



NAYA RAIPUR DEVELOPMENT AUTHORITY (NRDA)

Request for Proposal (RFP) FOR

Development of Theme Township with Golf Course at Naya Raipur, Chhattisgarh

RESPONSE TO THE PRE-BID QUERIES

In continuation to Request for Proposal No. 4226/268/9-CEP/NRDA/2011 dated 10.08.2011 for "Theme Township with Golf Course at Naya Raipur". The following are the response to the queries received in the office of Naya Raipur Development Authority and of those received during the Pre Bid Meeting, held on 20th September 2011 in Conference hall of Naya Raipur Development Authority.

S.No	Ref No	Query	Reply
1	RFP Volume I: Section I, ITB - Clause 3.4.1 (d) (vii)	Kindly elaborate on the exceptional circumstances with possible illustrations where NRDA may in its sole discretion allow change of member of the Consortium.	Exceptional circumstances cannot be foreseen, so the same cannot be defined.
2	RFP Volume I: Section I, ITB – Clause 3.4.2	What is the rationale of Lead Member holding at least 26% of subscribed and paid-up equity capital till 9 (nine) years from signing of Authorization Agreement or second anniversary of the commercial operation date, whichever is later? Could it be modified to "...starting of Commercial Operation Date or 7 (seven) years from signing of Authorization Agreement whichever is earlier"?	RFP conditions remain unchanged
3	RFP Volume I: Section I, ITB - Clause 3.4.3	While the project is estimated to be of Rs. 900 crore (approx.) size, the duration of the project is spread over minimum 7 years, with development of Residential Units, having maximum impact of Project Cost, concentrating more towards later half of the project tenure and should be linked to market demand. Net worth should be linked to the Land Cost + Development Cost + Golf Course Development Cost only. NRDA is, thus, requested to revise down Minimum Net-worth criteria from Rs. 225 crore in the preceding financial year i.e. as on 31st March 2011 to Rs. 75 crore.	RFP conditions remain unchanged

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4	RFP Volume I: Section I, ITB - Clause 3.4.4	The Commercial and Institutional Development area should also be included. Instead of maximum 5 projects, there should be 10 projects.	RFP conditions remain unchanged
5	RFP Volume I: Section I, ITB - Clause 3.4.4	Technical Experience criteria should permit constructions of any format of Real Estate – be it Commercial or Residential, because the project is pertaining to integrated Township. NRDA is hereby requested to revise the required built-up area of construction to 1.0 Mn sq feet in a single project / 1.5 Mn sq feet in maximum five projects.	RFP conditions remain unchanged
6	RFP Volume I: Section I, ITB - Clause 3.4.6	Under Financial Eligibility Criteria, how are the turnover and net-worth criteria to be distributed among members of the Consortium, when the Bidder is a Consortium?	Please refer Volume I: Section I - Instructions to Bidders Section 3.4.6
7	RFP Volume I: Section I, ITB - Clause 3.4.6 (vi)	Kindly clarify whether there is any binding on Lead Member's Equity Holding level beyond 9 (nine) years from the date of signing AA as long as the Consortium as a whole is holding minimum 26% in the project SPC throughout the remaining period of Concession.	Refer Amendment No. 5404/268/9- CEP/NRDA/2011 dated 22.10.2011
8	RFP Volume I: Section I, ITB - Clause 3.5	With respect to revision in the Site area of the Golf Course (Pg 27 of 50, RFP Vol I, Section I), what are the suggested changes from Bidder that are likely to be approved? What types of changes are allowable?	Refer Amendment No. 5404/268/9- CEP/NRDA/2011 dated 22.10.2011
9	RFP Volume I: Section I, ITB - Clause 4.1.5	Could you kindly elaborate what is meant exactly through Clause 4.1.5 (Pg 34 of 50, Vol I, Section I of RFP) which is as given below <i>"In order to accomplish a comprehensive, expeditious and fair Bid evaluation process, Bidders are requested to study the contents of the RFP documents completely and carefully. The Bidders may obtain clarifications, if required from NRDA in this regard"</i>	Clause is Self Explanatory

