

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(An Autonomous body of Govt. of India, under the aegis of M/o Housing & Urban Affairs)

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REQUEST FOR PRE-QUALIFICATION CUM EXPRESSION OF INTEREST FOR TURNKEY HOUSING PROJECT AT BHUBANESWAR

CGEWHO invites offers from construction agencies, for development of a composite housing project, on Turnkey / PPP model, complete with all infrastructure and amenities, on 5 to 6 Acres of land at Bhubaneswar for approximately 250 DUs. The agency shall be responsible for transfer, registration of land in favour of CGEWHO, approval of plans and construction of the said housing project with all the essential services and amenities. The land should be within a radius of 10 km from C V Raman College, Bhubaneswar. The housing project proposed to be built, shall have preferably (3 BHK & 4 BHK types of Dwelling Units with lift, having carpet areas of approx. 100 – 120 sqm (or as defined in RERA). Amenities would include a Community Centre, swimming pool, badminton courts as per norms of the statutory authorities. While giving the proposal, it must be ensured by the agency that all the statutory requirements as per the local bye-laws and RERA guidelines of the State should strictly be followed. The construction agency may identify one or more places of suitable land.

2. The land details are to be given as per the “Land Proforma” uploaded on the CGEWHO’s Website or as uploaded along with tender document. CGEWHO shall assess the suitability of land with regard to its vicinity towards schools, colleges, markets, hospitals, Railway Station etc as per the pre-defined “Weightage Chart” on a scale of 200 points. Only those lands scoring 80% marks and above in the “Weightage Chart” shall be prequalified. CGEWHO, after assessing the suitability of land and the construction capability of agencies as per the standard prequalification criteria of CGEWHO, shall forward the Design Parameters and draft Contract Agreement to the prequalified agencies, for the submission of price bid along with the Detailed Project Report / Technical Presentation. The price bid should be prepared on the basis of the pre-defined specifications, payment terms and other details provided in the draft contract agreement and design parameter. The cost quoted shall be lump sum price on the per square feet of the carpet area (as defined in RERA and excluding balcony area) inclusive of one covered car parking for each Dwelling Unit. Interested agency may forward the proposals giving the following details:

3. Application Form along with detailed minimum prequalification criteria, for this EOI can be downloaded from www.tenderwizard.com/CGEWHO or www.cgewho.in or [CPP Portal \(eprocure.gov.in\)](http://CPP Portal (eprocure.gov.in)) from 20-01-2025 onwards. Last date for submission of EOI is within the 30 days of release of advertisement. A non-refundable fee of Rs 10000-+GST @ 18% towards cost of EOI documents through Demand Draft in favour of CEO, CGEWHO payable at New Delhi should be submitted physically to H.O. as mentioned in the prequalification documents. **No off line submission of tender will be accepted and summarily rejected.**

4. Any proposal received not conforming to EOI guidelines will be considered as technically non-compliant and is liable to be rejected. The procedure for selection of contractor will be made available with the application Forms.

5. CGEWHO reserves its right to pre-qualify or disqualify any or all applications, without assigning any reason thereof. No correspondence in this regard shall be entertained.

Chief Executive Officer
CGEWHO