to time by the Contractor under Sub-Clause 4.3 [ Contractor’s Representative ], who acts on behalf of the Contractor.

1.1.2.6 “Employer’s Personnel” means the Engineer, the assistants referred to in Sub-Clause 3.2 [ Delegation by the Engineer ] and all other staff, labour and other employees of the Engineer and of the Employer; and any other personnel notified to the Contractor, by the Employer or the Engineer, as Employer’s Personnel.

1.1.2.7 “Contractor’s Personnel” means the Contractor’s Representative and all personnel whom the Contractor utilizes on Site, who may include the staff, labour and other employees of the Contractor and of each Subcontractor; and any other personnel assisting the Contractor in the execution of the Works.

1.1.2.8 “Subcontractor” means any person named in the Contract as a subcontractor, or any person appointed as a subcontractor, for a part of the Works; and the legal successors in title to each of these persons.

1.1.2.9 “DB” means the person or three persons appointed under Sub-Clause 20.2 [ Appointment of the Dispute Board ] or Sub-Clause 20.3 [ Failure to Agree on the Composition of the Dispute Board ].

1.1.2.10 “FIDIC” means the Fédération Internationale des Ingénieurs-Conseils, the international federation of consulting engineers.

1.1.2.11 “Bank” means the financing institution (if any) named in the Contract Data.

1.1.2.12 “Borrower” means the person (if any) named as the borrower in the Contract Data.

1.1.3  
Dates, Tests,  
Periods and  
Completion

1.1.3.1 “Base Date” means the date 28 days prior to the latest date for submission and completion of the Tender.

1.1.3.2 “Commencement Date” means the date notified under Sub-Clause 8.1 [ Commencement of Works ].

1.1.3.3 “Time for Completion” means the time for completing the Works or a Section (as the case may be) under Sub-Clause 8.2 [ Time for Completion ], as stated in the Contract (86) Data (with any extension under Sub-Clause 8.4 [ Extension of Time for Completion ]), calculated from the Commencement Date.

1.1.3.4 “Tests on Completion” means the tests which are specified in the Contract or agreed by both Parties or instructed as a Variation, and which are carried out under Clause 9 [ Tests on Completion ] before the Works or a Section (as the case may be) are taken over by the Employer.

1.1.3.5 “Taking-Over Certificate” means a certificate issued under Clause 10 [ Employer’s Taking Over ].

1.1.3.6 “Tests after Completion” means the tests (if any) which are specified in the Contract and which are carried out in accordance with the Specification after the Works or a Section (as the case may be) are taken over by the Employer.

1.1.3.7 “Defects Notification Period” means the period for notifying defects in the Works or a Section (as the case may be) under Sub-Clause 11.1 [ Completion of Outstanding Work and Remedying Defects ], which extends over twelve months except if otherwise stated in the Contract Data (with any extension under Sub-Clause 11.3 [Extension of Defects Notification Period ]), calculated from the date on which the Works or Section is completed as certified under Sub-Clause 10.1 [Taking Over of the Works and Sections ].

1.1.3.8 “Performance Certificate” means the certificate issued under Sub-Clause 11.9 [ Performance Certificate ].

1.1.3.9 “day” means a calendar day and “year” means 365 days.

1.1.4  
Money  
and  
Payments

1.1.4.1 “Accepted Contract Amount” means the amount accepted in the Letter of Acceptance for the execution and completion of the Works and the remedying of any defects.

1.1.4.2 “Contract Price” means the price defined in Sub-Clause 14.1 [ The Contract Price ], and includes adjustments in accordance with the Contract.

1.1.4.3 “Cost” means all expenditure reasonably incurred (or to be incurred) by the Contractor, whether on or off the Site, including overhead and similar charges, but does not include profit.

1.1.4.4 “Final Payment Certificate” means the payment certificate issued under Sub-Clause 14.13 [ Issue of Final Payment Certificate ].

1.1.4.5 “Final Statement” means the statement defined in Sub-Clause 14.11 [ Application for Final Payment Certificate ].

1.1.4.6 “Foreign Currency” means a currency in which part (or all) of the Contract Price is payable, but not the Local Currency.

1.1.4.7 “Interim Payment Certificate” means a payment certificate issued under Clause 14 [ Contract Price and Payment ], other than the Final Payment Certificate.

1.1.4.8 “Local Currency” means the currency of the Country.

1.1.4.9 “Payment Certificate” means a payment certificate issued under Clause 14 [ Contract Price and Payment].

1.1.4.10 “Provisional Sum” means a sum (if any) which is specified in the Contract as a provisional sum, for the execution of any part of the Works or for the supply of Plant, Materials or services under Sub-Clause 13.5 [ Provisional Sums ].

1.1.4.11 “Retention Money” means the accumulated retention moneys which the Employer retains under Sub-Clause 14.3 [ Application for Interim Payment Certificates ] and pays under Sub-Clause 14.9 [ Payment of Retention Money ].

1.1.4.12 “Statement” means a statement submitted by the Contractor as part of an application, under Clause 14 [ Contract Price and Payment ], for a payment certificate.

1.1.5  
Works  
Goods

and

1.1.5.1 “Contractor’s Equipment” means all apparatus, machinery, vehicles and other things required for the execution and completion of the Works and the remedying of any defects. However, Contractor’s Equipment excludes Temporary Works, Employer’s Equipment (if any), Plant, Materials and any other things intended to form or forming part of the Permanent Works.

1.1.5.2 “Goods” means Contractor’s Equipment, Materials, Plant and Temporary Works, or any of them as appropriate.

1.1.5.3 “Materials” means things of all kinds (other than Plant) intended to form or forming part of the Permanent Works, including the supply-only materials (if any) to be supplied by the Contractor under the Contract.

1.1.5.4 “Permanent Works” means the permanent works to be executed by the Contractor under the Contract.

1.1.5.5 “Plant” means the apparatus, machinery and vehicles intended to form or forming part of the Permanent Works, including vehicles purchased for the Employer and relating to the construction or operation of the Works.

1.1.5.6 “Section” means a part of the Works specified in the Contract Data as a Section (if any). 1.1.5.7 “Temporary Works” means all temporary works of every kind (other than Contractor’s Equipment) required on Site for the execution and completion of the Permanent Works and the remedying of any defects.

1.1.5.8 “Works” mean the Permanent Works and the Temporary Works, or either of them as appropriate.

1.1.6  
Other Definitions

1.1.6.1 “Contractor’s Documents” means the calculations, computer programs and other software, drawings, manuals, models and other documents of a technical nature (if any) supplied by the Contractor under the Contract.

1.1.6.2 “Country” means the country in which the Site (or most of it) is located, where the Permanent Works are to be executed.

1.1.6.3 “Employer’s Equipment” means the apparatus, machinery and vehicles (if any) made available by the Employer for the use of the Contractor in the execution of the Works, as stated in the Specification; but does not include Plant which has not been taken over by the Employer.

1.1.6.4 “Force Majeure” is defined in Clause 19 [ Force Majeure ].

1.1.6.5 “Laws” means all national (or state) legislation, statutes, ordinances and other laws, and regulations and by-laws of any legally constituted public authority.

1.1.6.6 “Performance Security” means the security (or securities, if any) under Sub-Clause 4.2 [ Performance Security ].

1.1.6.7 “Site” means the places where the Permanent Works are to be executed, including storage and working areas, and to which Plant and Materials are to be delivered, and any other places as may be specified in the Contract as forming part of the Site.



1.1.6.8 “Unforeseeable” means not reasonably foreseeable by an experienced contractor by the Base Date.

1.1.6.9 “Variation” means any change to the Works, which is instructed or approved as a variation under Clause 13 [ Variations and Adjustments ]. 1.2 Interpretation In the Contract, except where the context requires otherwise:

- (a) words indicating one gender include all genders;
- (b) words indicating the singular also include the plural and words indicating the plural also include the singular;
- (c) provisions including the word “agree”, “agreed” or “agreement” require the agreement to be record in writing;
- (d) “written” or “in writing” means hand-written, type-written, printed or electronically made, and resulting in a permanent record; and
- (e) the word “tender” is synonymous with “bid”, and “tenderer” with “bidder” and the words “tender documents” with “bidding documents”.

The marginal words and other headings shall not be taken into consideration in the interpretation of these Conditions.

In these Conditions, provisions including the expression “Cost plus profit” require this profit to be one-twentieth (5%) of this Cost unless otherwise indicated in the Contract Data.

1.3  
Communications

Wherever these Conditions provide for the giving or issuing of approvals, certificates, consents, determinations, notices, requests and discharges, these communications shall be: (a) in writing and delivered by hand (against receipt), sent by mail or courier, or transmitted using any of the agreed systems of electronic transmission as stated in the Contract Data; and (b) delivered, sent or transmitted to the address for the recipient’s communications as stated in the Contract Data. However:

- (i) if the recipient gives notice of another address, communications shall thereafter be delivered accordingly; and
- (ii) if the recipient has not stated otherwise when requesting an approval or consent, it may be sent to the address from which the request was (89) issued.

Approvals, certificates, consents and determinations shall not be unreasonably withheld or delayed. When a certificate is issued to a Party, the certifier shall send a copy to the other Party. When a notice is issued to a Party, by the other Party or the Engineer, a copy shall be sent to the Engineer or the other Party, as the case may be.

1.4  
Law and  
Language

The Contract shall be governed by the law of the country or other jurisdiction stated in the Contract Data.

The ruling language of the Contract shall be that stated in the Contract Data.

The language for communications shall be that stated in the Contract Data. If no language is stated there, the language for communications shall be the ruling language of the Contract.

1.5  
Priority of  
Documents

The documents forming the Contract are to be taken as mutually explanatory of one another. For the purposes of interpretation, the priority of the documents shall be in accordance with the following sequence:

- (a) the Contract Agreement (if any),
- (b) the Letter of Acceptance,
- (c) the Tender,
- (d) the Particular Conditions - Part A,
- (e) the Particular Conditions - Part B,
- (f) these General Conditions,
- (g) the Specification,
- (h) the Drawings, and
- (i) the Schedules and any other documents forming part of the Contract.

If an ambiguity or discrepancy is found in the documents, the Engineer shall issue any necessary clarification or instruction.

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## PART II - SPECIAL/PARTICULAR CONDITIONS OF CONTRACT

### 1.1 Definitions

- 1.1.1.4 "Form of Bid" is synonymous with "Letter of Tender".
- 1.1.1.5 "Bid" is synonymous with "Tender".
- 1.1.1.10 "Bidding" is synonymous with "contract". *The following paragraph is added:*
- 1.1.1.11 "Programme" means the programme to be submitted by the contractor in accordance with Sub-Clause 8.3 and any approved revisions thereto.
- 1.12.2 "Employer" is synonymous with "Procuring Agency"  
The Employer is: Malir Development Authority, G-4/B, Block-17, Gulshan-e-Iqbal, Karachi  
Employer's Representative is: Will be named after award of contract.
- 1.12.4 The Engineer is: Will be named after award of contract.
- 1.1.2.9 "DB" is synonymous with "Committee".
- 1.1.3.1 Replace 28 days by 7 days in LCB and 15 days in ICB.
- 1.1.3.7 "Defects notification Period" is synonymous with "Defects liability Period".

### 1.15 Inspections and Audit by the Bank

Deleted

### 3.1 Engineer's Duties and Authority.

*The following paragraph is added after duties:*

Procuring agency shall ensure that the Engineer's Representative/Staff are a Professional Engineer, as defined in the Pakistan Engineering Council Act, 1975 (V of 1976)

### 3.6 Engineer's & Employer's Facilities.

*The following sub-clause 3.6 is added in (GCC):*

Consortium shall provide following Engineer's & Employer's Facilities upon successful launching of the project. The facilities are not payable separately and shall be considered incidental to other pay items or deemed to be covered/included under pay items of the housing units.

#### a) Vehicles

Consortium shall provide, maintain and make available at all times for the exclusive use of the Employer following new vehicles of latest models, the number and type of each being as specified below:

- i- Fully loaded Suzuki Swift ----- 02-Nos.
- ii- Honda CD-70 Motor Cycles----- 04-Nos.

The 04-wheel vehicles shall be air-condition duly fitted with 3-point inertia-reel seat belts for all occupants and shall be provided for the Employer's use on demand within 14 days from the date of successful launching of the project. Consortium shall also provide 300 litre /month/vehicle and 75 litre/month/motorcycle and keep them in running conditions through periodic service and maintenance.

If the Consortium fails to provide the vehicles in the specified time, cost incurred by the Employer in purchase of similar vehicles plus 10% (twenty percent) overhead charge shall be recovered from I.P.C/Running Account Bill of the Consortium.

The vehicles shall be registered in the name of the Employer, whose taxes and comprehensive insurance shall be kept valid on payment by the Consortium for the duration of the Contract and temporarily replaced if, in the Employer's opinion, any vehicle is not in a road worthy / running conditions. The vehicles will be the property of the Employer.

Consortium shall also provide from their pay roll 03-Nos. drivers holding valid driving licenses, who shall be replaced at any time if their performance is not satisfactory in the opinion of the Engineer / Procuring Agency.

**b) Computer sets**

Consortium shall provide 02-Nos. branded Laptops, 02-Nos. branded Desktop Computers along with branded colour printers and 02-Nos. PTCL/Zong etc wifi devices on successful launching of the project by the consortium and shall be kept fully functional during currency of contract

**c) Project Office**

Consortium shall establish fully functional / properly functional project office (including janitorial services and utilities) in a rented or own premises having minimum 4 to 7 rooms with all fittings, furniture and fixtures (air conditioners, telephones (at least 04-lines), intercom, all fixtures viz fans and lights etc, fully equipped with computers and high speed internet facility at appropriate location within metropolis on successful launching of the project.

**d) Site Offices**

MDA will provide ample space in existing site offices of Taiser Town, Scheme-45 & NMHP, Scheme-1, MDA for setting up of site offices, however, the successful consortium will make them functional by providing requisite fixtures and furniture and janitorial services.

**e) Testing of Material**

Consortium shall propose for approval of the Engineer three well renowned laboratories for necessary testing of material and other tests. The tests will be carried out under the instructions of the Engineer accordingly.

**4.3 Contractor's Representative**

*The following text is to be added after last line:*

The contractor's authorized representative and his other professional engineers working at site shall register themselves with the Pakistan Engineering Council.

**6.10 Records of Contractor's Personnel and Equipment**

*The following paragraphs added:* The Contractor shall, upon request by the Engineer at any time in relation to any time of hired Contractor's Equipment, forthwith notify the Engineer in writing the name and address of the Owner of the equipment and shall certify that the agreement for the hire thereof contains a provision in accordance with the requirements set forth above.

