



सूचना एवं प्रकाशितिका
 उत्तरी नगर: 9048
 दिनांक: 04/01/19
 उत्तरी दिल्ली नगर निगम

No. D/989/EE(PR.)/CSPZ/2018-19

Dated: 03/01/2019

Subject: Development of multilevel parking at Qutab Road on Public Private Partnership Basis in City- SP Zone, Delhi - Pre-bid meeting and reply to the queries of various agencies.

Tenders for the above mentioned work have been invited vide NIT No.: EE (Project)City-SPZ/TC/2018-19/22 dated 30.11.2018. The pre-bid meeting was held on 27.12.2018 in the office of Chief Engineer-III, which was attended by the representatives of prospective bidders. M/s Shomit Finance Ltd. have submitted their queries through email. The various quarries raised by the firms were discussed in the meeting and clarifications to the quarries are as under:

SN	RFP Details	Clarifications Required	Clarification												
1	NIT Submission of Technical Bid dt: 10/01/2019	Pls allow 14 days from the date of issue of Clarifications of Pre-bid queries, for submission of technical bid.	The revised schedule is as under: <table border="1"> <tr> <td>Request of Tender Document up to</td> <td>17.01.2019 up to 06.00 pm</td> <td>up</td> </tr> <tr> <td>Tender Closing date & time</td> <td>23.01.2019 at 03:00 pm</td> <td>at</td> </tr> <tr> <td>Submission of Technical Bid (Manually)</td> <td>24.01.2019 up to 3:00 pm</td> <td>up</td> </tr> <tr> <td>Opening of Technical Bid</td> <td>24.01.2019 at 3:10 pm</td> <td>at</td> </tr> </table>	Request of Tender Document up to	17.01.2019 up to 06.00 pm	up	Tender Closing date & time	23.01.2019 at 03:00 pm	at	Submission of Technical Bid (Manually)	24.01.2019 up to 3:00 pm	up	Opening of Technical Bid	24.01.2019 at 3:10 pm	at
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2	Time of Completion : 24 Months	Pls allow 36 months from the date of Approval of Building plan sanction.	Time of completion will be 24 months from the date of sanction of Building Plans.												
3	The developer shall operate the parking facility for 5 years	Pls share parking charges to be charged by the developer for 5 years.	The parking charges are already mentioned in Schedule 7 of draft Concession Agreement.												
4	The Developer would get rights to : (b) market commercial facilities and recover investment in terms of the Concession/Lease Agreement.	We understand that the developer will have the right to market / sub - lease the commercial facilities after obtaining Building plan sanction / approval and other required NOC. The sub lease will be executed by the corporation after completion of the project. Pls confirm	This is already clarified in clause 2.5 of draft Concession Agreement.												
5	Clause No. 3.1.1 @ page no. 35 If there are two partners in a consortium, only one of them can put forth its experience under Technical Capacity criteria. Similarly only one of the two would be allowed to put forth its experience under Financial Capacity criteria.	Pls allow all consortium members to jointly fulfil the technical and financial parameters.	Combined technical and financial capabilities of consortium members will be considered for technical and financial evaluation of bidders. The evaluation criteria will also be governed by Clause 3.4.3 of Instructions to Bidder of RFP document.												
6	Clause No. 2.9.10 Payment Schedule 10% of Bid Price as Security Deposit (less amount of Bid Security) 15% of Bid Price within 15	Pls confirm if the 10% Security Deposit shall be net off the Bid Security.	10% Security Deposit shall be inclusive of Bid Security. 15% of Bid Price within 15 days from the issue												

