

India International Convention & Exhibition Centre (IICC) Limited
(A Govt. of India Enterprise under Department for Promotion of Industry and Internal Trade, Ministry of Commerce & Industry, Government of India)

Reply to Pre-Bid Queries dated 14.10.2025

S.No	Queries	Reply to Queries
1	Kindly clarify what all approvals/ NOC are already in place and what are the required pre-construction approvals/ NOC's for the project/ plot would be required to be taken by bidder and would it be through single window clearance system? Also, please advise NOC from forest department and NOC for tree cutting, etc. or any approval from NGT is applicable for the project. If so whether authority will provide the same along with environment clearance. What will be the role of IICC in facilitating the approvals.	Project levels approval(s) has already been obtained by the Authority and are mentioned in Schedule E (A) of the sub-lease cum development agreement including tree cutting permissions/NOCs required for the Yashobhoomi project have already been obtained by IICC Ltd ("Authority"). from the competent authorities, and the action on the same has been completed. Procurement of plot level approvals as mentioned , in Schedule E - (B) & (C) but not limited to, shall be the responsibility of the bidders. Please refer to Schedule E of the sub-lease cum development agreement for further clarity.
2	Consents and approvals by the Authority will not be through a single window mechanism. Is this understanding correct	A single point of contact will be specified for co-ordination for all consent(s) and approval(s) required from IICC ("Authority").

3	Regarding design compliance with Urban Design Guidelines (Schedule-D) - What is the detailed approval process timeline for project design approval per Clause 6.1.1(c)? Who shall be the competent authority?	IICC shall be the "Authority" to review the design and ensuring its compliance with the requirements of Schedule C and Schedule D and give its comment(s) and observation(s), if any, before submitting the building plans for approval to the respective department. A single point of contact will be specified for co-ordination with Authority to facilitate in this regard. Regarding timelines please refer to the clause 6.1.1 (c) of the sub-lease cum development agreement. Terms and condition remains unchanged.
4	Clause 6.6.3 of the Agreement Can a timeline be provided for IICC's approval as this would directly impact the funding arrangements for the Project	The Authority will provide the written consent expeditiously upon receipt of the application from the bidder.
5	Does the developer of an individual MUD plot need to mandatorily obtain IGBC Platinum rating, or is there an option to adopt any alternative Green Building Rating mechanism? If alternate mechanisms are permissible, kindly specify the approved rating systems (such as GRIHA, LEED, etc.) along with the minimum rating level required under the tender conditions.	It is intended that the project should achieve a PLATINUM rating under IGBC Green Campus rating and for all individual building(s) as well. Please refer to urban design guidelines for further clarity.
6	What shall be the applicable Building Bye-Laws (National / State / NCT) governing the said development?	Bidder(s) should refer and read the Urban design guidelines in conjunction with the all relevant Local and National Building Codes of India, as well as any other relevant legislation including the Indian Green Building Council (IGBC) guidance requirements for development

7	Is the plot already pre-approved for given use, or will the successful bidder be required to obtain such approval independently?	Yes the Layout plan with respective usage of the plots is already approved. Please refer to approved layout plan and urban design guidelines for more clarity.
8	Which authority will be responsible for granting building plan approvals and the Occupancy Certificate upon completion.	MCD is the Concern Approving authority for development related approval(s). However for detailed approval(s) please refer to Schedule-E of sub-lease cum development agreement.
9	Will redevelopment or construction activities in the future require NOCs or approvals from other leaseholders and/or authorities?	Bidder(s) shall take approval from the Authority and further procure mandatory approval(s) and permission(s) from respective department(s) as and when such situation arises.
10	Have approvals already been obtained from key departments for the proposed massing shown in the Urban Design Handbook?	The layout plan with usage of individual plots is already approved for further clarification please refer to Urban design guidelines. The relevant approval(s) will have to be obtained by the bidder from the concerned approving authority. The urban design guidelines should be read in conjunction with the all relevant Local and National Building Code of India, as well as any other relevant legislation including the Indian Green Building Council (IGBC) guidance requirements for Campus Developments.