*The following sub-clause 7.9 is added in (GCC):*

**6.6 Shop Drawings**

Consortium shall prepare and submit 03-copies of all shop drawings inclusive of but not limited to erection / installation / laying drawings, floor plans with furniture layout and sanitary fixtures etc including front elevations and isometric views of the housing units for review and approval of the Engineer, which shall not be construed as a complete check

but will indicate only that the general method of construction and detailing is satisfactory and that the Engineer's review or approval shall not relieve the Contractor of any of his responsibilities under the Contract. The price of such Drawings shall be deemed to be included in the Contract Price.

#### **6.7 As-Built Drawings**

At the completion of the Works under the Contract, the Consortium shall furnish to the Engineer, 06 copies and one reproducible of all drawings amended to conform with the Works as built. The price of such prepared drawings shall be deemed to be included in the Contract Price.

#### **7.9 Use of Pakistani Materials and Services**

The contractor shall, so far as may be consistent with the contract, make the maximum use of materials, supplies, plant and equipment indigenous to or produced or fabricated in Pakistan and services, available in Pakistan provided such materials, supplies, plant, equipment and services shall be of required standard.

#### **8.1 Commencement of Works**

The last para is deleted and substituted with the following:

The contractor shall commence the works on site within the period named in Appendix-A to Bid from the date of receipt by him from the Engineer of a written Notice to Commence. Thereafter, the contractor shall proceed with the works with due expedition and without delay.

#### **8.11 Prolonged Suspension**

Replace 84 days by 120 days.

#### **8.3 Programme**

*The following text is to be added after [Commencement of Works]*

The programme shall be submitted in the form of Critical Path Method (CPM) identifying the critical path/activities.

#### **13.1 Right to vary**

In the last line of Para, after the word "Variation", the word "in writing" is added.

#### **13.3 Variation procedure**

In the tenth line, after the words "as soon as practicable" following is added: "and within a period not exceeding one-eighth of the completion time".

#### **13.8 Adjustment for changes in cost**

Applicable as per BC-1, Appendix-C to Bid.

#### **14.1 The Contract Price Sub-para (d) is deleted.**

#### **14.2 Advance Payment**

*The Text is deleted and replaced with following:* Advance Payment/Mobilization Advance shall be made available to the Contractor by the procuring agency on following conditions:

##### **Mobilization Advance/Advance Payment**

- i. Mobilization advance upto 10% of the Contract Price may be paid by the Procuring Agency to the Contractor on the works costing Rs 2.5 million or above on following conditions:

- a) on submission by the Contractor of a mobilization advance guarantee for the full amount of the advance in the specified form, from a Scheduled Bank in Pakistan, acceptable to the procuring agency;
- b) contractor shall pay interest on the mobilization advance @ 10% per annum on the advance; and
- ii. Mobilization Advance including the interest shall be recovered in 10 equal installments from the 10 I.P.C / R.A bill and in case the number of bills is less than 10 then 1/10 of the advance inclusive of the interest thereon shall be recovered from each bill and the balance together with interest be recovered from the final bill. It may be insured that there is sufficient amount in the final bill to enable recovery of the Mobilization Advance.

#### **14.5 Plants and Materials intended for Works**

*Add the following paragraph as sub-clause 14.5 (d) for Secured Advance on non – perishable materials and sub-clauses (a), (b) and (c) will be applicable for plants only*

- I. The Contractor shall be entitled to receive from the procuring agency Secured Advance against an INDENTURE BOND in Public Works Account Form No.31 (Fin. R. Form No. 2) acceptable to the procuring agency of such sum as the Engineer may consider proper in respect of non-perishable materials brought at the site but not yet incorporated in the Permanent Works provided that:
  - i. The materials are in accordance with the specifications for the permanent works;
  - ii. Such materials have been delivered to the site and are properly stored and protected against loss or damage or deterioration to the satisfaction and verification of the Engineer /Assistant Engineer but at the risk and cost of the Contractor;
  - iii. The Contractor's records of the requirements, orders, receipts and use of materials are kept in a form approved by the Engineer, and such records shall be available for inspection by the Engineer;
  - iv. The Contractor shall submit with his monthly statement the estimated value of the materials on site together with such documents as may be required by the Engineer for the purpose of valuation of materials and providing evidence of ownership and payment therefore;
  - v. Ownership of such materials shall be deemed to vest in the procuring agency and these materials shall not be removed from the site or otherwise disposed of without written permission of the procuring agency;
  - vi. The sum payable for such materials on site shall not exceed 75 % of the (i) landed cost of imported materials, or (ii) ex-factory / ex-warehouse price of locally manufactured or produced materials, or (iii) market price of stands other materials;
  - vii. Secured Advance shall not be allowed unless and until the previous advance, if any, is fully recovered;
  - viii. Detailed account of advances must be kept in part II of running account bill or a separate statement; and
  - ix. Secured Advance may be permitted only against materials/quantities anticipated to be consumed / utilized on the work within a period of 3 months from the date of issue of secured advance and in no case for full quantities of materials for the entire work/contract.

**(II) Recovery of Secured Advance:**

Secured Advance paid on non-perishable materials to the Contractor under the above provisions shall be effected from the monthly payments on actual consumption basis, but not later than period specified in the rules not more than three months (even if unutilized);

**14.8 Delayed Payment**

*Second Para is replaced with following text:*

In the event of the failure of the Procuring Agency to make the payment within the time stated, the procuring agency shall pay to the contractor, the compensation at rate of KIBOR+2% per annum in local currency, upon all sums to be paid from the date of which the same would have been paid within the specified time.

**15.2 Termination by Employer**

*The following Para is added at the end of the sub-clause:*

Provided further, that in addition to the action taken by the procuring agency against the Consortium under this Clause, the procuring agency may also refer the case of default of the Contractor to Pakistan Engineering Council for punitive action under the Construction and Operation of Engineering Works Bye-Laws 1987, as amended from time to time.

**15.6 Corrupt and fraudulent Practices.**

*The following text is to be added as 3rd paragraph: Successful Contractor has to provide Integrity Pact (for contracts worth Rs.10.000 million and above). If the Contractor or any of his Subcontractors, agents or servants is found to have violated or involved in violation of the Integrity Pact signed by the Contractor as Appendix-L to his Bid, then the procuring agency shall be entitled to:*

- a. recover from the Contractor an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by the Contractor or any of his Subcontractors, agents or servants;
- b. terminate the Contract; and
- c. recover from the Contractor any loss or damage to the procuring agency as a result of such termination or of any other corrupt business practices of the Contractor or any of his Subcontractors, agents or servants.

The termination under sub-para (b) of this Sub-Clause shall proceed in the manner prescribed under sub-clauses 15.2 & 15.5 and the payment under Sub-Clause 15.4 shall be made after having deducted the amounts due to the procuring agency under Sub-Para (a) and (c) of this Sub-Clause.

**16.4 Payment on Termination**

Sub-paragraph (c) is deleted.

**17.3 Employer's/ Procuring Agency's Risks**

Sub-Clause 17.3 (h) is deleted.

The following text is added in Clause 18.1 (GCC):

**18.1 General Requirements for Insurance**

The contractor shall be obliged to place all insurances relating to the contract (including, but not limited to, the insurances referred to in Clauses 18.1, 18.2, 18.3, 18.4) with Insurance Company having at least AA rating from PACRA/JCR in favour of the Employer//Procuring Agency valid for a period 28 days after defects liability period. Costs of such insurances shall be borne by the contractor.



## **19.6 Optional Termination, Payment and release by the Employer**

Sub-clauses (c), (d) and (e) are deleted.

## **20.6 Arbitration**

*Text will be replaced as under;*

*Any dispute in respect of which:*

- a. *the decision, of the Dispute Board has not become final and binding pursuant to sub-clause 20.2, and*
- b. *amicable settlement has not been reached within the period stated insub-clause 20.5, shall be finally settled, under the provisions of the Arbitration Act, 1940 as amended or any statutory modification/Rules of Conciliation And Arbitration PEC Islamabad or re-enactment thereof for the time being in force.*

The place of arbitration shall be Karachi, in Sindh Province.

## **73.2 Customs Duty & Taxes**

All the Custom Duties and Taxes etc including Sindh Board of Revenue Tax shall be deemed to be included in the Contract Price. The successful bidder/consortium shall hold registration or shall get registered with of Sindh Board of Revenue after successful launching of the project.

## PART II –SPECIAL/PARTICULAR CONDITIONS OF CONTRACT

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# **DRAWINGS**

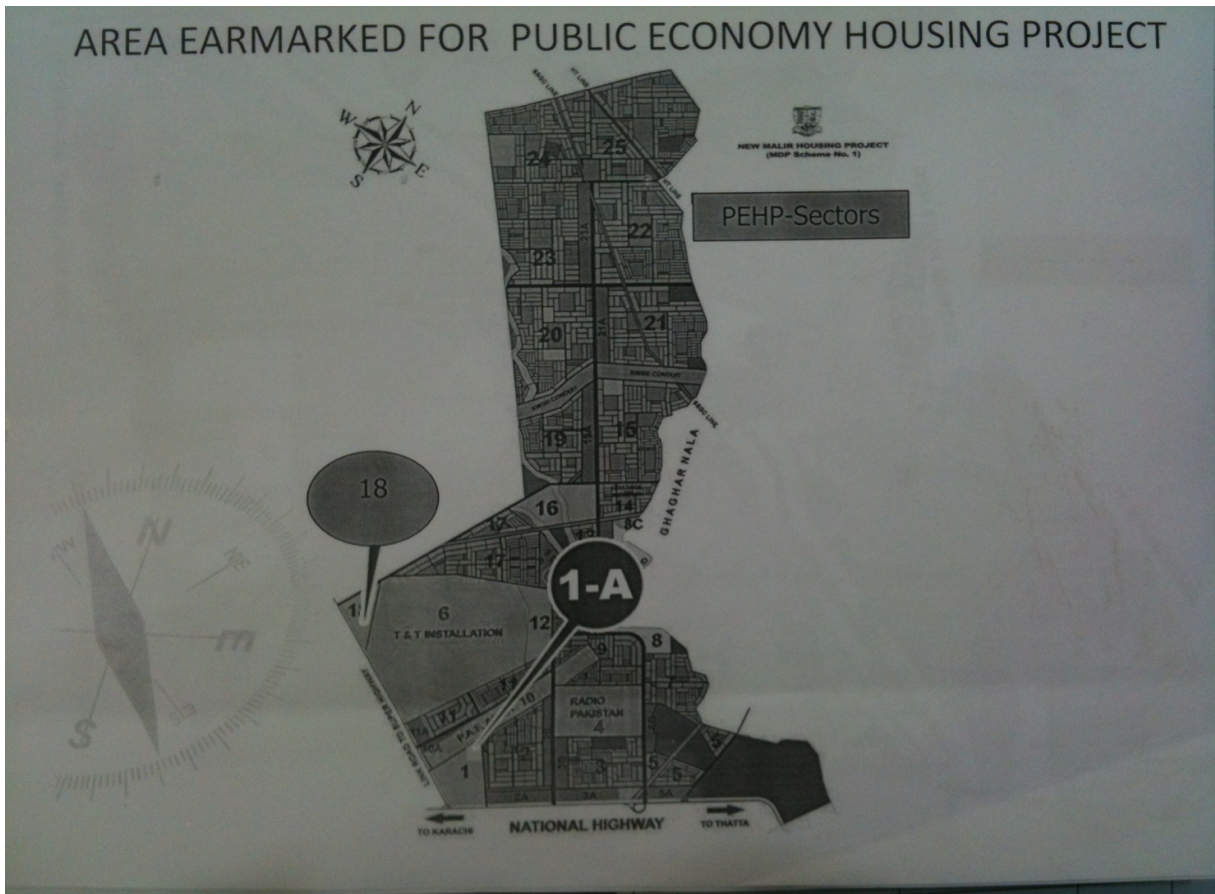
**LOCATION PLAN OF MDA SCHEMES.**

**SITE PLANS OF PEHP EARMARKED SECTORS**

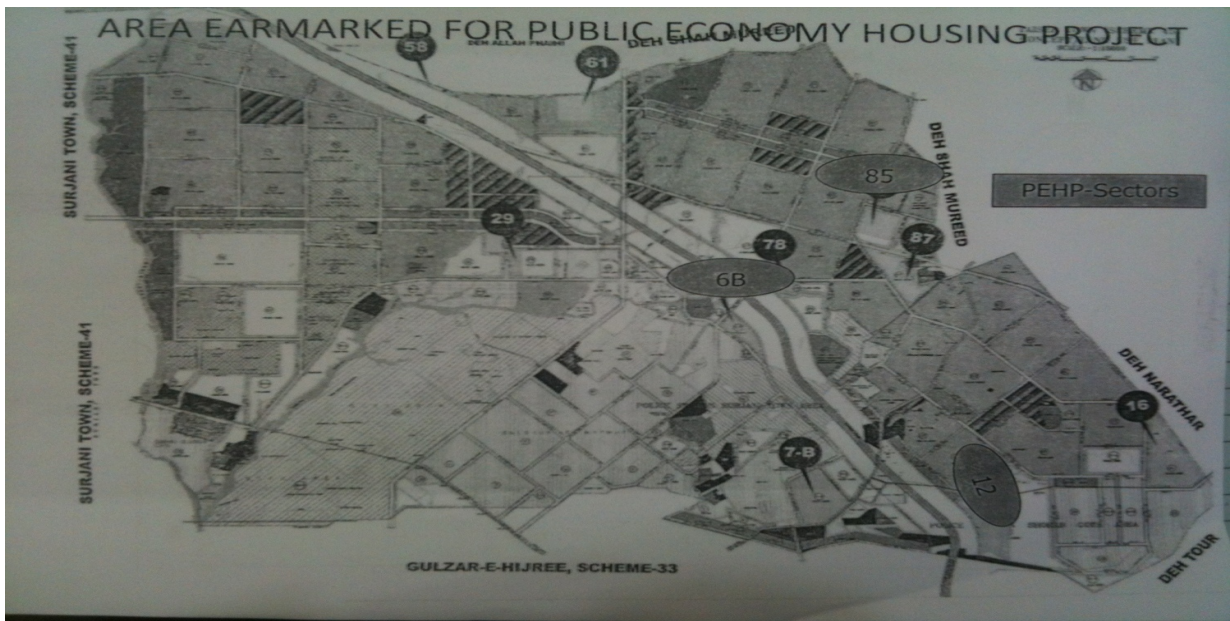
**CONCEPTUAL TOWN LAYOUT PLANS OF EARMARKED SECTORS**

