

**PPP PROJECTS TO DEVELOP MULTILEVEL PARKING CUM COMMERCIAL
COMPLEXES AT MANGALAM PLACE, ROHINI AND NEHRU PLACE, PHASE II
DELHI DEVELOPMENT AUTHORITY**

CLARIFICATIONS ISSUED ON OCTOBER 17, 2007

S.No	Query	Clarification
1	What will be the FSI permissible at both the sites	<p>Built Up Area of both plots has been given in absolute terms and not in terms of FSI.</p> <p>It is further clarified that area of vertical cores will be counted in commercial area on the floors being used for commercial. If part of the floor is being used for commercial area of the core it will be counted towards commercial area.</p>
2	<p>Volume I -Part -I - Instruction to Bidders</p> <p>The last date for submission of proposals is October 08, 2007. The pre-bid meeting has been deferred from the scheduled date. It is requested that the last date for submission shall be extended - 8 weeks from the date of providing clarifications on the queries raised in the pre-bid meeting.</p>	<p>The last date for submission of proposals is November 19, 2007. See amended time schedule of the RfP.</p>
3	<p>Table 1.3 - The ECS number is very high for Nehru Place project. The height of the building / depth of basement may be altered to accommodate requisite ECS along with optimal commercial viability.</p>	<p>There is no bar for increasing in overall depth of basement subject to the basement below 12 m shall have to be constructed as mechanized parking.</p> <p>Marginal increase in height can be permitted by DDA if found necessary to accommodate the required number of parking without any increase in floor area to accommodate mechanized parking technology. Permission upto 4.5 m floor to floor height may be given.</p>

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**ADDENDA TO RFP DOCUMENT - PART I: INSTRUCTION TO BIDDERS
(MANGALAM PLACE, ROHI AND NEHRU PLACE, PHASE II)**

Revised Time Schedule

S. No.	Activity Description	Date
1.	Last date for receiving queries	August 13,2007
2.	Pre-proposal meeting	August 27,2007
3.	Proposal Due Date	November 19,2007
4.	Declaration of Preferred Bidder	December 24,2007
5	Signing of Concession Agreement	January 24, 2008

REVISED SCHEDULE 1: REVISED TABLE 1.3

MANGLAM PLACE, ROHINI

3. APPROVED DEVELOPMENT CONTROL NORMS

The concessionaire shall follow the approved development control norms as listed in Table 1.3 below for developing the project facilities.

Table 1.3

Sl. No.	Description	Approved norm	Remarks
1.	Plot Area	3600 sqm	
2.	Maximum Ground Coverage Permitted	3400 sqm	This norm is applicable for structures built above ground
3.	Envelope Area	3600 sqm	
4.	Maximum area permitted to be developed as Commercial area.	Not to exceed 30% of the Total Built Up Area. Total Built Up area is the aggregate sum of the Commercial area and the Parking area.	Parking area at ground, over ground and underground to be considered for calculating the parking area. Parking area under stilts is considered towards parking area computation. Surface parking area on the site is not considered towards parking areas.
5.	Maximum Built Up Area	Total Built Up Area allowed for the Project is 32000 sqm	(including parking in the basement areas). Parking area under stilts to be counted towards Total Built Up Area. Surface parking area not to be counted towards the Total Built up Area.
6.	Maximum height of building	28 Meters from prazza level	Marginal increase in height can be permitted by DDA if found necessary to accommodate the required number of parking without any increase in floor area to accommodate mechanized parking technology.
7.	Minuimum Set backs required	No Setbacks to Apply to the basement only to the superstructure	As per prevailing Byelaws (4 meters, 4 meters, 4 meters, 4 meters)
8.	Basement parking	12 metres including foundation / lift pits.	There is no bar for increasing in overall depth of basement subject to the basement below 12 m shall have to be constructed as mechanized parking.

NEHRU PLACE, PHASE II

3 APPROVED DEVELOPMENT CONTROL NORMS

The concessionaire shall follow the approved development control norms as listed in Table 1.3 below for developing the project facilities.

Table 1.3

Sl. No.	Description	Approved norm	Remarks
1.	Plot Area	8657 sqm	
2.	Maximum Ground Coverage Permitted	5659 sqm	This norm is applicable for structures built above ground
3.	Envelope Area	5659 sqm	
4.	Maximum area permitted to be developed as Commercial area.	Not to exceed 30% of the Total Built Up Area. Total Built Up area is the aggregate sum of the Commercial area and the Parking area.	Parking area at ground, over ground and underground to be considered for calculating the parking area. Parking area under stilts is considered towards parking area computation. Surface parking area on the site is not considered towards parking areas.
5.	Maximum Built Up Area	Total Built Up Area allowed for the Project is 61272 sqm	(including parking in the basement areas). Parking area under stilts to be counted towards Total Built Up Area. Surface parking area not to be counted towards the Total Built up Area
6.	Maximum height of building	28 Meters from ground level	Marginal increase in height can be permitted by DDA if found necessary to accommodate the required number of parking without any increase in floor area to accommodate mechanized parking technology.
7.	Minimum Set backs required	Front 9 meters, Sides – 6 meters, Rear - 6meters)	Same setbacks to apply to the basement.
8.	Basement parking	12 meters including foundation / lift pits. etc	There is no bar for increasing in overall depth of basement subject to the basement below 12 m shall have to be constructed as mechanized parking.