11	Since project is neighboring IGI airport and metro line is provisioned below the MUD, given there is excavation to be done till 4 basements 1. please confirm whether NOCs from DMRC or other relevant authorities are already in place or will be required. 2. Would BCAS or any other security norms related to DMRC, AAI or any other agencies including IICC be applicable on the proposed development. If yes, kindly provide the details of the same and resultant impact on building specs, if any. Also, Please specify any specific requirements that are to be considered while designing the buildings like bullet proof windows etc. or any other resultant impact on building specs, if any.	Although, there is no such restrictions or requirement, the Developer shall have to carry out its own due diligence and shall be solely responsible for procuring and maintaining from time to time, at its cost and risk, any additional approvals/ NOC's/ Permits etc. that may be required to be obtained to implement the Project in accordance with the provision of the Agreement and Applicable Laws. Please refer to urban design guidelines for mandatory development requirements.
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12	Please clarify : 1. whether the developer will be required to obtain prior permission/approval from the Authority before onboarding tenants and What are the developer's rights to sub-lease, license or create contractual arrangements for revenue generation from the developed spaces? 2. Are there any restrictions on usage of commercial parcels i.e. to whom this can be sub-leased further. Ex: OMDA guidelines restricted the usage in Aerocity. 3. Can you confirm if the various floor plates of office development can be leased out on long term agreement (91 years)?	The bidder should follow all the obligation(s) under sub-lease cum development agreement to sub-let/ license the built-up area. There are no other restriction(s) or guideline(s). Please refer to ARTICLE 9: ENTRY INTO COMMERCIAL SERVICE of the sub-lease cum development agreement Yes, floor plates of office development can be sub-leased up to the expiry of the lease period.
13	As per Point no C of Sub-Lease cum Development Agreement, bidder needs to form an SPV under The Companies Act, 2013. Request if the SPV requirement can be waived where bidder is the owner/developer and operator of the hotel (under its own brand), uses its own fund (i.e., no borrowing) and there is no consortium also considering this is not a PPP project request if this requirement can be relaxed.	No change, RFP provisions prevail.
14	The clause 6.1.2 (k) refers that the Authority should be co-insured. Request to pls re-look into the same, considering that the Authority is receiving lumpsum lease premium and is not directly liable for construction and operation of the hotel.	Kindly refer to the Addendum No.1 in this regard.

15	common directors in separate companies may be allowed subject to separate promoters (often senior resources are directors with multiple companies)	No change, RFP provisions prevail. Please refer Article 2.4 for eligibility of bidders.
16	all companies registered any place within India (any GST) should be allowed in bid	Yes it is allowed, However post award of plot SPC shall be created to execute the sub-lease cum development agreement as per clause 2.1.5 of the RFP
17	Acquisition of 25% shareholding or control over the board will only be the consent of IICC throughout the term of the agreement. Request you to please clarify the same	Kindly refer to clause 6.3 of the draft sub-lease cum development agreement and the definition of "Change in Ownership" which is self explanatory
18	Is it mandatory to set up a SPC for allotment of the lease? Can the lease be allotted to the hold Co? If no, what is the timeline for setting up the SPC? Can it be done post auction? In that case the SPC will be a subsidiary of the registered entity for the bid.	No Change, RFP conditions prevails Bidder(s) can participate in Auction with its company/ Hold co or any subsidiary which qualifies the eligibility criteria. However post award of plot SPC shall be created to execute the sub-lease cum development agreement as per clause 2.1.5 of the RFP
19	Are there any restrictions on change in shareholding of the Selected Bidder or SPC after allotment? If an Investor partner is inducted after completion of the transaction, will change in constitution fees or any other charges be applicable? Are there restrictions on the extent of such shareholding changes?	Please refer Clause 2.1.5 of the RFP in this regard
20	Kindly share if there are specific guidelines for the constitution of the SPC/SPV, including requirements relating to the Memorandum & Articles of Association and minimum paid-up capital.	Kindly refer to provisions pertaining to SPC given in the RFP. The SPC is required to be incorporated under the Companies Act, 2013