**CONCEPTUAL TYPICAL ARCHITECTURAL PLANS OF HOUSING UNITS**

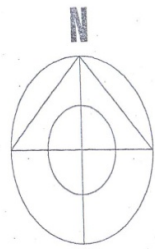
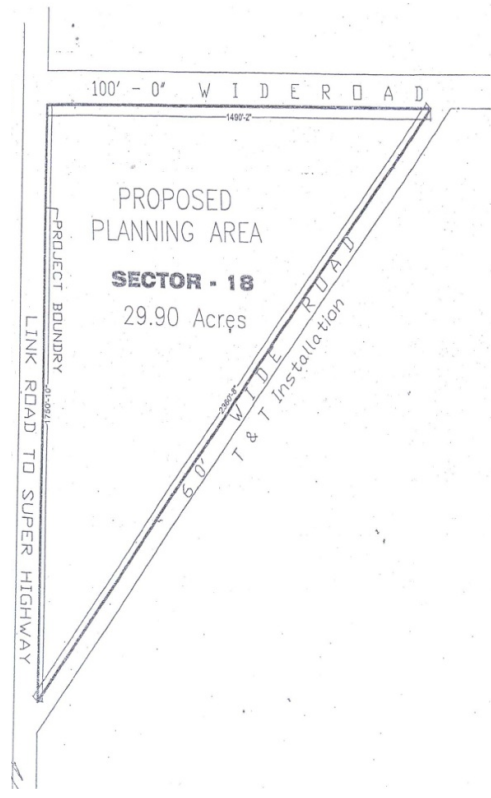
# NEW MALIR HOUSING PROJECT, MDA SCHEME-1, KARACHI



# TAISER TOWN, SCHEME-45, KARACHI



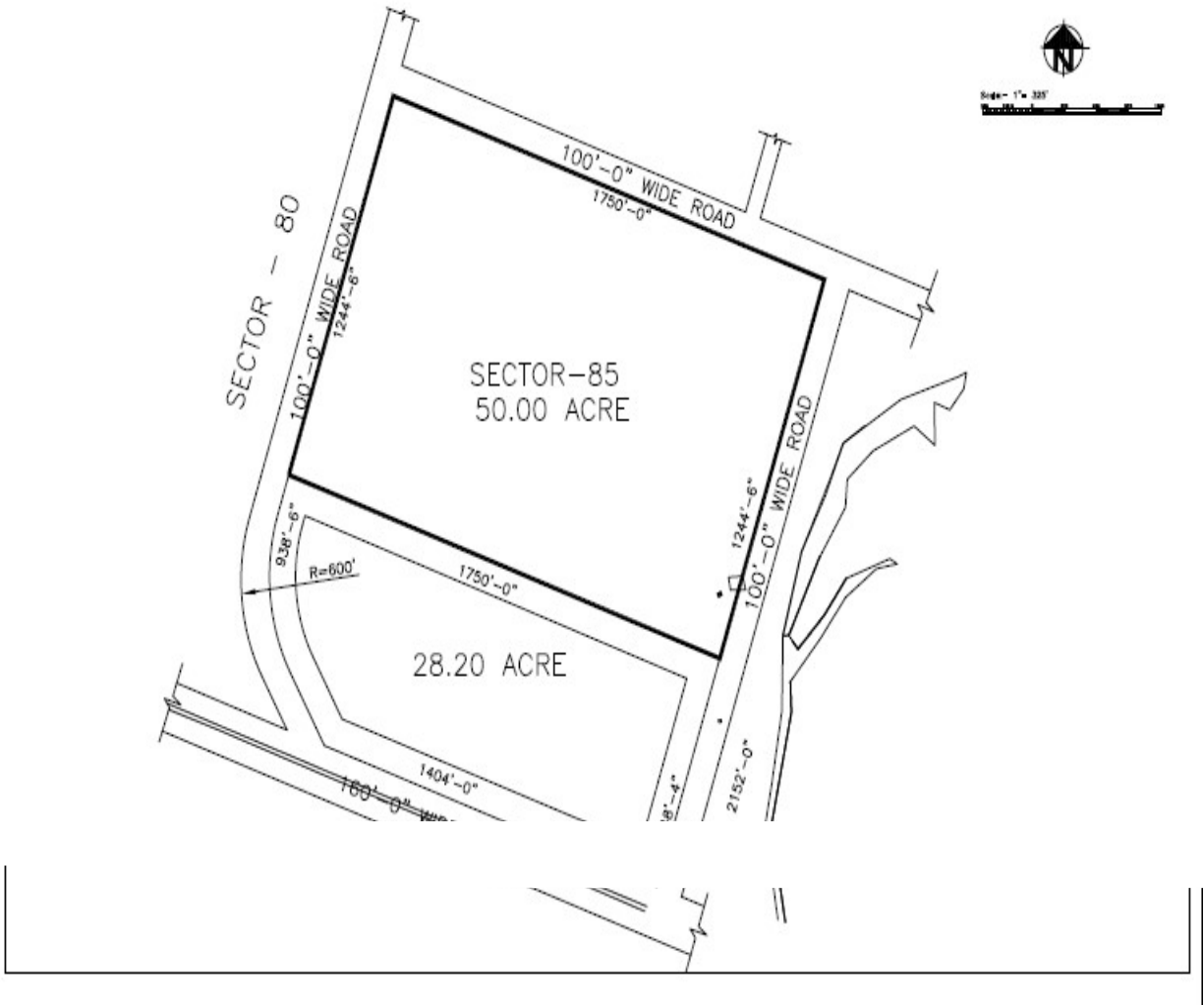
# SECTOR-18, NEW MALIR HOUSING PROJECT, MDA SCHEME-1, KARACHI



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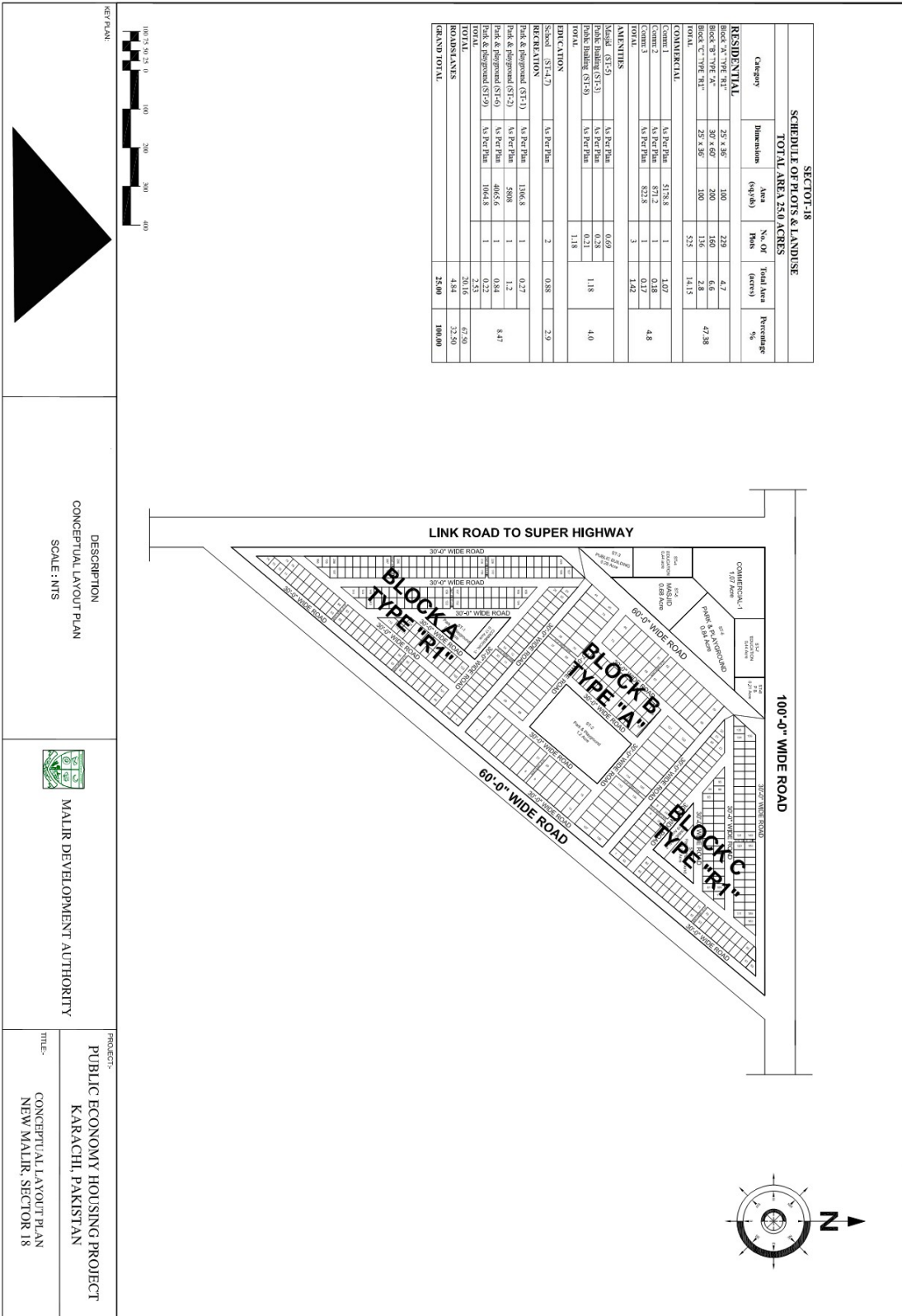


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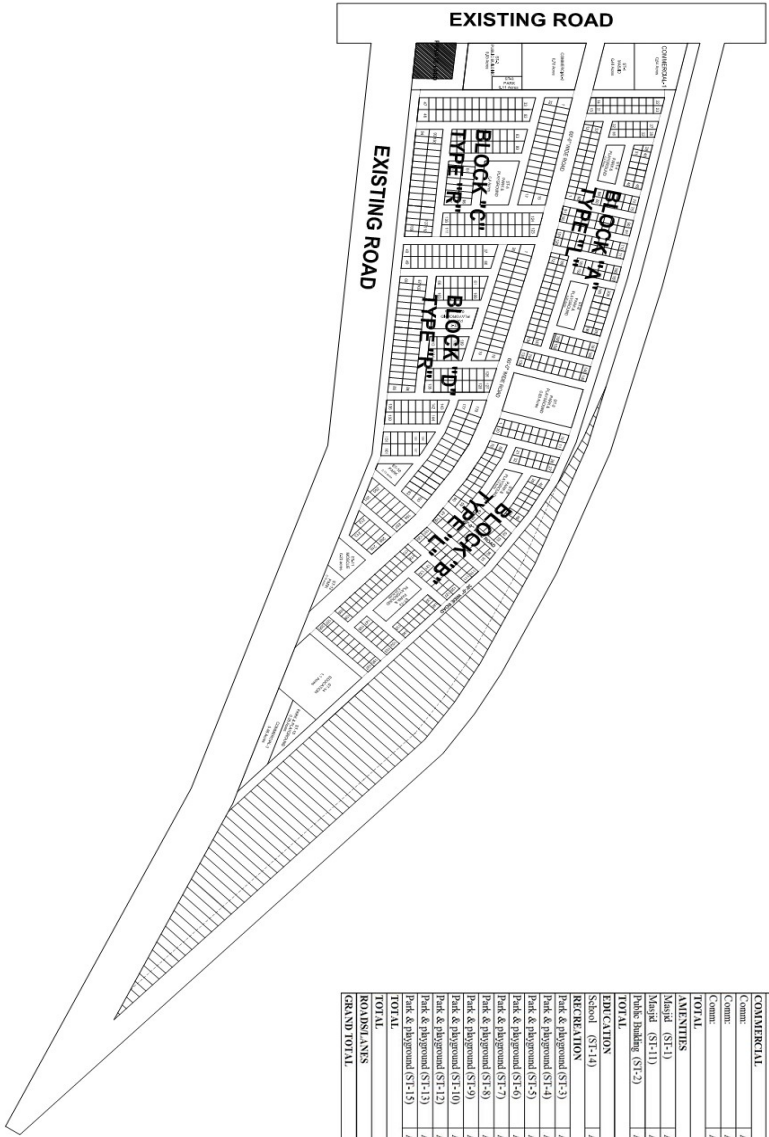


**CONCEPTUAL TOWN LAYOUT PLAN SECTOR-18, NEW MALIR  
HOUSING PROJECT, MDA SCHEME-1,**





# CONCEPTUAL TOWN LAYOUT PLAN SECTOR-6B, TAISER TOWN, SCHEME-45, KARACHI



SECTOR-68					
TOTAL AREA 40.00 ACRES					
Category	Dimensions (sq/ft)	Area (sq/ft)	No. Of Plots	Total Area (acres)	Percentage %
<b>RESIDENTIAL</b>					
Block 'A' TYPE 'A'	24,430'	80	306	6.80	
Block 'B' TYPE 'B'	24,430'	80	306	6.80	
Block 'C' TYPE 'C'	24,430'	120	150	9.08	39.70
Block 'D' TYPE 'D'	24,430'	120	216	13.88	
<b>TOTAL</b>		776	778	13.88	
<b>COMMERCIAL</b>					
Comm.	As Per Plan	1	1	0.64	
Comm.	As Per Plan	1	1	0.78	
Comm.	As Per Plan	1	1	0.46	
<b>TOTAL</b>		3	3	1.88	4.7
<b>AMENITIES</b>					
Mosque (SI-1)	As Per Plan	2332.2	1	0.48	
Mosque (SI-11)	As Per Plan	1113.2	1	0.23	
Public Parking (SI-2)	As Per Plan	346	3	0.65	3.4
<b>TOTAL</b>		3	3	1.36	
<b>EDUCATION</b>					
SI-14	As Per Plan	3524	1	1.11	2.8
<b>RECREATION</b>					
Park & playground (SI-5)	As Per Plan	512.4	1	0.11	
Park & playground (SI-4)	As Per Plan	868	1	0.2	
Park & playground (SI-5)	As Per Plan	1936	1	0.4	
Park & playground (SI-6)	As Per Plan	1161.6	1	0.24	
Park & playground (SI-7)	As Per Plan	1358.4	1	0.26	
Park & playground (SI-8)	As Per Plan	4017.2	1	0.83	
Park & playground (SI-9)	As Per Plan	868	1	0.2	7.60
Park & playground (SI-10)	As Per Plan	629.2	1	0.13	
Park & playground (SI-12)	As Per Plan	736	1	0.15	
Park & playground (SI-13)	As Per Plan	1161.6	1	0.24	
Park & playground (SI-15)	As Per Plan	1358.4	1	0.28	
<b>TOTAL</b>		11	11	3.04	7.60
<b>TOTAL</b>		796	796	23.26	58.13
<b>ROADS/PAVEMENTS</b>				16.74	41.83
<b>GRAND TOTAL</b>				40.00	100.00

