

**Development of a Theme Park at Shastri Park Metro Station**  
**RESPONSE TO QUERIES**

| Sl no.                      | Clause No.  | Amendment Requested/ Query   | DMRC's Reply   |
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| <b>Fairwood Consultants</b> |   |  |  |
| 1                           | <b>3. Selection Process<br/>3.2.2 Page 9.</b>                 | Should have <b>an average</b> turnover of Rupees Twenty Five crore (25 Cr) as per audited financial statements in the past three (3) years i.e., 2008-2009, 2009-2010, 2010-11 or <b>net worth of Rs. 25 crores</b> . However, if the accounts for 2010-11 are not audited then data for the year 2007-08 will be considered provided a certificate from the auditor is given stating that the audit is still in progress. | The said Clause does not clearly define the turnover. Therefore, an average turnover has been agreed to. The clause should now be read as: Should have <b>an average</b> turnover of Rupees Twenty Five crore (25 Cr) as per audited financial statements in the past three (3) years i.e., 2008-2009, 2009-2010, 2010-11. However, if the accounts for 2010-11 are not audited then data for the year 2007-08 will be considered provided a certificate from the auditor is given stating that the audit is still in progress. The term net worth of Rs 25 crores has not been agreed to. |
| 2                           | <b>7. SUBMISSION OF PROPOSAL<br/>7.0.1 Page 26.</b>           | Forwarding letter with EMD for a sum of Rupees Twenty Five lakhs only (Rs.25 lakhs) in form of Bank Guarantee from any scheduled bank in favour of " DMRC Ltd".  | No change. Refer clause 7.0.1 Pg 26 of Tender Document   |
| 3                           | <b>4.3, 4.3.2<br/>Page 11 of the draft License Agreement.</b> | Request please clarify if we can also develop some commercial area like restaurants, food courts , Gift shops/ Memento etc. to make the project more commercially viable.  | Refer Clause 4.3.2 of Article 4 of Draft Licence Agreement. Activities proposed must confirm to those permitted under Zone 'O' of MPD 2021.  |
| 4                           | <b>4.5 (a)ii<br/>Page 10 of Tender Document</b>               | A Recurring ANNUAL FEE Rupees (to be quoted by Bidder) of Rs.....(Rupees.....) plus service tax, if applicable payable exactly after a <b>moratorium period of one and a half years</b> .  | The process of Project Development includes getting approvals from authorities, planning and construction, thus, moratorium period has been increased from six months to one year. The said clause shall be now read as: A Recurring ANNUAL FEE Rupees (to be quoted by Bidder) of Rs.....(Rupees.....) plus service tax, if applicable payable exactly after a <b>moratorium</b>  |

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|  |  |  | <b>period of one year.</b>  |
| 5                                      | <b>4.10 Page 12 of Tender Document</b> | As per the RFP, The licensee shall submit to DMRC for approval a detailed phase wise plan for implementation of the Theme Park. The <b>Phase - I</b> of the entire scheme should be commissioned within a period of <b>one and a half year</b> from the date of handing over of the site, as we estimate taking all approval will take at least 6 Months from the concerned authorities. | A period of 6months will be required to bet clearances and another 6 months will be required to make the Theme Park operational. The Clause to be changed to “The entire scheme should be commissioned within one year from date of handing over site”  |
| 6                                      | <b>4.20 Page 14 of Tender Document</b> | It is requested if DMRC could assist the licensee in getting all the statutory approvals , as it will fasten the approval process.   | DMRC will assist in this as feasible, but will be in no way responsible for obtaining any license/ approval from any civic authorities.   |
| <b>International Amusement Limited</b> |  |  |   |
| 7                                      | -                                      | Since the land under reference lies on the river bank in zone ‘O’ of MPD 2021 will the commercial activities be allowed?   | The activities permitted in Zone O of Master Plan Delhi are spelt out in the Master Plan and the ‘zonal’ plan. In Sub-Zone-3 (East) which covers this Theme Park ‘Recreation’ is permitted according to clause 9.2.1 (Table 6) of the zonal plan. The activities proposed by you should be limited to what can be covered under ‘Recreation’ as defined in this document. |
| 8                                      | -                                      | As per tender documents no concrete work is allowed – we are unable to understand how to construct the foundation of the rides and how to create a lake without concrete work?   | Whereas ‘Concrete’ required for foundations of structures may be allowed as needed for rides etc., concrete structures above the ground will not be permissible al all. In any case all proposals must conform with requirement of local authorities  |
| 9                                      | -                                      | The sum of Rs 25 lakhs has been asked as EMD, we hope this amount will be adjusted in the security deposit for the successful bidder, kindly clarify.  | The amount of Rs. 25 lakhs asked for as EMD can be adjusted towards Security deposit  |
| 10                                     | -                                      | As per point no. 4.5(f) the licensee has to furnish a  | The amount will not be reduced to 5Cr. However, the Clause  |

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|    |   | bond of Rs. 30crores for 15 years towards Guarantee performance of hand- back requirement- This amount is very high, should be reduced to Rs. 5Cr. Also kindly provide a draft of the bond and also clarify if this will attract stamp duty?   | 4.5 (f) of RFP document will be replaced as: "In line with the provisions of Clause No. 11.2, 11.4 of License Agreement read with 4.31 of the RFP document all equipments being installed by the licensee for the operation of the Theme Park shall be duly hypothecated to DMRC as a Second Charge."                 |
| 11 | - | As per point 4.27, property tax is to be paid by the licensee on prorata basis- Kindly let us know the incidence of property tax it is not clear from the tender papers  | Property tax will be paid entirely by the Licensee.   |
| 12 | - | Will DMRC provide an indicative design for the amusement park or it has to be conceptualised and designed by the bidder?   | The design for amusement park has to be conceptualised by the bidder and got approved by DMRC as per Clause 5.3 of the Bid document.  |
| 13 | - | As per point no. 4.11 only temporary structures for public utilities, recreation equipment or refreshment will be permitted- Kindly clarify if some area can be converted into retail/ amphitheatre using temporary structure. Regarding payment of recurring annual fee; we understand the same will be payable after one year of handing over of possession of the land by DMRC and every year it has to be paid in advance. | Activities which can be classified under 'Recreation' can be carried out within temporary structures subject to instructions contained in Clause 4.3.2 of Draft License Agreement. No permanent concrete structures will be permissible.<br><br>Recurring annual fee will be payable from after the moratorium period |
| 14 | - | Looking at the site plan; entry to the site is not very clear- Kindly clarify whether the site be given entry from the main road towards ISBT/Seelempur and the other entry from old Yamuna bridge.  | Entry to this site is from old Yamuna Bridge. However, entry from G.T. Road may be agreed to by DMRC if permitted by the local authorities.   |
| 15 | - | Kindly confirm that the said land falls in area beyond 300 metres of river bank  | Details may be verified from the site.  |
| 16 | - | Kindly provide us draft of Bank guarantee (Rs.5lac) to be given as performance guarantee   | Draft Bank Guarantee form is enclosed (Schedule C of Draft License Agreement)   |
| 17 | - | A sum of Rs.5cr. Non refundable has been asked, which is very high side. We suggest it should be   | Non-refundable amount cannot be reduced below Rs. 5Cr.  |

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|    |   | reduced to maximum of Rs. 2Cr.  |   |
| 18 | - | We would also request that date of submission of tender should be extended by one month | Date of submission of tender has been extended up to 28.09.2011 |

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