

Nanded Waghala City Municipal Corporation (NWCMC), Nanded

Development of an Integrated Sports, Entertainment & Leisure Complex on PSP Basis

: Replies to Pre-Bid queries

Subsequent to the publishing of RFP Notice in Daily Deshonnati on 18/12/2009 & Daily DNA on 19/12/2009 and Corrigendum in Daily Deshonnati on 23/01/2010 & Daily Sakal on 24/01/2010, Pre-bid meeting was held on 4th February 2010 in the presence of following persons:

1. Shri. Shashi Mohan Nanda, Deputy Municipal Commissioner, NWCMC, Nanded
2. Shri. Rafatullah Khan, Deputy Engineer, NWCMC, Nanded
3. Mr. Bharat Nahar, Sr. Manager, Vardhman Developers Ltd., Mumbai
4. Mr. Veeren Rathor, Manager, Vardhman Developers Ltd., Mumbai
5. Mr. Amit Garg, Director, Keti Constructions (I) Ltd., Indore
6. Mr. Ketan Mandani, Representative of Fortress Infrastructure Advisory Services, Mumbai
7. Mr. Yogesh Patil, Representative of Fortress Infrastructure Advisory Services, Mumbai
8. 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.	Construction period should not be included in Concession Period of 60 Years?	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 2, page no. 16 of RFP Document (Volume I)</i> No Change.
2.	Total Project Should start simultaneously i.e. development of Stadium, Club house etc. to be handed over to Corporation & the developer's commercial area.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 1.3, point no. 10, page no. 16 of RFP Document (Volume I)</i> The developer shall be allowed to commence the construction of the commercial/other facilities at the project site after the expiry of 12 (twelve) months from the date of handing over of site, issue of work order, signing of Concession Agreement whichever is later subject to the satisfactory progress of the construction of the sports facility.

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3.	If there is any increase in FSI, the same shall be given to the developer for development.	Vardhman Developers Ltd. (through letter)	This project is under Private Sector Participation. All the designs, concepts of the bidders shall have to comply with the DC rules of NWCMC or any other relevant authorities as amended from time to time.
4.	No need of nominated bank account.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause no. 4.4.1.11, page no. 35 of RFP Document (Volume I)</i> No Change.
5.	Total Development Area is 21,400 Sq. Mtr. Out of which 16200 sq.m. is assigned for commercial purpose & about 5000 Sq.m. in the stadium plot, can both the area combined?	Vardhman Developers Ltd. (through letter)	It is clarified that total area available to the developer for commercial development aggregates to 21200 Sq.Mtr. Combining the area is not allowed.
6.	Is it possible to shift existing tenants, police station to be rehabilitated after construction?	Vardhman Developers Ltd. (through letter)	Developer shall have to construct & handover 2600 sq.mtr. of BUP Area for rehabilitating existing tenants. With respect to police station, it would be shifted before site handover to the Concessionaire.
7.	Is it possible that Club house shall be given to developer for operating & maintaining?	Vardhman Developers Ltd. (through letter)	Operation & maintenance of the Club House is not within the scope of the RFP. Separate tender / bids would be called for assigning operation & maintenance rights of the Club.
8.	Kindly give us the exact demarcation of commercial area & other amenities involved in the construction phase of the project.	Vardhman Developers Ltd. (through letter)	<i>Refer Clause No. 1.2, page no. 10 of the RFP Document (Volume I) & Conceptual Master Plan on page no. 65 of the RFP Document (Volume II)</i> Indicative outline map & conceptual master plan provided in RFP Document clearly demarcates the commercial area & sports area. Conceptual master plan provides reference to the commercial & other amenities involved in the project. Any information provided in the RFP Document is for general reference of the bidder & are indicative in nature. Bidders are advised to undertake survey & investigations before actual execution.

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9.	What is the permissible FSI / FAR available for construction on the site?	Vardhman Developers Ltd. (through letter)	The project site is divided into two zones i.e. commercial zone & sports complex zone. FSI / FAR available at the commercial zone is restricted to 1.00. With respect to sports complex zone, FSI / FAR is restricted to 0.33 of the total area. However, bidder / concessionaire shall obtain necessary approvals from relevant authorities before actual construction.

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