Key Plan:

DESCRIPTION

CONCEPTUAL LAYOUT PLAN

SCALE: NTS

MALIR DEVELOPMENT AUTHORITY

PROJECT:

**PUBLIC ECONOMY HOUSING PROJECT**

KARACHI, PAKISTAN

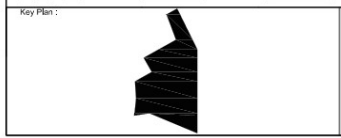
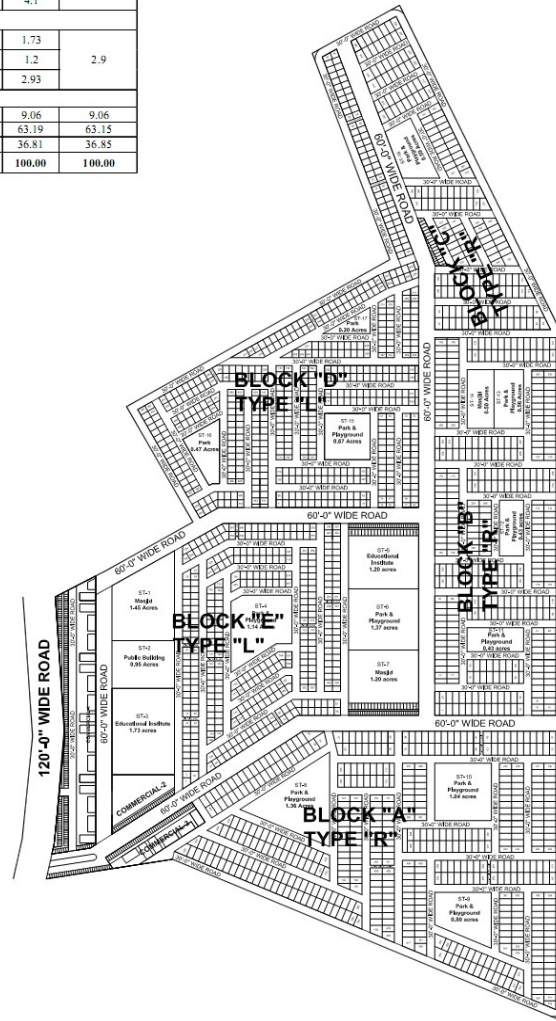
TITLE:

CONCEPTUAL LAYOUT PLAN

SCHEME 45, SECTOR-68

# CONCEPTUAL TOWN LAYOUT PLAN SECTOR-12, TAISER TOWN, SCHEME-45, KARACHI

SECTOR-12 SCHEDULE OF PLOTS & LANDUSE TOTAL AREA 100.00 ACRES					
Category	Dimensions	Area (sqyds)	No. Of Plots	Total Area (acres)	Percentage %
<b>RESIDENTIAL</b>					
Block "A" TYPE "R"	24'x45'	120	532	13.2	42.1
Block "B" TYPE "R"	24'x45'	120	347	8.6	
Block "C" TYPE "R"	24'x45'	120	184	4.6	
Block "D" TYPE "L"	24'x30'	80	576	9.5	
Block "E" TYPE "L"	24'x30'	80	375	6.2	
<b>TOTAL</b>			2014	42.1	
<b>COMMERCIAL</b>					
Commr	As Per Plan	22491.5	3	4.647	5.0
Commr	12'x24'	1856	58	0.38	
<b>TOTAL</b>		24347.5		5.03	
<b>AMENITIES</b>					
Masjid (ST-1)	As Per Plan	7018	1	1.45	4.1
Masjid (ST-7)	As Per Plan	5808	1	1.2	
Masjid (ST-14)	As Per Plan	2420	1	0.5	
Public Building (ST-2)	As Per Plan	4598	1	0.95	
<b>TOTAL</b>				4.1	
<b>EDUCATION</b>					
School (ST-3)	As Per Plan	8373.2	1	1.73	2.9
School (ST-5)	As Per Plan	5808	1	1.2	
<b>TOTAL</b>				2.93	
<b>RECREATION</b>					
Park & playground	As Per Plan	43850.4	13	9.06	9.06
<b>TOTAL</b>				63.19	63.13
<b>ROADS/LANES</b>				36.81	36.85
<b>GRAND TOTAL</b>				<b>100.00</b>	<b>100.00</b>



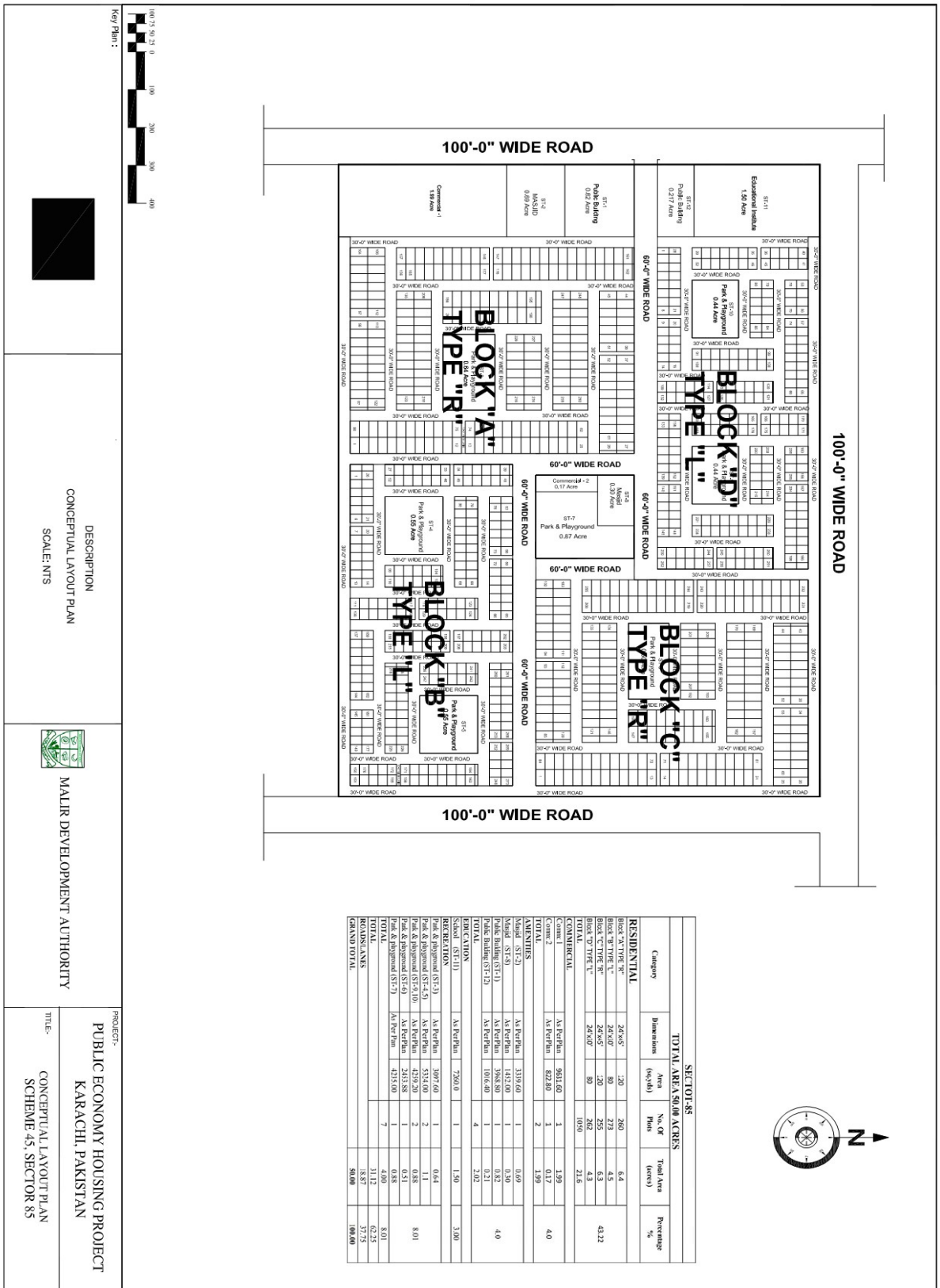
DESCRIPTION  
CONCEPTUAL LAYOUT PLAN  
SCALE: NTS



PROJECT:-  
PUBLIC ECONOMY HOUSING PROJECT  
KARACHI, PAKISTAN

TITLE:-  
CONCEPTUAL LAYOUT PLAN  
SCHEME 45, SECTOR 12

# CONCEPTUAL TOWN LAYOUT PLAN SECTOR-85, TAISER TOWN, SCHEME-45, KARACHI



Key Plan:  
0 100 200 300 400

DESCRIPTION  
CONCEPTUAL LAYOUT PLAN  
SCALE: NTS



MALIR DEVELOPMENT AUTHORITY

PROJECT:-  
PUBLIC ECONOMY HOUSING PROJECT  
KARACHI, PAKISTAN

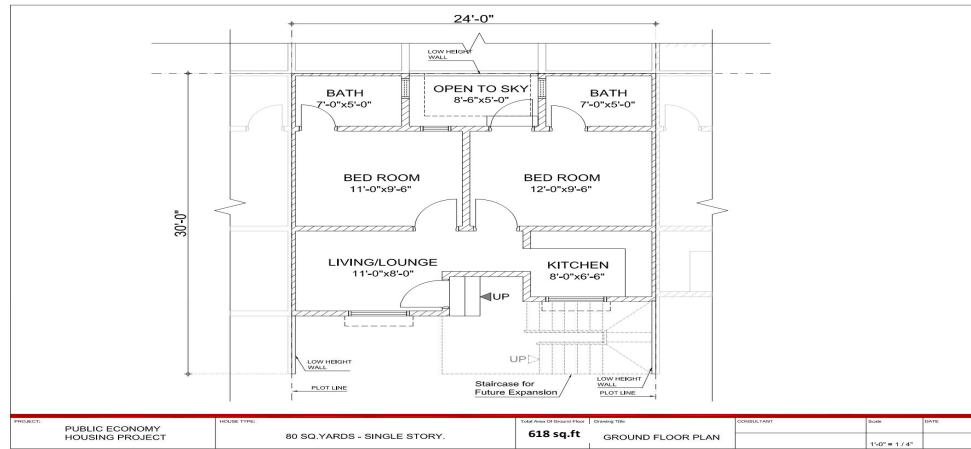
TITLE:-  
CONCEPTUAL LAYOUT PLAN  
SCHEME 45, SECTOR 85

TOTAL AREA 50.00 ACRES					
Category	Dimension	Area (sq.ft)	No. of Plots	Total Area (acres)	Percentage %
<b>RESIDENTIAL</b>					
Block 'A' TYPE 'R'	24x60'	120	160	6.4	
Block 'B' TYPE 'L'	24x60'	80	272	4.5	
Block 'C' TYPE 'R'	24x60'	80	255	6.3	43.22
Block 'D' TYPE 'L'	24x60'	80	262	4.3	
<b>TOTAL RESIDENTIAL</b>			1050	21.6	
<b>COMMERCIAL</b>					
Comm-1	As Per Plan	950.60	1	1.59	
Comm-2	As Per Plan	822.80	2	0.17	4.0
<b>TOTAL</b>			2	1.99	
<b>AMENITIES</b>					
Educational Institute	As Per Plan	1319.60	1	1.60	
Market	As Per Plan	1487.00	1	0.30	
Public Building (S1-1)	As Per Plan	596.80	1	0.32	4.0
Public Building (S1-2)	As Per Plan	1016.40	1	0.31	
<b>TOTAL</b>			4	2.02	
<b>RECREATION</b>					
Block 'A' (S1-1)	As Per Plan	726.00	1	1.50	3.00
<b>RECREATION</b>					
Park & Playground (S1-3)	As Per Plan	3097.60	2	0.64	
Park & Playground (S1-4-5)	As Per Plan	5124.00	2	1.1	
Park & Playground (S1-4-10)	As Per Plan	429.20	2	0.08	8.01
Park & Playground (S1-7)	As Per Plan	4215.00	1	0.82	
Park & Playground (S1-7)	As Per Plan	4215.00	1	0.82	
<b>TOTAL</b>			7	4.00	8.01
<b>ROADS/ALLEYS</b>				11.12	62.25
<b>GRAND TOTAL</b>				83.00	100.00

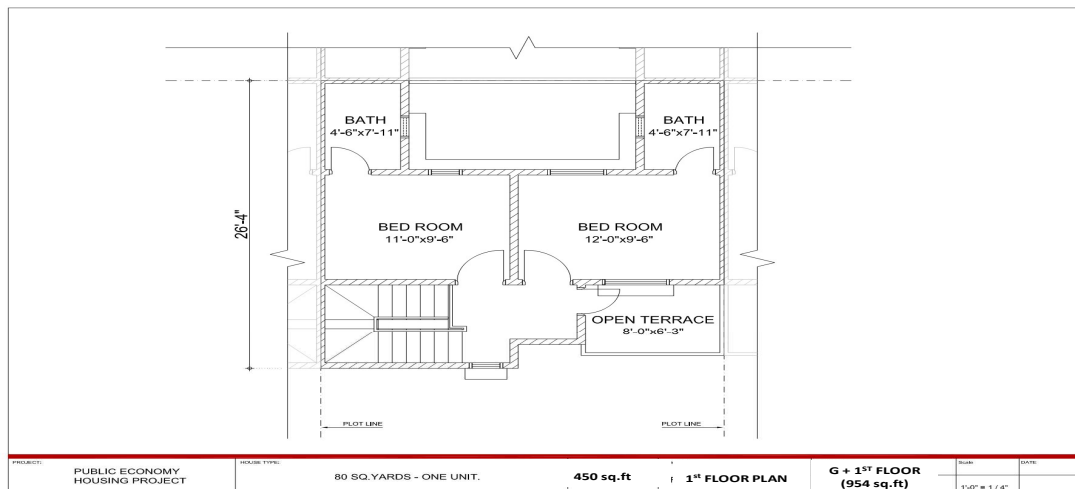
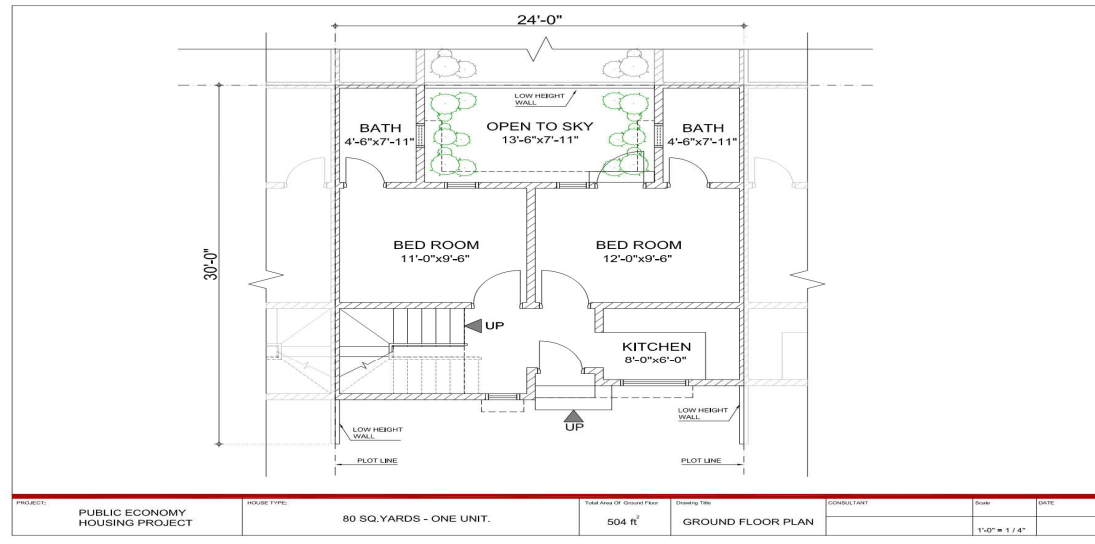


