

Nanded Waghala City Municipal Corporation (NWCMC), Nanded

Development of Family Recreational / Entertainment / Leisure Centre at Godavari River Front (Banda Ghat) on PSP Basis

: Replies to Pre-Bid queries

Subsequent to the publishing of RFP Notice in Daily Prajavani on 18/12/2009, Daily Sakaal on 18/12/2009 & Indian Express on 19/12/2009 and Corrigendum in in Daily Prajavani on 23/01/2010, Pre-bid meeting was held on 3rd February 2010 in the presence of **Municipal Commissioner, Dr. Deepak Mhaisekar**.

Following persons were present during the meeting:

1. Shri. Shashi Mohan Nanda, Deputy Municipal Commissioner, NWCMC, Nanded
2. Mr. Bharat Nahar, Sr. Manager, Vardhman Developers Ltd., Mumbai
3. Mr. Veeren Rathor, Manager, Vardhman Developers Ltd., Mumbai
4. Mr. Amit Garg, Director, Keti Constructions (I) Ltd., Indore
5. Smt. Deepali Mulay, Representative of Fortress Infrastructure Advisory Services, Mumbai
6. Mr. Yogesh Patil, Representative of Fortress Infrastructure Advisory Services, Mumbai
7. Mr. Nikunj Parmar, Representative of Fortress Infrastructure Advisory Services, Mumbai

Based on the provisions of Request for Proposal (RFP) Document and for ensuring successful completion of the Project, following are the replies in response to the Queries raised:

S.N.	Query Raised	Name of the Entity Raising Query	Reply to the Query
1.	What is the permissible FSI / FAR available for construction on the site plot as per DC rules?	Vardhman Developers Ltd. (through letter)	The site is under green zone. The existing permissible FSI / FAR available at the site is restricted to 0.10 (ten percent) of the total site area. Also, construction shall be restricted to Ground Floor structure only. However, bidders shall be required to get permission / approval from Town Planning department of NWCMC.
	Kindly demarcate the exact site plan and survey plan for the FSI calculation.		<i>Refer Page 11 (Site layout) of RFP Document</i> RFP Document contains indicative site layout. Bidders are advised to undertake their own survey & investigations & confirmations from NWCMC before actual execution of the project.
2.	Are there any restrictions towards Noise pollution or are there any permissible limits?	Vardhman Developers Ltd. (through letter) Keti Constructions (I) Ltd. (orally)	It is based on the concept and type of the project to be developed by the Bidder. Bidders are expected to submit their concept along with the technical bid – envelope no. 1.

S.N.	Query	Name of the Entity Raising Query	Reply to the Query
3.	There is no need of nominated bank account for user charges / fees / payments.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 7.4.1.9, page no. 31 of RFP Document</i> No change.
4.	What is the provision made for Force Majeure during the construction & post construction period?	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 7.4.5, page no. 33 of RFP Document</i>
5.	Can the proposed amenities / facilities be suitably adjusted according to the theme & concept of the developer?	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 2.1, point no. 4, 6, page no. 12 ; Clause no. 5.1, page no. 15 ; Clause no. 5.9.1, page no. 18 of RFP Document</i> This project is under Private Sector Participation and bidder would have the option to develop the project as per their theme & concept. However, the bidder shall have to abide by the rules & provisions of all the concerned / relevant authorities as applicable to the project.
6.	Construction period should not be included in the concession period.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 6, page no. 22 of RFP Document</i> No change.
7.	If a part of the project is ready and work on other part is under progress, activities on the part ready should be allowed to function.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause No. 6.2, page no. 22 ; Clause No. 6.3, Page No. 23 of RFP Document</i> Part functioning of the project would be permitted provided: <ol style="list-style-type: none"> 1. Bidder has timely paid installments of Development Premium and / or Royalty as mentioned in RFP Document ; 2. Bidder has taken written approval from NWCMC ; 3. Bidder has complied with all the terms & conditions mentioned in RFP Document / Concession Agreement.

S.N.	Query	Name of the Entity Raising Query	Reply to the Query
8.	Is there any special permission required as the project is situated on the bank of river? If yes, then the Corporation should provide for those permissions?	Vardhman Developers Ltd. (through letter)	<i>Refer Clause No. 7.4.1.6, page no. 30 ; Clause No. 7.4.1.17, page no. 32 of RFP Document</i> Bidder shall be responsible to get all the permissions / clearances with concerned / relevant authorities. NWCMC, though, will provide requisite assistance to the bidder with respect to permissions related to the use of Godavari River from Irrigation Department.
9.	Development Premium should not be charges upfront.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause No. 5.8.2, page no. 18 of RFP Document</i> No change
10.	Project Cost can come to more than estimated cost.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 5.1, page no. 15 of RFP Document</i> Project cost indicated in RFP Document is indicative and bidder shall have to make their own estimates of project cost based on their concepts.
11.	What if the Gurudwara authority object on the project mentioned above, then is there any provision made or permission taken for the same.	Vardhman Developers Ltd. (through letter) Keti Constructions (I) Ltd. (orally)	The project site is owned by NWCMC and same will be handed over to the eventual concessionaire free of encumbrances. Concessionaire need to ensure that the project should not harm the surrounding set-up, ecological balance and religious sentiments of citizens.
12.	The Corporation shall give us the land with vacant possession without any encroachment.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 7.4.1.2, page no. 30 of RFP Document</i>

Replies to Pre-bid queries shall be deemed to be part of the RFP Document and bidder shall have to submit the signed copy of the same along with the RFP Document at the time of bid submission.

SD/-
Municipal Commissioner,
Nanded Waghala City Municipal Corporation,
Nanded