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10	RFP Volume I: Section I, ITB - Clause 6.4.2 (c)	Kindly clarify what is meant by “.Not Used” in Clause 6.4.2 (c) *Ref. Pg 42 of 50, RFP, Vol I, Section I]	Clause is Self Explanatory
11	RFP volume I: Section I, ITB - Clause 6.4.3 (b) (ii)	With Ref. to Clause 6.4.3(b) (ii), kindly elaborate what is meant by ‘complete compliance’?	Clause is Self Explanatory
12	RFP Volume I: Section I, ITB - Clause 6.4.3 (c) (iv),	It is mentioned that ‘The Preferred Bidder/Authorizee shall be required to pay the ‘Total Land Premium in terms of the RFP and as more particularly stipulated in Clauses 7.9 hereof.’ Clause 7.9 is non-existent in the document. Kindly clarify.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
13	RFP Volume I: Section I, ITB - Clause 6.6.2(a)	It is mentioned that “In the event that the highest Bidder withdraws or is not selected for any reason in the first instance”, kindly clarify under what circumstances “Highest Bidder is not selected”?	Such reasons may be exceptional and as such cannot be decided
14	RFP Volume I: Section I, ITB - Clause 7.6.4	Installments of upfront land premium to be increased from 5 to 8	RFP conditions remain unchanged
15	RFP Volume I: Section I, ITB - Clause 7.6.4	Initial Payment shall be reduced from present 20% to 10%	RFP conditions remain unchanged
16	RFP Volume I: Section I, ITB - Clause 7.6.5	It is mentioned that “... (each year computed from the said zero date as reference point) before the expiry of seven days of the first month of each such year”. Is the year computation is exactly 365 days from the ‘Zero Date’ or it goes by the Calendar year & month?	Refer RFP Volume I Section III: Annex C1: Payment Schedule for Land Premium
17	RFP Volume I: Section I, ITB - Clause 7.7	Bank Guarantee for the Remaining Premium Amount- This may be waived off	RFP Conditions remain unchanged
18	RFP Volume I: Section I, ITB - Part B	Envelope I is supposed to contain “Capability Statement”, while Envelope II is meant for Technical Bid and Envelope III is for Price Bid. However, Part B of RFP Vol I, Section I is having formats (Annexure B1 ... B4) for Capability Statement. So, which specific document, under the given format in RFP document and/or otherwise, are to be inserted in Envelope II?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011

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19	RFP Volume I: Section II, Clause 2.1.1 (e) (i),	What is the importance of the statement when every plot is having access to Vehicular access road?	The Development controls are based on Naya Raipur Development Plan - 2031
20	RFP Volume I: Section II, Clause 2.1.1 (g)	Can we reduce the no of schools required for every 16000 persons	RFP conditions remain unchanged
21	RFP Volume I: Section II, Clause 2.1.1 (f)	Can more FAR be allotted to commercial components in the Project?	RFP conditions remain unchanged
22	RFP Volume I: Section II, Clause 2.1.1 (f)	Whether FAR of Golf Course and Residential Township can be clubbed and utilised in a flexible manner?	RFP conditions remain unchanged
23		FAR of 1.3 as indicated in RFP development controls, is applicable locally? If applicable, then what is the FAR applicable for individual plots?	Refer Naya Raipur Development Plan – 2031
24	RFP Volume I: Section II	It seems that complete FAR cannot be consumed under given constraints. NRDA to clarify whether height restriction / ground coverage / population density will be made flexible in order to allow complete consumption of FAR?	RFP conditions remain unchanged
25		FAR, which is stated as 100% in the document, is on the Plotted Development or anything else?	Refer RFP and Naya Raipur Development Plan - 2031
26		What is the FAR, Ground Coverage, Height and Other Control norms for Commercial Area development under NRDA Development Plan City - 2031?	Refer RFP and Naya Raipur Development Plan – 2031
27	RFP Volume I: Section II	NRDA is requested to allow max. Height to be 45 m, and Ground Coverage to be 33% for Plot Area of above 4000 sq.m.	RFP conditions remain unchanged
28	RFP Volume I: Section II	Under 'Social Infrastructure', Table 2.4 lists down the details of Use Premises, their Qty./No. of Units and Area. Whether Minimum Development Obligation binds the Developer to build as per the number and specifications mentioned therein?	Yes
29	RFP Volume I: Section II, Clause 1.4	It is mentioned that the Developer should allow thoroughfare for these two public places viz. Khandwa Lake and a temple.	NRDA's support shall be as defined in RFP

