Reply of Prebid Queries for Monetization Round- 4 is as under :

Sno	Queries	Reply
1.	Pursuant to Clause 2.1.6 of the RfP, can the Sole Bidder incorporate 4 (four) separate SPCs for 4 (four) plots of the Block? Or 1 (One) single SPC can bid for the entire Block.	The Sole Bidder may incorporate a single SPC for the entire Block or up to 4 (four) separate SPCs, one for each constituent Plot.
2.	Kindly clarify the maximum percentage of the total area in the office Block that is permissible to be utilised for Retail use, in accordance with the applicable plans, approvals and regulations.	The permissible retail area in the office block/ plot shall be as prescribed in the approved master plan and urban design guidelines.
3.	Kindly clarify whether, in the event the Block Bid is cancelled and the same plots are subsequently offered / permitted to be bid for as individual plots, the Bid Security of INR 28 crore submitted for the Block Bid would remain valid and be considered towards the Bid Security requirement for the individual plot(s), or whether the bidder would be required to submit a fresh application along with additional / separate Bid Security for the individual plot(s).	The Block and each of the 4 (four) constituent Plots in the Block are simultaneously being offered as separate Individual Events under Clause 2.1.21 of RfP and the Bidder is required to submit Bid Security applicable to each such Plot/ Block as specified in Annexure-C. Accordingly, the bidder needs to submit separate bid security amount applicable for Block and if the Bidder is interested to also individually bid for any individualplot(s) comprised in the Block, then the Bidder has to furnish Bid Security for Block as well as Bid Security for each constituent plot in the block that it wants to bid for additionally. The individual plot auction(s) are a separate auction process in itself, so bidder needs to submit a fresh application along with additional/ separate bid security for each individual plot(s).
4.	The Block comprises four (4) Plots, being Plot Nos. 19, 20, 22 and 23, in respect of which separate Sub-Lease cum Development Agreements (SLCDA) are proposed to be executed pursuant to Clause 2.9.2 of the RfP.	As per Clauses 2.1.6 and 2.1.7 of the RfP, each Plot (whether forming part of the Block or otherwise) shall be developed and implemented as a standalone/ independent project under separate registered Sub-Lease cum Development Agreement signed for each Plot.

	In this regard, kindly clarify whether the rights and obligations in respect of each Plot and the corresponding SLCDA would be treated as independent and severable. In particular, in the event of any payment default, construction-related issue, non-compliance or approval-related matter in respect of one Plot, or in the event the Developer exercises the fall-back option in respect of any particular Plot(s), kindly confirm whether such event would have any impact on, or result in any termination, cancellation, default or other adverse consequence in respect of the remaining Plot(s) and the corresponding SLCDAs.	Accordingly, the rights and obligations under each plot-wise SLCDA executed pertain in respect of that Plot. Accordingly, default under one SLCDA will not automatically amount to default under the other SLCDA.
5.	Pursuant to Clause 12.1.2(j) of the Draft SLCDA, restrictions under GRAP continuing for more than 48 (forty-eight) hours have been identified as a Force Majeure Event. In this regard, kindly clarify whether, where a Force Majeure Event, including GRAP-related restrictions, results in suspension or disruption of construction activities, the applicable Construction Completion Date/ COD would be extended on a day-for-day basis corresponding to the period for which construction activities are so affected, without levy of any Extension Fee. Further, kindly clarify whether, during any such period of suspension or disruption arising on account of a Force Majeure Event, the Developer would continue to be liable for payment of	Kindly refer to Clauses 5.2.2 and 12.3 of the SLCDA in this regard. Bidders should also refer to Clause 12.2.3 which clearly state that "the obligation of the Developer to make payments as applicable in terms of Article 11 shall continue" Therefore, the timeline for the payment shall remain the same.

	(i) Lease Premium instalments, (ii) Common Area Maintenance Charges, and (iii) Centralised Services Charges, or whether any deferment, suspension or other relief would be available in respect of such payment obligations for the duration of the Force Majeure Event.	
6.	Kindly provide clarity on the timelines and applicable milestones for computation of simple interest in respect of the 70% of the Lease Premium payable after appropriation of the Bid Security. In particular, kindly specify the exact due date(s), expressed in terms of "D + X days" from the relevant date/ event ("D"), from which the period for computation of such simple interest would commence and the date by which the applicable payment is required to be made.	The RFP prescribes two distinct payment mechanisms — one for Individual Plots and one for the Block — and the simple interest component applies only to the Block mechanism. Both are set out below with "D" as the respective trigger event 1. Individual Plots - First stage 30% D + 30 days (D = date of issuance of LoA) - Second stage Balance 70% (after adjusting 2% Bid Security already paid) D + 180 days (D = date of issuance of LoA) No simple interest is levied on this 70% balance, as it falls due as a single lump-sum payment within the 180-day window. Interest at 12% per annum or SBI MCLR + 2% per annum, whichever is higher, applies only if payment is delayed beyond D + 180 days, computed on the unpaid amount from the date it fell due 2. The Block Interest commencement point: The simple interest period on the deferred 70% commences from D2, i.e., the Commencement Date/date of execution of the plot-wise Sub-Lease cum Development Agreement, and is computed on the reducing outstanding balance as each instalment is paid. - First stage 30% of the aggregate Block Lease Premium D1 + 90 days (D1 = date of issuance of LoA) - Subsequent stages Balance 70% of

		the FAR-allocated Lease Premium per Plot, plus simple interest at 10% per annum on the outstanding amount in 6 equal bi-annual instalments over 3 years from D2 (D2 = date of execution of the Sub-Lease cum Development Agreement for that Plot) Instalment due dates (D2 + X): - Instalment 1: D2 + 6 months - Instalment 2: D2 + 12 months - Instalment 3: D2 + 18 months - Instalment 4: D2 + 24 months - Instalment 5: D2 + 30 months - Instalment 6: D2 + 36 months
7.	Kindly clarify the applicable requirement with respect to the quantum of retail area to be developed as part of the Project. In this regard, we note that, under the draft SLCDA, the Developer is required to ensure that a minimum of 80% (eighty percent) of the Planned Built-Up Area of the Project is used strictly towards space dedicated to office / retail, while the remaining 20% (twenty percent) may be utilised for developing retail space, including the mandated retail podium and associated street retail facilities, in accordance with Schedule C (Mandated Development Requirements). However, the Urban Design Guidelines appear to stipulate a 6.5% retail area requirement. Accordingly, kindly clarify the applicability and interrelationship of the aforesaid provisions, including the basis on which the 6.5% retail area requirement is to be calculated, and whether the same is in	The permissible retail area in the office block/ plot shall be as prescribed in the approved master plan and urban design guidelines.

	addition to or forms part of the retail area contemplated under the draft SLCDA.	
8.	Kindly clarify whether the FAR specified / provided for the Plots comprised in the Block is equivalent to the Gross Leasable Area (GLA) that may be developed on such Plots, or whether the permissible FAR and the GLA are to be considered as distinct parameters. If the two are distinct, kindly clarify the methodology for determining the permissible GLA for each Plot comprised in the Block.	Gross Leasable Area is a function of the Bidder's design within the permissible FAR and is not separately prescribed by the Authority. The achievable GLA for each Plot is to be determined by the bidder through its own design, within the permissible Total FAR and all applicable statutory and Urban Design Guidelines requirements. Bidders are advised to carry out their own calculation in this regard.
9.	Kindly clarify whether the External Development Charges specified at INR 440 per sq. ft. are intended to be a fixed one-time charge, payable in full at the applicable stage, or whether the same may be payable/ staggered over a period of time. In the event such charges are permitted to be paid on a staggered basis, kindly also clarify whether any escalation, revision or other increase in the applicable rate would be applicable during the intervening period and, if so, the basis and frequency of such escalation.	EDC charges are as per mentioned in RFP and SLCDA and are one time charge, payable 100% upfront at the time of signing of the SLCDA.
10.	Schedule C to the SLCDA, setting out the Mandated Development Requirements, does not appear to be annexed to the draft SLCDA shared with the RfP documents. Kindly provide Schedule C / the applicable Mandated Development Requirements for our review and consideration.	Schedule-C (Mandated Development Requirements) of the SLCDA refers to all the statutory and development regulations and bye-laws which are applicable on the IICC Yashobhoomi Mixed-use district and is to be read with the Urban Design Guidelines Handbook (RfP Annexure-B / SLCDA Schedule-D), which sets out the applicable development requirements.

11.	During the Pre-Bid Meeting, we had submitted that the Mandated Development Requirements do not appear to have been annexed to the draft SLCDA shared along with the RFP. In response, the Authority clarified that the Urban Design Guidelines constitute the Mandated Development Requirements. However, we note that the Urban Design Guidelines and the Mandated Development Requirements are referred to / contemplated as separate Schedules under the draft SLCDA. Accordingly, there appears to be a distinction between the two. In view thereof, kindly clarify whether the Urban Design Guidelines and the Mandated Development Requirements are intended to constitute the same document / requirements. In the event the two are separate and distinct, kindly provide a copy of the Mandated Development Requirements.	Schedule-C (Mandated Development Requirements) of the SLCDA refers to all the statutory and development regulations and bye-laws which are applicable on the IICC Yashobhoomi Mixed-use district and is to be read with the Urban Design Guidelines Handbook (RfP Annexure-B / SLCDA Schedule-D), which sets out the applicable development requirements.
12.	Sub-point (b) to Clause 1.1(xiii) of the SLCDA, defining the term "Change in Ownership", refers to "…any change in Control of such Developer". However, the said provision does not specify the period or stage up to which any such change in Control is required to be considered for the purposes of determining a "Change in Ownership". Accordingly, kindly clarify the period or stage up to which any change in Control of the Developer would be subject to the aforesaid provision.	The expression "Change in Ownership" shall have the meaning assigned under Clause 1.1 of the SLCDA read with Clause 6.3 and Clause 2.1.8 of the RfP (which permits change in shareholding after discharge of the entire Lease Premium, with the prior approval of the Authority). The period/stage of applicability shall be as governed by the SLCDA read with RfP Clause 2.1.8.
13.	Sub-point (a) to Clause 1.1(xiii) of the SLCDA provides that,	Clause 1.1 (xiii) of the SLCDA is to be read harmoniously with Clause 6.3 of

	following execution of the SLCDA, any transfer of 25% or more of the Constituent Interests in the Developer within any 12 (twelve) month period shall constitute a “Change in Ownership”. On the other hand, Clause 2.1.8 of the RfP provides that, subject to the Selected Bidder/ Developer having discharged its obligation to pay the entire Lease Premium applicable to the Plot(s) awarded to it, the Selected Bidder may, with the prior approval of the Authority, change its shareholding in the SPC. In view of the aforesaid provisions, kindly clarify the following: (i) Whether any change in Ownership/ Constituent Interests is restricted during the initial 12 (twelve) month period following execution of the SLCDA; (ii) Whether, upon payment of the entire Lease Premium i.e., after expiry of the aforementioned 12 (twelve) month period and prior to expiry of the stipulated 3 (three) year period, the Developer may, with the prior approval of the Authority, effect a change in its shareholding/ ownership in the SPC; and (iii) Whether, upon expiry of the stipulated 3 (three) year period for payment of the entire Lease Premium, the Developer may effect a change in its shareholding/ ownership in the	SLCDA. Any request for change in ownership shall be with Authority's prior written approval. Further any request shall be considered by Authority only after full payment of the Lease Premium. Kindly refer to Addendum in this regard.

	SPC without obtaining prior approval of the Authority.	
14.	Pursuant to Clause 2.1.8 of the RfP, kindly clarify whether the Developer may discharge the entire Lease Premium applicable to the Plot(s) awarded to it upfront, i.e., prior to expiry of the stipulated 3 (three) year period and, if so, whether such upfront payment would enable the Developer, subject to the prior approval of the Authority, to effect a change in its shareholding/ownership in the SPC prior to expiry of the said 3 (three) year period.	The RfP and SLCDA does not restrict the Developer from discharging the obligation for payment of entire Lease Premium earlier than the stipulated schedule. The interest payable on the outstanding balance Lease Premium amount is applicable only till the date of entire payment of the Lease Premium amount. Once the Bidder/ Developer has discharged its obligation to make payment of the entire Lease Premium amount to the Authority, no further interest or penal changes for pre-payment will be applicable. It is clarified that any Change in Ownership post the payment of the entire Lease Premium amount along with applicable interest and penal interest, if any, shall be only with the prior approval of the Authority as provided in the SLCDA. Kindly refer to Addendum in this regard.
15.	Kindly clarify whether the Developer may discharge the entire Lease Premium upfront, i.e., prior to the expiry of the stipulated 3 (three) year period.	The RfP and SLCDA does not restrict the Developer from discharging the obligation for payment of entire Lease Premium earlier than the stipulated schedule. Pls refer to Annexure-D wherein it states interest is computed only on the reducing outstanding balance, which is consistent with a no-penalty prepayment regime.
16.	We note that pursuant to the Lease Agreement dated 8 March 2018 executed between DIPP and IICC (the "Master Lease Agreement"), and the Office Memorandum bearing Ref. No. 12/8/2015-ID.I dated 14 September 2016 issued by DIPP and annexed to the Master Lease Agreement, DIPP had handed over 89.5832 Ha of land (excluding 0.1368 Ha of unacquired land) out of the total area of 89.72 Ha to the	Entire area for IICC measures 89.72 ha and the same is fully acquired by DPIIT (89.5832 Ha. for IICC) and DMRC (0.1368 Ha. for Yashobhoomi Metro Station) and the Plots which are the subject matter in this RFP falls within the acquired area. Bidders can also refer to IICC Master Plan approval in this regard uploaded in the Data Folder on the MSTC Portal.

	representative of the Department. We further note that the Sector & Demarcation Plan annexed to the Master Lease Agreement identifies certain areas as “Area Removed” and “Area Added”, while the definition of “Site” under the Master Lease Agreement refers to an area admeasuring 89.5832 Ha. In view of the above, kindly clarify and confirm the following: (i) whether the entire area admeasuring 89.72 Ha was duly acquired by DIPP and subsequently leased to IICC, or whether any portion thereof continues to constitute unacquired land; and (ii) whether the Plots comprised in the Block are entirely situated within the acquired portion of the land and do not form part of the aforesaid 0.1368 Ha of unacquired land.	
17.	Kindly clarify the manner in which the Project Land was acquired by DIPP and provide copies of the relevant acquisition documents, including any award, instrument, agreement or other supporting documentation evidencing and substantiating the acquisition of the Project Land.	Title to the Project Land was transaferred from DDA to DPIIT at Re 1 in pursuance of Cabinet Approval, dated 23rd March 16. The copy of the letter dated 23rd March 2016 has been uploaded in the Data Folder on MSTC Portal
18.	Schedule E: List of Approvals attached to the Draft SLCDA sets out the approvals to be obtained by the Authority and/or the Developer. In this regard, kindly provide further clarity on the indicative timelines within which the respective approvals	All the Project levels approval(s) has already been obtained by the Authority and are mentioned in Schedule E (A) of the Development cum Sub-lease Agreement. Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) but not limited to, shall be the

	are already obtained; and the approvals which are expected to be obtained by the Authority. Such clarity would assist the Bidder in appropriately assessing and planning the construction schedule and overall project implementation timelines, including the sequencing and timelines for obtaining other approvals that may be dependent upon or consequential to the aforesaid approvals.	responsibility of the bidders at its own cost.
19.	Pursuant to Clause 2.1.9(vii) of the RfP, the Total FAR is required to be obtained within 5 (five) years, with an extension of up to 2 (two) years being permissible upon payment of the applicable Extension Fee. In this regard, kindly clarify whether the Developer may undertake development of the Total FAR of the Block in phases and, accordingly, obtain the Occupation Certificate ("OC") for the respective phases as and when such phases are completed, including where such phased development and obtaining of OC extends beyond the aforesaid 5 (five) year period (or the extended period, as applicable). If permissible, kindly also clarify whether any specific conditions, approvals or other requirements would apply in relation to such phased development and issuance of OC.	Construction period is already defiend as per clause no 5.2 of SLCDA, Developer is free to phase out plan , but the project completion timelines must be adhered to as per the sub-lease cum development. Commercial operations date (COD) shall be as per the sublease cum development agreement (SLCDA)
20.	Kindly clarify whether the Developer would be required to obtain separate Environmental Clearance ("EC"), Consent to	Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) of Development cum Sub-lease Agreement including but not limited to those

