

PD at Kalkaji Metro Station
(Response to Queries)

M/s Spirit Global Construction Ltd.		
S.No	Query	Response
1	During Navratras / twice a year- 9 days, the way to Kalkaji Station is blocked / barricaded – then how will the retail / office space run its operations or the office users come to office. What is the special arrangement done by DMRC during those times for parking and reaching the PD area	DMRC will not be able to provide any special arrangement during the aforesaid period, however DMRC will try, on best effort basis, to minimize the inconvenience to the Licensee including assisting the Licensee in interacting with the Police / other civic agencies
2	Please provide the Auto-CAD drawing of the station PD area	Such drawings can be procured from CE/PD office on request.
3	We have been associated with DMRC since past and we came across the basic infrastructural problems at the station such as <ul style="list-style-type: none"> • open cutouts in the PD area, • escalators pit open drainage in the PD area, • seepage via shafts due to which water comes inside the PD area and make any operation unfeasible, • broken pipes of DMRC toilets due to which the waste and smell oozes out; • Open drain pipes without proper routing due to which during rains the structure of DMRC becomes covered with moss & black in colour. DMRC is requested to address all these issues with regard to the PD area before handing over the premises.	Arrangements are being made to finish the CC base and sewerage work to proper standards. However the site will be handed over on 'as is where basis'.
4	Due to breaking of the floor some connecting pipes are running in the PD area above the floor; that shall treat them. Also, the door of the shaft is almost 4-5 ft high; please explain why it is so and why was the floor broken; when a concrete floor was already laid.	Pls. refer pt. number 3 above
5	The license period should be increased from 15 years to 20 years in order to make the project viable	Period will remain 15 years
6	If all the services; elevation, flooring etc, have to be done by the licensee then 6 months is too less a moratorium period thus you are requested to make it atleast 9 months.	6 months is considered sufficient.
7	If licensee has to do elevation or services and he does not have DMRC's station drawings wrt. existing services or elevation then how will the licensee integrate the same. Therefore DMRC is requested to handover all the drawings before handover and also approved the planning before handover to reduce the time period to bring up the relevant structure	All drawings will be made available on request.

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8	For fire fighting DMRC is requested to put all the requirements/things to be implemented in black & white post execution of which it will be mandatory for DMRC to allow integration and obtain fire NOC for PD area within 30 days as due to non availability of fire NOC the space cannot be made operational. For this licensee will submit the fire fighting drawing within one month of handover and DMRC will obtain fire NOC within 30 days of approval from DMRC regarding compliance with DMRC's terms laid in black & white. We want this as we are suffering for want of fire NOC since past 2 years every time new thing comes up & DMRC asks to meet the same. This seems to be a new ending loop with the ends with DMRC	NOC from Delhi Fire Services has to be obtained by licensee.
9	If we need more electric load then will DMRC be able to provide the same or not	Reasonable requirement will be met from DMRC,s supply.
10	As per annexure 9, certain usages are banned but we would like to request you to please remove point no 3,4,5 and 7 from the list as if we remove them then our scope to market / license the place increase and the project become more liable	No change
11	Please make one nodal officer and ensure that all the letter correspondence addressed to DMRC will be within 7 days & resolved within max period of 15 days as if our problems go beyond this then it becomes very difficult to complete the project on time. If it goes beyond 15 days then proportionate extension of moratorium period should be given to us.	Nodal officer is CE/PD
12	What about parking as the station building do not have any parking which is mandatory requirement. Please provide reserved parking as no office / retail space can run without reserved parking	Earmarked parking for PD upto 10 ECS can be provided on pro-rata parking payment basis for the same.
13	Cleanliness issue due to slums, as they all throw the waste at the backside of PD area and heaps of garbage are lying at DMRC station	Local regulations/bye-laws etc. in force shall apply.
14	Please provide the copy of metro act and amendment thereto	Copy of Metro Act and its amendment is available in MoUD's website

M/s Bhandari Infrastructure		
S.No	Query	Response
15	Give the exact area of the property.	PD area indicated in RFP is substantially correct, however if desired by the intending bidder it may be measured from site
16	give a reply for the no entry assistance to the	Pls. refer pt. number 1 above

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	site during navratri with the police to be assisted by the dmrc	
17	kindly give clarifications for the use and give approval for restaurant with kitchen and gas connection	Gas Bank may be permitted with prior approval of scheme by DMRC.
18	please make another clarification whether a company with a paid up capital of 3.75 crores and an asset base of more than 20crores can bid	No change

M/s Suntech Infra Solution Pvt Ltd.		
S.No	Query	Response
19	The moratorium period mentioned is for 6 months, which should be granted for 12 months, as considering the festive season ahead & major work is to be done at site	6 months will stand
20	The eligibility Criteria should be reduced from average Rs. 10.00 Cr. to Rs. 7.00 Cr. turnover for the last 3 financial years.	No change
21	Fixed Upfront Fee shall be reduced	No change
22	<p>LIST OF USAGES BANNED :</p> <ol style="list-style-type: none"> 1. We would request to delete Point no. 3, 5, 6, 7, detail follows as under: 2. Sale of Liquor / alcohol should be allowed in Restaurants / Pubs, etc, and may be banned to open a wine shop. 3. As we are allowed to open a restaurant, then Gas based cooking should also be allowed. 4. As banks are allowed, then ATM's should also be allowed, either with the banks or only ATMs. 5. Marriage & Banquet Halls should be allowed at this location. 	<ol style="list-style-type: none"> 1. No change 2. Not permitted 3. Pls. refer pt. number 17 above 4. ATMs are not permissible in licensed area. DMRC has direct arrangements with banks for ATM. 5. Not permitted
23	Dedicated parking area should also be allotted for the PD area, as its again very important	Pls. refer pt. number 12 above