

EXPRESSION OF INTEREST

EOI-04/2025/PFHP

PRE-QUALIFICATION OF HOUSING SCHEME DEVELOPERS

for

DEVELOPMENT OF A HOUSING SOCIETY IN CHASHMA

MIANWALI

**PAEC Foundation Head Office
Adjacent to NORI Hospital, Hanna Road G-8/3
Islamabad.**

Phone: 051-9263295, Extension: 205

1. Project Overview:

- **Location:** Near Chashma, District Mianwali (details will be shared with prequalified bidders)
 - **Total Area:** Approximately 1500 Kanals (Will be acquired)
 - **Development Model:** Land acquisition and development under terms to be mutually agreed
 - **Key Objectives:** Affordable urban living, secure gated environment, good quality and maintainable infrastructure.
-

2. Scope of Work:

The selected developer shall be responsible for:

2.1 Land Transaction

- a) Acquisition of land (subject to agreed terms)
- b) Legal due diligence and transfer formalities

2.2 Master Planning & Design

- a) Layout planning, zoning, road network, utilities, and amenity plots
- b) Submission of plans to relevant authorities.

2.3 Infrastructure Development

- a) Roads, water supply, sewerage, drainage and other utilities connections
- b) Parks, green belts, commercial zones, and public amenities.

2.4 Construction of Amenities

- a) Community center, mosque, schools, dispensary, and recreational areas

2.5 Marketing & Sales

- a) Branding, digital and physical marketing campaigns
 - b) Sale of residential and commercial plots/units
-

3. Eligibility & Prequalification Criteria:

Interested developers/companies must meet the following criteria:

3.1 Legal & Administrative Capacity

- a) Valid registration with SECP or relevant authority
- b) NTN, Sales Tax Registration
- c) Affidavit on non-blacklisting and litigation history

3.2 Technical Experience

- a) At least **two housing / commercial projects** successfully completed (minimum 500 kanal each)
- b) In-house or affiliated team of town planners, engineers, and architects
- c) Experience in obtaining NOCs from relevant development authorities

3.3 Financial Strength

- a) Minimum average **annual turnover of PKR 500 million** in the last three years
- b) Audited financial statements for past 3 years
- c) Proof of access to financing lines or development capital (bank certificate or investor letter)

3.4 Development Philosophy

- a) Strong understanding of sustainable urban development
- b) Proven experience in incorporating smart features, green design and affordable housing options

3.5 JV/Consortium (if applicable)

- a) Clear agreement/MOU defining roles and responsibilities
 - b) Joint eligibility will be evaluated cumulatively
-

4. Submission Guidelines:

Completed submissions must be delivered in **sealed envelopes** clearly marked as:

"Prequalification – Housing Society near Chashma, Mianwali"

and addressed to:

**General Manager (Projects)
PAEC Foundation Head Office
Adjacent to NORI Hospital, Hanna Road G-8/3
Islamabad.**

Important Dates:

- **Deadline for Submission of Applications:** [27th June 2025 at 1400 Hrs.]
 - **Opening of Applications:** [27th June 2025 at 1430 Hrs.]
-

Note:

- PAEC Foundation reserves the right to accept or reject any or all applications without assigning any reason, as per PPRA Rules.
 - Only prequalified firms will be issued RFPs for the next stage of the procurement process.
-

Annex: Prequalification Documents

Section I: General Information

- Name of Applicant:
 - Legal Status:
 - Year of Establishment:
 - Principal Office Address:
 - Authorized Contact Person (Name, Designation, Email, Phone):
-

Section II: Organizational Profile

- Company Introduction (max 1 page)
 - Group Affiliations (if any)
 - Organizational Structure Chart
-

Section III: Technical Experience

| Project Name | Location | Size (Kanals) | Project Cost | Year Completed | Role (Developer/Investor/Consortium Lead) |
|---------------------|-----------------|----------------------|---------------------|-----------------------|--|
|---------------------|-----------------|----------------------|---------------------|-----------------------|--|