21	As per the clause 5.2 the bidder is required to complete the construction within 5 years from the Commencement date and in case of failure, Authority shall extend the date by up to 2 years on payment of additional fees. Request to kindly reduce the additional fees for delay. Also, Request the Authority to consider granting of grace period in case of delay in construction beyond the control of bidder for e.g. due to restriction/limitation imposed due to GRAP, stoppage of construction work due to any event/ VVIP movement at the operational conventional center, etc. and any additional fees to be levied only in case of delay other than delay due to such exceptional circumstances or for the reasons beyond the control of bidder.	No change, RFP provisions prevail However, for situations not in control of the bidder(s) like GRAP orders etc., Bidder(s) to refer to Article 12 Force Majeure Clause of the Draft Sub Lease cum Development Agreement and Addendum No.1.
22	Hope the site will be provided with basic amenities i.e. supply of electricity, water, security etc. by the authority.	Please refer Schedule- B of sub-lease cum development agreement for clarity on Services provision.

23	As per the Urban design plan, the two lowest floors need to be developed for retail shops/offices. a) Please advise whether this is mandatory or if the same can be developed for hotel operations. b) If not please advice if the retail area can be reduced as per bidder discretion c) Whether subleasing of the retail space require any approval from the authority	Please refer to Please refer to clause 5.1 of the sub-lease cum development agreement. The bidder need to follow Master plan, urban design guidelines for mandatory retail development requirement. For subleasing of the retail space , please refer to ARTICLE 9: ENTRY INTO COMMERCIAL SERVICE of the sub-lease cum development agreement.
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24	The illustrations within the same section depict a full basement, interconnected among various plots and extending beyond individual plot lines. How will ownership and rights for this extended portion be handled? Will it be under common ownership for all units, or attached to specific plot ownership? This creates ambiguity regarding execution responsibility, timelines, and coordination. Who shall undertake construction of the basement portions extending beyond the plot line? a. Whether these needs to be constructed by respective developer of IICC. How the basement and building foundation construction activity coordinated and integrated? b. Are the basement going to be common parking spaces, if so, how much space would be allocated for the hotel plot. Who will manage the common parking spaces? c. Request confirmation on engineering equipment can be placed in the basements. d. whether the bidder will be permitted to levy charges for car park usage.	There is no extended basement portion beyond plot line under scope of the bidder; the construction layout of the basement(s) shall be as per the urban design guidelines. All the four basement shall be constructed and managed by bidder only, however external ramps up to basement level one will be constructed by the Authority as per requisite construction sequence. For engineering equipment placement in basement, a bidder must procure all the requisite approval and permission and follow guidelines of the respective department/ authority. There are no restriction by the Authority on bidder pertaining any car park charges.
25	Height of the building, as mentioned, is restricted to 39.2 mtrs with 10 floors. Can the floor-to-floor height be altered for podium and other floors by the developer to change the number of floor (within the overall permissible height as per architect design intent to fit hotels luxury requirements	Yes, the bidder as the flexibility to plan their development as required ensuring compliance to urban design guidelines and approved master layout plan.

26	Authority to advise to share detail of the architect who has done the master plan to get clarity on technical design aspects.	Please refer to approved layout plan and urban design guidelines
27	Can the building façade, design elements be altered (while aligning with site design principle) by bidder or must be same as provided in the Urban design plan. Only one building signage per elevation is prescribed, there is no provision of tenant signage. Tenant signages should be permitted on elevation at top level. Are there restrictions on façade signage and advertising? If yes, is MCD approval mandatory in all cases.	The bidder must follow mandatory requirements and design options mentioned in urban design guidelines. Necessary approvals from MCD for advertisements shall be taken by bidder.
28	Please confirm whether the bidder can appoint its own architect and consultant for the project.	Bidder(s) to appoint their own consultants for their respective plots. However, bidder(s) must adhere to urban design guidelines and any other bye-laws as applicable.
29	Authority to advice common infrastructure/services available on sharing basis (e.g. Security, landscape, common area lighting, etc.) for the hotel plot Will the developer be responsible for maintaining the entire plot—including the built-up area and basement parking—or only the built-up area? Since the authority is charging for common area maintenance and the total plot area exceeds the ground coverage, please clarify	The Authority will be responsible for maintenance for common areas outside the plot lines. Bidder(s) to ensure maintenance of all the areas (Super structure and sub-structure) coming under their plot line.
30	All HT wires over the plots must be taken underground or rerouted as they can't have construction around them	At present there are no over head HT lines exist.