# CONCEPTUAL TYPICAL ARCHITECTURAL PLANS OF HOUSING UNITS

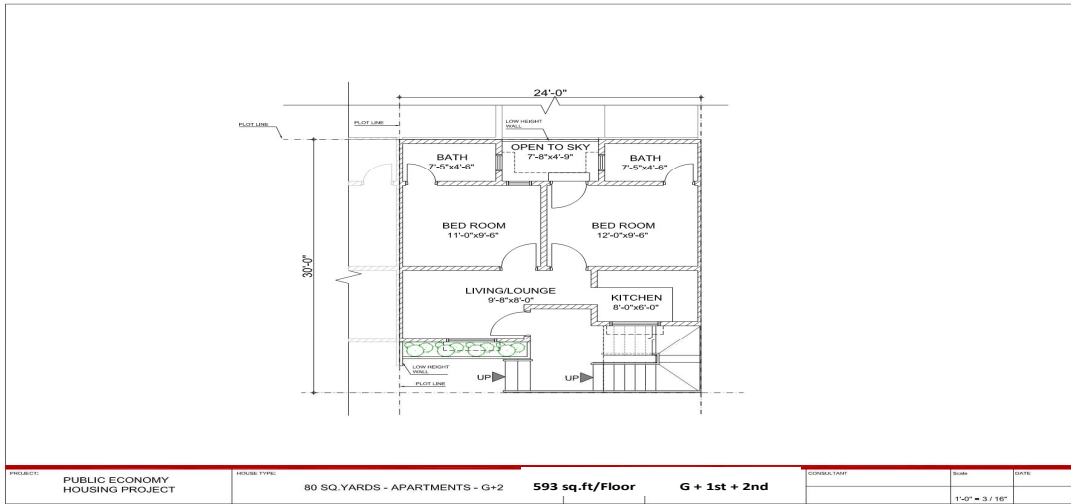
## 1) 80 Sq.yds - Single Storey



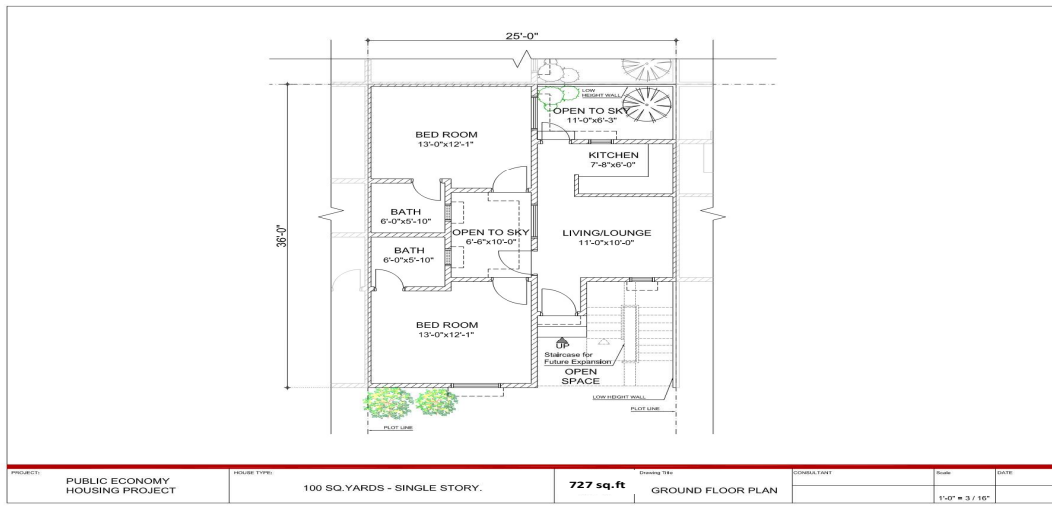
## 2) 80 Sq.yds – One Unit



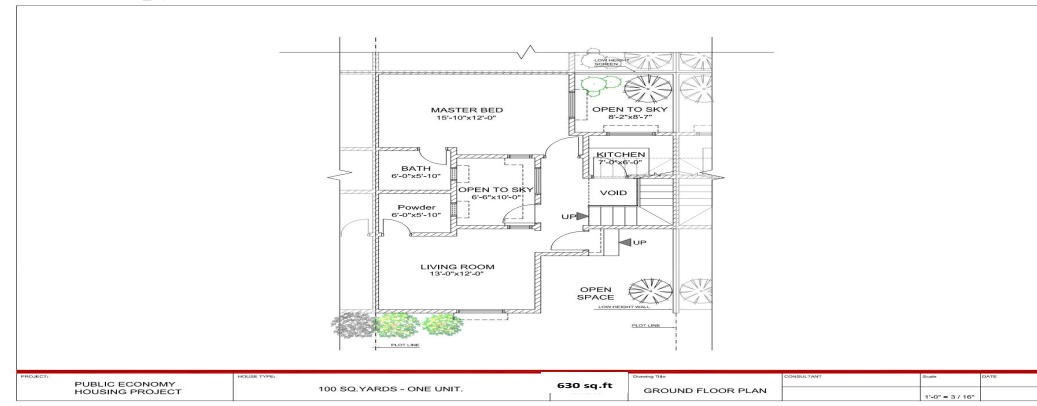
## 3) 80 Sq.yds – G + 02-Storey

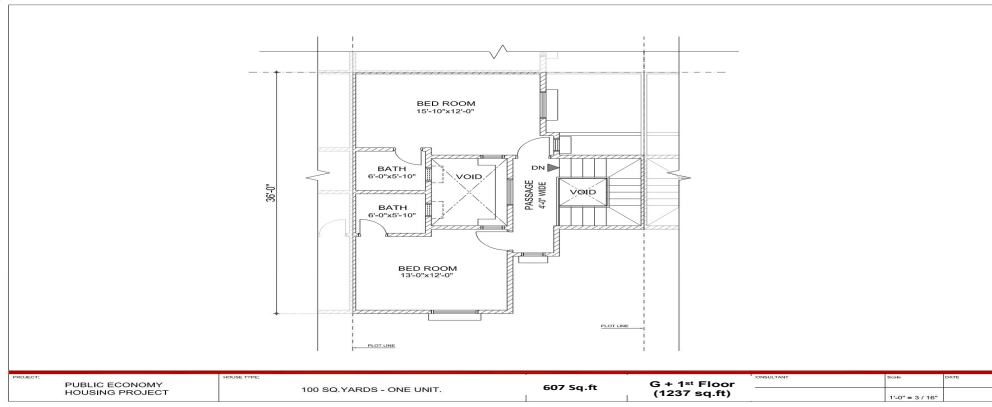


4) 100 Sq.yds - Single Storey

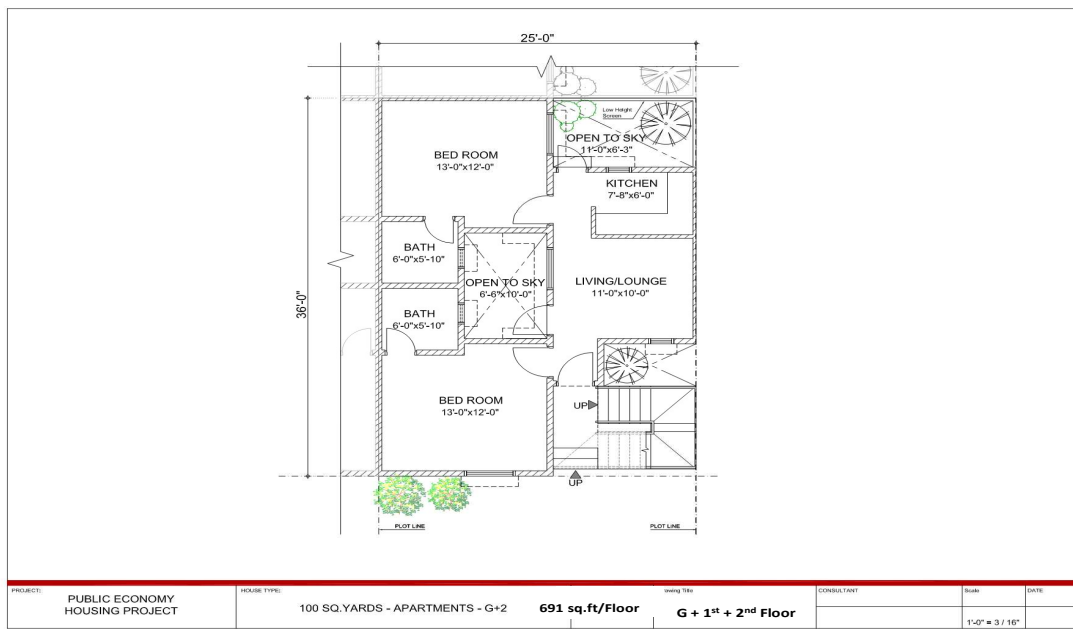


5) 100 Sq.yds - One Unit

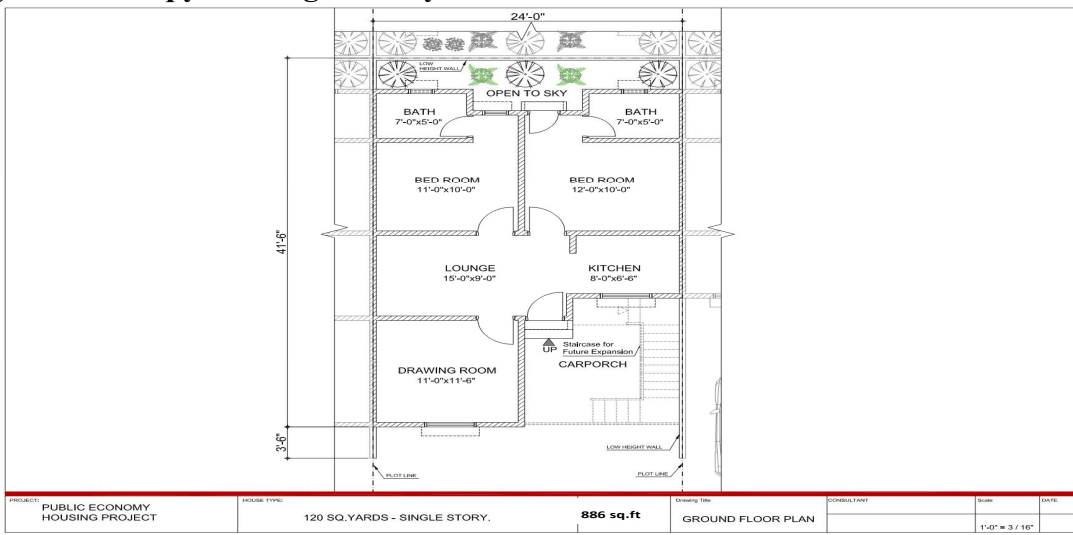




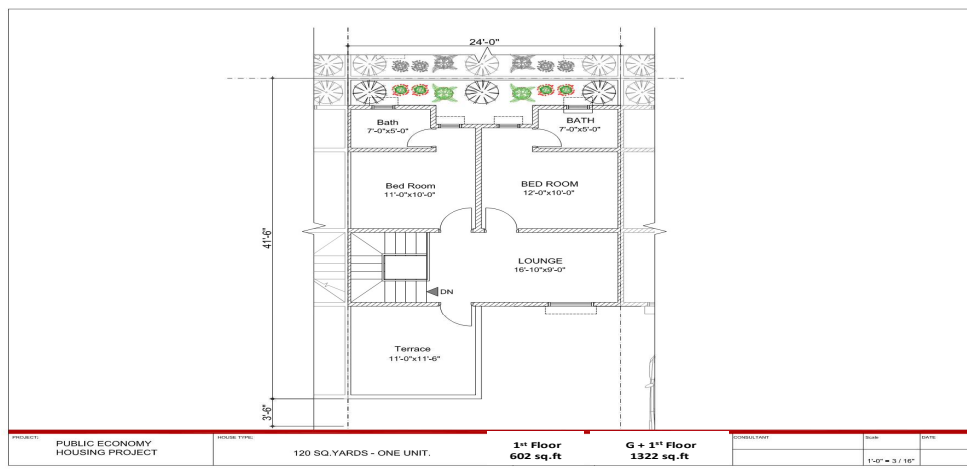
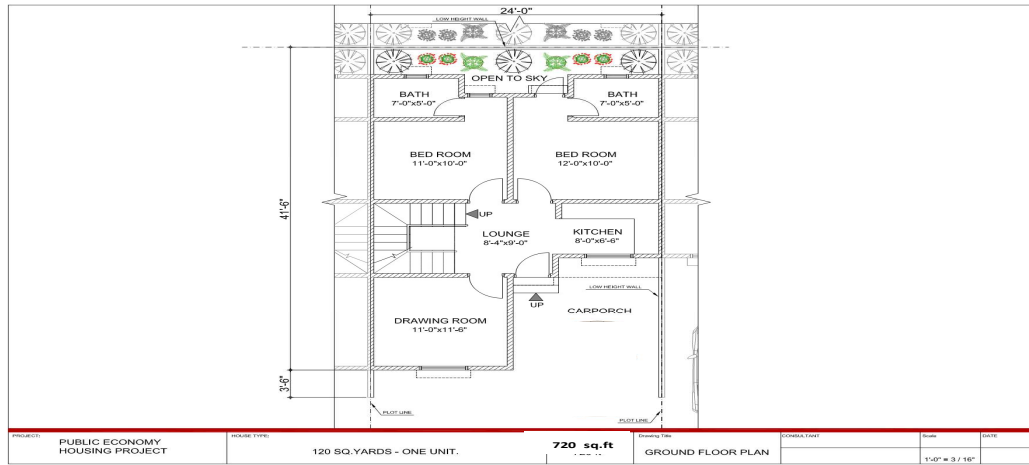
6) 100 Sq.yds – G + 02-Storey