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		What is the support from NRDA to mitigate the effect of public access to these public places through the Project, considering the most optimized 'Master Planning' is done by the Developer?	
30	RFP Volume I: Section II, Clause 2.1.1 (d)	It is mentioned "In plotted housing the minimum plot size shall be 40 sq.m. for incremental housing meant for EWS". Kindly clarify whether the Developer has flexibility to develop EWS housing in its own chosen format (viz. Plotted / Mid-rise development)	Development shall be in accordance with RFP terms and conditions and Development Plan of Naya Raipur - 2031
31	RFP Volume I: Section II, Clause 2.1.1 (e) (iv)	Why the cul-de-sac length and loop road is specified as 150 m & 450 m respectively – it will consume too much space and make the design uneconomical. Kindly clarify the rationale behind it.	RFP conditions remain unchanged
32	RFP Volume I: Section II, under Clause 2.2.1 (e),	It is mentioned "the residential area shall have a mix of housing based on plot size and specifications for bungalows/ villas" Kindly clarify what is meant by 'mix of housing'?	The developer is allowed to provide mix of various built up spaces as per RFP/ Naya Raipur Development Plan 2031
33		What is the exact definition of 'Net Housing Density' followed here?	Number per unit area
34		What is the definition of Dwelling Unit?	Please refer Definition given in Draft Authorisation Agreement
35	RFP Volume I: Section II	What is meant by 'net residential area' (Page 4 of 28, RFP Vol I: Section II – Development Controls and Technical Specifications)?	Net Residential area is arrived after excluding Non-Residential areas
36	RFP Volume I, Section II, Clause 1.2 (c)	It is mentioned that "10% of dwelling units out of the total number of dwelling units (excluding EWS dwelling units) shall be reserved for beneficiaries belonging to Low Income Category". Is the figure 10% to be read as 'precisely 10%' or 'at least 10%' or 'at most 10%'?	Refer Volume II Section 5.1.16 sub Clause (c)
37	RFP Volume I: Section II, Table 2.1	Are the details as per the norms of NRDA strictly or is there any flexibility possible?	RFP conditions remain unchanged
38	RFP Volume I: Section II	With Ref. to Pg 6 of 28 of RFP Vol I, Section II, Fig of 'Project Location in Naya Raipur City' does not have direction. Since	The drawing has reference to North only

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		the document has directional reference, it is essential to provide the direction in this map. NRDA to clarify.	
39	RFP Volume I: Section II	It seems that Row houses are not allowed. Kindly confirm because Row houses have relatively better financial viability.	Developer may propose as per RFP terms and conditions and Naya Raipur Development Plan 2031
40	RFP Volume I: Section II, Clause 2.1.1 (i) (ii)	It is mentioned "The maximum basement area shall be to the extent of ground coverage within the setback lines". But, if the area is insufficient for the norms for Parking, will the extended basement be allowed in that case or not?	Developer to plan based on RFP terms and conditions
41	RFP Volume I: Section II, Clause 2.3.4 (c) (i)	With Ref. to Pg 16 of 28 of, it is mentioned "The wider roads should be developed as tree-lined avenues with pedestrian pathways on both side of carriageway". What is the exact measure of wider roads?	These are general urban design guidelines however the planning and designing shall has to be done as per applicable law/ rules.
42	RFP Volume I: Section II, Clause 2.1.1 (b)	It is mentioned "Net Housing density in Group Housing shall be upto 300 du/ha subject to sector level gross density of 250 persons per Ha with 15% variation on either side". The population density and Housing density as mentioned above together seems quite incongruous (e.g. more than 1 du per person). NRDA to clarify.	Developer to plan his facilities in compliance to RFP and Naya Raipur Development Plan 2031
43	RFP Volume I: Section II, Clause 2.3.1 (c)	Kindly confirm whether distance between Entry and Exit points to the Township is 450 m. If it is not, kindly clarify the point otherwise.	RFP conditions remain unchanged
44	RFP Volume II: Section I, Clause 3.5 (d)	During Conditions Precedent Period - it is mentioned "Upon the termination of this Agreement under this Section 3.5, the access to or possession of the Site granted to the Authorisee pursuant to Article 4 hereof, shall be forthwith terminated, and the Authorisee and the Persons claiming through or under it shall immediately cease to have access thereto and shall remove itself from the Site, without any demur or delay and the vacant possession of the Project Site shall immediately revert to the NRDA, free and clear from any	RFP conditions remain unchanged