31	By when will the services set out in Schedule B to the Agreement be set-up and become operational	Services given in Schedule -B are already provisioned.
32	5% of the monthly electricity requirement must be generated through solar power. Can you please explain the modalities around solar power generation. Will it be provided by IICC under centralized service or will the developer have to install solar panels on roof top. Will inserting solar panels on rooftop be allowed considering airport proximity. Please clarify	Bidder(s) have to install solar panels on roof top in compliance to the Environment clearance and IGBC guidelines or any other required compliance(s) from respective authority (if any). Please also refer schedule E for requisite permits and approvals..
33	Can 20% of the planned built-up area be used only for retail or for commercial as well? What are the mandated retail podium and associated street retail facilities	Please refer to clause 5.1 of the sub-lease cum development agreement and urban design guidelines for mandatory retail development requirement(s).
34	What is the services tunnel	Please refer to Clause 3.9 Site infrastructure services of Urban Design Guidelines for details services tunnel refers to Trunk Infrastructure Tunnel.
35	Hot water supply will also be required for kitchen, public area washrooms and room washrooms. Please include the same.	Bidder(s) need to make their own arrangements for hot water supply in their developments as per their requirement; Authority to provision water supply as per Schedule B of the sub-lease cum development agreement

36	Kindly share the following documents to enable us undertake detailed assessment of the opportunity: 1. Latest Soil report 2. Water table report 3. AutoCAD of site masterplan demarcating plot boundaries and building boundaries 4. Latitude and Longitude of all the four corners of the plots put up to auction	The document(s) will be shared with the successful bidder(s).
37	Clarification on scope of infra services and trunk utilities like STP, Electricity Sub-station etc. between the developer and IICC along with timelines of completion of services in IICC scope. How shall they be integrated with MUD plots as completion timelines of each plot may differ. Tap-off points till basement level including meters will be provided by? And further connection to the building to be done by the bidder? Will there be a separate meter room in each building basement @ b1 level? And it will be made by?	Services as per Schedule -B are already provisioned. Any services apart from the above is in the scope of developer Tapping points are already provisioned in the existing trunk infrastructure, integration with the respective MUD plots is to be carried out by the respective bidder. Bidder(s) needs to make electric meter rooms in their plot in coordination with BSES

38	Confirmation on timelines for leftover plots development and development of common areas. Obligation of IICC in RERA ?	Other planned developments (remaining plots) shall be part of future bidding process(es) which will be taken up subsequently. 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. RERA if and as applicable to specific plot(s) must be taken up by the respective bidder/ entity.
39	Coverage area available for basement same as ground coverage area? Also, is there a restriction/ guideline for construction technique as there are 4 levels of basement. Will it be an open pit excavation or D-wall?	Please refer to urban design guidelines in this respect. For construction technique , the bidder can select as per their own requirement.
40	Can the retail footprint be extended to above the first floor levels? any restriction for doing Auditorium and or Multiplex. How is IICC integrating the entire retail footprint in the commercial parcels. Kindly share the overall masterplan/ landscaping plan/ walkway plan so as to organize the retail footprint to cater to the footfalls. What about storage spaces in the basements for F&B and Retail?	Please refer to urban design guidelines for mandatory retail requirements in this regard. Bidder(s) needs to plan storage spaces for F&B as per their requirement complying with any requirement(s)/ restriction(s) imposed by respective department/ authority.
41	Is boundary wall compulsory? Up to what height??	There is no boundary wall permitted for individual plots. Please refer the urban design guidelines in this regard.

