

PD at Nehru Place Metro Station
(Response to Queries)

M/s Parsvnath Developer Ltd.		
S.No	Query	Reply
1	<p>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 Average Annual Turnover, also pls. refer Addendum-1, point number 2.</p>
2	<p>It is mentioned under the clause No.2.5.3 that "The Successful Bidder/Licences will obtain all clearances and sanctions as 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>As per clause 2.12.7 of RFP, 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.</p>
Indraprastha Medical Corporation Ltd.		
3	<p>Whether the space can be used for a healthcare facility/ hospital which may operate on 24x7 basis? Whether permission can be granted for installation of DG set on the site for the hospital use as this is essential for hospital operations?</p>	<p>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.</p>
4	<p>With reference to point 2.12.2 under the heading services in the RFP document, it has been indicated that the necessary external piping for sewage will be done by DMRC. Concessionaire has to establish the outfall of sewage at a specified location provided by DMRC. Therefore we shall presume that the</p>	<p>DMRC will ensure the connection of Sewer line.</p>

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	sewage disposal shall be taken care by DMRC.	
5	Total Area of 6137 Sq Mtrs is a super area. Breakup of the same is requested.	Break up of area is attached as Annexure A
6	Basement area has been informed to be 3334 Sq Mtrs in the tender document. We presume that it doesn't include any area which has been occupied by DMRC for any of their use.	There is no area in Basement lvl. Which has been occupied by DMRC for any of their use, only pump room and water tank is available at Basement lvl. having area 186.53 sqm. (approx) the whole basement area is available to licensee for parking and services.
7	Any separate area which may be provided as mezzanine, terrace or open area for planning of services and utilities. If so area statement for the same	As per Clause 2.12.2 of RFP, Additional area for utilities shall be provided as may be required on chargeable basis
8	Whether the pumps for firefighting and plumbing have been provided for as common utility for the facility or need to be installed by the concessionaire for their purpose separately.	Fire fighting pump and associated equipments for PD are not provided. It has to be ensured by the licensee
9	Whether the water tank shall be shared for the facility or has been provided for separately for the concessionaire	The water tanks available in basement as detailed below and any two tanks can be utilized exclusively by concessionaire: Tank no. 1= 54 cum (approx) Tank no. 2= 58 cum (approx) Tank no. 3= 95 cum (approx) Tank no. 4= 15 cum (approx)
10	Details of water tank capacity as per point 8	Same as reply to point no. 7
11	Whether permission for planning separate lifts can be provided.	Yes subject to prior approval of DMRC
TDI Infrastructure Ltd.		
12	As mentioned by you 6137 sq mt is the super area then can you tell us how much is the loading	Same as reply to point no. 5
13	Will hospitals, hotels/ guest houses, restaurants and kiosk format be allowed to be operational on this property	For hospitals, hotels/ guest houses reply as same as that for point no. 3 Restaurants have already been included in the list provided under Clause 1.2.7 of RFP Kiosk may be permitted on Case specific basis
14	If so will we be allowed to operate them on 24/7 basis	24x7 operations can be allowed with prior approval of DMRC provided there is separate access
15	You said gas banks are not allowed then what are the other provisions not allowed for the restaurants. Like grease traps, exhausts etc.	Licensee can make provision of grease trap & exhausts with prior approval of DMRC
16	As we were told that the sewage connection is still not done and the property is operational with a septic tank, will we get to build a separate septic tank or if the sewage connection is not available even after the free period of six months then will we get additional free period?	DMRC will ensure the connection of Sewer line. The present status is, DDA has to hand over the existing sewer line to MCD, as per information the handing over between DDA & MCD is under process. The department has already applied in MCD for connection of sewer line. The moment we receive the permission from MCD for connection of sewer line the same will get executed.

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M/s Spirit Global Constructions Pvt. Ltd.		
17	What is the actual usable covered area for specified usages as mentioned in the agreement.	Same as reply to point no. 5
18	Upfront fee should be proportionate to the area, else please specify the % of variation possible.	No change
19	What is the actual usable area in the basements which can be used for parking after deduction of services etc. Precisely give number of car parks on the plan after accommodating circulation plan.	Same as reply to point no. 6
20	Please precisely specify that whether the given area for parking in basement for PD area suffices the statutory requirement as per parking norms or not. And if not then how will the licensee even be able to obtain fire NOC for this building in absence of meeting of statutory norms. Tentatively it should be around 200 car parks whereas basements shows around 40 -50 only. Please clarify.	Licensee has to ensure fire fighting arrangement of basement and obtain NOC for the same and other PD areas.
21	The parking Rates for the parking area given to licensee be decided by Licensee on its own without any intervention from any authority. You are requested to clear the access to parking area of PD as it is encroached by your current parking contractor.	Licensee can fix the Parking rates. Access to parking will be cleared.
22	Since the space is huge and sewerage system may have to be done therefore the Moratorium period of 6 months is too less. Please make it atleast 12 months.	No change.
23	Why is it mentioned in the tender DOC that we need drawing is tentative in nature as we need precise drawing which are as- built on site with areas to complete more effectively. Provide autocad with "P" Line.	As built drawings can be collected from this office. Further analysis in Drawing can be done by the Licensee.
24	What do you mean by laying of pipes externally will be chargeable as those lines are for services to the PD area which DMRC is not able to provide and they shall be underground then why should you charge for	The Licensee has to do laying of external pipes. Please refer Clause 2.12.2 of RFP.

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	this area.	
25	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 IS code has been superseded by 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.	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.
26	Upfront fee is very high .it should be reduced to 50% as otherwise it will take 5 years to recover the same apart from which there are other factors like monthly recurring payment,interest costs,cost of construction etc. making the project unviable.	No change
27	You are requested to allow Gas based cooking and safe of liquor as Nehru Place being a commercial hub, people will have requirement of highend restaurants & bar.	Local regulations/ bye laws etc. in force shall apply.
28	Gas bank & ETP Plant permission is required.	Licensee can make provision with prior approval of DMRC
29	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.	Same as reply to point no. 3

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30	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 difficulties 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.	Same as reply to point no. 16
31	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.	Can be allowed subject to feasibility with prior approval of DMRC
32	We might need higher electrical load than stated. please provide the same.	Will be allowed subject to availability
33	Make amendment in point 1 of Annexure -4 as it is at variance with the document.	Please refer point no. 8 of Addendum-1
34	Please give the precise P- line in AutoCAD format for the area.	Auto Cad drawings can be collected from this office
35	Please clarify whether any invoice regarding property tax has been raised our you by statutory authority and whether it is payable by licensee or not and what percentage.	The licensee shall pay the service charge to DMRC @50%of property tax with occupancy factor-1, use factor-1
36	Whether 24x7 operations are allowed or not?	Same as reply to point no. 14
37	How do we enter both the wings of Ground Floor from GF level and both sides of LGF level from backside Please mark on drawing & submit. Also mark fire escape staircase & whether all the staircases touch all the levels of the structure or not?	Entry is provided at both the wings of Upper Ground floor and Lower Ground floor levels. Fire escape staircase and entry to PD areas have already been marked on the plans provided. Sufficient staircases have been provided in the PD area which provide access to the upper Ground floor, lower Ground floor and Basement levels.
38	What will be the charges for area required for additional storage as if required by tenants?	Please refer Clause 2.12.2 of RFP document