	Establish (“CTE”), Fire NOC and approvals from the Delhi Urban Art Commission (“DUAC”) in respect of each individual Plot comprised in the Block, or whether such approvals may be obtained for the Block as a whole. In the event that any or all of the aforesaid approvals are required to be obtained on a plot-wise basis, kindly clarify whether any prescribed sequencing, inter-dependency, phasing or other specific requirements would apply in relation to obtaining such approvals for the individual Plots.	mentioned therein, shall be the responsibility of the bidders at its own cost. Bidder to do their own diligence for sequencing or other requirement with liaisoning with the relevant department(s)
21.	Kindly clarify whether any approval, clearance, consent or NOC from the Bureau of Civil Aviation Security (BCAS) or any other aviation security authority is required to be obtained for the development and/ or operation of the Project. If so, kindly specify the applicable requirements and the stage at which such approval / clearance is required to be obtained.	Bidder shall have to carry out its own due diligence and shall be solely responsible for procuring and maintaining any related approvals/ NOC's/ Permits etc. that may be required to be obtained to implement the Project in accordance with the provision of the SLCDA and Applicable Laws.
22.	Kindly clarify whether the Developer would be required to obtain separate Environmental Clearances (“EC”) and Consent to Establish (“CTE”) for each individual Plot comprised in the Block, or whether the requisite EC and CTE may be obtained for the Block as a whole. In case plot-wise approvals are required, kindly also clarify whether any specific sequencing or other requirements would apply in relation to obtaining such approvals.	Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) of Development cum Sub-lease Agreement including but not limited to those mentioned therein, shall be the responsibility of the bidders. Bidder to do their own diligence for sequencing or other requirement with the relevant department(s)

23.	We understand that the Delhi Metro line passes beneath/ through the vicinity of Plot No. 16. In this regard, kindly clarify whether, in view of the existing Metro infrastructure, the Developer would be required to obtain any approval, NOC, consent or other clearance from the Delhi Metro Rail Corporation ("DMRC") in connection with the development and construction of the Plot(s) comprised in the Block. If any such approval or clearance is required, kindly also clarify the nature and scope thereof and the stage at which the same would be required to be obtained.	The Developer shall carry out its own due diligence and obtain approval/NOC from DMRC or other authorities as may be applicable to its Plot(s)/ Block under Applicable Laws at his own cost.
24.	We understand that there are certain norms restricting construction activities in the vicinity of Airport. Since the Project Site is approximately 11 Kms from IGI Airport, kindly clarify / confirm if there are no restriction on the construction activities on the Project Site. We understand that certain statutory and regulatory requirements may apply to construction activities in the vicinity of an airport. Considering that the Project Site is situated approximately 11 km from Indira Gandhi International Airport, kindly clarify whether any restrictions, or other aviation-related requirements would be applicable to the development and construction activities at the Project Site. In particular, kindly confirm whether any such restrictions or requirements would impact the	NOC has to be obtained from AAI, which shall mention the related norms /Do's and Dont's with respect to the construction activites on the project site. Clearance from AAI for the project has been obtained by the Authority (Schedule-E Part A). The Developer shall comply with all Applicable Laws and the Urban Design Guidelines Handbook (RfP Annexure-B / SLCDA Schedule-D) in respect of construction, and obtain any additional plot-level approvals as applicable; construction shall be as per Applicable Laws and the AAI-cleared parameters. Additionally, The Developer shall carry out its own due diligence and obtain any approval/NOC from relevant authorities as may be applicable to its Plot(s) under Applicable Laws at his own cost.

	proposed development, and construction activities, and if so, kindly provide details thereof.	
25.	Kindly provide details of the Trunk Infrastructure presently available and/ or completed at the Project Site and its immediate vicinity, including the nature and extent of infrastructure that has already been developed and made operational. It would also be helpful if the Authority could provide details of any balance Trunk Infrastructure that is proposed to be developed, including the indicative timelines for its completion, as the same would assist the Developer in appropriately planning the development and construction activities for the Project.	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
26.	We understand that the basement works are yet to be undertaken. Accordingly, kindly clarify the proposed timeline for construction of Basement 1 and its connectivity with the respective basements of all four Plots comprised in the Block.	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.

27.	During the Pre-Bid Meeting, the Authority clarified that all requisite Trunk Infrastructure has been developed by IICC, as also understood from the RFP. However, upon review of the RFP, we have not been able to identify a specific provision expressly confirming the availability / readiness of such Trunk Infrastructure. Accordingly, kindly confirm the status and availability of the requisite Trunk Infrastructure and clarify whether the same is presently available and ready for connection / utilisation by the Developer in relation to the Project Site.	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
28.	Kindly clarify whether the Developer would be permitted to develop / establish infrastructure and allied facilities within the Project Site at its own, and, if so, whether any prior approval / consent of the Authority or any other Government authority would be required in this regard.	The Developer shall develop the Project within its Plot line in accordance with the SLCDA, the Mandated Development Requirements and the Urban Design Guidelines Handbook. Plot related approval of the Authority and/or the relevant Government authority shall be required where stipulated under the SLCDA and Applicable Laws.
29.	Kindly clarify the location and extent up to which the Authority will provide the designated tap-off points / connection points for electricity and other infrastructure utilities in relation to the Project Site. Further, please clarify the scope of the Authority's responsibility vis-à-vis the Developer's responsibility for providing the necessary infrastructure and utility connections beyond such tap-off points.	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
30.	Kindly provide details of the total sanctioned / available car	Parking norms and the sanctioned parking are governed by the Urban

	parking capacity in the complex and confirm the number of car parking spaces that are presently operational and available for use.	Design Guidelines Handbook (RfP Annexure-B / SLCDA Schedule-D) for convention & exhibition facility and the currently as build parking is exclusively for convention & exhibition facility Bidders are advised to refer the document for their own car parking and the parking for the respective Plot/Block shall be as per the building by laws and approving authority regulations.
31.	Clause 1.1.0 of the RfP provides that a Bidder intending to bid for the Block is required to submit one Proposal for the entire Block and that no separate Proposal may be submitted for any constituent Plot of the Block. However, Clause 2.1.21 contemplates that, in a "Failed Bid Scenario", the Bidder may consider submitting separate bids for each of the four (4) Plots as a fall-back option. In view of the above, kindly clarify whether a Bidder may, at the initial stage, submit one Proposal for the entire Block, while also submitting separate bids for each of the four (4) constituent Plots, to address the eventuality of a "Failed Bid Scenario", or whether such separate Plot-wise bids may be submitted only upon occurrence of a "Failed Bid Scenario".	Refer Clause 2.1.19 of the RfP in this regard which provides that a Bidder submitting a Block Bid may, in order to cover the contingency of the Block Event not concluding successfully, additionally/ simultaneously submit Individual Bids for any one or more of the plots comprised in the Block, and such Individual Bids shall be opened and acted upon only if the Block Event fails.
32.	Kindly provide copies of the soil investigation / soil testing reports undertaken in respect of the Project Site, including the relevant findings and recommendations, if available.	Bidder may refer the document uploaded in the virtual data room at MSTC portal
33.	Please clarify whether, during the construction phase, temporary electricity and water	The bidder have to make its own arrangement at his own cost for supply of Power and Water at Construction stage

	connections will be provided by the Authority, or whether the Developer will be required to independently arrange for such temporary connections from BSES and Delhi Jal Board (DJB), respectively, or procure the same from any other source. In the event the Developer is required to obtain such temporary connections independently, kindly clarify whether the approvals / sanctions obtained by the Authority from BSES and DJB in respect of the Plots comprised in the Block and/or the surrounding areas are sufficient for obtaining such temporary connections, or whether the Developer would be required to obtain separate approvals / sanctions from BSES and DJB for the same.	as per its requirement. Developer to apply and obtain temporary connections directly from BSES and DJB as applicable at his own cost.
34.	Pursuant to the Urban Design Guidelines, we understand that the MUD plots are required to provide car parking at the rate of 3 ECS per sq. mtr. In view of the proximity of the Project Site to the Delhi Metro, kindly clarify whether any relaxation, rebate or reduction in the prescribed parking requirement would be permissible or available to the Developer on account of such proximity.	Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations.
35.	Kindly confirm whether any dedicated logistics / construction access road has been provided / constructed for the movement of construction material, equipment and vehicles during the construction phase. If so, kindly provide details of the same, including the designated access route and any applicable restrictions / conditions.	There will be dedicated / unrestricted entry and exit during construction period, which will be decided and communicated to the successful bidder in due course.

36.	Considering that the Convention Centre / Phase 1 development has already been constructed and is operational, kindly clarify whether any time restrictions, working-hour restrictions or other restrictions would apply to construction activities at the Project Site, particularly in view of the ongoing operations / activities within the IICC development.	The bidder shall have to follow the applicable construction norms, and regulations of the PCB. There will be dedicated entry and exit during construction period, which will be decided and communicated to the successful bidder in due course.
37.	Kindly confirm whether there are any existing underground utilities / services within or beneath the Project Site. If so, kindly provide details of the location, nature and alignment of such utilities / services and clarify whether any such utilities are required to be relocated / rerouted by the Developer as part of the development of the Project. Note: A physical utility survey of the Project Site will be required to verify the location and alignment of existing underground utilities.	The Bidder has to carry out his own assessment/analysis/survey for assessment of any existing underground utilities within its plot/block as applicable and take appropriate approval from the respective asset owning entity for relocation/rerouting. The Cost of relocation/shifting shall be borne by the bidder.
38.	Kindly clarify whether any peer review mechanism is applicable to the Project, including the stage(s) at which such peer review is required, the scope and process thereof, and the applicable standards, guidelines or approval requirements, if any.	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC simultaneously with submission to the statutory authorities. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
39.	Kindly clarify whether any stoppage, suspension or restriction of construction / development activities would be	RFP/ SLCDA provisions prevail

	required during VIP movement(s) at or in the vicinity of the Project Site. In the event such stoppage, suspension or restriction is required, kindly confirm whether the resulting period of disruption would qualify as a Force Majeure ("FM") Event under the SLCDA and, consequently, entitle the Developer to a corresponding extension of time for completion of the affected works.	
40.	Will the complete title documents and Master Lease Agreements be made available for legal and technical due diligence prior to submission of the bid?	Title duly vests in DPIIT in view of Cabinet approval and DDA letter dated 23rd March 2016. Refer to the copy of the letter dated 23rd March 2016 uploaded in the Data Folder on MSTC Portal
41.	Is there any provision under the lease terms or applicable regulations for conversion of the leasehold land into freehold upon payment of the prescribed conversion fee?	No. The Plots are being offered only on a long-term sub-lease basis under this RfP for a period extending up toMarch 6, 2117 subject to the terms of the RfP and the SLCDA.
42.	Since the office plots are being offered on a long-term lease, will the successful bidder be permitted to further sub-lease the constructed/built-up area or individual floors to third parties on a similar long-term lease basis?	Yes; refer Clauses 3.1.4(g), 6.2.4 and Article 9 of the SLCDA in this regard.
43.	Are there any restrictions on the profile or category of tenants/occupiers who can occupy the office premises?	The permitted use of the Plot is as assigned under the IICC master plan (office / retail, as applicable). Subject to such permitted use, the Authority does not prescribe any restriction on the business sector, nationality, size or credit profile of occupiers, and occupancies do not require the Authority's prior approval. However, any activity contrary to public order or morality, including gambling, betting, etc; any occupier carrying on an activity that is unlawful, or that requires a licence, registration or approval which the occupier does not hold should not be allowed. Further, the Developer should ensure that no occupancy is created in

		favour of any person or entity whose profile, business activities, or public dealing poses a threat to national security, public order, etc., or any entity owned or controlled by such person. Every sub sublease or license shall be co-terminous with and subordinate to the SLCDA and shall confer no right or interest in the Plot or against the Authority. Kindly refer to Addendum in this regard.
44.	Please clarify the applicability and basis of EDC, CAM and CSC charges. Are these charges calculated on the FAR/saleable built-up area of the plot, the sanctioned built-up area, or any other area?	The EDC, CAM and CSC are computed on the basis specified in Annexure-D of the RfP at per sq ft of FAR Area and is as per industry practices.
45.	Has the authority got any clarification from the GST department regarding the applicability of GST on the lease premium?	GST shall be applicable as per the provisions of the CGST Act, 2017 and shall be paid additionally by the Selected Bidder/ Developer. However, if there's any waiver / benefit recevied from the department, the same shall be passed on to the bidders.
46.	Who will be the nodal authority for obtaining project-specific approvals, including Building Plan approval, Fire Scheme approval, completion/occupancy approvals and other statutory approvals?	All statutory approval to be taken up from respective concern department / authority by the bidder at his own cost. Bidder is to do their due deligence in this regards
47.	Will the Building Plans, Fire Scheme and other project-specific plans first require approval/recommendation from IICC? If yes:	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.