42	Any restrictions of over-night parking's?	Bidder(s) is required to manage parking space in his plot area. No restriction from the Authority.
43	Timelines for development of Plot No. 16 which has retail coming up later, as the construction of parcel 16 will impact the tenancy of commercial parcels surrounding it	Plot 16 is part of future bid process(es) which will be taken up subsequently.
44	Who shall be responsible for constructing common infrastructure which are proposed to be shared amongst multiple MUD plots within IICC?, the Plaza, external development, main-eco lanes, Common Circulation and Ingress/Egress Ramps to the basement which extend beyond the plot line? what shall be stipulated date of completion?	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.
45	Who shall be the responsible authority/agency to ensure provision, execution, and compliance of the minimum car parking requirement in each respective Zone (as illustrated in Section-03 Page-12 & Section-09 Page-100), considering that the basement areas extend beyond individual plot boundaries and cover multiple plots?	There is no extended basement portion beyond plot line under scope of the bidder(s); the construction layout of the basement(s) shall be as per the urban design guidelines. Bidder is required to manage parking requirement in his plot area and as per urban design guidelines.
46	Is there any Specific interiors/ Material/Clear Height / Lighting intent for the basement as there is an image on "SECTION 03 PAGE 12" ?	Please refer urban design guidelines for mandatory requirements (if any) in this regard, other than that one shall ensure to comply with minimum guidelines, requirement, design requirement for the basement lighting as per the respective authority guidelines
47	Further, apart from the Urban Planning Guidelines already issued, is/are there any additional guidelines, regulations, or statutory directives applicable to the development of the MUD plots? If yes, kindly provide details thereof.	Bidder should follow all the applicable statutory guidelines.
48	HT connection voltage level will be 11KV kindly confirm?	Refer to Schedule -B in this regards

49	Provision of FTP	Refer to Schedule -B in this regard
50	Is Total FAR mentioned in the Master Plan is equivalent to the Built-up Area, if not then pls provide details of the Built-up Area for the respective plots. If Yes, then the utilization of total base FAR is not possible, given there is no space left for the common areas as entire ground coverage and height will be consumed within the FAR only. Pls clarify	Definition of Permissible FAR and BUA shall be governed by applicable UBBL guidelines. The BUA in urban design guidelines is for representation purpose and is indicative so as to achieve the FAR. However, the bidder may do their own planning within permissible FAR. Plot line, Available FAR and height restrictions shall be as mentioned in the Urban design guidelines and approved layout.
51	Of 89.72 ha, approx. 0.1368 ha is privately owned/unacquired. Please confirm this is outside the commercial zone.	0.1368 Ha has already been acquired by DMRC for Metro Connectivity.
52	For basement level parking: as buildings & plots align together to form the parking zones in the MUD area: 1. Will the B1 of all be made simultaneously? What will be the impact of the internal ramp on the parking with the turning radius at lower basement levels? 2. Shared ramps and access roads will be made by? 3. How will the shared parking in zone 4D be constructed, will there be any commercial implications as it is a shared parking?	Bidder is required to manage parking space in his plot area and as per urban design guidelines. 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), common parking areas, etc. and will be developed by the Authority depending upon the requisite construction sequence.
53	To what extent beyond the allotted plot boundary/building plinth will we need to develop? and Till what extent of the allotted plot boundary do we need to develop in terms of landscape, pathways, walking surfaces, street furniture, seating rest points?	Please refer urban design guidelines , the bidder has to restrict there construction up to the plot/ line boundary as per the urban design guidelines.