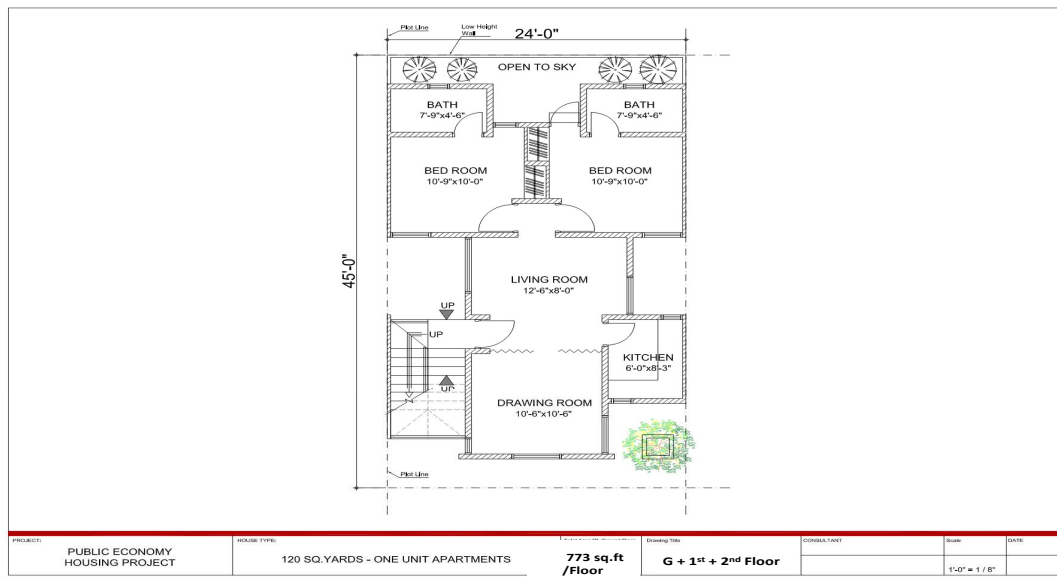
7) 120 Sq.yds - Single Storey



8) 120 Sq.yds – One Unit

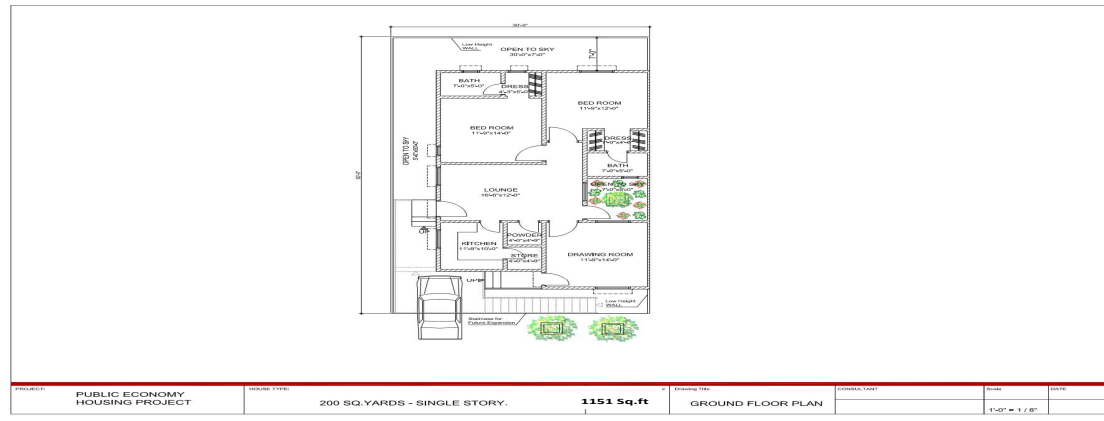


9) 120 Sq.yds – G + 02-Storey

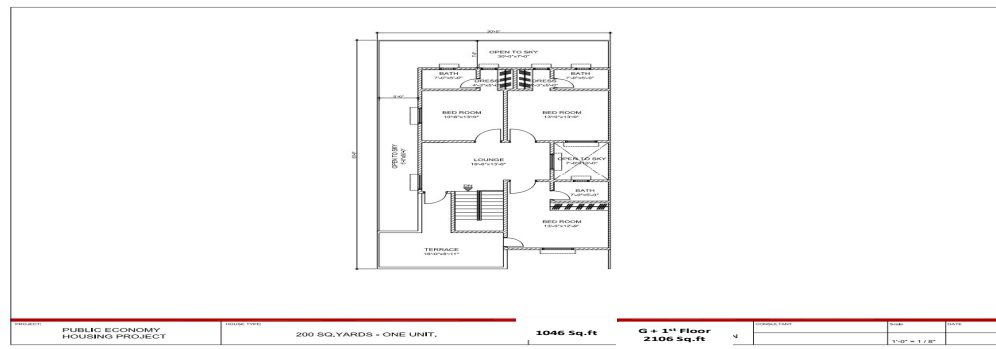
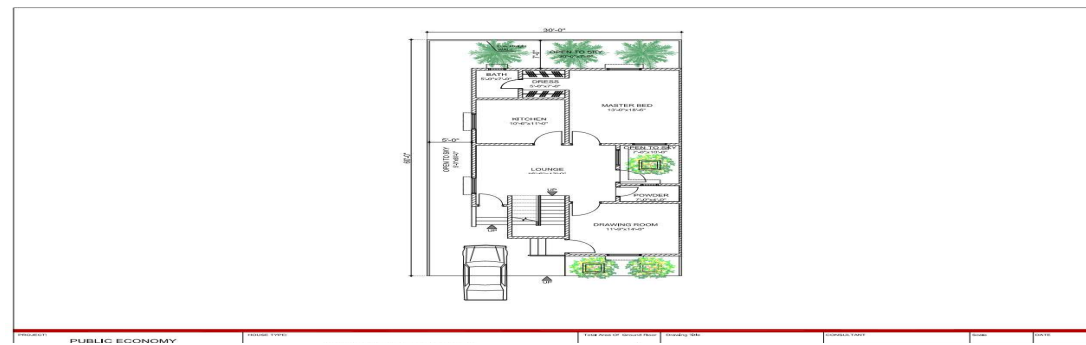




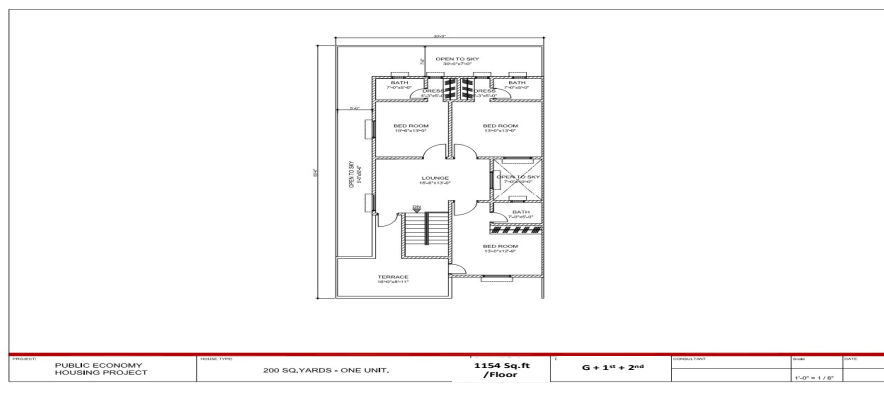
10) 200 Sq.yds - Single Storey



11) 200 Sq.yds – One Unit



12) 200 Sq.yds – G + 02-Storey



# **SPECIFICATIONS**

## **(Technical Provisions)**

## **SPECIFICATIONS-Technical Provisions**

1. **STANDARDS PRECAST/PRE-STRESSED CONCRETE BOUNDARY WALL**
2. **INTERNAL INFRASTRUCTURE DEVELOPMENT**

### **INTERNAL ROADS & STREETS:**

Internals carpeted roads/streets (AASHTO specification) having minimum carriageway width (black top) no less than 18-feet with minimum 4'-0" wide envicrete or equivalent tiled foot paths laid to alignment on sand bed duly supported with CC Kerb Blocks on either side and CC -Edging on property sides laid to alignment over CC bed (1:3:6) as per Standard X-sections (attached in Technical Proposal), Machine carpet using Pakistani Origin Bitumen Grade 60/70 preferably Pakistan Oil Refinery or equivalent.

### **INTERNAL WATER DISTRIBUTION SYSTEM:**

PVC-Z-joint pressure pipes - Class-C, BS 3505 & Fittings EN 1452-3 & House to house connection : Pipes – PE (Polyethylene PE-100) ISO 4427-2E:2007, DIN 8074/8075 and PS:1997 & standard fittings

### **INTERNAL SEWAGE DISPOSAL SYSTEM:**

PVC-U pipes – EN 1401-1 with RCC Circular Manholes (minimum 4'-0" inner dia.) & RCC Manhole Covers laid at variable depths to conform sewer designed profiles including PVC-U House to house connections.

3. **CONSTRUCTION**

### **HOUSING UNITS**

Consortium shall design the housing units as an independent unit with suitable sizes of structural members, TOR Steel 60000 psi and foundation capable of taking G+2-storey building load v/s bearing capacities of soil as per sub-soil investigations of each sector but not limited to the following:-

- i. RCC Structure (Earth quake proof) & CC- 3000 psi using Codes : UBC 1997, ACI-318-02 Or ACI-318-05 and or Building Code of Pakistan 2007 with Seismic provisions.
  - ii. RCC Underground & Overhead Water Tanks.
  - iii. Block Masonry Walls: 6-inch thick (External) & 4-inch thick (Internal).
  - iv. Cement Plaster: 1/2" thick CC 1:4 Cement Mortar.
  - v. Rooms: Tile flooring with skirting in rooms.
  - vi. Bathrooms: Ceramic tiles upto 7-feet height on walls i/c fitting and fixtures.
  - vii. Kitchen: Ceramic Tiles flooring with local Steel Sink.
  - viii. Door frame: Galvanized Iron Sheetting with Semi-solid flush doors i/c all drops.
  - ix. Windows : Aluminum frames with economic section 6 mm thick glass.
  - x. Colour: Exterior – Weather Shield & Interior - Distemper on walls and ceiling.
  - xi. Electrification: standard wires, cables, other accessories, control switches, door bell with separate connections to each housing unit including wiring for air conditioners in bed rooms only.
  - xii. Internal Water Supply (Plumbing) : Pipes (PPRC) DIN 8077/8078 PN 20 & Fittings – DIN 16962 Or PPR (Polypropoline Random) - DIN 8077/8078 PN 16 & 20 & Fittings – TS EN 15874-3 (hot & cold water lines).
  - xiii. Internal Sewer & Internal Drainage : -Pipes : PVC-U – EN 1401.
  - xiv. Internal gas supply (kitchen): Pipes – PE-80 & PE-100 ISO 4437, DIN 8074 & 8075 ASTM D-2513.
4. Detailed specifications: Refer: Technical Proposal-Volume-II

## **SPECIFICATIONS-Special Provisions**

### **I. Malir Development Authority will:-**

1. Handover peaceful vacant physical possession of PEHP, Sector-6B, Taiser Town, Sch.-45 free from all encumbrances to the successful consortium before launching and physical vacant physical possession of remaining earmarked sectors afterward for execution of the project under the Contract Agreement.
2. Execute lease/sub-lease of the housing units in favour of the allottees(s)/prospective buyer(s) on issuance of “No Demand Certificate” by the successful consortium on unit to unit basis upon recovery of full & final Occupancy Value (OV) and all other charges and escalation etc.
3. Transfer clear title of housing unit(s) in the name of the allottees(s)/owner(s)/purchaser(s) of the housing unit(s) on completion of development and construction works on receipt of full and final payment, which includes but not limited to utility system development, documentation, accidental and ancillaries charges and provisional sum etc on issuance of “No Demand Certificate” by the successful consortium on unit to unit basis, since the booking and allocation etc will remain provisional till receipt of full and final payment of O.V of the housing unit(s)..
4. Provide necessary guarantees/sureties/title documentations etc to the loan lending institutions for lending house building loan to the allottees(s)/owner(s)/purchaser(s) of the housing unit or bridge financing for the project (if required). Any markup on the financing (including bridge financing) shall be recovered from the allottees/owners/purchasers of the housing units, which he/she will have to deposit promptly on demand either to the house building loan lending institution(s) /procuring agency on the account as the case may be.
5. Arrange main (bulk) water potable supply line, main sewage disposal line, electricity supply from K-Electric, Gas supply from SSGC, Telephone line from PTCL. The expenditure will be met out of the necessary fees/charges etc recovered from the allottee(s)/owner(s) of the project by the successful consortium.
6. Cost of each type residential plot will be paid to procuring agency at the prices mentioned in the “Financial Proposal” apportioned of sale receipts of housing unit(s) of the project.
7. Handover physical possession of housing unit(s) on unit to unit basis to the allottees/owner(s)/purchaser(s) on issuance of “No Demand Certificate” by the successful bidder/consortium on recovery of full & final OV, other charges & escalation etc of the housing units booked on cash basis and on recovery of cash component in advance of the housing units booked on cash-cum-loan basis plus receipt of balance loan component from the loan lending institution(s) released in favour of or to the allottee(s)/owner(s)/purchaser(s) as per their policy and subsequently transferred to successful bidder/consortium.
8. Obtain & accord timely NOCs/Approvals of development and construction activities etc related to the project within 07-days from the date of receipt of such application(s) from the consortium. In case of delay beyond 07-days, the application(s) shall treated as approved and the consortium may proceed with the works, services and goods etc accordingly.
9. Allow sum of payment(s) directly to any of the JV-Partner(s)/Associate(s)/subsequent hired firm(s)/associate(s) etc by the successful consortium, out of the disbursement account subject to availability of funds therein on their written request(s) at the time of processing/making payment of Interim Payment Certificate(s) (IPCs) and will deduct/deposit Income Tax & other taxes etc at the applicable rates against payment(s) made to JV-Partner(s) and/or Associate(s) /Firm(s) etc, as the case may be.
10. The successful consortium shall ensure that the architectural, structural, plumbing and electrical design(s)/drawing(s) of the housing units shall generally in compliant to Sindh Building & Town Planning Regulations, 2002 (amended upto date).

