

PD at Kaushambhi Metro Station

(Response to Queries)

M/s Spirit Global Construction Ltd.		
S No.	Query	Response
1.	Please provide the AutoCAD drawing of the station PD area.	Such drawings can be procured from CE/PD office on request
2.	<p>We have been associated with DMRC since past and we came across the basic infrastructural problems at the station such as</p> <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. <p>DMRC is requested to address all these issues with regard to the PD area before handing over the premises.</p>	<p>(a) There is no open cut out in PD area at Kaushambi.</p> <p>(b) Proper escalator pit drainage arrangement will be made at the earliest</p> <p>(c) There is no seepage through shaft, however, if any seepage is observed in future that will be rectified.</p> <p>(d) There is no broken pipe.</p> <p>(e) There is no open drain pipe in PD area.</p>
3.	The license period should be increased from 15 years to 20 years in order to make the project viable.	Period will remain 15 years
4.	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
5	If licensee has to do elevation or services and he does not have DMRC's station drawings w.r.t 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
6.	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 from Delhi Fire Services has to be obtained by licensee.

	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.	
7.	If we need more electric load then will DMRC be able to provide the same or not.	Reasonable requirement to the extent feasible will be met from DMRC,s supply.
8.	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 viable.	No change
9.	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. As according to 2.13.2 of RFP 30 days is too long a period, please make it 15 days and if delayed further then the moratorium period should proportionately increase.	Nodal officer is CE/PD
10.	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	Approximately 10-15 ECS shall be provided to the extent feasible as earmarked parking on payment of pro rata parking charges
11.	Cleanliness issue due to slums, as they all throw the waste at the backside of PD area and heaps of garbage is lying at DMRC station.	Not in the control of DMRC and can't be helped.
12.	Please provide the copy of metro act and amendment thereto.	Copy of Metro Act and its amendment is available in Ministry of Urban Development's website
13.	You are requested to reduce the area falling under and infront of plumbing/toilet shafts as those shafts are leaking and a slight area of garden is falling under the area offered for PD.	Area should remain the same. Shaft door location can be adjusted to avoid inconvenience.
M/s Sethi Buildcon (P) Ltd.		
14.	The clause stating average annual turnover should be average Rs.10 cr for the last three financial years should be amended because specially for Kaushambi (PD) the payment liability, i.e., the fixed upfront of Rs.0.3 cr is less in comparison to other metro station, like for Chawri Bazaar the fixed upfront is Rs. 2 cr and the ATT is 10 cr. For Kalkaji the fixed upfront is 1 cr & the ATT is Rs.10 cr. For Okhla the fixed upfront is Rs.0.93 cr & the ATT was Rs.10 cr. So the ATT for Kaushambi (PD) should be reduced.	No change

15.	As per Income Tax Law the last date for filing Income Tax Return for Private Limited Companies is September 30, 2011 for the financial year 2010-2011. So, in that case we can file the return documents for 2007-08, 2008-09 & 2009-10 with you for participating.	No change. The Bidder has to provide the Audited Annual Reports to prove the Annual Average Turnover rather than the Income Tax Return
M/s Suntech Infra Solution Pvt Ltd.		
16.	Page 5 As per clause No: 1.2.3(i) of tender the space offered will be like bare shell with Concrete floor and walls without internal finishes. But there is open land without any walls / Shell structure at site. Kindly clarify.	As per Para 1.2.3, sub para (iii) of RFP, 'All the spaces are offered on "as is where is basis"'
17.	Page No. 7 - 1.2.5 : The moratorium period mentioned is for 6 months, which should be 12 months, keeping in view that the space offered is open and walls all around and internal finishes are to be provided before being occupied for commercial operation / revenue collection.	Same as answer to query 4
18.	Page No. 11 - 2.2: The eligibility Criteria kept as average turnover for last three years should be Rs. 10.00 Cr., which should be relaxed to Rs. 7.00 Cr as turnover for the last 3 financial years.	Same as answer to query
19.	Page No:14 clause No: 2.8.1 EMD is kept as 5 lakhs, which should be reduced to 2.5 lakhs.	No change
20.	Page No. 23 - 3.5.1: Fixed Upfront Fee is kept as 0.31 Cr which should be relaxed to 10 lakhs. Being on Higher side because the space offered is open land and structure walls is to be constructed including internal finishes and substantial amount will be required for the same.	No change
21.	Page No. 44 - LIST OF USAGES BANNED : We would request to reframe the Point no. 3, 5, 6, 7 1. Point No 3:- Sale of Liquor / alcohol should be allowed in Restaurants / Pubs, etc, and may be banned to open a retail wine shop. 2. Point No 5. As per page 8 clause 1.2.9 restaurants are allowed , therefore Gas based cooking should also be allowed. 3. Point No : 6. As per page 8 clause 1.2.9 office / banks are allowed, therefore ATM's Should also be allowed. 4. Marriage & Banquet Halls should be allowed.	1. Not permitted 2. Gas Bank may be permitted with prior approval of scheme by DMRC. 3. ATMs are not permissible in licensed area. DMRC has direct arrangements with banks for ATM. 4. Not permitted
22.	Dedicated parking area should also be allotted for the PD area, as it is very important.	Same as answer to query 10
23.	Kindly grant 1 week grace period for the submission of tender.	No change