48.	What approvals are required from IICC?	Approvals required shall be as per the RFP and SLCDA
49.	What is the expected timeline for each approval?	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
50.	Will IICC approvals be required in addition to approvals from the relevant statutory authorities?	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
51.	Will IICC levy any scrutiny fee, approval fee or other charges for reviewing/approving the Building Plans, façade, services or other project-specific designs? If yes, please provide the applicable fee structure.	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable at his own cost. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
52.	Since there is already a project-level Environmental Clearance (EC), will the successful bidder be required to obtain a separate EC or any additional environmental approval for	Project-level Environmental Clearance has been obtained by the Authority (Schedule-E Part A). Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) of

	development of the individual plot?	Development cum Sub-lease Agreement including but not limited to those mentioned therein, shall be the responsibility of the bidders. Additional Environmental Clearance / environmental compliance, if any, applicable to the Plot shall be obtained by the bidder at his own cost. Bidder to do their own dilligence in this regard
53.	Will the developer be permitted to modify the internal layout/design of the building, subject to compliance with applicable development controls and statutory approvals?	The Developer may design the internal layout of the building as per its requirement, subject to compliance with the Mandated Development Requirements (Schedule-C), the Urban Design Guidelines Handbook (RfP Annexure-B / SLCDA Schedule-D), the Unified Building Bye-Laws and the applicable statutory regulations and approvals.
54.	Will the developer be permitted to modify the building façade/design from the currently proposed/designated façade? If yes, what are the design guidelines and approval requirements applicable to such modifications?	Façade and external design shall strictly comply with the mandatory requirements of the Urban Design Guidelines Handbook (RfP Annexure-B / SLCDA Schedule-D). Within those mandatory requirements, the Developer may exercise design flexibility. The applicable façade guidelines and approval requirements are as set out in the Urban Design Guidelines and are subject to the Authority's design-compliance review under Clause 6.1.1(c).
55.	What infrastructure and services will be provided by IICC to the individual plots, including electricity, water supply, sewerage, storm-water drainage, telecom/data connectivity and other utilities?	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.

		Further, all internal Infrastructure is bidders scope but not limited to HVAC, Fire Fighting system, MEP, structural etc.
56.	Please clarify the scope and responsibility of IICC vis-à-vis the internal and external infrastructure serving the plots. Specifically, what infrastructure will be completed and made operational by IICC prior to handover of the plot?	The trunk infrastructure facility is already in place, with services provided in accordance with Schedule-B of the SLCDA. Tapping points have already been provisioned at the trunk infrastructure level. Integration with the respective MUD plots, including last-mile connectivity, shall be the responsibility of the respective bidder(s). Bidder(s) may plan a site visit for more details and clarifications.
57.	Since IICC is auctioning/allocating the Ground Coverage/plot area, what rights, easements or access rights will the successful bidder have over the adjoining roads, common areas and other external infrastructure required for access to and operation of the project?	The Developer is granted the sub-lease of the Plot together with the necessary access over the common roads and infrastructure for the use and operation of the Project, as provided in the SLCDA, master approval, Urban Design Guidelines
58.	What is the committed timeline for completion of the road network and other connectivity infrastructure within and around the development? Please provide the current status and phase-wise completion schedule.	The trunk infrastructure is in place; the Authority develops the common roads and connectivity as per the requisite construction sequence and coordination between bidder , stakeholder and the Authority
59.	Since the basements of the various plots are interconnected, please clarify the development rights and area attributable to each successful bidder. Specifically: a) On what area will the successful bidder be permitted/required to construct the basement?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement

		internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
60.	b) Will the basement be treated as an independent area for each plot or as part of a common interconnected basement?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
61.	c) How will the basement footprint, access, circulation and parking rights be demarcated between individual plots?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for

		development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
62.	d) Who will be responsible for construction, structural integration and maintenance of the common/interconnected portions?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
63.	Please provide a detailed list of all approvals, permissions, and clearances required for development of an office project on the allotted plot.	Project levels approval(s) has already been obtained by the Authority and are listed under Schedule E (A) of the Sub-lease cum Development Agreement. Procurement of plot level approvals as mentioned , in Schedule E - (B) & (C) including but not limited to those mentioned therein, shall be the responsibility of the bidders at his own cost. The Developer shall have to carry out its own due diligence and shall be solely responsible for procuring and maintaining any additional Applicable Permits that may be required to be obtained to implement the Project in accordance with the provision of the Agreement and Applicable Laws.
64.	Which government authorities/agencies will be	The Developer shall have to carry out its own due diligence and shall be solely responsible for procuring and

	responsible for granting the respective approvals?	maintaining any additional Applicable Permits that may be required to be obtained to implement the Project in accordance with the provision of the Agreement and Applicable Laws at his own cost.
65.	Will a separate Environmental Clearance (EC) be required by the plot developer, or will the project-level EC cover individual developments?	Project-level Environmental Clearance has been obtained by the Authority (Schedule-E Part A). Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) of Development cum Sub-lease Agreement including but not limited to those mentioned therein, shall be the responsibility of the bidders. Additional Environmental Clearance / environmental compliance, if any, applicable to the Plot shall be obtained by the Developer at his own cost. Bidder to do their own dilligence in this regard
66.	If a separate EC is required, which authority will grant the approval and what are the applicable thresholds and timelines?	Project-level Environmental Clearance has been obtained by the Authority (Schedule-E Part A). Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) of Development cum Sub-lease Agreement including but not limited to those mentioned therein, shall be the responsibility of the bidders. Additional Environmental Clearance / environmental compliance, if any, applicable to the Plot shall be obtained by the Developer. Bidder to do their own dilligence in this regard
67.	Please clarify the scope of master trunk infrastructure that will be provided and the scope that must be developed by individual plot owners.	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with

		the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding. Further, all internal Infrastructure is bidders scope but not limited to HVAC, Fire Fighting system, MEP, structural etc.
68.	Are utility tapping points available at the plot boundary? If yes, please provide details regarding: o Power supply o Water supply o Sewerage and drainage o ICT/telecom infrastructure o Stormwater drainage o District cooling/chilled water systems o Gas/fuel infrastructure	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding. Further, all internal Infrastructure is bidders scope but not limited to HVAC, Fire Fighting system, MEP, structural etc.
69.	Will centralized facilities such as DG backup power, district cooling/chiller plants, waste management systems, and other common utility services be available to plot owners?	Bidders to refer to Schedule-B of SLCDA for the full list of centralised services being provided by the authority.
70.	Will the authority provide power backup infrastructure for office developments?	The DG is the Developer's responsibility including storage of fuel for the same within the building line.
71.	Are there any restrictions on construction timing, working hours, transportation of materials, labour movement, or other construction-related activities within the development?	The bidder shall have to follow the applicable construction norms, and regulations of the PCB. There will be dedicated entry and exit during execution period, which will be decided and communicated to the successful bidder at the time of signing of Development cum Sub-lease Agreement.
72.	Are there any milestones or deadlines within which construction must commence and/or be completed?	Refer Clause 2.1.9(vi & vii) of the RfP and Clause 5.2 of the SLCDA in this regard.
73.	Is approval from the Delhi Urban Art Commission (DUAC)	The DUAC concept layout approval for the complex has been obtained by the Authority (Schedule-E Part A); building-

	required for developments within the project?	plan and anyother approval involving DUAC/DDA/SDMC/Fire but not limited to is to be obtained by the Developer (Schedule-E Part B &C). Bidder to do their dilligence in this regards
74.	Are there any mandatory architectural design guidelines, façade controls, sustainability requirements, or master planning requirements applicable to plot owners?	Mandatory architectural design guidelines, façade controls and sustainability requirements are set out in the Mandated Development Requirements (Schedule-C) and the Urban Design Guidelines Handbook and approved master plan, with which the Developer must comply. IGBC Green Building Platinum (V3) certification is mandatory (Schedule-E Part B).
75.	Is there a designated project architect, design review committee, or approval authority whose concurrence is required before construction?	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
76.	Given that the plot is located above/adjacent to metro station infrastructure, please clarify: What development, design, and construction restrictions apply due to the metro station?	The Developer shall carry out its own due diligence in respect of any metro interface and obtain any approval/NOC applicable to its Plot from DMRC or other authorities under Applicable Laws.
77.	Are there any limitations on foundation design, excavation, basement construction, building height, or structural loading?	The Developer shall carry out its own due diligence but not limited to any metro interface, existing authority utility ducts, foundation plan of adjacent plot and obtain any approval/NOC applicable to its Plot from DMRC or other authorities under Applicable Laws at his own cost. Coordination with the adjacent plot owners is also required.
78.	Will any approvals/NOCs from DMRC or other authorities be required?	The Developer shall carry out its own due diligence in respect of any metro interface and obtain any approval/NOC

		applicable to its Plot from DMRC or other authorities under Applicable Laws at his own cost.
79.	Are there any easements, exclusion zones, or areas within the plot that cannot be developed?	Kindly refer Urban Guidelines for development/easement areas at various levels which are self-explanatory.
80.	Does the metro infrastructure impose any restrictions on the permissible built-up area, basement entitlement, or development potential of the plot?	The Developer shall carry out its own due diligence for any metro interfaces and obtain any approval/NOC applicable to its Plot from DMRC or other authorities under Applicable Laws.
81.	Please provide the committed timelines for completion and operationalization of: o Exhibition centres o Convention centres o Arena and entertainment facilities o Roads and access infrastructure o Metro connectivity and public transport integration o Utility infrastructure and common services	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding. Further, all internal Infrastructure is bidders scope but not limited to HVAC, Fire Fighting system, MEP, structural etc. The Authority shall be responsible for construction of internal roads/pathways and lighting at Grade/surface level.
82.	Are these timelines contractually committed?	The Authority's obligations in respect of common infrastructure are as set out in Clause 7.1 and Schedule-B of the SLCDA.
83.	What remedies or protections are available to plot allottees in the event of delays in delivery of key infrastructure or project components?	No change. RfP provision shall prevail.
84.	Can the allottee create a mortgage, charge, or other security interest over the plot/leasehold rights for the purpose of raising project debt?	No mortgage, charge, lien or security interest can be created over the plot. Refer to Clauses 3.1.4 (b), 3.1.4 (c), 5.1.1(d) and 6.6 of the SLCDA in this regard.
85.	Are there any restrictions on financing, assignment, transfer, or security creation?	Refer to Clauses 3.1.4 (b), 3.1.4 (c), 5.1.1(d) and 6.6 of the SLCDA and RfP Clause 2.1.8 in this regard.

86.	Is basement area permissible based on: o Total plot area, or o Building footprint/ground coverage area?	Please refer to urban design guidelines in this regards
87.	What is the permissible basement built-up area?	The permissible basement built-up area is governed by the Urban Design Guidelines Handbook and EC. Bidders may refer to the UDG & EC.
88.	Are four basement levels mandatory or optional?	The permissible basement built-up area and levels is governed by the Urban Design Guidelines Handbook & EC approval for the project. However, the level of basement level 1 shall be same across the project area in line with UD Guidelines
89.	Are there any restrictions on basement usage, including parking, services, storage, utilities, or back-of-house functions?	Permissible basement usage is governed as per the statutory/ regulatory guidelines of respective authorities
90.	We understand that the parking norm is 3 ECS per 100 sq. m. Please confirm whether this requirement is calculated on: o FAR area, o Total built-up area	Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations.
91.	How will basements across different plots be interconnected?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 level, which shall be interconnected to the adjacent Plot/block building basement B1 level to establish a vehicular tunnel. The Owner of the respective plot shall build the B1 basement up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority
92.	Will common basement connectivity infrastructure be	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built

	developed by the plot developer?	mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
93.	Will individual developers be responsible for constructing ramps, connections, and access infrastructure to the common basement network?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
94.	Please clarify the exact division of responsibilities between the authority and individual plot owners regarding basement infrastructure and common services.	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild

		lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
95.	Transferability, Exit & Change in Control a) Are there any lock-in restrictions applicable to the plot, leasehold rights, or the allottee entity?	Refer Clause 2.1.8 of the RfP, and Clauses 1.1.1 (xiii), 6.3 of the SLCDA.
96.	b) Can the allottee transfer, assign, or sell the plot/leasehold rights after allotment?	The Plot cannot be further sub-leasehold or sold or transferred. Kindly refer to Clauses 3.1.4(g), 6.6.1(d), 6.6 and Article 9 of SLCDA in this regard.
97.	c) Can shares of the SPV/entity holding the plot be transferred without prior approval?	No. Any change in ownership shall be only with the prior approval of the Authority Kindly refer to Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
98.	d)Are there any restrictions on change in control, change in shareholding, induction of new investors, or restructuring of the ownership vehicle?	Kindly refer to the definitions of "Constituent Interest", "Control" and “Change in Ownership” under Clause 1.1 and Clause 6.3 of the SLCDA read with RfP Clause 2.1.8 and Addendum issued with the pre-bid responses.
99.	e) What approvals, if any, are required for such transactions?	The prior approval of the Authority is required for a change in ownership/control/shareholding as provided under Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
100.	Can the allottee be an investment fund, AIF, or an SPV owned by institutional investors?	Refer to Clauses 2.4, 2.5 and 2.7 of the RfP in this regard.
101.	As per the Urban Design Guidelines, the parking norm of 3 ECS per 100 sq.m. on a BUA of 17,328 sq.m. (Pg. 148/283) results in a requirement of	Bidder to provision Car parking requirement as per the building by laws and approving authority regulations.

	approximately 520 ECS. However, Pg. 227/283 indicates a parking requirement of 674 ECS for the same plot. Kindly clarify the reason for this discrepancy. If 674 ECS is applicable, will the additional requirement be accommodated within the Zone 4D surplus parking provision?	
102.	Referring to Pg. 231/283 of the Urban Design Guidelines, could you please clarify the development area of basement? Does the black boundary shown beyond the plot boundary represent the required basement extent, and if so, what is the corresponding area (in sq.m.)?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
103.	Could you also confirm whether the basement entry/exit ramp infrastructure provided will connect only to Basement Level 1 or to the lower basement levels as well? Additionally, please clarify the proposed basement interconnection arrangement between plots. Specifically, will the basements of Plots 12 and 13 be interconnected, or will the connection be between Plots 12 and 15?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot

		owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
104.	Finally, for parking compliance, should the requirement be considered as 520 ECS or 674 ECS as per the Urban Design Guidelines, or should it be determined in accordance with the applicable MCD and Fire Department regulations?	Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations.
105.	Basement Integration: For the block auction, can the basements of the individual plots within the block be merged and developed as a common basement?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 level, which shall be interconnected to the adjacent Plot/block building basement B1 level to establish a vehicular tunnel. The Owner of the respective plot shall build the B1 basement up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority
106.	Basement Area: What is the total basement area available / permissible for the block purchase, in sq. ft.?	The total basement area is governed by the Urban Design Guidelines Handbook & EC approval for the project.
107.	Master Layout Plan: Kindly provide the AutoCAD file of the master layout plan for the block of plot number 19,20,22 and 23.	The same is available in the data room
108.	GST Exemption: What is the status of the application made by IICC for exemption from GST applicability on the lease premiums?	IICC has not filed any application for exemption for the plots offered in this RFP, hence GST is applicable as per GST Act and Rules, as amended from time to time.
109.	Soil Report: Kindly provide the soil investigation report for assessing the technical feasibility of the development.	The same is available in the data room