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		encumbrances and along with all Easementary Rights, irrespective of any outstanding mutual claims between the Parties". It is suggested that outstanding mutual claims to be resolved	
45	RFP Volume II, Section I, Clause 3.5 (h)	With Ref. to Pg 23 of 119 of, it is advised to NRDA to include another sub-clause viz. 3.5 (h) as follows: "In the event this Agreement is terminated due to non-fulfilment of Authorisee's Conditions Precedent, if this failure by Authorisee is a result of NRDA's default, in which case NRDA shall return / refund in full the Performance Security, first instalment of the Total Land Premium (if paid by Authorisee to NRDA), and bank guarantee for the Balance Land premium (if furnished by Authorisee to the NRDA), annual lease rentals for the first year (if paid) with interest @14% per annum to the Authorisee".	RFP conditions remain unchanged
46	RFP Volume II, Section I, Clause 4.2	Is the Developer allowed to sell/lease Plotted Development i.e. without the dwelling unit?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
47	RFP Volume II, Section I, Clause 4.2	<i>Developer to be allowed to undertake plotted development also so that the Project can cater to all types of consumers</i>	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
48	RFP Volume II, Section 5.1.15	NRDA is escalating the rate by 5.5% per annum on the EWS units after 4 years. But, whereas bank / financial Institutions charges about 14-15% interest. NRDA is requested to compensate the Developer for the development of EWS units as well as LIG units in phase-wise manner.	RFP conditions remain unchanged
49	RFP Volume II, Section 5.1.15	NRDA is requested to incorporate the following Clause: "The Developer is allowed to adjust the pace of progress in construction activities for LIG & EWS residential units if the unsold inventory exceeds 5%."	RFP conditions remain unchanged
50	RFP Volume II, Section 5.1.16	What would be the Fixed Rate for Sale/Lease by NRDA for LIG Dwelling Units?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011

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51	RFP Volume II: Section I- Clause 5.1.16	it is mentioned that complimentary lifetime membership to NRDA's members to be allotted. What will be the payment mechanism for Annual Maintenance Charges towards Golf Course for these members i.e. who will pay for the same?	NRDA nominees are exempted from paying membership fee and annual maintenance charges only
52	RFP Volume II: Clause 5.1.16	What is the minimum membership level expected by NRDA for the Golf Club? If the minimum membership level is NOT achieved, how does NRDA plan to compensate the Developer?	Bidder has to make his own assessment.
53	RFP Volume II: Section 6.1.3	NRDA is hereby requested to revise the project milestone as follows: a) 100% Completion of Golf Course and allied development – 5 yrs, b) 100% completion of Residential Dwelling Units – as per Market Demand.	RFP conditions remain unchanged
54	RFP Volume II, Section I, Clause 6.1.5 (c)	Under this Clause, the penalty liable to the Authorisee for delay in Construction is listed. Whereas under Clause 6.1.5 (d), it is mentioned "In the event the Authorisee fails to achieve the Project Completion by the Scheduled Project Completion Date for reasons attributable to NRDA, suitable extensions would be granted by NRDA to the Authorizee for achieving Project Completion in terms thereof". It is advised to NRDA that in order to have a fair play, suitable discount to the land premium to be offered to Authorizee (in effect, penalty for the Grantor) besides extension of timelines anyway. This is because of required compensation to the Authorizee for the 'cost of time'.	RFP conditions remain unchanged
55	RFP Volume II, Section I, Clause 6.2.2 (b)	It is mentioned "Within one (1) month from the date of inspection in accordance with sub-section (i) above ...". Sub-section (i) is not traceable – kindly elaborate.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
56	RFP Volume II, Section I, Clause 6.2.2 (e)	It is mentioned "The Authorisee shall bear all the expenses relating to Tests under this Agreement. Provided, however, if the NRDA requires the Authorisee to conduct any Test that is not specified in this Agreement, the NRDA shall forthwith reimburse to the Authorisee the expenses incurred by the Authorisee thereon." What	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011

