

PD at New Ashok Nagar Metro Station
(Response to Queries)

M/s Spirit Global		
S.No	Query	Reply
1.	A passage is breaking the continuity of area at ground floor. Please try and make it a continuous area as that area has services of DMRC which can be accessed by DMRC from the backside as well. Please suggest the possibility of making the area continuous.	The said passage is meant for commuters (For reaching service area and access to lift service). This is the only way to reach the lift. Thus It may not be feasible to close that way.
2.	Please give usable covered area. Provide auto-cad with "P" line.	Breakup of area is attached. Soft copy of drawing can be collected from this office.
3.	Some area is being used by DMRC in the middle of the top floor which makes the usage of this floor very difficult. Please relocate the same.	This area is connected to fire staircase and other DMRC utilities. It is not allowed to replace the same.
4.	Upfront fee is too high .Please reduce it by 50%.	No Change.
5.	Moratorium period is less as cladding and sewerage system may need more time.	Moratorium period may be increased to 9 months
6.	Whether the space can be used for Hotels & Hospitals. Also, DG set permission will be required to give critical power back up in case of hospitals and proper sewerage system will be required.	PD area can be used for hospitals, hotels/ Guest house. Local regulations/ bye laws etc. in force shall apply. However, it is necessary to provide light weight material in walls for these purposes. Additional infrastructure (e.g. sewerage Treatment plant, DG, ETP, water etc. required for this shall be arranged by the licensee at his own cost.
7.	Current septic tank is unfit to meet requirement of PD area.) DMRC does not have proper sewerage system as told in the pre-bid meeting, DDA/MCD and at the same time DMRC expects Licensee to get this connection. How is it possible that private party who is your tenant will face less difficulty than DMRC. And if it is delayed the PD area won't be made operational and then whether DMRC will give extension of Moratorium period till we receive the connection or not.	This query pertains to Nehru Place Metro Station, already replied in response to queries for Nehru Place.
8.	Whether fire NOC for PD Area is obtained by DMRC or not. If not, then please clarify that if there is any delay in obtaining fire NOC as per our past experience (its been 4 years & we have not been able to obtain fire NOC) then in that case will the Moratorium period & concession period be extended or not Also suggest why NBC code has been deleted as Licensee should follow NBC code and not IS code as now	The Licensee has to obtain the fire NOC for PD area. Requirement of Codal provision has to be fulfilled by the Licensee as per prevailing practice being followed by DFS. It is responsibility of Licensee to obtain NOC.

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	IS code has been superseded my NBC code. Please add NBC Code in the agreement. Whether currently complete fire system is available for PD area or not to which Licensee will simply integrate her sprinkler system & detection system.	
9.	We need permission to put escalator /travellator and connect basement, LGF & GF as it is very critical for working of big retail formats. Also, we will need multiple entry & exits.	Basement and LGF are not available at this site. There are GF and 3 floors above it and these are connected through stairs there.
10	We might need higher electrical load than stated. Please provide the same.	Will be allowed subject to availability
11	Please give the precise P- line in auto-cad format for the area.	Auto Cad drawings can be collected from this office
12	1.2 .2 has mistake with respect to upfront fees Please clarify Moratorium of 6 months which includes the cladding work is too less Please increase it to 1 year.	Licensee is required to pay Upfront Payment of Rs.6.00 Cr. plus service tax as applicable, Also pls. ref. Addendum -1, point number-1. Moratorium period may be increased to 9 months.
13	1.2.8 Why is upfront fixed. It should have % variation possible. It can't be loose ended.	No change
14	2.5.3 What do you mean by sanctions required from competent authorities for building sub-plan & utilities, Please clarify.	The licensee has to obtain prior approval of internal plans from DMRC. Clearance of station box plan is not required. NOC for PD area is to be obtained by licensee from fire authorities.
15	Can Hotel / Hospital be operated from this PD area?	PD area can be used for hospitals, hotels/ Guest house. Local regulations/ bye laws etc. in force shall apply. However, it is necessary to provide light weight material in walls for these purposes. Additional infrastructure (e.g. sewerage Treatment plant, DG, ETP, water etc. required for this shall be arranged by the licensee at his own cost.
16	2.12.2 What is that current status of drainage and who will provide this.	There is a provision of drainage at station.
17	Water tank refer to storage of water or does it refer to fire system tank.	Clause itself is clear.
18	3.5.1(b) Will bidders have to separately quote the recurring amount for each floor for which they bid. Please clarify.	There is only one package.
19	Please correct Annexure-4 with respect to point1, 2 and 4.	License period is of is of 30 years. Pls. refer Addendum-1, point number 4
20	Draft copy of concession agreement missing.	Uploaded on website.
21	License tenure in RFP is missing.	License period is 30 Years.

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22	Gas based cooking/ sale of liquor should be allowed.	Licensee can make provision with prior approval of DMRC
M/s Parsvnath Developer Ltd.		
S.No	Query	Reply
1.	<p>1. Under Clause 2.2. of the Eligibility Criteria - only the parameter for the financial criteria is given whereas under clause 2.3.3, 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?</p> <p>(b) Under financial criteria, whether only real estate turnover will be considered or the turnover from trading of commodities, turnover in shares can also be considered for fulfilling the financial criteria?</p> <p>(c) Under Financial Criteria a, whether annual turnover of each of the three years, 2007-08, 2008- 09, 2009-10 should be provided or should it be average annual turnover of the three years?</p>	<p>a) The word 'technical' has been removed from the clause; also pls. refer Addendum-1, point number 3.</p> <p>b) Pls. refer Addendum-1, point number 2.</p> <p>c) It may be read as Total Average Annual Turnover, also pls. refer Addendum-1, point number 2.</p>
2.	Under Clause 1.2.2 at page No.9 it is mentioned that Licensee is required to Upfront Payment of Rs.4.00 in three installments whereas under clause 3.5 (a) at Page No.23 it is written as Rs.6 Crs in three installments.	Licensee is required to pay Upfront Payment of Rs.6.00 Cr. plus service tax as applicable , Also pls. ref. Addendum -1, point number-1
3.	<p>Under Clause 1.2.2 at Page No.9, the license period is written as 30 Years from the date of handing over of space whereas in Page No.35 at Point No.2, it is written as 15 years license period</p> <p>Please let us know the exact period of license"</p>	License period is of is of 30 years. Pls. refer Addendum-1, point number 4
4.	It is mentioned under the clause No.2.5.3 that "The Successful Bidder/Licences will obtain all clearances and sanctions as	As per clause 1.3.3 (ix) c, the licensee has to obtain prior approval of internal plans from DMRC. Clearance of station box plan

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	<p>required from competent authorities for building sub-plans, utilities, fire Fighting etc.,</p> <p>Since DMRC says that no building plan sanction/approval is required for the Property Development Space inside the station box area, we suggest DMRC that either the above clause has to be removed or to be amended as "In case, if any building plans sanction/approval is to be taken, then DMRC will take the responsibility for obtaining the same".</p>	<p>is not required. NOC for PD area is to be obtained by licensee from fire authorities.</p>
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