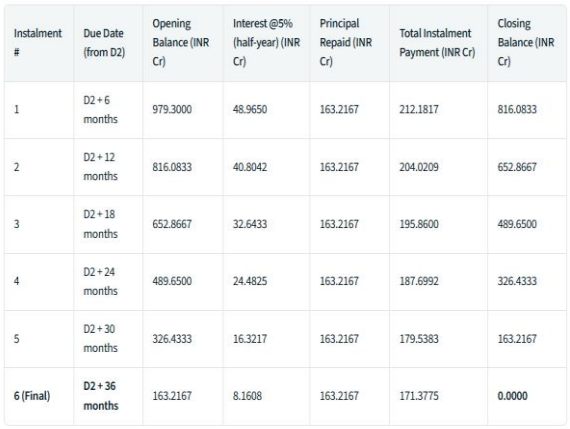
110.	Land Possession: What would be the expected timeline for handing over / obtaining possession of the land after execution of the Lease Deed for the block auction?	Refer Clause 2.1.9(v) of the RfP and Clause 3.2 of the SLCDA in this regard.
111.	PTM: In case of a block purchase, will PTM be available / obtainable once the Lease Deed has been executed? RFP mentions that no PTM will be allowed unless the entire amount is paid.	Refer Clause 2.1.9(ix) and Annexure-E of the RfP in this regard.
112.	Building Plan Approval: Will the building plan be required to be approved by DDA or SDMC, or by any other authority?	Bidder to do their own diligence in this regard , cost of any plot level approval shall be borne by the bidder.
113.	Building Layout Approval: What would be the expected timeline for obtaining approval of the building layout plan from IICC?	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
114.	Existing Approvals: We request you to kindly provide copies of the approvals already obtained by IICC, as mentioned in Schedule E of the Draft Sub-Lease-cum-Development Agreement. Furthermore, we request approvals obtained by IICC for phase 1 of the Yashobhoomi project.	The copies of the approval obtained by IICC can be accessed from the Data room on MSTC Portal.
115.	Stack Parking: Is there any restriction on utilisation of stack parking towards meeting the minimum parking requirement?	Stack parking may be proposed in compliance with statutory regulations expect for B1
116.	High-Tension Wires: Are there any high-tension transmission lines / wires passing through or in the vicinity of the block, as	Currently there are no HT lines on site

	referred to in the Urban Development Guidelines?	
117.	Parking Requirement: We request IICC to reconsider the minimum parking requirement for the block, as approximately 4,000 car parks on a land parcel of approximately 6.7 acres appears to be substantial. Kindly clarify the basis for the prescribed parking requirement and whether any relaxation/ alternative methodology for meeting the requirement can be considered.	Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations.
118.	Height Requirement: Do we the flexibility to change height of an individual floor? Eg: Double Heighted lobby etc.	The bidder may alter internal heights of floors above ground ensuring compliance to urban design guidelines , DUAC and approved master layout plan, however the intent should not be altered.
119.	Basement Construction sequence for adjoining plots for anchoring purpose (in event of following shoring method)	The construction sequence of the adjoining plots will depend on the construction plans of the respective bidders. The bidder will have to coordinate with the adjacent plot bidders for construction of basement works.
120.	If the, construction of internal roads at surface level, ramps for entry and exit of first level of basement, common vehicular movement path/ tunnel at the outer periphery of the first level basement (as per the Master Plan and Urban design Guidelines), etc. will be developed by the Authority, how it will be developed if the adjacent plot owner construction delayed / not started?.	The Authority shall be responsible for construction of internal roads/pathways and lighting at Grade/surface level. The construction sequence of the adjoining plots will depend on the construction plans of the respective bidders. The bidder will have to coordinate with the adjacent plot bidders for construction of basement works.The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
121.	Whether basements shall be allowed outside the plot boundary as provided in the MuD Guidelines. As currently there is no clarity on basement boundaries extending beyond plot lines as per the Urban	The extent of basement beyond the plot line is governed by the Urban Design Guidelines (UDG) Handbook (Basement Layout, referred pages), the same is to be developed by the bidder as per the UDG.

	design guidelines shared by IICC (Refer pg no number 231, 232, 233 and 234).	
122.	Kindly clarify the basement within the plot line up to level four shall be used exclusively by the plot owner, or it will be commonly used by others also.	The basement area as developed by the plot bidders shall be exclusively used and maintained by the respective bidder only.
123.	Please clarify, since the first basement is designed as an interconnected facility across multiple plots, how the statutory NOCs (Fire, etc.) shall be obtained by individual plot owners, considering that the construction timelines of different plot owners may vary.	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders. All Approvals but not limited to statutory approvals including Fire from the statutory authorities for the entire development of Plot/Block is in the bidders' scope at his own cost.
124.	Please clarify the existing water table level at the site.	The same is available in the data room
125.	Please provide drawings for Tap-off point locations for different plots	Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
126.	Please clarify the proposed scheme for basement ventilation to be adopted by the plot	The bidder shall have to carry out its own due diligence and design the scheme of ventilation within their plot boundary/line

	owners. It is possible that the basement ventilation shafts are projected outside the individual plot boundaries. Kindly confirm the arrangement and responsibility for providing and integrating these ventilation shafts, along with the coordination requirements (if any) with IICC or adjoining plots.	and the bidder shall solely be responsible for Development and maintenance of the same.,
127.	Kindly confirm whether the developer is permitted to modify the basement heights as per their design requirements, or if the basement levels are to be maintained uniformly as per the master design issued by IICC	The permissible basement built-up area and levels is governed by the Urban Design Guidelines Handbook & EC approval for the project. However, the level of basement level 1 shall be same across the project area in line with UD Guidelines
128.	Please share the expansion joint details. (Locations / Finishing details?)	The detailed engineering is bidders scope.
129.	Additionally, kindly confirm whether each plot owner is required to develop independent fire pump rooms and high-side MEP service rooms within their respective basements?.	The bidder(s) need to follow master layout plan, Urban design guidelines for mandatory Development requirement and applicable local building byelaws for Delhi.Further, all internal Infrastructure is bidders' scope but not limited to HVAC, Fire Fighting system, MEP, structural etc. shall be as per statutory guidelines of the respective authority for each plot.
130.	Please clarify, whether D.G's / power back up shall be provided by IICC? As HSD line shows in MEP trunk infra drawing.	Shall be as per urban design guidelines. Pls refer Urban design guidelines Section 11 SITE SERVICES PROVISION for the same. DG Sets will be responsibility of each bidder within its building line. At present 3 inches HSD line is erected in the service tunnel.
131.	Will the Authority permit reliance on the Net Worth of the ultimate parent or a group affiliate, supported by a binding corporate guarantee or letter of comfort, in place of standalone Bidder Net Worth?	No change. RfP provision shall prevail.
132.	Request that the complete Schedule C (Mandated Development Requirements) be issued in the Data Room, together with confirmation of which document constitutes the binding Urban Design	The Mandated Development Requirements refers to all the statutory and development regulations and bye-laws which are applicable on the IICC Yashobhoomi Mixed-use district and are to be read with the Urban Design Guidelines Handbook.

	Guidelines for Plots 19, 20, 22 and 23, and that the Proposal Due Date be extended by at least 3 (three) weeks from the date of such issuance.	any extension shall be notified only through the Official Website and the MSTC portal (Clause 2.2.2).
133.	Please reconcile the two provisions and confirm the final instalment date, and issue an illustrative amortisation schedule showing principal and 10% simple interest on the reducing balance for a representative Block Lease Premium.	Two distinct provisions (Annexure-D, Clause 1(b) and Clause 2.1.9(xii) (read with Clause 2.1.9(i))) govern the balance 70% Lease Premium for the Block and these are two sequential interest regimes applying at different stages: Stage 1 (performing/on-time payment): 10% simple interest accrues on the reducing principal balance as the ordinary cost of deferral, computed half-yearly and bundled into each of the 6 scheduled instalments. Stage 2 (default/overdue payment): Only if an instalment (principal + 10% interest) is missed on its due date does the higher penal rate (12% p.a. or SBI MCLR + 2% p.a.) apply — and only on the unpaid/overdue instalment amount, from the date it fell due until paid. Confirmation of the Final Instalment Date - The final (6th) bi-annual instalment is due at D2 + 36 months, where D2 = the date of execution of the Sub-Lease cum Development Agreement for the relevant Plot. This marks full discharge of the deferred 70% Lease Premium (plus accrued 10% simple interest) for that Plot, 3 years after Agreement execution, assuming no default occurs along the way.

		 Illustrative Amortisation Schedule Assumptions (for illustration only, using the Block Reserve Price as a representative base): Representative aggregate Block Lease Premium: INR 1,399.00 Cr (Block Reserve Price per Annexure-C) First stage (30%): INR 419.70 Cr, paid upfront at D1 + 90 days (not part of the amortisation table below) Deferred balance (70%): INR 979.30 Cr, repaid via 6 equal principal instalments of INR 163.2167 Cr each, with 10% simple interest computed half-yearly on the reducing outstanding balance Totals over the 3-year deferral period: Total Principal Repaid: INR 979.30 Cr Total Simple Interest Paid: INR 171.3775 Cr Total Amount Payable (Principal + Interest): INR 1,150.6775 Cr
134.	Please confirm (a) the mechanism, rate and timing of the Lease Premium adjustment on demarcation, and whether adjustment is made against the upfront instalment or the deferred instalments; (b) whether the Total FAR and	As per RFP

Instalment #	Due Date (from D2)	Opening Balance (INR Cr)	Interest @5% (half-year) (INR Cr)	Principal Repaid (INR Cr)	Total Instalment Payment (INR Cr)	Closing Balance (INR Cr)
1	D2 + 6 months	979.3000	48.9650	163.2167	212.1817	816.0833
2	D2 + 12 months	816.0833	40.8042	163.2167	204.0209	652.8667
3	D2 + 18 months	652.8667	32.6433	163.2167	195.8600	489.6500
4	D2 + 24 months	489.6500	24.4825	163.2167	187.6992	326.4333
5	D2 + 30 months	326.4333	16.3217	163.2167	179.5383	163.2167
6 (Final)	**D2 + 36 months**	163.2167	8.1608	163.2167	171.3775	**0.0000**

	Ground Coverage stated in Annexure-C and in the Urban Design Guidelines Handbook are correspondingly adjusted where the Plot Area varies, or remain fixed; (c) whether EDC, CAM and CSC, being levied on FAR or built-up area, are also re-computed; and (d) whether the Developer may decline the allotment without forfeiture if the variation on demarcation is adverse and material.	
135.	Will all 4 plot-wise SLDAs be executed on the same date so that a single, common deferred payment schedule applies across the Block? If execution is staggered, please confirm that each Plot's schedule runs independently from its own Commencement Date.	The bidder and authority may coordinate and execute all the 4 SLCDA on the same date. However, if the dates are different plot schedule will run independently as per its commencement date. Yes , each Plot's schedule runs independently from its own Commencement Date.
136.	May the Developer prepay any or all outstanding instalments at any time without premium or penalty, with interest charged only up to the date of actual prepayment?	The RfP and SLCDA does not restrict the Developer from discharging the obligation for payment of entire Lease Premium earlier than the stipulated schedule. Pls refer to Annexure-D wherein it states interest is computed only on the reducing outstanding balance, which is consistent with a no-penalty prepayment regime
137.	Please confirm (a) the GST rate and HSN / SAC treatment the Authority proposes to apply on the Lease Premium, EDC, CAM and CSC; (b) the point of time of supply for GST on the deferred Lease Premium, that is, whether GST is payable upfront on the full premium at LoA or execution, or proportionately with each instalment; and (c) the Authority's position on availability of input tax credit to the Developer.	a) GST applicable at the rate of 18%. b) As per the applicable provisions of the Goods and Services Tax (GST) Act. c) Bidders are advised to conduct their own due diligence in this regard.

138.	Please confirm (a) the basis and build-up of the INR 440 per sq. ft. rate against the trunk infrastructure scope described in the Handbook, and the extent to which that infrastructure has already been constructed and funded; (b) whether EDC is a one-time, non-escalable charge; (c) the committed completion dates for any balance external development works; and (d) the remedy, set-off or refund available to the Developer if such works are not completed by COD. Request that EDC be permitted to be paid in stages linked to the Authority's works milestones.	(a) Bidder may refer to Clause 11.6 of SLCDA for the scope of external infrastructure development to be done by IICC. EDC cost is derived from the total estimated cost which is to be incurred in development of common infrastructure in the Mixed use district; pls refer to the UDG and SLCDA for the details of common infrastructure outside the plot area. (b) It is confirmed that EDC is a one time, non escalable charge to be paid upfront at the time of signing of SLCDA. (c)The Authority shall be responsible for construction of internal roads at surface level, ramps for entry and exit of first level of basement, common vehicular movement path/ tunnel at the outer periphery of the first level basement (as per the Master Plan and Urban design Guidelines), etc. and will be developed by the Authority depending upon the requisite construction sequence. (d) RFP / SLCDA conditions remain unchanged
139.	Since CAM over a 99-year term is a material input to the bid price, request that the escalation percentage be fixed and published before the Proposal Due Date rather than at execution, and that it be set at a single defined rate or capped at the lower of 5% and CPI, with the reset date and base year specified. Please also confirm the basis on which CAM is levied during the construction period on the full Total FAR when no built-up area is in use.	RFP/ SLCDA condition remain unchanged.
140.	Please confirm whether INR 13.40 per sq. ft. is a firm ceiling for the fixed component, the basis of its computation, and the mechanism and periodicity for its revision post-COD. Request that any	The EDC, CAM and CSC are computed on the basis specified in Annexure-D of the RfP at per sq ft of FAR Area and is as per industry practices.

	revision be cost-audited and capped.	
141.	Please disclose the chilled water tariff, comprising the fixed capacity charge and the variable energy charge, together with the escalation mechanism and the basis on which consumption is metered and billed. Please also confirm whether the Developer may install supplementary in-building cooling if the capacity allocated to the plot proves inadequate for a Grade-A office specification, and whether any standby or connection charge is payable in that event.	The cooling charges shall be as per the consumption shown in the BTU meter Flow meter & energy meter will be installed in respective plot area's.
142.	Please confirm (a) that the Total FAR of 1,33,248 sqm is fully achievable within the prescribed envelopes, supported by the indicative massing and floor-plate schedule underlying Sections 9.11 to 9.15; (b) whether the floor plate outlines shown at each level are mandatory or indicative, given that Section 9 permits developers to alter internal courtyard dimensions provided FAR and Ground Coverage are adhered to; and (c) whether the ground coverage of 64.9% across the Block is consistent with the site-wide ground coverage cap in the approved layout plan, and on what basis the excess has been apportioned.	a) The total FAR as per the urban desig guidelines handbook is achievable within the prescribed evelopes, massing and floor plate schedule. b) The massing has been designed considering the relationships between adjoining buildings and the need to comply with height restrictions of the site. Thus, Floor plate outlines cannot be changed; Developers are permitted to alter internal courtyard dimensions as long as overall F.A.R and Ground Coverage parameters are adhered to. c) Ground coverage for each plot is achieved as per the design, planning, massing and height restrictions and may not be consistent to each other.
143.	Noting that the Authority itself performs the design review function and that a single point of contact is to be nominated, please confirm (a) the name and contact details	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable.