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		kind of tests is being referred to and what will be the test-to-reimbursement cycle time?	
57	RFP Volume II, Section I, Clause 7.1 a (ii)	It is mentioned that "Such appointment shall take effect from the Compliance Date and continue until the issuance of the Construction Completion Certificate/ Project Completion Certificate with respect to the TTGC Project; provided that the implementation of the maintenance works by the Authorisee during the Operation Period shall be monitored and supervised by experts appointed by the NRDA from time to time and not by the Independent Engineer." However, in Appendix 10, under point no. 11, it is mentioned "During the Operations phase, the Independent Engineer / Consultant would monitor ...". Is the Independent Engineer involved in Operations phase activities?	Refer RFP Volume II Authorisation Agreement Section 7.2
58	RFP Volume II, Section I Clause 7.1 (b)	With Ref. to Pg 61 of 119 of RFP Vol II, Section I, under Clause 7.1 b (iii), it is mentioned "The replacement of the Independent Engineer shall be effected so as to maintain the continuity in supervision and monitoring of the Project by the Independent Engineer up till." The line seems incomplete and meaningless. NRDA to kindly clarify.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
59	RFP Volume II, Section I, under Clause 7.1 (d)	It is mentioned "The Independent Engineer shall submit periodic reports" What will be the periodicity of such reports?	Periodicity will be decided by NRDA at the time of appointment of Independent Engineer
60	RFP Volume II, Section I, Clause 8.2 (iii)	No Mortgage/Charge on the project land – Bidder may be allowed to mortgage the land for raising the finances by keeping first charge with Client	RFP conditions remain unchanged
61	RFP Volume II, Section I, Clause 8.3 (a)	it is mentioned "For maintenance of Golf Course, a separate fund with the name and style of 'Golf Course Maintenance Fund' shall be created by the Authorisee. Every year, the Authorisee shall contribute sufficient amount throughout the Authorization Period in such a way that at any point of time, the balance in the Golf	RFP conditions remain unchanged

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		Course Maintenance Fund is not less than twice the amount required for projected annual maintenance cost of the Golf Course. The constitution, operation and other relevant details of and documentation in relation to the Maintenance Fund shall be finalised by the Authorisee in consultation with and with the written approval of the NRDA." What is the rationale behind keeping this condition because it may hurt the financial management of the project?	
62	RFP Volume II, Section 8.4 (b)	What is the penalty applicable if there is a delay in payment of Total Land Premium?	Refer Volume II Section 8.4 (b)
63	RFP Vol II, Section I, Clause 8.4.3	It is mentioned that the Authorisee is required to pay NRDA Annual Lease Rental, computed @2% of Total Land Premium, subject to escalation @100% after the completion of every 30 years period. This payment clause will make the project unviable since 1) the basic land premium is already high, 2) the project is a low density one (i.e. having less no. of DUs compared to the land parcel) and 3) the project is also "High End, Luxury" in nature.	RFP conditions remain unchanged
64	RFP Volume II, Section I, Clause 8.4.3	What does it mean by 100% escalation of Annual Lease Rental?	100% escalation of "x" means "x" becoming "2x" after applying escalation
65	RFP Volume II, Section I, Clause 8.4.3	What are the interest charges applicable if there is a delay in payment of Total Lease Rental? It is mentioned "at the rate of 2%"; is it per month or per annum or per day?	Refer Volume II: Draft Authorisation Agreement, Section 8.4.3 for conditions related to delays in payment of lease rentals. For interest charges, Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
66	RFP Volume II, Section I, Clause 8.4.3	It is mentioned "In the event of delay of up to four weeks from the due date in the payment of the Annual Lease Rental, the Authorisee shall pay to NRDA interest on the due amount at the rate of Bank Rate plus 2% (two percent) for the period from the due date until the date of payment."	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011

