

S.No	Clause No	Query	Clarifications
1.	Clause 4, Page no 3	Project is proposed to be developed under PMAY. kindly clarify that the benefits of PMAY will be applicable to 14 acres or entire 31 acres of plot.	Regarding this it is clarified that out of 31 acres 14 acres land is already linked to vertical 1 of the scheme i.e in situ development and got sanctioned from government of India by Bathinda Development Authority. Remaining 17 acres land which is offered to developer under PPP model, developer is free to linked the land through any one of the four verticals under PMAY subject to fulfilment of the terms and conditions of scheme under PMAY.
2.	Clause 5, Page no 4	kindly clarify on nature of permissible uses as per the Bathinda Master Plan on the remaining 17 acres. Is there any possibility of modification in master plan based on the development mix that generates maximum revenue? In case the current use cannot be changed what all are the permissible uses within the remaining 17 acres.	Land which is proposed for developers i.e 17 acre approx., Private Developer part of the total land may be developed as residential or mix land use as per applicable building bye-laws. Developer shall be free to develop the land to maximum revenue subject to final approval of building plan by BDA.
3.	Clause 5, Page no 4	kindly clarify on the modality of transfer of land and what procedure to be followed to vacate the remaining 17 acres. How the BDA intend to get the land vacated and hand it over to selected bidder.	The modality of transfer of PDP area shall be finalized by BDA after considering the proposals of various developers though presently, BDA intends to transfer full ownership right to the developer of PDP area after conditions precedent have been fulfilled by the developer. Developer is free to propose land transfer in phases. As as regards vacating to the land is concerned, it is the sole responsibility of developer. BDA shall assist the developer in every possible way it deem fit to get the land vacated.
4.	Clause 5, Page no 5	it has been stipulated that bidder has to present the methodology including extent of diagnostic services to be covered, proposed model of participation, transit accommodation, roles and responsibilities of different stakeholders, standards of service level delivery and benchmarking etc. This plan should also contain an executive summary along with flow charts and diagrams of financial flow of funds so as to communicate properly the whole concept and plan. This includes detailed financial analysis and optioneering which is not required at the EOI stage. Kindly clarify the criteria to be followed by evaluation team while selecting the ideas proposed by the bidders.	It is presumed that developer is well known about the facts and ground reality of the site. Again it is clarified that the model for site development is expected from developer, with methodology he(developer) proposed to construct 1280 E.W.S household units and proposal to recover the cost of the project by development of PDP land. Like what is shall be the model behind the work, transit accommodation plan for households to vacate the land (stage wise if any), modality of transfer of land from BDA, standard of services etc. BDA shall select a model which it thinks shall be most feasible and serves the interest of beneficiary, developer and BDA i best possible manner. Financial aspect is not a part of E.O.I at this stage, which will be covered under technical and financial Bid.
5.	Clause 5, Page no 5	since the selection of bidder will be through the RFP that will published after the EOI, the EOI is silent in terms of criteria for short listing of bidders	BDA is not going to select or shortlisted any developer on the basis of this E.O.I or model the developer is going to propose. Expression of Interest is a invitation of models or ideas/concepts from the developers to develop the site such a manner, which would be beneficial for developer, beneficiaries and BDA too. After a model has been finalized, short listing of developers shall be done by floating RFP of the selected model.