



MALIR DEVELOPMENT AUTHORITY

“BIDDING DOCUMENT” (FINANCIAL PROPOSAL)

**PUBLIC ECONOMY HOUSING PROJECT (PEHP) COMPRISING OF
HOUSING UNITS ON FULLY SERVICED RESIDENTIAL PLOTS IN SECTOR
NO. 18 OF NEW MALIR HOUSING PROJECT (NMHP), MDA SCHEME-1 &
SECTOR NOS. 6B, 12 & 85 OF TAISER TOWN, SCHEME-45, KARACHI ON
SELF-FINANCE BASIS**

APRIL 2023

The Project Director
Malir Development Authority
Karachi

We the undersigned offer to submit Bidding Document (Financial Proposal), which will form the basis of payment for rendered services and executed works by the successful consortium for Public Economy Housing Project (PEHP) comprising of housing units on fully serviced residential plots in Sector No. 18 of New Malir Housing Project (NMHP), MDA Scheme-1 and Sector Nos. 6B, 12 & 85 of Taiser Town, Scheme-45, Karachi on self-finance basis, where the land will be provided in compact and/or scattered pieces at places with clear title, free from all encumbrances without litigation and with peaceful vacant physical possession for the project by Malir Development Authority (MDA).

We also confirm that our rates for the contract as quoted in the Bidding Document (Financial Proposal) are inclusive of all local taxes and as such, we are responsible for payment of all taxes estimated by us or as determined by the statutory Authorities under the Laws of Pakistan. The BD (Financial Proposal) shall be binding upon us upto the expiration of the validity or extended period in terms of the Contract Agreement.

We understand that the competent authority viz Director General, MDA reserved the right to reject all bids subject to provision of SPP Rules-2010 (amended upto date).

Yours Sincerely,

Stamps / Seal

SIGNATURE

Name and Title

I/We quote following prices:

GENERAL ABSTRACT OF COST															<i>(Rate & Amount - Rs in Million)</i>	
S.NO	DESCRIPTION	Unit/ Rate	Plot Sizes													
A	PLOT SIZE	SQYDS	80			100			120			200				
B	DEVELOPMENT RATE <i>(Rate brought forward from S.No. D of Page-4)</i>	RS/SQYD														
C	DEVELOPMENT COST <i>(Development Rate x Plot Area (B x A))</i>	RS IN MILLION														
D	HOUSING TYPE		Single Storey	One Unit	Cottage/ Multi-Unit	Single Storey	One Unit	Cottage/ Multi-Unit	Single Storey	One Unit	Cottage/ Multi-Unit	Single Storey	One Unit	Cottage/ Multi-Unit		
E	CONSTRUCTION AREA	SFT	618	954	593	727	1237	691	886	1322	773	1151	2106	1154		
F	CONSTRUCTION RATE	RS/SFT														
G	CONSTRUCTION COST <i>(Construction Rate x Construction Area (F x E))</i>	RS IN MILLION														
H	*PROVISIONAL SUM PER UNIT	RS IN MILLION	0.250													
I	**LAND COST PER PLOT	RS IN MILLION	0.211	0.211	0.070	0.264	0.264	0.088	0.317	0.317	0.016	0.728	0.728	0.243		
J	SUB UNIT COST <i>(C+G+H+I)</i>	RS IN MILLION														
K	MARKETING MANAGEMENT CHARGES	%-AGE OF "J" ONLY														
L	TOTAL QUOTED UNIT COST <i>(J + K)</i>	RS IN MILLION														

Note:

- * Provision for construction of a park + a masjid + a primary school + plantation of each sector + Vetting & Supervisory Consultant Charges+ Internal Auditor's Fee.
- ** Consortium shall quote 1/3 rate for Preparatory & Development works for each type design of housing unit in appropriate Column of Cottages / Multi-Units.

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COST OF PREPARATORY & DEVELOPMENT WORKS

(Rate & Amount - Rs in Million)

S.No	Description of Works	Qty	Unit	Rate	Amount
A	Preparatory				
1	Project Office at appropriate location within metropolis	60	Month		
2	Site Clearance	215	Acre		
3	Topographic Survey & Demarcation using demarcation blocks	215	Acre		
4	Subsoil/Geotechnical Investigation through boreholes and carrying out necessary tests to determine bearing capacity of soil and recommend foundation designs	30	No		
5	Precast Boundary Wall (7-feet height) on periphery of each earmarked sectors	22000	Rft		
6	Proposed Town Layout Plans(s) & Proposed Building Drawing(s)/Plan(s) (Architecture, Structure, Plumbing & Electrical) etc	215	Acre		
7	Design & drawings of internal infrastructure development (roads, water distribution & sewerage disposal systems)	215	Acre		
	<i>Sub-Total A (1 to 7)</i>	---	---	---	
B	Internal Infrastructure Development				
1	Roads/Streets including carpeting	215	Acre		
2	Water Distribution System				
3	Sewerage Disposal System				
4	Cutting and/or Earth-filling with excavated/imported earth for filling in road embankments & foundations/plinths of housing units (consider average 02-feet cut/fill)	---	Cft		Quote Unit Rate only
	<i>Sub-Total B (1 to 3)</i>	---	---	---	
	<i>Total of (A + B)</i>	---	---	---	
C	Land use factor (average) of built-up area as per Conceptual Layout Plans, Bidding Document-Technical Proposal (Volume-I)				43.10%
D	Derived rate of Preparatory + Internal Infrastructure Development Works (Rate to be carried over to S.No. B of Page-3)			Rs/Sq.Yds	

Note: General Abstract of Cost shall be based on the derived rates of S.No. D, which shall be apportioned to arrive at unit cost of each type of housing unit(s). Cost of S.No. B(4) to the specified extent/depth deemed to be included in the quoted bid rates of S.No. B(1).

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This Bidding Document-Financial Proposal contains 4-pages

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Project Director, MDA