

**Property Development at HUDA City Center**  
**RESPONSE TO QUERIES**

S No.	Query	Reply
<b>M/s Basant Projects Limited</b>		
1.	The site offered is grossly under construction, by when all the work will be completed?	By end of August 2011. But, fit-out work can be taken up from 30-06-2011.
2.	What is the status of outer glazing? Will the DMRC is going to furnish the glazing for the entire building?	DMRC will finish the glazing for the complete building except the area mentioned in Para 1.3.3 (v) & 1.3.3 (vi) of BAF.
3.	Who is going to furnish the common areas & common lift lobbies?	Basic finishing viz. Plaster, etc. shall be provided by DMRC.
4.	What is the status of electricity supply at the site? By when the complete supply will be available to the concessionaire?	Expected by 30.09.2011. However, before expiry of moratorium period required electric supply shall be made available.
5.	What is the status of installation of complete Air-conditioning system at the offered area?	Expected by 30.10.2011. However, before expiry of moratorium period it shall be made available.
6.	What is the status of water, sewerage system, STP and ventilation system in the offered area?	Regarding Water, Sewerage system & STP – kindly refer to the clause 1.3.10.3 and 1.3.10.7 of BAF. The STP will be operated by DMRC.
7.	What is the provision of Fresh Air supply/Exhaust & ETP?	
8.	What is the status of the fire fighting arrangement in the building?	External fire fighting & fire detection arrangement is being provided by DMRC. Internal fire fighting & detection arrangement to be provided by Licensee inside his premises.
9.	Keeping in all above queries by when the DMRC is expected to hand over the possession of the offered PD area for fit out to the concessionaire?	<i>As per BAF i.e. within 30 days of agreement.</i>
10.	Who is going to develop the other peripheral area & who will maintain the same?	DMRC
11.	What is the scope of maintenance covered in the maintenance charges asked by the DMRC?	Indicative scope of service is E & M services, House keeping, Horticulture, Security, Pest Control.
12.	By when the Maintenance charges will be charged from the concessionaire?	With recurring payment i.e. after moratorium period.
13.	What will be the expected pro rata rates for consumption of common services and DG services?	Maintenance charges as specified in BAF are applicable.

14.	What will be the timings of chilled water supply?	8.00 to 24.00 hrs. (Beyond that facility may be available at extra charges)
15.	What is the efficiency ratio of Super Area versus covered area?	Area details are enclosed Annexure - A
16.	What all areas will be loaded in covered areas?	Please refer point no. 15 above.
17.	The upfront Fee is on a very higher side, can it be reduced to 25% of the asked amount?	No change
18.	The concession period is too less, can it be increased to 18 years?	Concession period enhanced to 15 years.
19.	Is there is any lock-in-period period? If yes, will be get the proportionate refund of upfront fee accordingly?	No change
20.	Can we exit after 3 years or sooner? In such case will the up front will be returned proportionately?	No change
21.	What is the arrangement of Signage in the PD Area or in the outer area?	The signage may be provided by bidder after due approval from DMRC.
22.	What is the arrangement of parking facility for the PD Area? Is there will be any dedicated parking & what will be the parking charges?	<i>Please refer clause 1.3.12 of BAF</i>
23.	How will we cover the cafeteria area and do the Air conditioning of the same?	. Regarding covering of cafeteria area – Kindly refer to the para 1.3.3 (viii) of B.A.F. Provision of only AHU is being made along with chilled water. Air distribution to be done by the concessionaire by proper arrangement of duct.
24.	Why the Gas Bank or Gas pipe line is not permissible in the building?	Local regulations/ bye-laws etc. in force shall apply.
25.	Why the Hard Drinks is not permissible in the food court or cafeteria area?	
26.	What will be done by the DMRC for the area not offered presently for auction? Will it be again auction openly?	It will be tendered separately
27.	What are the reserve prices of the areas offered for PD?	Please refer Annexure -B
<b>M/s Spirit Global Construction Limited</b>		
28.	The structural glazing for the outer area should be done by DMRC as it'll be very difficult for Licensee of different packages to complete the work in co – ordination with each other & this will result in getting the project operational.	Please refer point no. 2 above
29.	Can an individual bid for the project either individually or as part of the consortium?	Yes
30.	Can you please list the components of C.A.M. & what all will be extra charges payable to DMRC along with C.A.M.?	Please refer point no. 11 above

31	An upfront fee for each of the package is extremely high for the nature of the project. You are kindly requested to reduce the same by at least 50%.	No Change
32	Since the entire terrace area is open area; permission should be granted for construction of RCC structure for kitchen area & some minimum sitting area with prior approval of DMRC only, so that the area can be use all around the year. (As it will be very difficult to operate the open area during extreme summer, rains & extreme winters).	No RCC construction is permitted. The area marked at the terrace for pantry and cafeteria (the area to be covered with tensile roofing) shall be allowed for the use. The open space available at terrace may be used for sitting without any covering.
33	There seems to be a lot of investment even from the Licensee, therefore the lease period should be extended to at least 18 years, otherwise it'll be very difficult for the Licensee to recover its cost & investment in 12 years.	Please refer point no. 18 above
34	Since area being offered is on license basis the area should be handed over only after DMRC shall complete its entire scope of work and the area is fit to start retail operations.	No change
35	Why there is no moratorium for C.A.M., as the concessionaire is not using the C.A.M. facilities during fit out / moratorium period. Therefore, C.A.M. should also start simultaneously along with expiry of moratorium period.	Please refer S.No. 12 above
36	Can we put our own DG Set during fitouts?	Yes, with DMRC's specific approval.
37	DMRC to show proper area enmarked and connectivity to each level on plan and how will ground + mazzanine be separated from first floor it it is given to different people. Also the security angle should be considered.	Kindly refer to the building plans for the connectivity at each floor. Mezzanine floor does not have any common access with first floor.
38	Give permission to serve alcohol and liquor in restaurants, Bars planned in cafeteria and other areas?	Please refer S.No. 25 above
39	Who will pay property tax as it is liability of DMRC?	Please refer Article 5 of Draft License Agreement
40	DMRC should provide complete set of all service drawings of the station to the Concessionaire before handover so that there is no problem in planning.	Will be provided in due course.
41	DMRC to assign one person as single window clearance and ensure that all approvals, other issues are cleared within 24 – 48 hours?	Faster approvals assured. No change.

**This Response to Queries form the part of RFP/ License Agreement, therefore all bidders must download these and submit along with bid, duly signed.**