	of that single point of contact, the composition of any review panel, and the criteria against which the design will be assessed; (b) that the variation route contemplated by the Handbook remains available to the Developer for Plots 19, 20, 22 and 23, together with the application process, the supporting material required and the body that determines such applications; (c) that design concurrence is deemed granted if no comments are issued within 30 days, and that the iterative process is limited to two rounds, failing which the matter is escalated and resolved within a defined period; and (d) that a variation application is deemed approved if not determined within 45 days.	All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
144.	Please confirm the items treated as free of FAR, including fire staircases, lift machine rooms, mumty, refuge areas, service floors, AHU and electrical rooms, basements, the mandated colonnade, open corridors and balconies, in accordance with the Unified Building Bye-Laws of Delhi, and confirm that such areas are over and above the Total FAR stated in Annexure-C. Please confirm specifically whether the mandated 8m by 9.2m colonnade and the 4.4m rooftop plant zone are excluded from FAR and from Ground Coverage.	Bidder to plan their developments strictly adhering to all the mandatory urban design guidelines, EC and site wide Master Plan.
145.	Please confirm, in respect of the Block,	a) Basements (B2- B4 Levels) are independent for each plot/block expect

	(a) that the Developer may construct a single continuous basement across Plots 19, 20, 22 and 23 with shared ramps, circulation and services, and may operate parking as a single pooled facility; (b) that the towers may be inter-connected by bridges or link structures at podium or upper levels; (c) the process and timeline for obtaining the Authority's no-objection for such inter-connection; and (d) whether any area within such link structures or shared basement is excluded from the plot-wise FAR computation, and how such shared areas are apportioned between the four plot-wise Sub-Lease cum Development Agreements.	the basement at B1 level, which shall be interconnected to the adjacent Plot/block building basement B1 level to establish a vehicular tunnel. The Owner of the respective plot shall build the B1 basement up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority b) Blocks owing to the same bidder can be connected subject to required statutory approvals from the respective authorities within the prescribed FAR of the respective buildings. c) Ref reply at point (b) above d) Towers may be inter-connected by bridges or link structures at podium or upper levels within the prescribed FAR of the respective buildings.
146.	Please reconcile the two provisions and confirm the maximum retail FAR the Developer may actually construct on the Block. Please also confirm whether the 80:20 ratio is tested at each individual Plot level or on an aggregate basis across the 4 Plots, whether retail may be located above the podium levels, and whether any increase in retail above the Handbook allocation requires an amendment to the approved layout plan.	The permissible retail area in the office block/ plot shall the as prescribed in the approved master plan and urban design guideilnes.
147.	Please confirm the permitted range of uses within the retail component, and specifically that non-billing formats such as brand experience centres, display galleries and	The bidder to abide to the Urban Design Guidelines and Unified Building Bye-Laws (UBBL) of Delhi and requisite approvals are obtained from respective authorities as applicable.

	showrooms, together with food and beverage, fitness, creche, medical and other occupier-amenity uses, count towards the permitted retail component and do not require separate change-of-use approval from the Authority.	
148.	Please confirm (a) that 3,776 ECS is the binding minimum for the Block, and whether the requirement is tested plot by plot or across the Block as a whole; (b) that the Developer may vary the number of basement levels and their floor-to-floor heights, and may adopt mechanical, stack or puzzle parking systems, in order to achieve the required count; and (c) that parking is to be built, owned and operated by the Developer and that parking revenues accrue to it.	(a) Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations. (b) The permissible basement built-up area and levels is governed by the Urban Design Guidelines Handbook & EC approval for the project. However, the level of basement level 1 shall be same across the project area in line with UD Guidelines. c) bidder to develop, operate and maintain the basement portion for each plot. Bidder may charge for the parking provided in his respective basements.
149.	Please confirm (a) the precise extent of basement that the Developer of Plots 19, 20, 22 and 23 is required to construct beyond its own plot boundaries, and the extent to be constructed by the developer of Plot 29 or by the Authority; (b) the cost-sharing, sequencing and access protocol between adjoining developers, and the position if Plot 29 remains unmonetised when the Developer commences works; (c) how the material cost and programme premium of sideways excavation beneath live public realm is to be borne;	a, b, c) Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion

	and (d) whether the Developer is entitled to a time extension where its basement works are held up pending adjoining development.	with the stakeholders. (d) - RFP condition remains unchanged in this regard
150.	Given the competing demands on the roof of a G+9 office building, please confirm (a) the photovoltaic area allocated to each Block plot and whether it is sufficient to meet the 5% solar obligation; (b) whether renewable energy procured through open access or a green tariff will count towards the 5% obligation where rooftop area is insufficient; (c) how the mandatory green roof, the photovoltaic array, the screened plant enclosure and the 3m perimeter setback are to be reconciled within the available roof plate, and the permitted locations for condenser units, ventilation louvres and other facade-mounted MEP equipment; (d) that Platinum, as against Gold, is a mandatory obligation for the individual buildings on the Block, and the consequence of achieving a lower rating despite best endeavours; and (e) whether campus-level credits already secured by the Authority, such as site selection, transport connectivity and district cooling, will be passed through to the Developer's building-level certification, and which party holds the campus registration and bears the	RFP, SLCDA and UDG conditions prevail. Bidders need to follow the mandatory Urban design guidelines

	cost of campus-level compliance.	
151.	Request that the 5-year construction period commence from the later of (a) handover of vacant and unencumbered possession of the Project Site, and (b) receipt of building plan sanction, so that the Developer is not required to absorb time lost before it is able lawfully to commence construction.	No change. RfP and SLCDA provisions shall prevail.
152.	Please confirm that a part Occupation Certificate is sufficient to achieve COD for that part, that phased occupation and leasing across the four Block plots is permitted, and how the Extension Fee is computed where COD has been achieved on some but not all plots within time.	The Block is comprised of the 4 (four) plots and SCLDA for each is to be executed separately. COD for each plot shall be independent.
153.	Please confirm (a) the name and contact details of the nominated single point of contact and the service standard applicable to approvals sought from the Authority under Part C; (b) an indicative timeline for each Part C approval, with a deemed-approval provision where no response is issued; (c) the nature and extent of the facilitation and support the Authority will provide in obtaining the statutory approvals under Part B, including the issue of owner or lessor no-objections and the countersigning of applications; and (d) that a corresponding catch-all clause will be inserted in Part	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents. C) As per RFP D) Kindly refer to clause 7.1.2 of the SLCDA read with Schedule E (Part A)

	A obliging the Authority to obtain and keep in force any further approvals falling within its scope as Sub-Lessor of the IICC District, including renewals.	
154.	Please confirm (a) whether the existing project-level RERA registration extends to Plots 19, 20, 22 and 23 or whether the Developer must obtain a separate RERA registration for its own development; (b) the promoter and land-owner particulars to be disclosed in any such registration, given that title vests in DPIIT and the Developer holds a sub-leasehold interest; (c) whether the Authority will execute the consents, declarations and encumbrance certificates required from a land owner or lessor under the RERA registration process; and (d) whether a leased-only office development with no unit sales is regarded by the Authority as requiring registration.	RERA registration is already acquired by IICC.the same can be accessed from the MSTC portal. The details of the promoter and landowner particulars are already disclosed in SLCDA The Authority will support and provide all the necessary documents required for RERA process. Bidder to do their own due dillgence in this regard and refer the RERA certificate taken by IICC which can be accessed from the data room on MSTC Portal.
155.	Please confirm whether the existing Environmental Clearance covers the full built-up area proposed on Plots 19, 20, 22 and 23, and whether a fresh or amended Environmental Clearance or Consent to Establish will be required by the Developer. Request that the Environmental Clearance and its conditions, and the AAI height clearance evidencing the permitted maximum level of 258.4m above mean sea level	Plot level Environmental Clearance /Consent to Establish/ AAI height clearance to be obtained by the Developer as per Schedule -E (B& C) at his own cost. Bidder(s) to refer to document uploaded in data room in this regard

	applicable to the Block plots, be placed in the Data Room.	
156.	Please confirm that Plots 19, 20, 22 and 23 are free of any overhead or underground utility, high tension line, water main, sewer, drain or optical fibre route other than those shown in the Handbook drawings, and that no third-party right of way, easement or wayleave subsists over the plots. Where any such service crosses a plot, please identify it and confirm which party bears the cost and programme of diversion.	There are no overhead lines as on. The Bidder has to carry out his own assessment/analysis/survey for assessment of any existing underground utilities within its plot/block as applicable and take appropriate approval from the respective asset owning entity for relocation/rerouting. The Cost of relocation/shifting shall be borne by the bidder.
157.	Request that (a) plot-wise committed availability dates and reserved capacities be specified for each of Plots 19, 20, 22 and 23 for domestic water, recycled water, 11kV power (stating connected load and contract demand), district cooling (stating capacity in TR), PNG, HSD, fire water, optical fibre and the pneumatic waste system, together with the location, level and specification of the connection points at the services gallery; (b) the tariff basis for the pneumatic waste system and the specification, cost basis and operating responsibility for the mandatory link to the Delhi Fire Service control room be disclosed; and (c) where any service is unavailable at COD, the Developer be permitted to procure or install interim arrangements at the Authority's cost, or receive a proportionate abatement of CSC and CAM.	The DG is the Developer's responsibility including storage of fuel for the same within the building line. The site wide trunk infrastructure such as Water, Sewer, Power, solid waste, cooling water lines facility are erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.At present 3 inches HSD line is erected in the service tunnel.
158.	Please confirm	a) The bidder have to make its own arrangement and his own cost for supply

	(a) the means by which the Developer may lawfully obtain construction-period power and water, given that the plots sit within a controlled campus, and specifically whether a temporary connection from the Authority's network will be made available and on what tariff; (b) whether the Developer may obtain a temporary connection directly from BSES or the Delhi Jal Board, and whether the Authority will issue the no-objections required for such a connection; (c) the permitted location and capacity for construction-period diesel generating sets and water storage within the district; and (d) whether CAM at the construction rate is payable during a period in which the Developer receives no services from the Authority.	of Power and Water at Construction stage as per its requirement . b) Developer to apply and obtain temporary connections directly from BSES and DJB as applicable at his own cost. c) During construction period, Developer has to make provision for DG set and water storage and other support services within their Plot line. d) CAM during construction shall be paid as prescribed in the SLCDA
159.	Please confirm (a) that the Developer is required to provide its own standby generation within its plot, the resulting basement or podium area to be allocated to generator and substation rooms, and whether that area is excluded from FAR; (b) the tariff and charging basis for diesel supplied through the Authority's bulk storage and pipework, and whether the Developer may instead procure fuel independently; and (c) the exhaust routing requirement to roof level and its interaction with the mandatory	a) The Developer shall make its own standby electricity generation (DG) within its Plot, DG Sets are not permitted at the podium level as per the design intent in UDG. Further, the location shall be as per the statutory authority regulations. b) Post COD, HSD is made available by the Authority/OMC up to the branch tunnel (Schedule-B(5)) and refer section 11 of Urban Design Guidelines, For Centralised Service Charges, a tentative fixed charges of INR 13.40 Per sqft and consumption charges as per actuals will be paid by developer/ bidder separately. Post Commercial Operation Date, for service under Schedule B of Sub lease Agreement, service agreement will be finalized depending upon on the requirement of developer/bidder.

	green roof and photovoltaic array.	c) shall be as per approving statutory authority regulations and UDG
160.	Where an occupier's internal policy or a regulatory requirement mandates a specific telecom or data provider outside the empanelled list, will the Developer be permitted to allow such provider access on non-discriminatory terms? This materially affects leasing to large corporate and global capability centre occupiers.	As per Schedule-B(9), the Authority has empanelled 3 ICT service providers, with any of whom the bidder may enter into a contract. Further, the bidder shall have the flexibility to appoint a telecom or data service provider of their choice for their specific plot, at their own cost, subject to compliance with all applicable statutory and regulatory guidelines.
161.	Please provide the design levels, alignment, coordinates and construction programme for the Authority's ramps, internal roads, peripheral tunnel and services galleries, confirm which specific ramps serve Plots 19, 20, 22 and 23 and whether they are shared with adjoining plots, confirm the area, levels and interface points of the services galleries within the Developer's basement and whether that area is excluded from chargeable area and from the Developer's parking count, and confirm the interface and sequencing protocol so that the Developer's basement design and excavation can be coordinated without delay risk.	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 level, which shall be interconnected to the adjacent Plot/block building basement B1 level to establish a vehicular tunnel. The Owner of the respective plot shall build the B1 basement up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority The Authority shall be responsible for construction of internal roads/pathways and lighting at Grade/surface level.
162.	Please confirm the operating hours and access protocol at the district gateways, and that unrestricted 24-hour access will be available to office occupiers, their employees, visitors and service providers on Plots 19, 20, 22 and 23 without individual screening that would impede a Grade-A office operation. Please also confirm the division of security responsibility between the Authority at district	The bidder to comply with prevailing statutory norms. The peripheral security and entry exit at MUD level to be maintained by the Authority. Bidder to make security arrangement at their plot level. The MUD District have separate entry/exits and is independent from Exhibition and convention area.

	level and the Developer at building level, and the arrangements that will apply during major events at the Convention Centre and Arena.	
163.	Request that construction periods lost to suspension of construction activity under the Graded Response Action Plan, or under any other order of the Commission for Air Quality Management, the National Green Tribunal or any court or statutory authority, be treated as a zero period and excluded from the computation of the 5-year construction period, without levy of an Extension Fee. In the alternative, request that such suspension be expressly recognised as a Force Majeure Event under Article 12.	Kindly refer to Clauses 5.2.2 and 12.3 of the SLCDA in this regard.
164.	Please confirm (a) the permitted construction working hours and any restrictions applying during events at the Convention Centre, Exhibition Halls or Arena; (b) the location, area and terms on which construction laydown, site accommodation, material storage and worker welfare facilities may be established, and whether any area outside the plot will be made available; (c) the designated construction vehicle access routes and any weight, height or timing restrictions; and (d) whether the Developer is entitled to a time extension where its works are suspended or restricted at the Authority's	(a)The bidder shall have to follow the applicable construction norms, and regulations of the PCB and other respective authorities. (b) For storage of material, labour camp, yard and other facilities; bidder have to explore to rent or lease requisite land parcel in the vicinity of the project site on their own cost for the development/construction phase. c) Same as (a) d) No Change in the RFP

	direction on account of an event.	
165.	Lenders will not typically fund against a subordinated security. Request that (a) the Authority's first charge be expressly limited to quantified amounts actually due and unpaid; (b) the Authority provide a standstill and notice undertaking before enforcing its charge; and (c) the Authority's charge fall away for each Plot upon payment of the entire Lease Premium for that Plot.	No change. RfP and SLCDA provisions shall prevail.
166.	Since disbursement under the project financing is conditional on this consent, request that the Authority commit to a binding outer limit of 15 Business Days from a complete application, with consent deemed granted if not refused within that period. Please also specify the mortgage permission fee and the exhaustive list of conditions for grant, and place the pro forma Tripartite Mortgage Deed and deed of subordination in the Data Room before the Proposal Due Date for review by prospective lenders.	The Authority will endeavour to provide its decision on the application submitted in terms of Clause 6.6 of the SLCDA expeditiously. The mortgage permission fee and Tripartite Mortgage Deed format shall be finalized post signing of the SLCDA.
167.	Request that the percentage of unearned increase and the valuation methodology, including appointment of an independent registered valuer, be specified in the SLDA at the outset. An unquantified and unilaterally determined charge is not capable of being underwritten by a lender or an investor.	As per RFP
168.	Please clarify the interaction between the 15-day	The 60 days cure period for being granted as an option to the Lender to

