



भारत सरकार / GOVERNMENT OF INDIA
कार्यालय कार्यपालक अभियंता / Office of the Executive Engineer
के.लो.नि.वि., रायपुर / C.P.W.D., Raipur,

ए-विंग, भू तल / A-Wing, Ground Floor,
केन्द्रीय सचिवालय भवन, / Central Secretariat Building,

सेक्टर-24, अटल नगर, नया रायपुर - 492 018 / Sector-24, Atal Nagar, Naya Raipur - 492 018

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पत्र क्रं. 64(10)/ईई/रायपुर/2022-23/2461 (H)

रायपुर, दि. 07/12/2022

MINUTES OF PRE-BID MEETING

Pre-bid meeting for the work of Providing Comprehensive Consultancy for "Construction of Residential Complex for Reserve Bank of India on Bank's land at Plot No. C-05, Village Nawagaon, Tehsil Arang, sector 26, Atal Nagar, Naya Raipur (C.G.). SH:- Preparation of detailed Master plan, Concept and Detailed Architectural drawings, Coordinated drawings, for building, site development and services etc. including Structural detailing, Detailed Project Report, Tender documents, walk through and obtaining of necessary approvals from RBI, CPWD, Local body and others by fulfilling of all bylaws" was held on dated 07.12.2022 at 11:00 am in the CPWD office under chairmanship of CE, CPWD, Raipur.

Tender for the above work was invited by EE, CPWD, Raipur vide letter No. 64(10)/EE/Raipur/2022-23/2206 H Raipur dated: 18.11.2022 and corrigendum-I issued vide letter No. 64(10)/EE/Raipur/2022-23/2381 H Raipur dated 02.12.2022.

The details and outcome of pre bid meeting are as under:

The following Officers were present from the CPWD Side:-

1. Shri Y. Naik, CE, Raipur
2. Shri S.R. Sahu, EE, Raipur
3. Shri Pushpraj Kashyap, Architect, CPWD, Raipur
4. Shri G.P. Vaish, AE (Admn.), CPWD, Raipur
5. Shri Neelesh Bamhaniya, AE (C), CPWD, Raipur
6. Shri N.K. Kashyap, AE (E), CPWD, Raipur

The following Officers were present from the Client Department (RBI) Side:-

1. Shri S. N. Mishra, DGM, Raipur
2. Shri Suneel Dutt Sharma, AE, Raipur

The following representative of the consultants were present in the pre-bid meeting:-

- | | | |
|---------------------------------|---|---|
| 1. M/s DDF Consultant Pvt. Ltd. | - | Sh. Sachin K. Saraswat, Architect Planner |
| 2. M/s Vyom, Delhi | - | Sh. Shailendra Bhatnagar, Project Director. |

The Chief Engineer welcomed all the Officers of RBI and the representative of consultants on the pre-bid meeting & following issues were discussed and decision taken towards this work:-

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Sr. No.	Points	Decision taken
1.	Last date and time of Submission of Technical & financial Bid	Last date and time of Submission of Technical & financial Bid is 09.12.2022 upto 3:00 pm, the agencies are required to quote their rates and upload all necessary documents upto 09.12.2022, 3:00 pm.
2.	FAR and ground coverage etc.	The details of FAR and ground coverage etc. are being attached herewith for ready reference as annexure-I & II. However the latest bylaws of local bodies shall be followed.
3.	Clarification regarding built up area.	The area requirement clearly mentioned in the Architect's brief sl. No. 7 NIT page No. -37, that the built up area provided for reference are only the area of units excluding circulation area like balcony/ sleeping-out terrace, staircase, lift, lift/staircase lobby, common passages, service shafts, etc.
4.	Auto CAD files of survey plan.	PDF of the land layout plan has already been uploaded in the NIT and soft copy in Auto CAD format shall be made available through e-mail if required.
5.	Submission of conceptual scheme along with drawings etc. for technical presentation. i.e. 16.12.2022 at 11:30 am	The date of submission and presentation of conceptual scheme (along with drawings - soft files and 2 sets of hardcopies) was requested to extend by the representative of consultants, but it is decided in the meeting that the date shall not be extended.
6.	Change in the built up area of grade-D flats.	01 no. grade F residence/flat are decided to extend in respect of built up area i.e. 2250 sqft. instead of 1800 sqft. as per the requirement of RBI and a separate garage shall also be provided.
Other terms and conditions shall remain unchanged.		

कार्यपालक अभियंता
के.लो.नि.वि., रायपुर

Copy to: -

1. The Chief Engineer, CPWD, Raipur with reference to the letter No. पत्र क्र. 23(242)/मु. अभि-रायपुर/2022/881 E दिनांक : 07/12/2022।
2. The Executive Engineer, CPWD, Raipur for information.
- ✓ 3. tender-uat.cpwdclld.net


कार्यपालक अभियंता 07/12/22

2-MINIMUM SETBACKS FOR GROUP HOUSING

Sl. No.	अंगीकृत नवा रायपुर अटल नगर विकास योजना 2031 में <i>adopted</i>	अधिनियम की धारा 23-क के तहत उपतरेण प्रस्ताव <i>modification</i>						
		Sl. No.	Plot Area Range in Sq.m	Front	Rear	Side-1	Side-2	Max. Height (M)
1	b. Minimum Setbacks for Group Housing and Land uses other than Residential: In Case of Group housing and Land uses other than Residential development the setbacks as defined in Bhumi Vikas Niyam of Chhattisgarh shall be applicable.	1	Above 1000 upto 2000	9	4.5	3	3	As per Bhumi Vikas Niyam Rule 42A
		2	Above 2000- upto 5000	9	6	6	6	
		3	Above 5000- upto 10000	12	6	6	6	
		4	10000 and above	12	6	6	6	
		Basement shall be permitted in all group housing projects with setbacks in basement adhering to the norms minimum stated. Other norms for basement as per CG Bhumi Vikas Niyam.						
		The category of Low-rise, Medium-rise and High-rise shall be determined by the Authority during time of tender based on abutting road category, frontage to water bodies/ plantation/ Visual Corridor, etc.						
		In Development Plan, Clause 8.4.4.2 (Group Housing) is to be removed.						

SL No.	Use Premise (Plot Sizes)	Zone	अंगीकृत नवा रायपुर अटल नगर विकास योजना 2031 में							अधिनियम की धारा 23-क के तहत संपादन प्रस्ताव						
			Max G.C (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other controls	Plot Sizes	Max. G.C (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	Other Controls	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
		TOD-5							Special Class earmarked by Government							
2	Residential - Group Housing	Outside TOD	NR	1	1.8	2	NR		Above 1000 - Upto 2000	30	0.5	1.75	2	As per Bhumi Vikas Niyam 42A		
									Above 2000- Upto 5000	30	0.5	2	2.5			
		TOD-10	NR	1.25	2.5	3	NR		Above 5000- Upto 10000	30	0.5	2.5	3			
		TOD-5	NR	1.5	3	4	NR		10000 and above	30	0.5	3	4			