

**Reply to queries raised in Stakeholder Consultation Meeting for EoI of Gold Souk / Luxury Retail Space / Commercial Space at Sector-22, Dwarka**

S. No.	Queries	Tentative Reply
1	Clarification regarding license mode of disposal	In license mode, the ownership of land shall vest with DDA (i.e. Licensor) while the prospective Licensee shall need to pay monthly / quarterly / annual license fee to the Licensor and fulfil all obligations of the tender / license agreement.
2	What is the land use of the plot as per MPD?	Commercial
3	Will there be single window clearance facility for the project?	<p>Plot u/r is under jurisdiction of Building Section of DDA. Currently all building permit/Completion Certificate processed and granted through Online Building Permit System (OBPS) and the system is connected with major NOC agencies i.e. Delhi Fire Services, Delhi Urban Arts Commission and National Monument Authority.</p> <p>However, the developer has to take environmental clearance and other NOCs separately from the concerned agencies.</p>
4	Who will sanction building plan approval for the project? MCD or DDA?	DDA.
5	Where the provisions of ToD be applicable to the project? What will be the implications in terms of changes in FAR or ECS?	<p>Currently the Influence Zonal Plan (IZP) of TOD Node 'Sector 21 Metro Station' is under preparation. Once the IZP is approved by the Competent Authority, the TOD Norms will be applicable on the plot u/r , accordingly Development Control norms and other provisions will be as per TOD Policy.</p> <p>Further details will be mentioned in the RFP.</p>
6	What are the height restrictions for the project?	36m as per Draft IZP Report prepared by DMRC subject to NOC from Airports Authority of India (AAI).

7	What will be the terms and conditions for renewal? Will the license be automatically renewed?	The specific terms and conditions for renewal of license after conclusion of the first license term will be defined at the RFP stage. However, in general, the renewal of the license term is subject to approval of the Competent Authority and dependent on the successful fulfillment of license terms and agreement.
8	What is the estimated license fee for the project?	The license fee for the project will be defined at the RFP stage
9	What are the broad criteria for selection of developer for the project?	The specific terms and conditions, including the financial as well as technical eligibility, will be defined at the RFP stage.
10	Is there any upfront fee for the project?	The upfront fee applicable for the project, if any, will be defined at the RFP stage
11	Who will bear property tax and infrastructure charges?	These will be clarified at the RFP stage.
12	Will RERA be applicable for the project?	RERA will be applicable for the proposed development. Further details will be provided at the RFP Stage.
13	Are there any restrictions on product mix?	Product Mix is permitted under TOD norms and percentage of mix are defined in the TOD Policy. For further details, refer reply at S.No. 5 above. These will be elaborated at the RFP stage.
14	Will concession in the form of moratorium period be provided for the construction of the project?	This will be defined at the RFP stage.
15	Will CAD file for the site be shared?	TSS CAD file will be provided at RFP stage.
16	Who will clear out the trees on the site?	Details will be provided later at the RFP stage.
17	Will sale of shops be allowed?	Sale of shops may not be allowed as the land is being auctioned on license mode. The prospective licensee, however, may be allowed to sub-licensees

18	Will mortgage be allowed for the land?	The provision for mortgage of land may be defined at the RFP stage
19	Will there be open or close bid for the project?	Open bid
20	Can a consortium or SPV participate in the project?	The eligibility criteria will be defined at the RFP stage