	representation period, the 60-day cure period and the 120-day Lender Window, and confirm that the 120 days run from the date of the Authority's notice to the Lender irrespective of when the representation is made.	cure the default of the Developer and this period is incldued in the Lender Window. The Lender Window starts from the date of the representation of th eLender. Kindly refer to Addendum in this regard
169.	Request that, particularly post-COD, the Authority's recovery be limited to its actual dues and quantified damages, with the balance of the value of the asset, or a defined percentage of the Lease Premium paid, returned to the Developer; alternatively, that the Plot be re-tendered with the surplus proceeds after Authority dues being paid to the Developer and its Lenders.	No change. RfP & SLCDA provisions shall prevail.
170.	Request insertion of an Authority Default regime with a right of termination and compensation to the Developer covering the Lease Premium and other amounts paid, together with the depreciated value of works executed.	No change. RfP & SLCDA provisions shall prevail
171.	Request that termination be confined to material breaches having a Material Adverse Effect and not cured within the Cure Period, that non-compliance with design or aesthetic guidance be expressly excluded from the termination triggers and dealt with instead through a rectification regime, and that the 'intention to abandon' limb be replaced by an objective test, for example cessation of works for a continuous period of 180 days without reasonable cause.	No change. RfP & SLCDA provisions shall prevail
172.	Request that delay in the grant of statutory approvals beyond defined statutory or customary timelines, where the Developer has made complete and timely applications, be recognised as a Force Majeure or a	No change. RfP & SLCDA provisions shall prevail

	compensable event, and that such periods be excluded from the computation of the construction period and entitle the Developer to a time extension without levy of an Extension Fee.	
173.	Please (a) reconcile Cl. 6.3.1 with RFP Cl. 2.1.8; (b) confirm that approval will not be withheld for transfers to affiliates within the same group, or for changes in beneficial ownership arising from trading in the shares of a listed entity or from routine investor churn in a Fund; (c) confirm that, post payment of the Lease Premium for a Plot, the Developer may monetise that Plot through a REIT, an InvIT or a third-party sale of the SPC; and (d) confirm that approval will be granted or refused within 30 days, failing which it is deemed granted.	a) Kindly refer to Addendum in this regard. b) Refer to the definitions of Control, constituent Interest and Change in Ownership given in the SLCDA. Further, any Change in Ownership will be considered by the Authority only after the payment fo the entire Lease Premium **along with interest** in terms of the SLCDA. c)No such confirmation can be given. Any change in control or ownership post payment of the entire Lease Premium shall be strictly in accordance with the provisions of the SLCDA. d) No specific timeline can be committed. The Authority will endeavour to provide its decision on the application submitted in terms of Clause 6.6 of the SLCDA expeditiously.
174.	Please confirm that enforcement of a pledge over the shares of the SPC by a Lender, and the resulting change in Control, will be treated on the same footing as substitution under Cl. 6.6.7 and will not, of itself, constitute a Developer Default.	The enforcement of a pledge over the shares of the SPC by a Lender cannot be treated automatically on the same footing as a contractual Substitution under Clause 6.6.7. Any enforcement of a share pledge that results in a Change in Control or a change in the equity composition of the Consortium/SPC without the prior written approval of the Authority will constitute a material breach of Clause 6.3.1 and will be treated as a Developer Default under Article 13.
175.	Please confirm (a) the maximum permissible tenure of a sub-sub-lease or licence granted to an occupier;	a) co-terminus with the validity of the SLCDA; b) as per SLCDA; c) Bidder can sub-sub lease or license their built-up area as per their

	(b) that pre-leasing before COD, and collection of advance rent and interest-free security deposits, is permitted; and (c) that the Authority's consent is not required for individual occupier leases entered into in the ordinary course.	requirement and strategy, there shall be no NOC/ Consent to be taken from the Authority. Kindly refer to Addendum in this regard.
176.	Please confirm (a) the indicative programme for monetisation and delivery of the remaining IICC Phase-II plots, including the hotel and retail plots; and (b) that the district-wide office allocation of 2,12,087 sqm will not be increased, and that the use mix assigned to the hospitality and retail plots under the approved layout plan will not be converted to office use, without prior consultation with existing sub-lessees.	a) Monetization of remaining plots shall be done by IICC as per their committee decisions and monetization strategy. Bidder to follow the website to track the upcoming auctions. b) No Change in the RFP
177.	Please confirm, in respect of the mandated colonnade, (a) whether it falls within the demised Plot and is therefore maintained, insured and controlled by the Developer, or forms part of the common public realm maintained by the Authority through CAM; (b) whether the Developer may licence the colonnade for retail spill-out, seating or kiosks and retain the resulting income; and (c) the extent to which the Developer may restrict public access outside business hours for security reasons.	a) Refer UDG. Colonnades are set within the buildings and are to be maintained by bidder b) bidder to follow all the statutor & regulatory guidelines and shall take the required approval from the respective authorities in this regards c) Bidder can restrict public access in their plot as per their requirement however any common area restrictions and usage to be governed by the Authority.
178.	Given that ownership of the land vests in DPIIT and the	Refer Clauses 6.1.2(l) and 6.8 of the SLCDA in this regard.

	Developer holds only a sub-leasehold interest, please confirm the incidence of property tax as between the Authority and the Developer, and whether any land-related levy, betterment charge or change-of-land-use charge may be passed through to the Developer during the Term.	
179.	Request that the Authority be named as loss payee only to the extent of its reversionary interest, and that insurance proceeds be applied first towards reinstatement of the Project, with the Developer and its Lenders retaining primary rights over the proceeds during the subsistence of the financing.	No change. SLCDA provision to prevail.
180.	The 3-month window is impractical for a dispute of this scale. Request alignment with the timelines under the Arbitration and Conciliation Act, 1996, and the option of institutional arbitration, for example under the DIAC or MCIA rules, with a designated appointing authority.	Agreed. Kindly refer to Addendum in this regard.
181.	Please identify the reports referred to, the frequency of their preparation and the process by which observations are notified to, and may be contested by, the Developer.	Any observation/report notified by the relevant authority/external government agency or IICC itself shall be rectified by the developer and to be complied with the necessary requirements.
182.	If GST is applicable on lease premium, will it be allowed to be set-off against sub-leasing rentals / construction cost?	GST is applicable as per the CGST Act, 2017 and is payable additionally by the Developer (Annexure-D Note; Clause 2.5.11). Availability of input tax credit / set-off against output liabilities (sub-lease rentals / construction) is a matter governed by the GST law and the bidder's own tax position; the Authority makes no representation and shall not be liable in this regard. Bidders are to conduct their own tax due diligence in this regard.

183.	Can shareholding of bidding entity change by 50% or more, after winning auction?	**Any change in ownership shall be only in accordance with the provisions of the SLCDA.** Kindly refer to the definitions of "Constituent Interest", "Control" and “Change in Ownership” under Clause 1.1 and Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
184.	In terms of timelines, can above-mentioned shareholding be changed any time after auction and before complete payment of lease premium?	**Any change in ownership shall be only in accordance with the provisions of the SLCDA.** Kindly refer to the definitions of "Constituent Interest", "Control" and “Change in Ownership” under Clause 1.1 and Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
185.	Can above-mentioned shareholding be transferred within the Group or Group affiliate of bidding entity?	**Any change in ownership shall be only in accordance with the provisions of the SLCDA.** Kindly refer to the definitions of "Constituent Interest", "Control" and “Change in Ownership” under Clause 1.1 and Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
186.	Can above-mentioned shareholding be transferred to a 3rd party / non-related entity of bidding entity?	**Any change in ownership shall be only in accordance with the provisions of the SLCDA.** Kindly refer to the definitions of "Constituent Interest", "Control" and “Change in Ownership” under Clause 1.1 and Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
187.	Will there be any restriction for any kind of shareholding change post complete payment of lease premium?	**Any change in ownership shall be only in accordance with the provisions of the SLCDA.** Kindly refer to the definitions of "Constituent Interest", "Control" and “Change in Ownership” under Clause 1.1 and Clause 6.3 of the SLCDA read with RfP Clause 2.1.8.
188.	Is there any restriction on further capital infusion in bidding entity through additional equity / equity or debt linked structured instruments, at any point after auction?	Change in ownership and creating any charge over the sub-leasehold rights and building is permitted post 100% payment of lease premium, signing of SLCDA and subject to SLCDA clauses and Authority's **prior written permission** where required.
189.	Can leasehold rights be mortgaged immediately after winning auction to raise	Refer Clause 2.1.9 (ix) read with Annexure-E of the RfP and Clauses 5.1.1(d) and 6-6 of the SLCDA.

	acquisition finance to pay balance land consideration?	
190.	Can leasehold rights be mortgaged immediately after winning auction and before payment of balance consideration to raise construction finance?	Refer Clause 2.1.9 (ix) read with Annexure-E of the RfP and Clauses 5.1.1(d) and 6-6 of the SLCDA.
191.	Is there any restriction on mortgage of leasehold rights post complete payment to raise any kind of debt for project?	Any mortgage of lease hold rights shall be made only in accordance with the provisions of the SLCDA and only for the project to be implemented under the SLCDA. Kindly refer to Clauses 5.1.1(d) and 6.6 of the SLCDA.
192.	Is courtyard elimination possible? What is the maximum change to the courtyard permissible, and can it be covered instead of being open?	The massing has been designed considering the relationships between adjoining buildings and the need to comply with height restrictions of the site. Thus, Floor plate outlines cannot be changed; Developers are permitted to alter internal courtyard dimensions as long as overall F.A.R and Ground Coverage parameters are adhered to.
193.	To what extent will the basement be developed? Will there be a shared wall? Can we provide space for MEP areas in the basement?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
194.	Specifications and guidelines (if any) of the electrical line cutting across plot 19 & 23	There are no overhead electric lines cutting across the site at present.

195.	Will the façade language be open to interpretation as long as we maintain the specified ratios for the brie soleil? Is there any defined guideline for façade glass specification and non-glass material?	Façade design (including brise-soleil ratios and glass/non-glass material specifications) is governed by the Urban Design Guidelines Handbook; the Developer may exercise design flexibility subject to the mandatory requirements, with the Authority's design-compliance as per the UDG for the defined façade guidelines.
196.	Is there any cap on the utility capacities allocated to each commercial plot (chilled water flow, electrical demand, domestic water demand, etc.), or can these capacities be based on the developer's design requirements?	The capacities of all the services are planned and provisioned considering the overall MUD requirement.
197.	Whether the fire hydrant network serving the commercial plots will be permanently pressurized through a common campus fire pump system, or whether each plot developer is required to provide an independent fire pump set and fire water storage tank?	As per Schedule-B(4), the Authority provides fire-fighting water up to the branch tunnel, and the Developer is responsible for the fire-fighting system but not limited to fire pumps, fire water storage tanks, fire network, sprinklers, sensors within its Plot.
198.	Whether HSD will be supplied through a centralized piped network from the common HSD storage yard, or whether each developer is required to provide an independent HSD storage yard within the plot?	As per Schedule-B(5), the Authority/OMC makes HSD available to the Developer (the Developer notifies its monthly requirement). Each developer needs to make provision for Day-tank only.
199.	Whether utility connection points (power, chilled water, water supply, sewer, storm water, fire water, ICT, etc.) will be provided at the plot boundary, within the utility tunnel, or at another designated location within the infrastructure/road ROW?	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
200.	Please confirm the reliability criteria and service availability of the centralized infrastructure services, particularly the chilled water system, including whether	The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively

	24×7 uninterrupted supply is guaranteed	provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
201.	Please provide the planned shutdown protocol for the centralized infrastructure services, including the notification period, maximum shutdown duration, and temporary service arrangements during maintenance?	It will be taken up on case to case basis. Information regarding any such scheduled maintenance shall be communicated.
202.	As there are no physical boundary walls between the plots, please clarify whether virtual boundaries and grading/sloping measures can be provided to prevent stormwater ingress from adjoining plots	As per Schedule-B(12), the Developer discharges surface run-off/storm water to the nearest storm-water drain network existed within IICC Complex provided by the Authority and provides rainwater harvesting within its area
203.	Please confirm whether two or more storm water connections to the campus storm water drainage (SWD) network are permitted for a commercial plot	It is never suggested to discharge at a single point as it creates ripples/eddy currents during the high intensity storm discharge that may result in back flow and may create ponding. Hence the design to take care discharge at multiple points for optimize infrastructure
204.	For the masterplan, please provide the design capacities, available spare capacities, and redundancy philosophy for all centralized infrastructure services, including electrical power, chilled water, STP, and HSD storage (if any)	The capacities of all the services are planned and provisioned considering the overall MUD requirement.
205.	Please provide the redundancy philosophy and infra distribution configuration for electrical power and chilled water distribution, including protection against service interruptions due to accidental mechanical damage to the utility corridors in the masterplan	The DG is the Developer's responsibility including storage of fuel for the same within the building line. The site wide trunk infrastructure such as Water, Sewer, Power, solid waste, cooling water lines facility are erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk

		infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding.
206.	Please provide the Flood Risk Assessment, Highest Flood Level (HFL) for the plots under consideration as well as the masterplan	The same is available in the data room
207.	As there are no physical boundary walls between the plots, please specify any mandatory noise control requirements/dB level limits for DG sets, DG exhaust systems, basement ventilation fans, cooling towers, and other mechanical equipment to prevent noise transmission to adjacent plots	Bidders to follow as per regulations of CPCB/SPCB/DPCC and any other authority.
208.	Before submitting the building plan to DDA for approval, at what stage will the design be evaluated for being as per design guidelines and which authority will do the same? What would the evaluation process include? What are the timelines and milestones for it?	The Bidder shall be solely responsible for adherence to all mandatory urban design guidelines and shall obtain all relevant regulatory and statutory approvals from the respective competent authorities, as applicable. All drawings (pre and post approval) shall be submitted to IICC. IICC reserves the right to audit such drawings, and the corresponding construction, at any stage, to ensure compliance with the mandatory design guidelines stipulated under the bid documents.
209.	Can the floor-to-floor height be increased basement 2 onwards?	The bidder has the flexibility to plan the development of the plot area as per their requirement ensuring compliance to urban design guidelines and approved master layout plan. However, there is no such flexibility with regard to Height of the basement Level 01 as the same is proposed for development of common vehicular movement path.
210.	The maximum height mentioned by IICC is below the height permitted by AAI. Please clarify if we can increase the height up	Bidder to follow and adhere to the Urban design Guidelines and Approved master plan for permissble height