**II. Successful consortium shall undertake the following tasks etc severally jointly / simultaneously / subsequently (as the case may be) on award of the contract:-**

**A. PRE-LAUNCHING**

1. Arrange seed money from own resources and launch the project at its sole own risk and costs with the name & logo of Procuring agency comprising of earmarked sectors of MDA development schemes viz New Malir Housing Project, MDA Scheme-1 & Taiser Town, Scheme-45.
2. May form “Special Purpose Vehicle” (SPV) of JV/Associates/Company(s)/Firm(s) to prepare, manage and execute the project under the Contract.
3. Prepare and print launching material, application forms and meet other associated/ancillary expenditures of advertisement in print, electronic and other media via campaign(s), erecting display banners along at-least 02-sides periphery (boundary) of Sector-6B, Taiser Town, Scheme-45 and may at other distinct locations of metropolis/major cities of the province/country for launching of the project and manage, develop and construct etc the project afterward through raising requisite funds from sale receipts of the housing units.
4. Design and print but not limited to files, advertising/promotional material (brochures, leaflets & banners etc), application forms (with suggested terms and conditions for booking of the housing unit), payment schedules, requisite print material, building designs (preliminary architectures & floor including furniture layouts) of the housing units and other allied material /office stationery for handling of record, booking/sale recoveries etc.
5. Launch the project through:-
  - i. Inviting applications of the housing units from prospective buyers at predetermined unit prices quoted in the Bidding Document - “Financial Proposal” plus anticipatory projected “Service Charges of “The Engineer” under “Provisional Sum”, which include development and construction of amenities viz a Masjid + a Park + a Community Centre + a Main Gate (exit and entry) + Community shops + Plantation etc of each earmarked sectors + Vetting & Supervising Consultant Charges + International Auditors Fee (if any) + Any other associated Incidental and/or Accidental fees/charges/costs etc.
  - ii. Advertisement (press and/or electronic medias) & marketing (booking, allocation, confirmation and start of work etc) shall be made under the strategy devised by the successful consortium at its sole discretion including recovery of subsequent installments of Occupancy Value, Escalation & and other Charges etc of the housing units. All “Marketing Management Consultancy” fee/charges including “Provisional Sum” will be paid separately on the basis of percentage quoted in the Bidding Document - “Financial Proposal” {(which once paid to the consortium is not recoverable/adjustable/refundable in case of cancellations of booked unit(s)}. Revised cost of rebooked unit(s), as determined by the consortium including its Marketing Management Consultancy shall also be paid separately to the consortium.
  - iii. Categorize allottee(s) willingness for the option of purchase under preferences of booking of the housing unit under drafted “Terms & Conditions” printed overleaf of the amendable drafted “Application Form” (*Annexure-II*) attached to this document. Successful consortium may suggest modifications therein for streamlining of the project.
  - iv. Undertake re-planning of the PEHP sectors on the basis of site conditions and public demand /response subsequently at no extra cost to the project.
6. Facilitate procuring agency in negotiating with the bank(s) for issuance and collection of “Application Forms” of the housing units and to finalize designated bank branches and house building loans from loan lending institutions (if so required).

7. Modify Proposed Architectural Building Plans (architectural & elevations) of the housing units if required on technical ground(s) or as per instructions of the department/authority (MDA/SBCA) at extra cost paid separately to the consortium on recovery from the allottee(s)/buyer(s) and shall prepare shop drawings for execution purpose accordingly.
8. Had discretion to abandoned the project in case initial launching do not attract 70% booking of the conceptually numbers of planned housing units or to continue with the project and sell un-booked housing units later-on through subsequent launching at the revised prices, as determined at its sole discretion, which shall be paid to the consortium to compensate for expenditure on administration, investment, relaunching and other associated costs etc.
9. Non-refundable processing fee of the application forms shall be paid to the consortium against its risk and costs involved, as fair return on the investment incurred on launching of the project.
10. Take over vacant peaceful physical possession (free from all encumbrances) of Sector-6B, Taiser Town, Scheme-45 for the purpose of launching of the project from MDA.
11. Deploy armed security guards under the panel and badge of procuring agency upon taking over peaceful vacant physical possession of earmarked sectors after successful launching of the project, which shall be paid subsequently, out of the sale receipts of the proposed housing units.
12. PEH Project do not need obtaining approvals of Building Plans including NOC of Sale & Advertisement from Sindh Building Control Authority (SBCA) & Town Plans of the earmarked of the project at the time of launching, however, the approvals may be required thereafter. In the case of requiring approval of Building Plans from SBCA, MDA will obtain the same, fees/ charges of which shall be borne out of the sale receipts of the housing units.

**B. ON SUCCESSFUL LAUNCHING**

1. Establish and equipped functional Project Office at appropriate location of the metropolis in own/rented premises on successful launching of the project and shall keep it functional till completion of the project.
2. Take over peaceful vacant physical possession of remaining earmarked sectors (free from all encumbrances) from procuring agency and retained their physical possession by keeping necessary watch-ward under the panel and badge of MDA during currency of the contract. Watch & ward charges shall be paid to successful consortium, out of sale receipts of the housing units separately.
3. Prepare and print all requisite documents (Allotment Orders, Possession Orders, Site Plans and Acknowledgement of Physical Possessions) etc required including management and record keeping of the housing units and house building loan lending institution(s).
4. Prepare Typical Design/Drawing and construct One Main Entry/Exit Gate and install precast concrete boundary wall of the earmarked sectors of the project and carry out topographic survey with appropriate contour intervals duly marked on the drawings of appropriate scale.
5. Prepare Town Layout Plans of earmarked sectors of PEH Project comprising of 100 & 200 sq.yds and 80 & 120 sq.yds residential plots beside commercial and amenity plots etc of New Malir Housing Project, MDA Scheme-1 and Taiser Town, Scheme-45 respectively, as per land use planning factors with due consideration to the topography of the area.
6. Prepare designs-drawings of internal infrastructure development viz internal roads, internal water distribution systems and internal sewage disposal systems of the earmarked sectors of the project as per standard engineering practices.
7. Setting out/demarcate Town Layout Plans of the sectors & building layouts of the housing units to their true physical alignments and positions.

8. Prepare Building Drawings/Plans (architectural, structural, plumbing & electrical designs /drawings of the housing unit(s)) invariably on conventional RCC frame structure with RCC staircases (wherever specified or as the case may be), as per standard engineering practices with no front or backyard boundary walls. All RCC structure(s) shall be invariable capable of standing Ground + 02 floor loads.
9. Dispose housing units in the manner specified in the “Terms & Conditions” printed overleaf of the “Application Form” of the housing unit” (amendable), while the commercial and saleable amenity plots developed under the project will be the absolute property (free of cost) of the Procuring Agency (MDA).
10. Recover cost of the housing units inclusive of application processing fee, internal infrastructure development & construction costs including marketing management charges, utility system development charges (bulk water supply, electricity & gas supply etc), outer development charges, departmental charges, documentation charges, corner, road facing and west open charges, ancillary and/or incidental charges payable to the successful consortium, while the cost of plots etc will be payable as apportioned of the monthly sale receipts to Procuring Agency (MDA).
11. Develop internal infrastructure works by cutting/filling to the required gradient in all kind of soil including filling with imported earth or backfilling from excavated material or available from general cutting/leveling of ground for making road embankments upto maximum 02-feet depth below plinth level. Any consequential plus variation of earth filling in road embankment plus plinth will be paid separately to the successful consortium under variation to contract upon recovery from the allottee(s)/purchaser(s) etc under ancillary charges.
12. Construct housing units of the project having single stack common block masonry parapet walls on the periphery of each building block of housing unit(s).
13. May form jv/associate with marketing firm(s) of their choice on the terms and conditions agreed between them and may induct constructor(s)/sub-contractor(s)/firm(s) including advertising and/or marketing firm(s) etc, other than the jv /associates already formed for want of expeditious execution of the project and shall have full authority to award any quantum or any volume of work in the interest of the project.
14. Facilitate/assist handing over of physical possession of the housing units to the allottee/purchaser on completion of construction on recoveries of all dues in advance of the unit booked on cash basis, while in case of unit booked on cash-cum-loan, the entire cash component is recovered from the allottee/purchaser in advance and on receipt of loan component from the loan lending institution(s) as per their policy.
15. Apply for approval(s) before commencement of each activity of project, which the authority will accord within 07-daytime or otherwise the same will be treated as automatically approved and the successful bidder may proceed accordingly.
16. Facilitate procuring agency in handing over physical possession of housing units on unit to unit basis to the allottee(s)/purchaser(s) on development and construction upon receipt /recovery of all dues in advance of the housing units booked.
17. Recover “Development Cost” + Construction Cost” + “Cost of the Plots”+ “Marketing Management Charges” as quoted in the “Financial Proposal” + Anticipatory costs of “Service Charges of “The Engineer” (Vetting & Supervising Consultant) + “International Auditors Fee” (if any) + “Provisional Sum” + Any other ancillary, incidental or associated cost etc.
18. Recover Utility System Development Charges (K-Electric: Electricity supply, SSGC : Gas supply, KW&SB : Bulk Water supply & Sewage Disposal/Treatment Plants, Price Escalation, Extra Items, Outer Development Charges, Ancillary and/or Incidental and/or Departmental Charges and/or Provisional Sum etc from the allottee/prospective buyer/transfree being integral component of the project. The recovered charges will utilized for all eligible payments under the contract only and payment to the concerned authorities/utility agencies on behalf of procuring agency under the Contract.

19. Book cancelled housing unit(s) at a price(s) determined at its sole discretion, which will be paid to the successful consortium to compensate for risks, payback period and investment cost incurred at its sole risk and cost accordingly.
20. In the event of loss of interest by the allottee/prospective buyer/transferee in the housing unit, he/she shall only be entitled to refund of amount deposited by him/her subject to available purchaser for his/her housing unit within 15-days of the payment made by the new purchaser. At the time of refund, deductions shall be made @ 10% of total cost of the housing unit on account of "Establishment, Services & Management Charges" etc, which shall be paid to the consortium, since no claim of the allottee/owner whatsoever shall be entertained on this account accordingly.
21. Liaison/facilitate stake holders etc of the project.

### **III MDA and the successful Consortium will:-**

1. Indemnify each other against all losses, legal proceedings and/or liabilities that may occur during discharge of the liabilities under the contract. However, in case of any dispute arising from the contract between the Authority and the successful Consortium, the Principal firm of the consortium has a sole authority and/or authorized JV Partner to resolve /attend the dispute.
2. Open & operate Joint Collection(s) (non-chequeing) & Disbursement Account(s) (chequeing) (ESCROW nature by operation) in the name of the project in mutually agreed schedule bank(s) - branch(s) under irrevocable instructions that the funds collected through sale receipts and other associated costs/recoveries (including accrued interest on bank deposits) of the housing units will be spent/utilized on the project under the contract only.
3. Keep initial offering of housing units at the time of launching for project anticipated cost of the project as per NIB, which shall commensurate to conceptually planned plots and proposed built-up housing units there upon in case of booking applications exceed the limit.
4. Sale receipts collected progressively will be deposited in the Joint Collection Account(s), while all the eligible payments under the contract will be disbursed, out of the Joint Disbursement Account(s) on transfer of funds from the Collection Account(s). The funds shall be released under authorized joint signatories of parties to Contract Agreement only. The cheque book(s) of the disbursement account(s) will remain with Finance Department, MDA at all times for safe custody and use for the purpose.
5. Sale receipts of the housing units and all other recoveries shall be exclusively utilized for making all eligible payments under the contract inclusive of but not limited to rendered services (including marketing management and other services), executed infrastructure development and construction works of the housing units executed by the consortium, while the provisional sum shall be utilized for development and construction of specified amenities as per standard engineering practices. The payment of cost of residential plots will be paid proportionally apportioned of the recovery on monthly basis or as agreed upon to MDA under the contract only, while respective utility departments/agencies etc will be paid for laying /installation of requisite utilities on recovery such charges from the allottees/prospective buyers/transferee of the housing units separately.



# **ANNEXURES**

**ANNEXURE-I**

**COMPOSITION OF THE CONSORTIUM**

- 1.
- 2.
- 3.
- 4.
- 5.

**(A) PARTICULARS OF PRINCIPAL FIRM**

- 1. Name of the Firm .....  
(Established Since.....)
- 2. Full name of the Owner/Managing Partner etc. ....  
Partners or Managing Director  
Chief Executive/ if the applicant  
is a firm or a limited concern.  
CN.I.C. NO. ....
- 3. Permanent registered office with address.....
- 4. Telephone Number .....  
Fax .....  
Email .....
- 5. Title of firm .....
- 6. Sole proprietor,  
Partnership  
Any other specify
- 7. **Provide partnership  
Deed/Agreement/Letter of Association etc  
if working with partner Consortium / Joint Venture with any firm**

**PARTICULARS OF ASSOCIATES -1.....**

- 1. Name of the Firm .....  
(Established Since.....)
- 2. Full name of the Owner/Managing Partner etc. ....  
Partners or Managing Director  
Chief Executive/ if the applicant  
is a firm or a limited concern.  
CN.I.C. NO. ....
- 3. Permanent registered office with address.....
- 4. Telephone Number .....  
Fax .....  
Email .....
- 5. Title of firm .....
- 6. Sole proprietor,  
Partnership  
Any other specify
- 7. **Provide partnership  
Deed/Agreement/Letter of Association etc  
if working with partner Consortium / Joint Venture with any firm  
Proprietorship  
Partnership  
Any other specify**

**Note: For further details, please refer enclosed profile of the firm.**

**(B) FIRM'S PROFILE**

Whether registered as approved firm with the Pakistan Engineering Council, / PCATP/ any other Semi Government / Autonomous or Semi Autonomous Organization if yes, enclose copies of registration of the firm / consortium / Joint Venture along with update renewal and registration partnership deed among the partners and given list of all such organizations where the firm is registered.

1. Annexure-----
2. Annexure-----
3. Annexure-----
4. Annexure-----
5. Annexure-----

**(C) TECHNICAL STANDING OF THE FIRM**

I- List of technical personal with qualification in permanent employment of the firm / consortium / joint venture for the last one to ten years.

1. Annexure-----
2. Annexure-----
3. Annexure-----
4. Annexure-----
5. Annexure-----

**Note:** If joint venture of two or more than 2 Firms are applying, individual responsibility of JV partners should be declared separately for each partner.

- 1.
- 2.
- 3.
- 4.
- 5.