Attach supporting documents: NOCs, Completion Certificates, Maps, and Photographs

Section IV: Financial Capacity

- Audited Financial Statements (last 3 years)
 - Turnover and Profit Trend
 - Bank Certificate of Creditworthiness
 - Proof of Development Capital (bank letter, investor MOU, etc.)
-

Section V: Human & Technical Resources

- List of Key Personnel (Planners, Engineers, Project Managers)
 - In-house or contractual arrangements
 - Equipment ownership (if any)
-

Section VI: Legal & Regulatory Compliance

- Certificate of Incorporation
 - Valid NTN & STRN
 - Affidavit of Non-Blacklisting
 - List of ongoing litigations (if any)
-

Section VII: Concept Note (Max 3 Pages)

- Initial vision and approach for developing the 1500-kanal land
 - Proposed housing mix (e.g., residential plots, apartments, commercial)
 - Preliminary value addition ideas (e.g., green building, smart tech)
-

Section VIII: Joint Venture/Consortium (If Applicable)

- Details of each partner
 - Role and shareholding
 - JV Agreement or MOU
-

Section IX: Declaration

I/We certify that the information submitted is true and complete. I/We understand that any false or misleading information shall result in disqualification.

Signature:

Name:

Designation:

Company

Seal:

Date:

Comprehensive Evaluation Matrix for shortlisting real estate developers/companies during the **prequalification stage** of your 1500-kanal Housing Society project near Chashma, Mianwali.

✓ **Prequalification Evaluation Matrix**

Project: Housing Society near Chashma, Mianwali

Purpose: Prequalification of real estate developers/companies

| Category | Criteria | Max Marks | Scoring Guidelines |
|---|--|-----------|--|
| A. Legal & Administrative Capacity | Company registration, tax compliance, non-blacklisting, legal standing | 10 marks | <ul style="list-style-type: none"> a. Registered with SECP/Registrar = 2 marks. b. NTN + STRN = 2 marks. c. Affidavit of non-blacklisting/litigation = 2 marks. d. Complete documents = 4 |
| B. Technical Experience | Experience in housing/commercial projects (size, scale, quality) | 30 marks | <ul style="list-style-type: none"> a. ≥ 2 projects > 500 kanals = 15 marks. b. Additional relevant projects = 5 marks each (max 10). c. Completion certificates/maps/photos = 5 |
| C. Financial Strength | Turnover, net worth, access to capital, audited financials | 30 marks | <ul style="list-style-type: none"> a. Avg. turnover \geq PKR 500M (last 3 years) = 15 marks. b. Audited FS = 5 marks. c. Bank certificate/line of credit = 5. d. Net worth adequacy = 5 |
| D. Human & Technical Resources | In-house or contracted urban planners, | 15 marks | <ul style="list-style-type: none"> a. Qualified town planner = 5. b. Civil engineer = 2. c. Architect = 4. |

| Category | Criteria | Max Marks | Scoring Guidelines |
|---|---|------------------|--|
| | engineers, architects, project staff | | d. Project management staff = 4 |
| E. Development Vision & Concept Note | Initial idea for master plan, innovation, sustainability, amenities | 15 marks | a. Alignment with modern urban principles = 5. b. Innovation/smart features = 5. c. Sustainability focus = 5 |
| Total | | 100 marks | |

✓ **Shortlisting Threshold:**

- **Minimum qualifying score:** 70 out of 100
- Firms scoring below 70 will not proceed to the RFP stage.
- PAEC Foundation reserves the right to adjust weightages if deemed appropriate before opening the proposal.

🔗 **Supporting Notes for Evaluation Committee:**

- Use documentary evidence only—no assumptions or verbal claims should be considered.
- For financials, use average of 3-year turnover and cross-verify bank letters.
- Assign partial marks only when documentation is incomplete or marginal.
- In case of JV, evaluate on collective capacity but ensure lead partner meets 50% of thresholds independently.