

Property Development at Nehru Place Metro Station
RESPONSE TO QUERIES

S No.	Query	Reply
M/s Vardhman Properties Ltd.		
1.	What is the use of lower ground floor in the above said Station.	Lower Ground floor is for Property Development
2.	Whether it is necessary to obtain permission for partition of commercial space? If so, from whom permission is to be sought?	Yes. Also please see additional Clause no. 2.14 in Addendum – 1.
3.	What is the reserve price of recurring amount? If no reserve price is fixed, we feel that it is necessary to stipulate reserve price for recurring amount.	No Change
4.	Who will give fire fighting clearance, whether DMRC or Delhi Fire Fighting Department?	Refer clause 2.12.4 & 2.12.5 and approval of DMRC.
M/s Spirit Global Construction Ltd.		
5	What is the efficiency of each floor?	Please refer Annexure -A
6	When will the station become operational?	Station is already operational
7	Whether all the lifts, escalators as shown in the drawings & spaces left for the same be installed & commissioned by DMRC & if yes? Till when?	No. it will be by licensee
8	DMRC should ensure that the entire station with all services are operational before the moratorium period ends?	No change
9	How many car parks are available; and what rates can be charged for the same	Please refer clause 1.2.1 (Note 2), Clause 1.2.9, 3.5.3, Annexure - 4 Pt. 4 & Basement level plan.
10	Gas bank should be allowed as restaurants cannot work without gas connection	Local regulations/ bye-laws etc. in force shall apply and licensee shall take the approval of DMRC.
11	For parking area, how do we differentiate a card holder for parking, if he parks on surface or in basement; as surface parking vendor would be separate.	Please refer point no. 9 above. Parking for Commuters has been provided at Surface level
12	Sale of liquor & tobacco products should be allowed as restaurants cannot function profitably without bar license?	Local regulations/ bye-laws etc. in force shall apply.
13	Clause 2.12.7 should be replaced with specification list of DMRC to be followed rather than taking approval at each stage.	No change. Please see additional clause no 2.14 in Addendum-1.
14	The time period involved in taking any approvals / NOC from DMRC should be excluded from the moratorium period and the moratorium period should be extended accordingly?	No change
15	For total development area at Nehru Place, 6 months is too less a moratorium period. Please extend it to 1 year. Also, the lead time to procure lifts, escalators by Concessionaire to integrate his area is min 8-9 months and we cannot make it operational without the same in place.	No change
16	The escalators & atrium in centre of the station; will the PD area at LGF level be accessible from the Ground Floor. In whose area will this fall whether DMRC or Concessionaire area?	Yes. The landing of the escalators at the atrium at LGF will fall under the Licensee area, whereas for GF it will fall under DMRC area.
17	PD area at LGF has a very narrow entrance only of 15 Feet; it is not viable & should be widened to atleast 50 – 60 feet.	No change

18	Is there accessibility to cars directly to LGF Level?	Please refer Annexue - 6 & inspect at site
19	Can we redesign parking area to accommodate more no. of cars?	Yes, but with no structural changes and in accordance of prevailing local bye-laws with approval of DMRC
M/s Parsvnath Developers Ltd.		
20	<p>Clause 2.2 Eligibility Criteria at Page No.11</p> <p>Under eligibility criteria, only the parameter for the financial criteria is given. Whereas under clause 2.3.3 at page No.12, it is mentioned that “The consortium as a whole must be a sound entity both technically and financially.</p> <p>(a) Is there any parameter to meet the technical criteria also? (b) Under financial criteria, whether only real estate turnover is considered or the turnover from trading of commodities, turnover in shares can also be considered for fulfilling the financial criteria?</p>	<p>a) No there is no technical qualification criteria.</p> <p>b) The turnover from Real Estate will only be considered. for fulfilling the financial criteria.</p>
21	<p>The LG order dated 16.06.2010 states that “The commercial establishments within the footprint of the Metro Station complex is to be considered integral part of the Metro Station and there would be no requirement for any building approval from the MCD”</p> <p>Whether the Property Development can be carried out without the building plan approval from the local authorities?</p>	<p>The spaces offered are part of constructed building within the station box. The successful bidder is only required to do the internal finishing as detailed out in the RFP. However the plans for internal finishing is required to be approved by DMRC and the NOC from fire deptt. for operationalization of the spaces as well as carrying out the activities within these the spaces the various licenses/ clearances etc. as required shall be responsibility of the licensee.</p>
22	<p>Since the Property Development space will be allotted at Upper Ground Floor and Lower Ground Floor, vibrations will be there due to the running of Metro trains.</p> <p>Whether DMRC has made any arrangements like insulation of PD space to avoid the vibrations to be aroused out of metro trains?</p>	Vibrations are within tolerable level.
23	We need to do a detailed study on the subject proposal and the time is too short, we hereby request you to kindly extend the submission date at least for a fortnight from the present due date (02.06.2011) of submission.	The submission date for Nehru Place station has been extended to 17th June 2011. Please check the DMRC website www.delhimetrorail.com for corrigendum, addendum etc..
24	<p>Clause 3.51 at Page No.21 & 22 : Fixed Upfront Payment of Rs.10.00 Crs</p> <p>Whether you will charge service tax over and above the fixed Upfront Payment?</p>	Refer clause 3.5.1 (c) of RFP.

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