**IV- DETAILS OF SIMILAR TYPE OF ASSIGNMENT UNDERTAKEN / IN HAND BY THE FIRM / JV FIRMS FOR THE LAST TEN YEARS.**

1. Annexure-----
2. Annexure-----
3. Annexure-----
4. Annexure-----
5. Annexure-----

**(D) FINANCIAL STANDING OF THE FIRM / JV,**

**(E) CURRICULUM VITAE (CV) OF KEY PERSONAL&**

**(F) FIRM'S SPECIFIC EXPERIENCE IN RELEVANT FIELD**

For Details of (D to F), refer following enclosures

1. Annexure-----
2. Annexure-----
3. Annexure-----
4. Annexure-----
5. Annexure-----

**(G) COMMENTS AND SUGGESTIONS OF CONSULTING FIRMS ON THE TERMS OF REFERENCE, SERVICES AND FACILITIES TO BE PROVIDED.**

On the Terms of Reference

It is comprehensive TOR for such a important scheme which covers all the aspects of the scheme cycle viz Planning, Preparation of Engineering, Architecture & Structure Design/Drawings, Internal Infrastructure Development works and construction of Housing units and Advertising, Marketing, Sales/Booking and Recoveries.

**(H) FIRM'S APPROACH, METHODOLOGY & WORK PLAN FOR PERFORMANCE OF THE ASSIGNMENT**

**(I) COMPOSITION OF THE TEAM (PERSONNEL), AND TASK(S) OF EACH TEAM MEMBER**

1- Technical Staff

NAME	POSITION	TASK

2- Managerial Staff

NAME	POSITION	TASK

3- Support Staff (Principal Firm – Head Office staff)

NAME	POSITION	TASK

Note:

1. The above named personnel staffing is a skeleton arrangement.
2. There are various other highly qualified professional personnel of the consortium/firms besides the above staff who are working in the areas of advertising, sales, recoveries, planning, architecture, engineering, accounts and Information Technology etc. and who can be made available as and when required. The list of such personnel will be submitted after award of contract.

Office Copy

**MALIR DEVELOPMENT AUTHORITY**

Serial No-----

**APPLICATION FORM**

**BOOKING OF A HOUSING UNIT IN PUBLIC ECONOMY HOUSING PROJECT AT SECTOR-18, NEW MALIR HOUSING PROJECT, MDAScheme-1 & SECTOR-6B, 12 & 85, TAISER TOWN, SCHEME-45, KARACHI**

Website: [www.mda.gos.pk](http://www.mda.gos.pk) Email: [info@mda.com](mailto:info@mda.com)

Sir,I, the undersigned request to kindly enroll my name for booking of a housing unit as per detailed below:-

<b>MODE OF BOOKING</b> <input type="checkbox"/> Cash Installment Basis <input type="checkbox"/> Loan Installment Basis		<input type="checkbox"/> New Malir Housing Project, MDA Scheme-1, Main National Highway, Karachi	<input type="checkbox"/> Taiser Town, Scheme-45 Northern Bypass, Karachi	<input checked="" type="checkbox"/> Tick box of each appropriate column <input checked="" type="checkbox"/> Only one family is eligible for any one type of housing unit
SIZE	APPLICATION PROCESSING FEE (Non Refundable)	TYPE	BOOKING FEE (Pak Rs)	TOTAL (Pak Rs)
<b>NEW MALIR HOUSING PROJECT, MDA SCHEME-1</b>				
<input type="checkbox"/> 100Sq.Yds		<input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi-storey Unit		
<input type="checkbox"/> 200Sq.Yds		<input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi-storey Unit		
<b>TAISER TOWN, SCHEME-45</b>				
<input type="checkbox"/> 80 Sq.Yds		<input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi-storey Unit		
<input type="checkbox"/> 120 Sq.Yds		<input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi-storey Unit		

Name: \_\_\_\_\_ Father's/Husband's Name: \_\_\_\_\_  
Permanent Address/Postal Address: \_\_\_\_\_

Phone Office#: \_\_\_\_\_ Residence#: \_\_\_\_\_

Mobile#: \_\_\_\_\_

Occupation: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Nationality: \_\_\_\_\_ Email: \_\_\_\_\_

CNIC#                      Total Monthly house hold Income: \_\_\_\_\_

Nominee's Name: \_\_\_\_\_ No. of Dependents: \_\_\_\_\_

I enclose herewith a sum of Rs. \_\_\_\_\_ through Bank Draft/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_, Drawn on \_\_\_\_\_ on account of booking of the housing unit.

The above mentioned particulars are true and correct to the best of my knowledge and belief.

Dated \_\_\_\_\_

**SIGNATURE OF APPLICANT**



Bank Copy

**MALIR DEVELOPMENT AUTHORITY**

Serial No.....

(Application Form)

**PUBLIC ECONOMY HOUSING PROJECT NEW MALIR HOUSING PROJECT, MDA SCHEME-1& TAISER TOWN, SCHEME-45, KARACHI**

Name: \_\_\_\_\_ Father's/Husband's Name: \_\_\_\_\_

CNIC#

I enclose herewith a sum of Rs. \_\_\_\_\_ through Bank Draft/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_

<input type="checkbox"/> New Malir Housing Project, MDA Scheme-1	<input type="checkbox"/> Taiser Town, Scheme-45
<b>SIZE:</b> <input type="checkbox"/> 100 Sq.Yds <input type="checkbox"/> 200 Sq.Yds	<b>SIZE:</b> <input type="checkbox"/> 80 Sq.Yds <input type="checkbox"/> 120 Sq.Yds
<b>TYPE:</b> <input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi story Unit	<b>TYPE:</b> <input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi story Unit

Dated \_\_\_\_\_

**SIGNATURE OF APPLICANT**



**(Application Form)**

**PUBLIC ECONOMY HOUSING PROJECT NEW MALIR HOUSING PROJECT, MDA SCHEME-1& TAISER TOWN, SCHEME-45, KARACHI**

Name: \_\_\_\_\_ Father's/Husband's Name: \_\_\_\_\_

<input type="checkbox"/> New Malir Housing Project, MDA Scheme-1		<input type="checkbox"/> Taiser Town, Scheme-45	
<b>SIZE:</b> <input type="checkbox"/> 100 Sq.Yds <input type="checkbox"/> 200 Sq.Yds	<b>TYPE:</b> <input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi story Unit	<b>SIZE:</b> <input type="checkbox"/> 80 Sq.Yds <input type="checkbox"/> 120 Sq.Yds	<b>TYPE:</b> <input type="checkbox"/> Single Storey <input type="checkbox"/> One Unit <input type="checkbox"/> Multi story Unit

CNIC# 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

I enclose herewith a sum of Rs. \_\_\_\_\_ through Bank Draft/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_

Dated \_\_\_\_\_ **SIGNATURE OF APPLICANT** \_\_\_\_\_

**TERMS & CONDITIONS**

- Housing unit is offered on 99-years lease basis for residential purposes only to be completed within the anticipated period of 48-months from the date of provisional allocation of allotments of housing unit subject to timely payment of all due installments/payments by the allottee/prospective buyer as per specified schedule attached with the "Application Form".
- One application per family for only one type of housing unit will be accepted /entertained only. In case of applications made for more than two types of housing units by an applicant than Malir Development Authority reserved the right to reject /cancel/consider any one particular type of housing unit at its sole discretion only.
- Housing units will be booked as per following "Mode of Booking":-**
  - Cash Installment Basis (1<sup>st</sup> Preference)  
Application will be on first-come-first-serve basis or through computer ballot in case of numbers of applications exceeds numbers of conceptually planned housing units.
  - Loan Installment Basis (2<sup>nd</sup> Preference)
    - Application will be processed for the rest of Housing Units un-booked under 3(i) above on first-come-first-serve basis or through computer ballot in case of numbers of applications exceeds numbers of conceptually planned housing units.
    - Loan component of "Payment Schedule" is mere expected/anticipated projection being subject to sanction/approval of actual house building loan released either by House Building Finance Company Ltd (under conventional financing) or any financial institution (under Islamic financing) as per their policy.
  - The applicant will be solely responsible to obtain house building loan from the above mentioned institution(s) at their own expenses and pay any deficient/full house building loan component in case of sanction of house building loan is less or refused by the lending institution(s) from its own resources. In case of failure of applicant to arrange/pay house building loan component, the booked housing shall be treated under automatic withdrawn/cancellation. He/she may obtain refund of the deposited amount(s) later on subject to sale recovery of the unit by another buyer. Any markup over the loan financing (including bridge financing) shall be recovered from the allottees of the provisionally booked housing units.
  - "Corner", Park Facing", Road Facing" & "West Open" Charges" shall be recovered as Extra Charges at 10% of the total cost of the housing unit as per ballot.
  - Applicant shall not transfer or sell booked housing unit to anyone without the prior permission of MDA & Consortium. However, the applicant may get transfer of the booked unit after payments of outstanding dues including transfer fee against the booked unit upon obtaining No Demand Certificate (NDC) from the Consortium. No oral attorney shall be accepted except the Registered Power of Attorney subject to confirmation Statement of the seller before the concerned Officer of MDA.
  - Development and construction of the housing unit(s) shall be carried out as per approved plans. MDA/Consortium reserves the rights not to construct any type of unit at its own discretion without assigning reason thereon and in the event will refund the deposited net "Booking Amount" less "Bank Refund Charges" (if any) to the applicant only.

5. MDA also reserve the right to make any modifications in infrastructure development, building design/drawings, construction, level of service and specifications on technical reasons or as directed by MDA/Sindh Building Control Authority (SBCA) etc at any time without prior notice. No claim shall be entertained whatsoever on this ground.
6. Applicant shall be responsible to accept and take over physical possession of the constructed housing unit as it is basis within one month of issuance of "Completion Notice". In the event of failure to take over physical possession within the period, the applicant shall be liable to pay for security/watch and ward charges etc in addition to one year advance caretaking/maintenance charges etc to be determined by the MDA and payable to the Consortium. MDA/Consortium shall recover its dues through due process of law which includes but not limited to attachment and sale of the unit apart from other remedies.
7. Total price of booked housing unit will be recovered on actual construction area basis including common circulation areas eventually.
8. All Serial Numbers and/or other Unique identification and marking as mentioned on the plans, booking forms and/or allocation letter etc of the booked housing units are provisional, ad-hoc, temporary and tentative till handing over of physical possession of the unit. MDA/Consortium reserves the rights to amend/change/renumbered the same (if found necessary).
9. Lease Execution:  
MDA will Lease/sub-lease of booked housing unit subject to receipt of full and final payment of the total unit price including all other charges etc and house building loan component (if any) subject to issuance of "No Demand Certificate" by the Consortium of the project in favor of the applicant only. The allottee/prospective buyer/transferee shall extend full timely cooperation in execution of the lease/sub-lease by completing all formalities and providing requisite documents in time.
10. The allottee/prospective buyer/transferee shall appear at the Project Office, MDA and Office of the concerned Sub-Registrar, as and when, required for signing and completion of lease and other formalities etc.
11. MDA & Consortium shall not be responsible for any delay on part of the allottee /purchaser or loan lending agency or lease grant authority.
12. Applicant of the booked housing unit shall make all due installments on or before 05<sup>th</sup> day of each calendar month at the authorized Bank Branches promptly without any prior notice. Late fee surcharge on delayed installments will be realized as determined by MDA.
13. In case of three consecutive defaults of payment of due installments together with the surcharge within a period of 04-weeks of its becoming due, it will be presumed that the allottee has lost all the interest in the booked housing unit and by virtue thereof the same stand cancelled without any prior notice and the applicant shall not be entitled for any claim except as otherwise specified herein.
14. In the event of loss of interest by the allottee/prospective buyer/transferee in the housing unit, he/she shall only be entitled to refund of amount deposited by him/her subject to available purchaser for his/her housing unit within 15-days of the payment made by the new purchaser. At the time of refund, deductions shall be made @ 10% of total cost of the housing unit before execution of lease under orders of competent as "Establishment, Services & Management Charges" and no claim whatsoever shall be entertained on this account.
15. Amount paid at the time of booking shall be forfeited in case the successful applicant fails to pay due installments of "Confirmation", "Allocation" and "Start of Work" in time.
16. Price of housing unit does not include Lease, Documentation, Registration, Stamp Duty, Escalation, Utility System Development Charges (Electricity, Gas Distribution Systems & Bulk Water Supply) etc and all charges towards Legal Fees, Ancillary, Incidental, Outer & Social Sector Development/Construction Charges under Provisional Sum meant for construction of amenities viz a park + a masjid + a primary school of each sector, which shall be paid by the applicant immediately on demand.
17. Due to unavoidable circumstances like force majeure, natural calamities, civil commotion, strikes, go-slow by the labour or change in the government fiscal policies, the MDA/Consortium shall be entitled to interrupt the schedule of project and revise the prices.

18. All correspondence to the allottee/transferee/lessee will be mailed on the last given address as mentioned on "Application Form". MDA/Consortium shall not be responsible for non-delivery of the letters. The applicant shall communicate change of his/her address or particulars in writing to MDA/Consortium by Registered Post (A/D) in case of any change immediately upon such occurrence. No excuse on this account shall be admissible whatsoever.
19. Unsuccessful applicant will be refunded the deposited "Booking Fee" by way of Demand Draft/Pay Order by the designated bank only, while the application processing fee is non-refundable in case of both successful and unsuccessful applicants/applications.
20. Applicant shall not carry out any addition or alteration involving structures of the building and within the unit allotted to him/her (the structure includes Columns, Slabs & Beams) and shall not change the present elevation of the building or any part thereof under any circumstances at all times.
21. Booking of the housing unit will remain provisional till full and final payment of the total cost is paid by the applicant and the applicant therefore reserve no right, title or claim whatsoever accordingly.
22. MDA/Consortium reserves the right to accept/reject any/all applications without assigning any reason thereon at any time.

**DECLARATION**

I (Mr./Mrs./Miss/Ms/M/s) \_\_\_\_\_ S/O,D/O,W/O \_\_\_\_\_,  
 Muslim/Non-Muslim, adult, holder of CNIC# \_\_\_\_\_  
 resident of \_\_\_\_\_

do hereby confirm that I/we have fully read/understood the above terms & conditions and do hereby agree to abide by the same. I further declare that I shall abide by the existing rules, regulations, terms and conditions, requirements, etc. laid down by the MDA/Consortium or any other Authority/Department including those, which may be prescribed from time to time.  
 Date \_\_\_\_\_ Name \_\_\_\_\_

**Read, Understood & Accepted**  
 above terms & conditions of the application form

\_\_\_\_\_  
**Signature of the Applicant**

The Bidding Document (Technical Proposal, Volume-I) contains 96-pages only.

  
**Project Director, MDA**