



NORTH DELHI MUNICIPAL CORPORATION

Office of the Executive Engineer (Project) C.L. Zone
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Ph: 011-23654558



No. D/1131/EE (Pr.)CLZ/2017-18

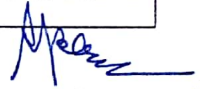
Dated: 01.02.2018

Name of work: 1 Engaging Developer for Re-development of Staff Colony at Azad Pur. Tender No. 298218.
Name of work: 2 Engaging Developer for Re-development of Staff Colony at Model Town. Tender No. 298219.
NIT No. & Date : EE(Pr)/CLZ/TC/2017-18/25 dated 12.01.2018.

A pre-bid meeting for the above noted items was held on 29.01.2018 at 2:00 p.m. in the office of Addl. Comm. (Revenue), North DMC at Dr. S.P.M. Civic Centre, J.L.N. Marg, Delhi. During the pre-bid meeting certain queries were raised by the intended bidders. As discussed during the meeting, the queries alongwith reply/ clarifications are as under:-

Sr. No.	Query raised	Reference		Clarification
		Page No.	Clause No.	
A. IRCON Infrastructure & Services Limited				
1.	As per clause No.8.2 N.B.-(ii) at page no.11 "the participating bidder should enclose an agreement as per the format (Annexure-B) between the parent and subsidiary company or vice versa and parent/subsidiary guarantee as per the format (Annexure-C) from the parent/subsidiary company to North Delhi Municipal corporation" Query:- As per Tender document Annexure-B is Office memorandum regarding Settlement of commercial disputes whereas Annexure-C and Annexure-D is regarding Agreement between Bidder and Parent company and deed of guarantee respectively. Please clarify the ambiguity.	11	Clause – 8.2	In Clause 8.2 (ii) on page 11, Annexure-B may be read as Annexure-C and Annexure-C may be read as Annexure-D.
2.	As per Letter of Transmittal at page no.58 of tender document "information supplied in the enclosed forms A to G". Query:- Whereas as per tender document only Form A to Form F is provided. Please clarify.	58	--	In letter of transmittal at page 58, Forms A to G may be read as Forms A to F.
3.	Annexure-C and Annexure-D at p[age no.90&91 to be executed on stamp paper of requisite value and notarized. Query:- Please provide value of stamp paper.	90 & 91	Annexure-C & Annexure-D	The stamp paper of requisite value is required to be submitted.
4.	Time frame: the time frame of 36 months is assumed to be reckoned from the date of approval of drawings, etc. be concerned authorities.	--	--	No, the time of completion of 36 months is to be reckoned after 21 days from the date of award of work to the developer.
5.	MCD will give all approval for the drawings.	--	--	No, the drawings have to be got approved from concerned agencies including North DMC by the developer.
6.	Water Supply and electric supply shall be arranged by the MCD all the equipment required shall be provided by the agency.	--	--	No. Water supply and Electric supply shall be arranged by the developer or the contractor to whom the work of execution will be assigned by the developer.
7.	Shifting of existing services and facilities.	--	--	No shifting is involved in these works. Shifting of existing services, if any, is to be taken up by the developer. However, North DMC may provide due assistance.
8.	Existing staff quarters at site-planning for shifting of residents.	--	--	Shifting of staff quarters is the responsibility of North Delhi Municipal Corporation. However, the developer will have to plan the project in a way so that shifting of residents in new

				accommodation takes place at the earliest possible.
9.	Who will arrange the funds for the construction?	--	--	Please refer to the relevant clause in the tender document i.e. Clause 3.5 at page 7.
10.	If the funds are to be arranged by the agency then marketing rights are essentially required to recover the money put into the project.	--	--	Entire marketing rights cannot be given to the developer. However, the portion required to be marketed through developer, the necessary rights shall be given to the developer.
11.	All the money collected shall be deposited in the ESCROW account opened for the individual sites and from this fund first the money invested in the project shall be paid.	--	--	Yes, agreed.
12.	The marketing for part of the project say 25% (to be mutually decided) of the built up area shall carried out at beginning itself to part finance the project.	--	--	No clarification is required as of now. It is to be decided mutually, based upon the recommendations of marketing consultants to be engaged by the developer for the project.
13.	Mortgage rights to be given for arranging finance from the banks/financial institutions.	--	--	Mortgage rights are not required as all assistance shall be provided by the North Delhi Municipal Corporation.
14.	Product mix for the saleable area to be constructed to be mutually decided based on the market conditions.	--	--	The entire project is to be developed as per Development Control Norms of MPD -2021/ Building Byelaws for various sites as per their land use.
15.	How the contractors are to be deployed for execution of the project.	--	--	The contractors are to be deployed by the developer by way of open e-tendering system following all statutory guideline / instructions issued for government works from time to time.


(S.L. BAIRWA)
EE(Pr.) CLZ

Distribution:-

All concerned

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EE (Pr.) /CLZ
-North Delhi Municipal Corporation