

Reply of DMRC with regard clarifications / suggestions raised by prospective Bidder/s with regard to Open Tender for Licensing of Commercial Space at Concourse and Mezzanine Floor of New Delhi Metro Station on Airport Express Line.

SN	Clarification Sought by Participants	DMRC's Reply / Clarifications
1	Tenure of license agreement should be increased to 25 years	As per clause 4.16 (a) of Chapter-4, the tenure of license agreement shall be twenty (20) years.
2	Since a lot of work is required and all licenses need to be taken, the fit out period should be extended to 12 months.	As per clause 4.8 of Chapter-4, the license fee shall commence immediately after fitment period of 180 days for the commercial spaces of Schedule - I at Concourse Level and 120 days for commercial spaces of Schedule -II & III at Concourse Level and Schedule - IV at Mezzanine Level from date of handing over of the Space. The fitment period has been decided after taking into consideration, the present finished/furnished status of the spaces.
3	What is the policy / provision of kitchen for restaurant, food courts & Banqueting?	As per Clause No. 4.7 of Chapter-4 the licensed space can be put up for any activity except the banned list of usage given in Annexure - II (Please refer Corrigendum -1, for revised banned list). Further, limited kitchen spaces for restaurant & food zones are permissible but banqueting is not permissible. As per Note - 3 of Annexure - I, Cooking shall be permissible in licensed spaces only where separate normal exhaust exists. The details of available normal exhaust are as indicated in second last column of Annexure - IV - A at page 91 & 92. As per Annexure - II of Annexure – 10, Gas bank or IGL connection may be permitted subject to approval of DMRC after fulfillment of various norms. Further, as per Note -3 of Annexure - I, Cooking by gas bank / PNG in licensed spaces may also be permitted, if feasible, on case to case basis at earmarked spaces. If permitted gas bank can be planned at ground floor.

4	Is it possible to operate 24X7, in that case what is the provision for operation of chiller & other services? Please clarify the timings of operation?	As per clause No. 2.1 (c) of Annexure - IV, Operating time of chillers at New Delhi station of Airport Express Line is 0800 Hrs. to 2100 Hrs. for period of 15th March to 15th November. However, if temperature is not maintained as per the DMRC standards than the operation timing of chillers may be extended as per the feasibility. Further, The commercial activities at the station shall only be permissible during revenue hours (04:30a.m. to 11:45p.m.) of DMRC network for all seven (7) days.
5	A Separate area for Signage should be provided.	Please refer clause No. 10.5 of Article - 10, wherein provision of separate area for signage is already addressed.
6	Common area maintenance charges are not indicated in the agreement, please clarify the charges?	For unchartered area, the maintenance shall be done by DMRC.
7	Sale of alcohol & liquor based drinks & beverages should be allowed. If not, what are the reasons for such a ban when a liquor shop is operational on Ground Floor?	Please refer Corrigendum - 2
8	Please provide us the reserve price as in previous bid the space was not allotted to highest bidders due to low rentals.	Bidders are requested to assess the nearby rates and quote the rate per sqm per month accordingly.
9	Before handing over of DMRC services to the licensee DMRC has to ensure that they are in good working condition and their warranties should be transferred to the Licensee.	Please refer Article -1 Pt. d) of bid document which is self-explanatory.
10	Escalation should be 5% as in case of previous agreement.	As per clause No. 2.15 of Article -10, the License Fee shall be escalated by 20% on compounding basis after completion of every three years of license period.