

Pre-Bid Meeting held on 17.06.2016 for open bid of 44 bare spaces in form of 8 packages		
S.No.	Questions raised by interested bidders	Reply by DMRC (proposed)
1	How much the FAR is available as each site in each package.	At all the offered sites sufficient FAR as available for construction up to the roof level along with the construction of mezzanine /intermediate slabs. The construction can be done in accordance to Delhi Bylaws after approval of plans (architectural and structural) by DMRC.
2	As per clause No. 3.6 under Terms and Conditions we have the right to quit after 3yrs of lock in, but if DMRC opts to cancel the License Deed within 15 years will DMRC pay the expenditure incurred by the Licensee.	DMRC shall cancel the contract only in exceptional circumstances only (operational grounds) .In that case only Interest free security deposit will be released .Please refer clause 3.11 of bid document.
3	Can the term of License Deed of 15 years be increased to 30 years as the cost of developing the site is high and will be difficult to extract revenue after such cost in 15yrs?	Not agreed.
4	As per clause No. 3.7 (B) under Terms and Conditions the sites which fall in unpaid area or under the metro line no Maintenance Fee should be charged as it will be maintained by the Licensee itself.	All such spaces which are outside the footprint of the station has been removed from this tender. Please refer corrigendum-1.
5	The existing boundary or railing or any other obstacle around or in the site proposed will it be demolished by DMRC or the Licensee.	All space offered on license basis are on "as is where is basis". The selected bidders shall carry out the works at its own cost after taking approval on the plans from DMRC
6	Can the licensee create it's our Gas Bank within is the proposed site.	Yes, if technically feasible.Please refer Annexue-10 of bid document.
7	Is there any height restriction from DMRC for the area to be developed?	Same as Sr no-1
8	Who will be the competent authority to get all the clearances like Building Plan, Fire Plan, Electric Plan, Plumbing Plan, etc?	General Manager/Property Business (DMRC Ltd) is the competent authority to which all correspondance shall be made.
9	Being an open area are we allowed to use Tandoor as a medium of cooking in case of the space is leased out to a restaurant? There is already an existing Tandoor (Coal Based Cooking) at other DMRC which is being used.	Gas/Coal based cooking strictly prohibited. Gas bank or IGL connection may be permitted subject to approval of DMRC after fulfillment of various norms.Please refer Annexue-10 of bid document.
10	What is amount of electricity load is being provided for each site?	The electrical load available at each site has been uploaded seperately .
11	Is the Licensee allowed to sub lease?	Yes, Please refer clause 5.5 of DLA.
12	Can the full performance security be paid in form of Bank Guarantee and not in form of DD as we can avail the benefit of interest from the bank but not from DMRC?	Not agreed
13	The increment after every 3 years on rent is 20%. As per the market in general the trend is increment of 15% after every 3 years. Can it be 15% increment rather than 20%?	Not Agreed. Bidders may quote their financial bids accordingly.
14	Will the licensee be liable to pay Property Tax?	No , Property tax shall be borne by DMRC