	to the permitted limit by AAI (258.40 mtr ASML).	
211.	Whether parking charges can be charged and collected?	Bidder may charge for the parking provided in their respective basements portion of their plot.
212.	Whether Land can be mortgage to avail bank finance?	No, land cannot be mortgaged.
213.	Please share copes of MoEF approval obtained by IICC for all Blocks. Whether separate MoEF approval is required for each Plot? If yes, is there any time extension to obtain such separate approvals?	Procurement of plot level approvals as mentioned, in Schedule E - (B) & (C) of Development cum Sub-lease Agreement including but not limited to those mentioned therein, shall be the responsibility of the bidders at his own cost. Bidder to do their own diligence for sequencing or other requirement with liaisoning with the relevant department(s) Copies of all the approvals obtained by the authority are available in the MSTC data room. The timeline of project COD shall be as mentioned in the SLCDA
214.	Please specify the location where the service connection points will be provided for each plot.	The same is available in the data room
215.	Is there any specified Elevation Control or is the developer free to choose the material and finishes?	Urban Design Guidelines sets mandatory design requirements for Elevation Control and the bidder needs to strictly abides to the same.
216.	Please clarify whether retail can be permitted on the first floor in office plots?	The permissible retail area in the office block/ plot shall be as prescribed in the approved master plan and urban design guidelines.
217.	Whether any deposit or additional charges are required for the services apart from EDC charges of Rs. 440/- per Sq. Ft. of Total FAR?	There are no other charges apart from the prescribed charges in the SLCDA
218.	FAR Area mentioned in design guideline is actually the Envelope Area (available on each floor) after setbacks. As one can avail free from FAR areas like Fire Tower, lift lobby, corridors, shaft, cut-outs, etc.	No Change in the RFP/ SLCDA

	under Delhi Unified Building Bye-Laws, the FAR Area will be 10-15% less than mentioned in tender documents. It is suggested to revise the FAR Area or allow the Bid Price be revised based on maximum FAR that can be actually availed on the Plot.	
219.	As per latest MPD 2047, commercial FAR has been increased in Delhi. Will additional FAR be available? If so, how much additional FAR will be permitted and what will be the applicable cost or charges? How it will be availed by Developer considering the design guidelines (Envelope Area) and Height restriction?	No Change in the RFP/ SLCDA
220.	The section 7, page no. 5 & page no. 105 of pdf of design guidelines shows ECS requirement which is different from the ECS requirement mentioned in section 9.22, page no. 96 to 98 & page no. 227 to 229. Which is to be considered?	Bidder to provision Car parking requirement as per the building by laws and approving authority regulations.
221.	The Number of Parkings as mentioned in tender cannot be accommodated even in 4 Basements as under UBBL, Basement parking is calculated @ 32 per sq.mt. per ECS. Please Clarify.	Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations.
222.	Will the benefit of reduced parking as per MPD 2047 for plots near metro stations can be availed by the Bidder?	No Change in the RFP/ SLCDA
223.	As the Basement Area is not sufficient to meet even the minimum parking norms, how the provision of transformers, fire tanks, plant rooms, etc. will be met by the Bidder in Basement areas?	The Bidder to carry out his own assessment/analysis/design for all utilities at plot level and take appropriate approval from the sanctioning authority.
224.	Whether Electricity, water and sewage connection will be provided by IICC or respective	The bidder have to make its own arrangement at his own cost for supply of Power and Water at Construction stage as per its requirement.

	authority or Delhi Jal Board & BSES?	Developer to apply and obtain temporary connections directly from BSES and DJB as applicable at his own cost.
225.	Whether STP is common or provided separately by IICC for each plot?	STP is common for the IICC District and tapping points are available for each plot
226.	Whether meter connections provided for both domestic water and STP treated water?	Post COD metered connections shall be taken by the bidder from respective authority in this regard
227.	For electrical connection, the sanctioned electrical load be provided at 11 KVA by IICC. Also, will the developer required to install individual Transformers in the basement?	Post COD metered power connection of sanction load shall be taken up by the bidder from respective authority. The bidder to carryout its own engineering for requirement of power equipments to meets its demand.
228.	Is there any cap on the maximum power connection load for the plots, if any?	The capacities of all the services are planned and provisioned considering the overall MUD requirement.
229.	Whether IICC will be providing DG power backup to the plots or the Developer is required to install them in the Basement individually?	Developer to make their own arrangements of DG power back and fuel storage up in their respective plots. Power backup provision by the Authority shall be as per UDG Section 11 - Site Service Provision
230.	For HVAC system, chilled water provided by IICC. Is there any capacity restriction?	The capacities of all the services are planned and provisioned considering the overall MUD requirement.
231.	Can cooling towers be installed in Basement / Terraces?	Bidder to carry its own analysis in compliance to necessary approvals and NOCs for all infrastructure at plot level.
232.	Will the Developer be required to provide separate Fire Fighting system for the plot or it will be linked to master system at IICC?	As per Schedule-B(4), the Authority provides fire-fighting water up to the branch tunnel, and the Developer is responsible for the fire-fighting system but not limited to fire pumps, fire water storage tanks, fire network, sprinklers, sensors within its Plot.
233.	Please share the date from which the access Data Room is available to to check title document and approvals.	Biider can login in the MSTC portal and access the Data room. It is already accessible.
234.	Please share copies of approvals mentioned on pg. no. 53 of Agreement.	The same are available in the Data room of MSTC portal
235.	Please share copies of Building Plan approval from DDA or South Delhi Municipal Corporation.	Approved Master plan is available in the Data room of MSTC portal

236.	Please share copy of Title deed and title report from a certified legal expert.	Title documents are available in the data room of MSTC portal
237.	Whether, for Block, interest will be calculated on 70% of the balance after completing six months of LOA or from the date the LOA starts?	Interest will be calculated from the date of signing of SLCDA.
238.	The design guidelines show multiple ramps to be common for all the plots. However, there is no clarity on its construction. Will the ramps in all 4 Basements be provided by IICC or the Bidder has to develop them (ramps for all 4 basements) within his plot area?	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 level, which shall be interconnected to the adjacent Plot/block building basement B1 level to establish a vehicular tunnel. The Owner of the respective plot shall build the B1 basement up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority
239.	IICC should provide temporary water supply & electricity connections instead of asking Bidder to arrange for them during construction phase also as Centralised Services Charges (CSC) are being levied from date of possession of the Plot.	The bidder have to make its own arrangement at his own cost for supply of Power and Water at Construction stage as per its requirement. Developer to apply and obtain temporary connections directly from BSES and DJB as applicable at his own cost.
240.	Kindly clarify whether the central DG system / DG facility provided by the Authority is designed to cater to the complete operational power requirements of the respective building / asset, including whether DG backup is available for 100% of the connected / sanctioned electrical load or only for identified essential / critical loads. In the event the central DG system does not provide 100%	Power back-up (DG) including storage is solely the Developer's responsibility and is to be provided within its building line as per applicable regulatory and statutory norms; HSD provisions shall be as per Schedule B - Services provision of the SLCDA The Exhaust construction shall be as per as per regulations of CPCB/SPCB/DPCC and any other authority.

	backup, kindly specify the services / loads that are proposed to be supported through the central DG system and the extent of such backup. Further, please clarify whether the Developer / Sub-Lessee would be required or permitted to install separate DG sets at the individual asset / Plot level to meet the balance power requirement. Additionally, kindly confirm the applicable requirements / restrictions in relation to DG installation at the asset level, including the permissible DG stack / chimney height, location and other applicable statutory / environmental requirements. Please also clarify whether PNG / natural gas tap-off / connection infrastructure is available or proposed to be made available at the Project Site for use in DG sets and / or F&B operations and, if so, the location, capacity and applicable terms for availing the same. Further, kindly confirm whether the Developer / Sub-Lessee would be permitted to utilise the existing HSD storage / dispensing facility of the Authority ("HSD Yard") for storage and / or supply of HSD required for operation of asset-level DG sets, subject to applicable approvals, charges and terms and conditions.	
241.	Kindly clarify whether any additional space, within or in the vicinity of the Project Site, is available / can be made available by the Authority for establishing temporary construction facilities, including	No additional space beyond the demised Plot is envisaged to be made available; The bidder shall make its own arrangements outside the IICC - District. The bidder shall make its own arrangements for the supply of water and

	labour accommodation / colony, site offices, batching plant, material storage / stacking areas and other ancillary facilities required during construction. If such space is available / can be made available, kindly provide details of the location, approximate area, applicable terms and conditions, permitted use and the charges / licence fee, if any. Further, kindly clarify whether the Authority will provide / facilitate temporary electrical and water connections for construction activities. In this regard, please provide details of the available capacity, point of connection, applicable charges and the process / timeline for obtaining such temporary connections. Additionally, kindly confirm the applicable requirements in relation to site barricading, including the minimum / maximum permissible height of barricading and any prescribed specifications, design or other requirements to be complied with by the Developer / Sub-Lessee during the construction period.	electricity during the construction period at his own cost. Site barricading is to be done by the bidderes esuring compliance to all statory and regulatory norms
242.	Kindly clarify the proposed arrangement for vehicular parking for the Project, including whether the parking facilities will be provided on a common / shared basis for all assets within the Project or whether parking spaces will be allocated separately to each individual asset / plot. Additionally, please clarify whether any specific provisions, relaxations or incentives are	Parking for each plot is separate and independent and is to be provided within each Plots / Block basement portion by the respective Developer as per the applicable regulatory and statutory norms. No provisions for relaxation or incentives are available with respect to the mandatory requirement for EV charging infrastructure/EV charging stations. Should the applicable regulatory authority grant any relaxation in this

	available in respect of the mandatory provision of EV charging infrastructure / EV charging stations, including any impact thereof on the overall parking requirement.	regard, the Bidder /developer may consider at his own risk and cost.
243.	Kindly clarify the electrical load capacity / sanctioned load considered and/ or allocated for each asset / plot, including the basis of such allocation and whether the same would be adequate to meet the anticipated power requirements of the respective development.	The capacities of all the services are planned and provisioned considering the overall MUD requirement.
244.	Kindly clarify whether a centralised rainwater harvesting system is proposed / provided for the overall development, which would cater to the respective assets, or whether a separate rainwater harvesting system is required to be designed and provided at the individual asset / plot level by each Developer / Sub-Lessee.	As per Schedule-B(12), the Developer discharges surface run-off/storm water to the nearest storm-water drain network after harvesting the runoff as applicable.
245.	Kindly confirm whether the centralised low-side infrastructure / services required for the respective assets / Plots have been fully completed and are operational. Please also provide details of the infrastructure completed / available for each asset, together with the applicable points of connection / tap-off, capacities and any balance works that are required to be undertaken by the Developer / Sub-Lessee.	Requisite capacities have been assessed and planned based on gross estimation at the master planning stage, in line with the anticipated development intensity across the project. The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding
246.	Kindly clarify whether the dry and wet waste management system for the Project is proposed to be centralised. If so, please provide details of the proposed mechanism for collection and transportation of	The same shall be as per SLCDA Schedule-B and a part of centralized services which developer can tap of from their designated tapping points the Developer is responsible for the solid-waste management system within

	segregated waste from each asset / Plot to the central waste management facility / yard, including the infrastructure, collection points and responsibilities of the Developer / Sub-Lessee.	its Plot and shall connect to the Authority's system. Refer Section 3.10 and 11 of UDG
247.	Kindly clarify whether kitchen waste is proposed to be managed / transported through a centralised pneumatic waste collection system. Further, please confirm whether the Developer / Sub-Lessee would be required to provide grease traps / grease interceptors within the building / asset for treatment of kitchen / F&B wastewater and, if so, please provide the applicable capacity / design and connection requirements.	The bidder's understanding is correct. The grease trap or grease interceptor before discharge into the sewer network has to be provided by the bidder.
248.	Kindly clarify whether the soil waste / sanitary sewer line from the respective asset may be directly connected to the designated sewerage tap-off point provided by the Authority, or whether an intermediate manhole / inspection chamber is required to be provided at the asset / Plot level prior to such connection. If an intermediate manhole is required, kindly provide the applicable design, location and other technical requirements.	The grease trap or grease interceptor before discharge into the sewer network has to be provided by the bidder.
249.	Kindly clarify whether Lower Ground ("LG") and / or Upper Ground ("UG") floors are permissible within the respective asset / Plot, having regard to the applicable planning / development controls. Further, please confirm whether a lobby / entrance lobby may be accommodated at Basement Level B1 and whether any specific planning, fire, access or	Bidder to follow all the respective regulatory norms, Urban Design Guidelines, UBBL and mandated development requirements in this regards; the bidder shall design within the permissible FAR, ground coverage and the approved layout plan.

	other statutory requirements would apply in this regard.	
250.	Kindly clarify the extent of external development works falling within the scope and responsibility of the Developer / Sub-Lessee, including, inter alia, roads / access roads, landscaping, external utilities, drainage, external lighting, pedestrian movement areas and other associated site development works. Please also clarify the interface / demarcation between the works to be undertaken by the Authority and those to be undertaken by the respective Developer / Sub-Lessee.	The Authority shall construct garde level roads/pathways and ligthing facility. Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
251.	Kindly clarify the cooling capacity and hot water capacity, as applicable, allocated / considered for each asset / Plot from the central chiller / utility plant. Please provide the capacity allocation / design basis for each asset and confirm whether the allocated capacity is considered adequate for the anticipated requirements of the respective development. Further, kindly clarify whether any additional capacity can be sought by the Developer / Sub-Lessee, and the applicable process and charges in this regard.	Requisite capacities have been assessed and planned based on gross estimation at the master planning stage, in line with the anticipated development intensity across the project. The site wide trunk infrastructure facility is erected at site in the service duct and services shall be provided as per Schedule-B of the SLCDA. Tapping points are tentatively provisioned on the site wide trunk infrastructure, however integration with the respective MUD plots is to be carried out by the respective bidder(s) after approval of the Authority. Bidder(s) are advised to carry out site visit for better understanding
252.	Kindly clarify the number of entry and exit lanes proposed to be provided from the tunnel for each respective asset / Plot. Please also provide the relevant circulation / access arrangement and clarify whether such access would be shared with other	Bidder to refer to Urban Design Guidelines and the approved layout plan in this regards. Common vehicular path and ramps shall be accessible to plots at B1 level

	assets and whether any restrictions / operational protocols would apply to the use of such entry / exit lanes.	
253.	Pursuant to the Urban Design Guidelines, the permissible FAR is stated to be 4.90. In this regard, kindly provide the detailed break-up of the permissible FAR of 4.90, including the Base FAR, TOD FAR and/ or any other component of Additional FAR, as may be applicable. Further, kindly confirm whether any additional premium, fee or other charges are payable by the Developer for utilisation of the full permissible FAR of 4.90.	Bidder may refer the approved layout plan and Masterplan framework in urban design guidelines in this regard.
254.	Kindly clarify whether the Financial Proposal is required to be submitted along with the Technical Proposal on or before the Proposal Due Date ("PDD").	The Proposal submission requirements, including the manner and timelines for submission of the Technical and Financial Proposals, are as set out in the RfP (Section 2 read with the e-bidding and e-auction procedure in Section 4). Bidders shall submit their Proposal by the Proposal Due Date prescribed therein.
255.	Kindly provide copies of the following documents / records relied upon in relation to the acquisition, transfer, handover and statutory approvals pertaining to the Project Land: 1. Sale Deeds / conveyance documents executed between the individual landowners / farmers and the Delhi Metro Rail Corporation Limited ("DMRC"); 2. DDA letter bearing Ref. No. F.100 (4) 2015/CL/970 dated 28 April 2016; 3. Notification issued by the Ministry of Urban Development ("MoUD") dated 19 April 2016;	Related documents can be accessed on MSTC virtual data room