	days from the issue of LOA	from the issue of LOA and execution of concession agreement along with handover of the land free of all encumbrances.	of LOA and execution of concession agreement along with handover of the land free of all encumbrances.
	25% of Bid Price within 90 days from the date of execution of Concession Agreement	Pls allow 240 days from the date of Sanction / approval of building plans.	The payment schedule for below mentioned stages is modified as under: 25% of Bid Price within 30 days from the date of sanction of Building Plans.
	25% of Bid Price within 180 days from the date of execution of Concession Agreement	Pls allow 360 days from the date of Sanction / approval of building plans.	25% of Bid Price within 180 days from the date of sanction of Building Plans.
	25% of Bid Price within 270 days from the date of execution of Concession Agreement	Pls allow 450 days from the date of Sanction / approval of building plans.	25% of Bid Price within 270 days from the date of sanction of Building Plans.
7	Page No. 42 Clause No. 3.4.1 The Proposal must be accompanied by the Solvency Certificate from the Bank.	Issuance of Solvency certificate from the bank is a very long time taking process. Pls allow the solvency certificate to be submitted by the successful bidder at the time of execution of the concession agreement..	The solvency certificate shall be issued by the bank and submitted along with the Technical Bid.
8	7.5 @ page no 45 Presently, the permissible height of the building is limited to 15.00 meters.	Pls note that 15 meters permissible height of the building is not sufficient to accommodate required no of ECS and commercial component, So Height relaxation will be required from DDA. Pls confirm.	North DMC has already requested for relaxation of permissible height to DDA. However, the decision of DDA shall be final & binding.
9	7.4 @ page no 48 The interest is applicable only on the delayed amount of the total amount due and to be computed on every 15 days basis e.g. if the payment is delayed for 1 to 15 days, interest is applicable for 15 days. Similarly, if the delay is for 16 to 30 days, interest is applicable for 30 days and so on.	Pls allow interest to be computed on daily basis instead of 15 days basis.	Tender conditions shall prevail.
10	7.8 @ page no 49 2.5% of the approved bid price/concession fee shall have to be paid by the successful bidder/Lessee as annual lease rent to North DMC after completion of the project in the manner described in the Lease Deed.	Pls note that 2.5% lease rent is on Higher Side. Kindly reduce it to 1%. Also let us know the procedure and charges to get it converted to Free hold from lease hold.	Tender conditions shall prevail.
11	1 @ page 51 The Lessee shall hand over the minimum 120 parking spaces at lower floor level constructed as additional ECS to lessor after successful operation and maintenance for a period of 5 years from the commencement of operation of the parking.	Pls note that commercial component is to be provided on Ground + 1st + 2nd Floor only to make the project viable. It should not be a restriction to provide the parking on lower floor – the developers shall be given a freedom to design it as per its requirement.	This is modified as under: There is no restriction on developing, commercial component on any of the floor. However, the drawings are to in compliance of Master Plan of Delhi and Building Bye Laws and the same shall have to be got sanctioned from Building deptt. of North DMC. The Lessee shall hand over the minimum 120 parking spaces at preferably at consecutive floor levels constructed as additional ECS to lessor after successful operation and maintenance for a period of 5 years from the commencement of operation of the parking.
12	Kindly provide the following : 1. Site Plan with details of Road Widening, if any. 2. Ownership Document	Pls provide..	1. Copy of site plan is enclosed, however the bidders are requested to carry out their own survey to ascertain the dimensions of the plot.

3. Details of any litigation (Previous ongoing)		2. The land under reference pertains to North DMC. The relevant documents in this regard can be provided to the highest bidder at a later date i.e. after declaration of highest bidder. 3. As per information available, there is no litigation pending with North DMC.
13 Since the proposed land is adjoining to Railway track...	Pls confirm if any NOC is to be obtained from Railways for development of the project.	The proposed parking is to be taken up on North DMC land only; as such no NOC is required from Railway. However, the eligible bidder will be liable to take statutory approvals from all concerned departments.

In addition to above, the provision for the operation and maintenance charges for the car lifts being used by North DMC or its authorized contractor is added in the RFP document as under:
"O&M charges (including electric bills) for the car lifts being used by North DMC or its authorized contractor, after 05 years of commencement":

In case, the eligible bidder proposes and provides lifts for parking of vehicles, O&M charges (including electric bills) and capital cost involved will be as under:

(i) *O&M charges (including electric bills) and capital cost will be borne by North DMC, in case the concessionaire provides lifts exclusively for North DMC's usage.*

(ii) *O&M charges (including electric bills) and capital cost will be borne by the concessionaire, in case the lifts provided are to be used by North DMC as well as concessionaire.*

The clarifications to the pre-bid queries/amendments shall from the part of tender document.

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Ex. Engineer (Pr.)
City – S. P. Zone

1. M/s Shomiti Finance Ltd. | **Through E-mail**

Copy to :-

1. **C.E.-III** – for kind information.
2. **S.E. / CSPZ** – for kind information.
3. **Addl. Director (IT)** – for upload the same on website ~~mcdonline.gov.in.~~
4. **A.E.-I** – for necessary action.
5. **AAO / TC** – for necessary action.
6. **Office Copy**

Return
24/1/19

24/01/19
Ex. Engineer (Pr.)
City – S. P. Zone

[Signature]