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		What is this rate - is it on per annum basis?	
67	RFP Volume II, Section I, Clause 8.4.7 (d)	With Ref. to Pg 71 of 119 of RFP Vol II, Section I, under Clause 8.4.7 (d), the sentence seems incomplete – NRDA to confirm / clarify.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
68	RFP Volume II, Section I, Article 14	How is a Political Force Majeure Event defined? Is the definition exhaustive?	Refer Article 14 of Authorization Agreement
69	RFP Vol II, Section I, Clause 16.7 (b)	It is mentioned “The Divestment of all rights, title and interest in the Project, Project Assets and the IT SEZ shall be deemed to be complete on the Transfer Date but no later than 30 (thirty) days thereafter, by when all the requirements of Section 16.5 above shall be fulfilled.” Where does reference to the IT SEZ come from?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
70	RFP Volume II, Section I, Clause 16.8 (a) (i) A	Why is “No termination payments shall be payable to the Authorisee in the event of termination of this Agreement due to an Authorisee Event of Default (by the NRDA) or a Non Political Force Majeure Event (by the NRDA and/or the Authorisee).”? For such a large scale and duration of this project, risks due to Non Political Force Majeure Event should also be shared by the Grantor.	RFP terms and conditions prevail
71	RFP Volume II, Section I, Clause 16.8 (a) (ii) B	What is meant by NRDA EOD; kindly clarify.	Refer section 15.2 of Volume II
72	RFP Volume II, Section I, Clause 18.14. (a)	Under this Clause (i), it is mentioned that “The Authorisee accepts and agrees that the NRDA shall be the absolute and exclusive owner and proprietor of the all details, plans, specifications, schedules, programs, budget, reports, calculations and other work relating to the Project hereafter referred to as " Proprietary Material ", which have been or are hereafter written, originated or made by any of them or any of their respective employees, contractors, consultants or agents in connection with this Agreement or the design, construction, insurance and financing of the Project. All	RFP terms and conditions prevail

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		Proprietary Material shall be clearly marked as such in capital letters and in bold face print." NRDA is advised to modify the clause as the IPR will be transferred from Authorisee to the NRDA on expiry / termination of the Agreement.	
73	RFP Volume I, Section III, Annex A6	With Ref. to Pg 12 of 32 of RFP Vol I, Section III, under Annex A6, the addressee of the letter is mentioned probably wrongly as "Chief Executive Office". Kindly whether it is a typo and what is the correct phrase.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
74	RFP Volume I, Section III, Annex A7	It is mentioned that "The Parties hereto are desirous of recording the board terms of their understanding as set out here below:..". Kindly confirm whether the word 'board' should be actually 'broad' (occurrence of a typographic error)	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
75	RFP Volume I, Section III, Annex A7	Under Annex A7, under point 6. (c) and 6. (d), 'The Party of the Third Part' is quoted twice. Pl clarify	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
76	RFP Volume I, Section III, Annex A7	With Ref. to Pg 13 of 32 of RFP Vol I, Section III, under Annex A7, under Type of Experience, whether the data will be textual or coded	Annex A7 is self explanatory
77	RFP Volume I, Section III, Annex A7	it is understood from the format of the letter that there can maximum 4 (four) members in the Consortium, while earlier in Pg 19 of 50 of RFP Vol I, Section I, under Clause 3.4.1 (d) (i), it is mentioned that there will be maximum 3 (three) members in the Consortium, including the Lead Member. Which is correct?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
78	RFP Volume I, Section III, Annexure B4	With Ref. to Pg 27 of 32 of RFP Vol I, Section III, in Annex B4 under Township, it is mentioned "... NRDA at Rs. 2,50,000 per unit inclusive of all amenities complete but excluding registration charges". What does it mean by 'all amenities complete'? What about Sales Tax and Service Tax for the above – who pays for the same?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
79	RFP volume I, Section III, Annexure B4	In the context of Letter of Undertaking for Technical Bid (Annex B4), corresponding to Performance Standard (Sl. No. 5) there is BLANK under Compliance, while for every	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011