	4. Handover Letter bearing Ref. No. F.9(37)/16/Teh(W)/NL-I/81 dated 22 August 2016; 5. DMRC letter bearing Ref. No. DMRC/Land/15/ECC/1677/1198 dated 30 July 2018; 6. RERA approval / registration, which does not appear to be available in the documents uploaded in the Virtual Data Room ("VDR"); 7. Renewed Fire Safety Certificate applicable to the Project; 8. AAI / height clearance and any other approval / clearance issued in relation to the height restrictions applicable to the Project; and 9. Any other relevant documents / records, including any notification, order, approval or other instrument issued by MoUD / the Government of India or any other competent authority, relating to the acquisition, transfer, vesting, handover, development or statutory approvals in respect of the Project Land.	
256.	Kindly provide complete details of all arbitration proceedings, if any, initiated / pending between IICC Ltd. and Larsen & Toubro Limited ("L&T"), including the nature and subject matter of the dispute, parties to the proceedings, date of commencement, claims and counterclaims, amount involved, present status and stage of the proceedings, and any interim or final orders / awards passed therein. Kindly also provide copies of the relevant arbitration	L&T arbitation matter is not related to the MuD Plots, however appropriate discosures are made in the annual reports of the company and same are avalivble in the public domain

	notices, pleadings, orders, awards and other material documents pertaining to such proceedings.	
257.	Clause 2.1.1 of the RfP provides that the area of each Plot is approximate and may vary by up to (+) / (-) 5%. However, neither the RfP nor the draft Agreement specifies the consequences of any such variation in the Plot area. Kindly clarify the treatment and consequences of any variation in the actual area of a Plot vis-à-vis the area specified in the RfP, including whether any corresponding adjustment would be made to the Lease Premium / consideration, development parameters, FAR, construction obligations or any other applicable rights and obligations of the Sub-Lessee / Developer. Further, kindly clarify the manner and stage at which the final area of each Plot would be determined.	As per Clause 2.1.1 of the RfP, the area of each Plot is approximate and may vary by up to (+)/(-) 5%. Any adjustment to the Lease Premium on final demarcation shall be made on a pro-rata (FAR-based) basis
258.	In relation the net worth requirement / available capital for investment of a single Bidder as set out in Clause 2.7.5 of the RFP read with Document 3E, please clarify if any amount subscribed against issuance of optionally or compulsorily convertible debentures or like instruments will be considered for the purposes of computing the net worth.	Networth shall be strictly computed in accordance with Section 2(57) of the Companies Act, 2013
259.	While there is a continuing obligation of the Authority under Clause 8.4.3 of SLCDA to ensure that the Authority has good and valid leasehold rights and title over the Project Site during the Term, the Agreement does not provide for consequences on the premature termination of the Master Lease Agreement, and the rights of the	Monetization of MuD plots by IICC is being undertaken by IICCL under overall administrative control of DPIIT

	Developer in such circumstance. The Lease Agreement is also silent on these aspects. A clarification in this regard is sought from the Authority.	
260.	'Change in Ownership' at Clause 1.1(xiii) of the SLCDA, is defined as "(a) any transfer of 25% or more the Constituent Interests in such Developer within any twelve (12) month period; or (b) any change in Control of such Developer" Constituent Interests in relation to a company, means "its equity share capital or voting share capital". Control means "the power to direct or cause the direction of the management or policies of the Developer, whether directly or indirectly, through transfer of: (a) legal or beneficial ownership of Constituent Interests, (b) voting rights, (c) the right to appoint or remove directors or members of the governing body, (d) management rights, (e) partnership, member or trustee rights, (f) contractual arrangements (including shareholder agreements, investment agreements, veto rights or affirmative rights); or otherwise…" The above is extremely broad and all encompassing. Please clarify on whether the Control definition can be provided for a specific % of change triggering change in Control for absolute clarity. We would also seek clarity on whether this is 'Change in Ownership' definition is intended to cover all equity and all convertible instruments.	As per provisions of the SLCDA. Also refer to Addendum in this regard.
261.	Clause 6.6.1 of the SLCDA provides that "The Developer shall not, without the prior	Kindly refer to Addendum in this regard.

	written consent of the Authority, assign, transfer, delegate or otherwise dispose of, whether directly or indirectly, any of its rights, obligations or interests under the Agreement, in whole or in part, to any third party.". The language seems to suggest that all indirect transfers (which would also include any change of shareholding) would trigger this consent requirement. Considering there are specific provisions regarding Change of Ownership which also covers indirect transfers, clarification is sought on the intent of this clause and what does it seek to cover?	
262.	Authority to clarify whether the Authority would assume control over all moveable properties (including the Developer's and/or its sub-licensees' / sub-lessees' / occupants' loose moveable assets including furniture and fittings) in the Project as stated in Clause 13.2.1(iii) of the SLCDA upon termination or whether the Developer and/or its sub-licensees / sub-lessees / occupants will have adequate time to remove such moveable items. If not, what is the intended by the language appearing in the said Clause of the SLCDA?	The consequences of termination, including the treatment of the Developer's assets and moveable property, shall be as set out in Article 13 of the SLCDA; the Authority's rights thereunder are limited to its dues and the Project as provided therein.
263.	In terms of the provisions of the RFP and the SLCDA, more particularly, 6.6.9 of the SLCDA, in the event of any sale, foreclosure or other enforcement of the mortgaged or charged sub-leasehold rights by the Lender, the Authority shall be entitled to recover, as a first charge ranking in priority to the Lender and any purchaser, all its dues together with such percentage of the unearned	As per RFP

	increase in the value of the sub-leasehold rights over the Plot as the Authority may decide from time to time in respect of the market value of the said land. What are the present policies / regulations to compute the said unearned increase? Is there a percentage currently stipulated for such unearned increase?	
264.	We understand that the larger project comprising the developments to be undertaken over all plots is registered under RERA. Is a single RERA registration obtained for the larger project, or whether separate plot wise RERA registrations have been obtained by the Authority – i.e., development under each plot is to be construed as a standalone and independent project?	The project-level RERA registration, as applicable, is maintained by the Authority; each bidder shall obtain and maintain the RERA registration as required for its own development under the applicable provisions of the Act.
265.	How does the Authority (being the promoter) intend to form the association of allottees as mandated under RERA? Will each plot development have its own separate association of allottees with one umbrella federation of association for common areas of the larger development (illustratively, trunk infrastructure)? Or will there be only one association of allottees for the entire larger project?	The formation of the association of allottees, as mandated under RERA, shall be in accordance with the applicable provisions of the Act;
266.	How will the voting rights within the aforesaid association of allottees work? Will the selected Bidder have complete autonomy in this regard for its allotted plot / Block insofar as decision making is concerned subject to the terms of the SLCDA?	The voting rights within the association of allottees shall be in accordance with the applicable RERA provisions and the association's bye-laws;
267.	Clause 3.4 of the Master Lease between DPIIT and IICC gives both the Parties the right to terminate the lease on mutual consent. Any such termination will have a direct impact on the	Monetization of MuD plots by IICC is being undertaken by IICCL under overall administrative control of DPIIT

	leasehold rights of the sub-lessee. We need a clarity whether DPIIT would undertake to recognise the sub-leases and the lenders' security if the Master Lease ends other than by expiry, and not to amend the Master Lease so as to affect them.	
268.	Clause 7.1 of the SLCDA provides for the Authority's obligations, which include handing over possession, providing the Schedule B services, completing the external development works, providing utility connections and renewing its approvals, are not subject to any timeline or remedy and which may affect the COD. Please clarify whether the Developer will be given a termination right or provide for any other consequences of the Authority's default.	The Authority's obligations, including handing over possession, providing the Schedule-B services and completing the common infrastructure, are as set out in Clause 7.1 and Schedule-B of the SLCDA, to be performed as per the requisite construction sequence.
269.	Clause 3.5 of the SLCDA provides for deemed termination the SLCDA if the Project Site is not handed over to the Developer within 60 days from the Commencement Date. Kindly clarify if this can be made termination at the option of the Developer and not a deemed termination. Additionally, the consequence of termination mentions that the Authority shall refund all payments made by the Developer to the Authority post issuance of the LoA without any interest. In this regard, please clarify (a) whether the Bid Security Amount, which though was paid prior to the LoA but is supposed to be adjusted in the 1st instalment, will also be refunded.	As per the clause no 3.5 of SLCDA, it states In the event, due to any reason, the Authority fails to hand over the possession of the Project Site to the Developer even after 60 (sixty) days from the Commencement Date, all rights, privileges, claims and entitlements of the Developer under or arising out of this Agreement shall be deemed to have been waived by, and to have ceased with the **concurrence of the Developer**, and this Agreement shall be deemed to have been terminated by **mutual agreement of the Parties** and the Authority shall be obligated to return all the payments made by the Developer to the Authority post issuance of the LoA without any interest. (a) The Bid Security does not survive as a separate payment once the LoA is issued. In terms of the RfP and the LoA it is adjusted against the Lease Premium instament, and upon such adjustment it ceases to have any independent

	(b) What are the timelines within which this refunded shall be made by the Authority.	character and forms part of the Lease Premium paid by the Developer to the Authority. The refund under Clause 3.5 is of all payments made by the Developer to the Authority post issuance of the LoA, which includes the Lease Premium so paid; the Bid Security amount so adjusted is falls within that refund. (b) Kindly refer to Addendum in this regard.
270.	Clause 1.1.8, 2.1.9(ii) and 2.9.2 of the RfP states that each of the four Agreements must be signed within 30 days of the first-stage payment (i.e. 30% of the aggregate Lease Premium), after fulfilment of "the applicable conditions precedent". However neither does the RfP nor the SLCDA mentions what these conditions precedents are. Kindly clarify the same.	This is a general provision kept for any conditions that may be required to be met by the Developer under the RFP, SLCDA and the LoA.
271.	Clause 5.1.1(d) the paragraph starting from "Furthermore, and subject to…" mentions Lenders to have a "step-in or substitute right" however there is no operative clause in the entire SLCDA which provides for the Lender's step-in rights. Request you to please clarify whether the Lender will have step-in right or not since this will have a direct impact on our financing terms to be agreed with the prospective lenders.	No change. RfP & SLCDA provisions shall prevail.
272.	Please confirm the costs as mentioned in the RFP below are on per sq. ft. of FAR area or BUA?	The EDC, CAM and CSC are computed on the basis specified in Annexure-D of the RfP at per sq ft of FAR Area
273.	Kindly let us know the tentative costing involved as per the point 2 – I. , wherein it is mentioned that the consumption charges shall be based as per actuals?	The metered charges will be communicated in due course of time
274.	Kindly confirm if the Land Cost Schedule as attached for the block auction considering a bid price of Rs. 14,000 Mn's. + 18% GST is correct and consistent	As per RFP

	with the RFP and Draft Lease Deed documents released.	
275.	• If we participate in the block auction – we are required for Rs. 28 crores of EMD as per the RFP document. However, if we were to bid on the plots contained within the block individually, we shall be required to pay EMD again on the same set of plots before 26th October 2026. Request clarity if we can utilise the Block auction EMD towards individual plots contained within the block, in case block auction is cancelled.	The Bid Security (EMD) amounts are as specified in Annexure-C of the RfP for each Plot and for the Block respectively and block EMD cannot be utilized towards individual plots.
276.	Change in Ownership in case of Consortium: As per Clause 2.4.8(iv), the Consortium may change its composition of shareholding once the entire lease premium liability has been discharged. Kindly clarify whether the lead member is required to retain its majority shareholding even after the entire lease premium has been paid, thereby restricting the extent to which the shareholding composition of the Consortium can be changed.	Kindly refer to Clauses 2.1.8 and 2.4.8 of the RFP and Clause 6.3.1 of the SLCDA along with the Addendum in this regard.
277.	On the first basement: What shall be the tentative timelines for the connection of the adjoining basements. What role shall be provided by the IICC for the creation of the joined basement 1. What shall be the result of basements not being joined as envisaged in urban design guidelines	Basements (B2- B4 Levels) are independent for each plot/block expect the basement at B1 which shall be built mandatory by the respective Plot Owner/Block Owner up to the basement line (Beyond the Plot line) as shown in the basement plan of the Urban Guild lines. However, in case of Block/Plot the bidder is free to interconnect all basements. Additionally, if a bidder is awarded two or more plots whose basement are adjoining, they may connect the basements as per their requirement internally subject to the required approval from respective authority. The Authority will cordinate with the plot owners for interconnection at B1 level for development of vechicular movement at

		B1 level and build the common access to the B1 level based on the overall development plan and after discussion with the stakeholders.
278.	On the Parking requirements: What happens if we are unable to meet the minimum car parking requirements. Kindly let us know in sq. ft. how much area is to be given for basement for each individual plot and bloc auction.	Bidder to make provision for Car parking requirement as per the building by laws and approving authority regulations.
279.	In terms of the master lease agreement dated March 8, 2018 executed between Department of Industrial Policy and Promotion, Ministry of Commerce and Industries, Government of India (Lessor) and India International Convention and Exhibition Centre Limited (Lessee), the lessee is permitted to use the land measuring 89.72 hectares for construction, development and operation of the Project. The term 'Project' is defined as under: "Project means creation of a world class State of Art Exhibition-cum-Convention Centre comprising of host of independent and mutually beneficial facilities like exhibition halls, convention centers, banquet halls, auditoria, arena, financial centre, hotels, food and beverages (F&B), outlets and retail services at site." It is noticed that office use is not part of the activities described under 'Project'. While we understand that SDMC has approved the layout plan wherein individual plots have been permitted for office use, there is no approval, consent or concurrence of the landowning	Please review the lease agreement in conjunction with the approved site plan of IICC, which includes office plots as part of the facilities within the IICC project.

	authority / lessor i.e. Department of Industrial Policy and Promotion, Ministry of Commerce and Industries, Government of India. Let us know if there is any document confirming the same and provide a copy thereof, or if that not being the case kindly suggest the way forward. For lessee and its sub-lessees to undertake office use, it is paramount that the landowner's confirmation should be in place.	
280.	We would also require following additional documents and information: (i) Lease Agreement dated March 8, 2018 executed between the DIPP (earlier DPIIT), Ministry of Industry and Commerce, Govt. of India and India International Convention & Exhibition Centre Limited (parent lease deed), granting lease of 89.72 hectares at Sector 25, Dwarka. (ii) Documents evidencing vesting of ownership over 89.72 hectares at Sector 25, Dwarka, in favour of DIPP (earlier DPIIT). (iii) Whether any registration of the project over the 89.72 hectares has been obtained under RERA, if so, a copy of the registration certificate.	Related documents can be accessed on MSTC virtual data room