

Reply to queries raised in Stakeholder Consultation Meeting for EoI of Hospital at Sector-9, Dwarka

S. No.	Queries	Tentative Reply
1	What is the license mode of disposal and upfront premium, if any	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 fulfill all obligations of the tender / license agreement. The amount of upfront premium, if any, will be defined at the RFP stage.
2	Will a moratorium period for the construction period?	The moratorium period, if any, will be defined at the RFP stage.
3	Are there any free bed obligations?	As per GNCTD rules
4	Will mortgage be allowed for the land?	The provision for mortgage of land may be defined at the RFP stage
5	Are there any restrictions on tariffs?	No, however, tariffs will be in accordance with the prevalent rules / regulations / norms published by relevant authorities from time to time
6	Who will clear out the trees on the site?	Details will be provided at the RFP stage.
7	The subject site is being used by Delhi Police as a scrap yard for vehicles?	A land plot has been allotted to Delhi Police. It is in the process of shifting the scrap vehicles from the site.
8	Are there any restrictions on the number of beds?	As per Master of Delhi – 2021, category of hospital shall be governed by number of beds, which shall be regulated with respect to maximum permissible FAR and area per bed is 80 sqm.
9	Can ancillary facilities such as housing for nursing / emergency staff be developed on the site?	As per MPD-2021 (Table 13.2, S.No. 1) - Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc.

10	What is the land use of the plot as per MPD?	Public/ Semi Public
11	Will there be single window clearance facility for the project?	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. However, the developer has to take environmental clearance and other NOCs separately from the concerned agencies.
12	Who will sanction building plan approval for the project? MCD or DDA?	DDA
13	What are the height restrictions for the project?	Tentatively 45m subject to NOC from Airports Authority of India.
14	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.
15	What is the estimated license fee for the project?	The license fee for the project will be defined at the RFP stage
16	Is there any upfront fee for the project?	The upfront fee applicable for the project, if any, will be defined at the RFP stage
17	Who will bear property tax and infrastructure charges?	These will be clarified at the RFP stage.
18	Can a consortium or SPV participate in the project?	The eligibility criteria will be defined at the RFP stage
19	Are there any exit clause?	The specific terms and conditions regarding exit clause will be defined at the RFP stage.