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		other Sl. No. YES/NO is written under 'Compliance' column. Is it a typographic error and by design?	
80	RFP Volume I, Section III, Annexure B4	Under Common Developments, you have included "Inter-Sectoral Road with an RoW of 24m, approximately 1.2 Km long". What does it mean by 'approximately'?	Clause is Self Explanatory.
81	RFP Volume I, Section III, Annexure B4	In the context of Letter of Undertaking for Technical Bid (Annex B4), inside the table in the 4th column, will any "NO" response for any Sl. No. makes the Technical Bid non-compliant?	Yes.
82	RFP Volume II, Section II, Appendix 3 Project Facilities Clause (h),	It is mentioned that Inter-sectoral road with an ROW of 24 m to be developed by the Authorisee. It is further written "The developer / authorise shall be given development rights for the development and transfer back of the road". Kindly clarify what does "transfer back" means in this context.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
83	RFP Volume II, Section II, Appendix 6	it is mentioned that "The Authorisee is required to pay charges for using power, water etc inside the Project Area at charges prescribed by statutory authorities". What is the exactly charges or at least approximate charges (within +/- 10% variation max.) for the same?	The charges shall be determined by the authorities from time to time as the facilities are made available which will have a general applicability
84	RFP Volume II, Section II, Appendix 8, Point 7	It is mentioned that lump sum payment of Lease Rental for the entire term of each Lease period is permissible and acceptable by the Grantor. However, the discount rate is not mentioned? NRDA to clarify.	RFP terms and conditions remain unchanged.
85	RFP Volume II, Section II, Appendix 8, Point 7	It has been mentioned that the lease rentals shall be increased by 50% for every thirty years. In other parts of RFP, it has been mentioned that the increment in lease rental would be 100%. Pls clarify	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
86	RFP Volume II, Section II, Appendix 8	With Ref. to Pg 16 of 31 of RFP Vol II, Section II, under last paragraph of the page, there is a reference to clause 27. Apparently, there is no clause 27 – NRDA to clarify.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
87	RFP Volume II, Section II, Appendix 8	Is there any pre-condition for renewal of Lease Period after 30 years or is it automatic?	Refer Volume II Annexure 8 Lease Deed

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88	RFP Volume II, Section II, Appendix 8 Clause 32 (h)	It is mentioned "The Lessee/ sub-lessee(s) and the persons claiming through or under them shall on the determination of this Lease, forthwith and without demur or delay, peaceably yield up the entire Demised Plot/Project/Facilities and the buildings thereon and the spaces and parking lots thereat unto Lessor." It is advised that the liability occurring out of such claim, if any, shall be shared equally by the Lessor and Lessee when a sub-lessee raises it. NRDA to revert with their response.	RFP conditions remain unchanged
89	RFP Volume II, Section II, Appendix 10 Clause 11 (ii),	It is mentioned "review the performance indicators of the port facilities so as to ensure compliance with the Performance Standards specified in the Concession Agreement." NRDA to clarify what is meant by 'port facilities' in this context?	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
90	RFP Volume II, Section II, Appendix 10, Clause 13	With Ref. to Pg 28 of 31 of RFP Vol II, Section II, under Clause 13, it is mentioned "Certification of the rated container handling capacity of the Port in the manner set out in this Agreement". NRDA to clarify.	Refer Amendment No. 5404/268/9-CEP/NRDA/2011 dated 22.10.2011
91		For a similar piece of information listed in RFP Vol-I document and the PIM document, there are differences. Which piece of information should be strictly followed by us?	RFP Vol I is to be followed and PIM document is only for information purpose to the bidders
92		EWS selling price is given as 1.80 Lacs on page 21 where as it is given as 2.50 Lacs on page 29? Which is correct – NRDA to clarify.	Refer RFP Volume II Section 5.1.15 sub Clause (c)
93		Residential area density is given as 250 ppha on page 27 & 28. On page 28, it is very clearly mentioned that residential township will be developed with an allowable variation of +/- 15%. But on page 30, they have calculated the no of housing units with density of 212.50 ppha. Which is correct?	Calculations are indicative only. Density as given in Development controls prevail.
94		In the context of Land Permissions, whether a grace period will be provided by NRDA; this is because, land permissions	RFP conditions remain unchanged