15	Can a liquor store be opened on its own as it has been on several different	Please refer NOTE-4, Anx-I of Bid Document
16	Is the facility of water supply available on every site in the package?	The availability/feasibility of water shall vary from station to station. However the licensee shall have the freedom to take DJB water supply after taking approval from DMRC
17	Can a mezzanine floor be built at the proposed sites?	Same as Sr no-1
18	It is stipulated that the commercial spaces have been divided into packages which includes adequate spaces at different stations. The above stipulation of limiting individual stations to be bid separately defeats the very purpose of inviting many bids which may fetch DMRC higher revenue and good rate of licencing. The idea of clubbing different stations also limits various units to bid in separations wherein different entities of all works of life can bid. By taking into cognizance our request we feel that healthy competition will also help to make bidding process more competitive which will certainly fetch higher rates and beneficial to state exchequer.	Not agreed(DMRC is moving towards consolidation of spaces)
19	The site measuring 200 sq. m in unpaid area at Rohini East is not connected at all with the ingress or egress of commuters of the metro. The site is at the very extreme end of the station premises and in this case we have been assured that we can remove the boundary wall along the outer boundary of the plot to give access to the customer/client. This is for your kind information please. (Package-1)	The space has been excluded from this tender. Please refer corrigendum-1.
20	Sir, in this package Kirti Nagar station sites which have been included are also at the extreme corner/end of the station and are not connected with the passenger movement area and not even visible from any portion of the station. We request you to kindly visit the site and exclude the same from package because these are unnecessarily increasing the cost of package. I am sure that had you visited the site earlier, you wouldn't have got it included in the bid. Further, in this package, at Moti Nagar Station, one of the site measuring 50 sq. m is also on the backside moreover there is huge peepal tree which is almost in the middle of the plot and will be very difficult to get permission for removing the same and you will also agree on it. In view of the facts given above you are requested to exclude it also from the package,	The spaces/packages have been modified. Please refer corrigendum-1.
21	In this package, at Uttam Nagar West Station, one plot measuring 60 sq. m is connected with private building which have provided the windows etc. towards the plot which will hamper/restrict the height of the building to be raised. In this case, site is to be shifted for which scope is there and we have been assured for the same. Further, at Tilak Nagar there is also a peepal tree exactly in the middle of the site TNG-L-2 (measuring 220 sq. m), but not of so much girth which needs approval of competent authority for removal and we have been assured for this	The spaces/packages have been modified. Please refer corrigendum-1.
22	The 20% hike in licence fee after every 3 years is very high and irrelevant, as the general prevailing trend is of 15% hike. Hence, you are requested to lower it to 15%.	Same as Sr no-13

23	There is a provision of Maintenance charge + Service tax which is of Rs.150/sq. m in addition to the licence fee. Sir, this is very high. Moreover, in the unpaid area at G.F. or where DMRC will not be doing any maintenance, the charges, at least for those areas should be	same as sr no-4. Bidders may quote their financial bids accordingly.
24	The space which are at G.F. or are away from Building premises, permission for Coal cooking/Gas connection/Gas Bank Provision may be	(Please refer reply at sr no-9)
25	As discussed in the Pre-bid meeting, in case of open spaces at G.F., Building Bye Laws, if any, such as coverage, height restriction & mezzanine etc. may please be clarified	All such spaces which are outside the footprint of the station has been removed from this tender.
26	During the site inspection at various sites, we have been informed:	
	(a) That, all the sites considered in the bid are DMRC land and no other agency is involved in the sites.	Yes land of all offered sites are with DMRC
	(b). That, no approvals from other agency such as DDA , MCD , PWD etc. are required for raising the structure	All approvals/licences if needed shall be acquired by the licensee at its own cost
	(c) That, we can remove the outer boundary walls along the plot line wherever it is required.	Yes but on your own cost and depending upon feasibility
	(d). That, the area under via duct having height less than 8 ft. will not be considered in the area handed over to successful bidder.	There is no such area in this tender
27	If at the time of development any govt. agency like MCD, DDA, or Fire department creates any objection to construction. How will DMRC resolve the issue by removing the site from the package or reducing the rest for the period till PD is not permitted.	The land of all offered sites are with DMRC. All approvals/licences if needed shall be acquired by the licensee at its own cost.
28	Jangpura Site No.1 - The area appears to be for the fire fighting/assembly as it is next to A/C power plant. The site appears to be outside DMRC area. Please confirm the building clearnace has to be	
29	Jangpura Ssite No.2 - There is no clarity to the site on site visit.	
30	JLN - The site appears to be assembly area from safety point/fire area. Please confirm if the building clearnace has to be obtained form the	All such spaces which are outside the footprint of the station has been removed from this tender.
31	Tughlakbad - The site is having IRCTC Kiosk. Please clarify the exact position of IRCTC site.	Te plans can be collected from DMRC office.
32	Govindpuri - The two site contains the pillars & tress in between the area specified. The feasibility without cutting of trees and greeneery is not possible. Please reconsider the site feasibility.	All such spaces which are outside the footprint of the station has been removed from this tender.
33	Please provide exact remaining available on each site (uncovered) for assessment of construction possible.	Same as Sr no-1
34	What is the height permitted for property development.	Same as Sr no-1
35	If the site is permitted for bank lease can the bank install ATM inside their premises.	NO ATM is permitted. Please refer list of prohibited items at annexure-10 of bid document.