

PD area at Seelampur Station box - Reply to Pre bid queries

S.No	Queries	DMRC's reply
M/s AVG Logistics		
1	Can the area be utilised for Banquet Hall?	No
2	Can the area be used for running a licensed wine & Liquor vend?	No
3	Please arrange to provide dedicated parking space earmarked for the subject PD area.	Please refer clause 4.13 of RFP.
4	Proposed lease period of 15 year may please be enhanced to 25 years.	Lease period may be extendable beyond 15 years on negotiation basis on payment of upfront & recurring for further period, as mutually agreed between both the parties.
5	Moratorium period should be of minimum 18 months as lot of development work is required to be carried out.	Moratorium period is modified from 4 months to 6 months. However, if lessee starts using area/operation of PD area before 6 months. The recurring lease fee starts from date of operation or 6 months whichever is earlier.
6	Existing Mezzanine floor which is structurally very fragile should be demolished.	Mezzanine floor may be checked before use. However, if lessee will demolish/dismantle mezzanine floor then the mezzanine area will not be charged. For that, the Lessee shall be required to intimate to DMRC before and after dismantling.
7	No separate rent for Mezzanine floor should be charged. Rental should be charged only for the floor area leased out.	Mezzanine floor will be charged @ 50% of the lease fee rate/sqm
8	Upfront fee should be allowed to be deposited in three instalments.	No change.
Shri Bala Enterprises		
9	Lease period 15 years please may be 25 years enhanced.	Please refer reply to query 4 above.
10	The area be utilised for Banquet Hall.	No change.
11	The area be used liquor & wine running	No change.

	licensed Authority.	
12	Moratorium period allow to minimum 24 month lot of development work.	Please refer reply to query 5 above.
13	Upfront fee should be allowed to deposited in four instalment.	No change.
M/s Kamal Sponge Steel and Power Limited.		
14	Lots of investments and efforts are required to make the area marketable and visually appealing in comparison to other similar reputed properties existing in NCR region. Hence a minimum of 25 years lease period is preferred.	Please refer reply to query 4 above.
15	Secondly, moratorium period of 4 months is very less as many special sanctions from DMRC have to be taken before necessary infrastructure can be created. It should be at-least one year.	Please refer reply to query 5 above.
16	The existing mezzanine floor in the premises has many technical issues due to which many prospective investors are reluctant to invest in such premises. Such operational areas are very difficult to lease and are likely to hamper the business operations. Now PB division of DMRC has stopped charging for Mezzanine as per their latest tenders. This can be verified from latest tender NIT.No.DMRC/PB/117MSA20 dated 10.07.2017 and clause no. 3.27. Therefore the same regulation may please be implemented for the aforesaid proposal. Hence we suggest that there should be no separate charges for Mezzanine.	Please refer reply to query 6 & 7 above.
17	We shall also comply with your conditions of not opening the liquor store and opening of the banquet as we agree that from security point of view it may pose problems due to heavy movement of commuters in the said premises.	May kindly refer to clause 4.4 of tender document and Annexure 9 of Draft lease agreement.