



CLARIFICATION 1

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ނަންބަރު No:	Design and Build of 200 Housing Units at S.Hithadhoo	
ޕްރޮޖެކްޓް ނަންބަރު Project:	TES/2022/W-041	
އިއުޖެކްޓް Issued Date	18 th May 2022	
ސަފުޙާ ގެ އަދަދު No. of Pages: -2	ބީ.އޯ.ބީ BoQ: -00	ޖެޓް ޕްލާން Drawings: -00

Please include this Clarification when submitting the bid. ބިދު ހުށަހަޅާ ފަހަރު މި ސަފުޙާ ގުޅިގެން ހުށަހަޅާން ޖެހޭނެ ގޮތުން ބަލާށެވެ.

➤ Answers for the queries is attached with this Clarification.



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Signature:



Ministry of Finance
Male', Republic of Maldives
TES/2022/W-41

Design and Build of 200 Housing Units at S.Hithadhoo

Sr.no	Doc.	Clause	Pg no	Description	Queries	Responses
1		1.1.3.q	6	Other Specific Requirements q) There must be at least ONE parking slot allocated per unit.	Conflicting information. Kindly verify and confirm	Minimum Parking requirement is ONE motorcycle parking slot per unit
		1.4.c	9	Car parking 1 car parking slot for every 3 apartments An additional 10% of the total number of parking must be allocated for visitor parking Motorbike 1 motorbike for each 1 and 2 bedroom apartment 2 motorbikes for each 3 bedroom apartment and above An additional 10% of the total number of parking must be allocated for visitor parking		
2		1.5.f	15	f) Minimum clear height (floor to ceiling height) for all areas (except toilets) shall be 3m.	Conflicting information. Kindly verify and confirm	Minimum clear height should be 3m (floor to slab bottom)
		3	17	Living/Kitchen and Dining-Minimum clear height shall be 2.7m (floor to ceiling height).		
3		1.5.a	15	This residential development should consist of the individual housing units covering a minimum built up area of 1000sqft	Conflicting information. Kindly verify and confirm	Built up area must be 1000 sqft - Sitting, Dining, Kitchen and laundry area - Storage area - 03 bedrooms - 03 toilets
		1.5.h	15	The built-up Area should not be less than 700 square feet and must include: Sitting, Dining, Kitchen and laundry area Storage area 03 bedrooms (one master room & two small rooms). 03 toilets (attached).		
4		1.1.1.a	3	Floor to Ceiling height; Minimum height 3m. -The height of the structure shall not be more than 5m in total	Clarification Required	10 - 11 Storey high Floor Height not less 3m
5		1.1.a	8	Building setback is provided with the Development guideline drawing along with building F.S.I	Development guideline drawing with setback marking require	Setback of 1m from all sides
6		1.1	12	t. Car parking size: 2.4m x 4.8m (100mm line thickness). Give an additional 300mm for the width of parking at every end. u. Motorbike parking size: 2m x 1m (100mm line thickness)	100mm line thickness would be within this size or excluding this size	Minimum Parking requirement is ONE motorcycle parking slot per unit in the building. However a car parking can be included in the parking zone. 100mm line is excluding the size
		1.2.f	12	Communal green space is to be provided within the development not less than the ratio at 1:1 of the building footprint.		
7		1.2.f	12	Communal green space is to be provided within the development not less than the ratio at 1:1 of the building footprint.	Clarification required	Park
8		6.1	19	Ceiling of entrance/parking area should be of a suspended ceiling of fibrous plaster board.	Suspended ceiling in Parking Area? Kindly confirm	Ceiling is not required for the parking area
9		2.6.5	22	Timber door frame with timber panels	Door frame would be timber and door would be flush door. Kindly clarify timber panel point	All maindoors timber, toilet doors PVC and all windows should be aluminum
10		2.6.5	22	Full height ceramic wall tiles	By full height, it is understood as upto 2.4m	Full height is up to ceiling level (Only for toilet walls)
11	Employees Requirement	1.1.1		Proposed building shall be 10 to 11 storey. Ground floor used for Common building areas, parking and commercial space. Residential floors shall include 8 units per floor.	Based on the given Plot size in Annexure 03 and minimum distance of 10m between buildings as per planning guidelines & considering Stilt + 10 storey structure, we could achieve 4 towers x 4 units of 1000Sft/floor which counts to a total of 160 Units. Hence, we request you to provide additional land space or allow us to increase the number of floors to achieve the 200 unit counts.	3 towers of 8 units can be build in space 72 units per tower
				Total area; Minimum built-up area of one unit shall be 1000sqft for an adequate living space excluding the balconies, voids and staircases.		
				Plot size and Locations are provided in Annex 03.		
12	Bid Submission Date			The deadline for Tender submission is: 24th April 2022.	We request you kindly extend the bid submission date upto 24th May 2022 as we need to revise the layouts upon receipt of queries reply.	Additional one week can be given.