S.No	Ref No	Query	Reply
		has a minimum cycle time of 6 months, in general.	
95		The area calculations given for 54 ha land for residential purpose are not clear. Out of 33.75 ha or 62.5% of land allocated for residential, we need to leave separate areas for roads and other open spaces or is it covered in 13% of the land allocated for roads / open spaces?	Planning is indicative and Bidders have to adhere to RFP terms and Conditions and Naya Raipur Development Plan 2031
96		It has been mentioned in the PIM document that "It would be the responsibility of NRDA to provide encumbrance free land with clear title to the Developer". Has the land acquisition process for the specific TTGC project been complete by NRDA? If not, when is it expected to be complete? How does NRDA plan to communicate to the Bidders on the same?	NRDA is in possession of approximately 99% of the Project Area. Remaining area is expected to be acquired before execution of Authorization Agreement
97		What is the time-frame reserved by NRDA for the Developer to get the Environmental Clearances and Other Clearances, which the developer has to take prior to the commencement of the project?	Refer Vol 1 Section 3.3 (b)
98		What is the deliverables from NRDA in exchange of the Project Development Fee of Rs. 5.6 crore?	NRDA's Role in Project is indicated in RFP
99		What is the minimum area requirement (in Ha / Acre) to develop a 18-hole Golf Course?	Total area allotted for 18 Hole Golf Course in the Project is 60 Ha including all allied facilities as defined in the RFP.
100		NRDA is requested to provide a feasibility report for the Golf Course operation in full and clear terms. The details provided in PIM document is sketchy and does not provide Revenue & Cost details for Golf Course operations.	PIM is indicative providing broad details only. The Developers are required to assess the feasibility.
101		NRDA is requested to make the Property Freehold and hence exclude 'Annual Lease Rental' condition from the Bid Document.	RFP conditions remain unchanged
102		NRDA is requested to split the Reserve Land Premium into two parts: a) Recreational Use Zone (i.e. Golf Course &	RFP conditions remain unchanged

S.No	Ref No	Query	Reply
		Allied Development) and b) Residential Use Zone (i.e. Residential Township).	
103	-	The Reserve Land Premium of Rs. 81.37 lakh per hectare is extremely high considering the majority Land Use, in consideration, is for 'Recreational Use'. Simultaneously, the restriction on complete consumption of FAR is further reducing attractiveness of the project. NRDA is, thus, requested to revise down the Reserve Land Premium rate.	RFP conditions remain unchanged
104	-	NRDA to clarify whether if Lease Rent for 10 years or equivalent time-period is paid in single upfront payment, the property can be made into 'Freehold' one.	RFP conditions remain unchanged
105	-	The Leasehold model for such grand project will reduce market attractiveness – and it matters a lot because this is an exclusive project, not mass-market project. In today's context, very few consumers would invest large sum of money for a leasehold property, specifically for residential purpose. NRDA is advised to provide Residential Township development on a Freehold model.	RFP conditions remain unchanged
106	-	Where else in India such project (i.e. Integrated Residential Township with Golf Course) is being / already has been developed under Leasehold model? Kindly elaborate.	Information may be gathered by bidders

Note:

1. The last date of Bid Submission has been extended from 21.10.2011 to 25.11.2011 upto 5.00 pm vide Corrigendum No. 5333/268/9-CEP/NRDA/2011 dated 20.10.2011.

Chief Executive Officer