54	Any specific requirement of fire tender path to be left within the plot, as currently within plots no such margins are left, yet tower distances are shown as 16m between two plots. Pls share fire plan if available. Is there a requirement for an independent fire control room, pumps within the building? what shall be the Integration format with site fire control room? Can HVAC chiller lines provided be used for building level HVAC?	The bidder(s) need to follow master plan, urban design guidelines for mandatory development requirement and applicable local building bye laws for Delhi. All applicable requirement for fire norms such as fire control room/ pumps etc. shall be as per statutory guidelines of the respective authority Regarding HVAC requirement please refer to Schedule B of the sub-lease cum development agreement.
55	Massing order – elevation must follow base (g+1), mid, top. Can alternate materials be proposed for this? Are building mass profile and courtyards fixed – or can bidders redesign footprints AND Are extrusions permissible if proposed footprint of building is smaller than master plan?	Bidder(s) are permitted to alter internal courtyard dimensions as long as overall F.A.R and Ground Coverage parameters are adhered to. Also, the bidder(s) should refer to all the mandatory requirements in Urban design Guidelines.
56	Alternate design for the external lighting is permissible if redesign of the building if approved?	Bidders(s) to follow the mandated requirements (if any) of urban design guidelines to maintain harmony with the overall project
57	What additional services are permissible at roof level?	Please refer to UBBL guidelines.
58	For hotel blocks, is an independent ETP required or will trunked services suffice?	ETP is not provisioned for this Complex. The bidders is to comply with the applicable statutory norms.

59	What common facilities will the hotel developers be entitled to access (e.g., parking, utilities, infrastructure support)?	Please refer to Schedule-B of the sub-lease cum development agreement.
60	Are the FAR and Ground coverage provided final?	The provided FAR and Ground Coverage is final
61	is the Hotel category is mentioned is the minimum requirement and on can aim to develop 4-star/ 5-star or luxury hotels on the plot? Can the development be phased out. Please also advise if there is any specifications for Hotel constructions i.e., No. of Keys, room size etc.	The Authority has no objection in upgrading the star category provided bidder abides to the Urban Design Guidelines and requisite approvals are obtained from MCD, Ministry of Tourism and other respective authorities Development can be phased out but the project completion time lines must be adhered as per the sub-lease cum development agreement. Bidder shall do their own calculations for the cost, planning and room sizes while adhering to the guidelines provided in urban design guidelines handbook.
62	We kindly request you to share the Authority's development guidelines, including expectations regarding cost of construction per key, room size, and any specific amenities that developers are required to provide.	Urban design guidelines is available as Authority's development guidelines. Bidder(s) shall do their own calculations for the cost, planning and room sizes while adhering to the guidelines provided in urban design guidelines handbook.

63	In the event that the Selected Bidder is awarded the Bid, we request clarification on whether the developer will be required to commence construction immediately upon execution of the Agreement, or whether construction may commence once the surrounding infrastructure has been completed and made operational. Furthermore, we request you to kindly specify the expected timeline and phasing of works, including the milestones to be achieved in each year.	The developer may commence construction immediately upon execution of the Agreement after obtaining applicable necessary approvals. The trunk infrastructure facility is already in place . further, 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 depending upon the requisite construction sequence.
64	Kindly share the minimum parking requirements for office buildings and confirm whether mechanical/stacker parking is permitted. Also, please provide detailed basement parking plans for office developments.	Please refer to clause 9.0 Building elements for parking requirements There is no restriction from the Authority on mechanical car parking provisions, provided all the necessary approvals, NOC, permission etc. are in place from respective authorities and the bidder has complied with mandatory development requirements of Urban design guidelines
65	Please confirm the permitted ground coverage, height restrictions, setbacks, podium provisions, and any exceptions. In case of conflict, will municipal/DDA rules take precedence?	Please refer to urban design guidelines for mandatory development requirements In addition, any development requirements imposed by MCD which is not provisioned in urban design guidelines, in case of such conflict, prevailing laws/ act of the respective department/ authorities shall take precedence

66	Are there any design restrictions, including interdependence between different plots (e.g., common basement or shared facilities)? If so, please specify responsibility and guidelines for development and maintenance of such common areas.	Bidder(s) are responsible for development and maintenance works for their respective plot boundary and all plots are independent. For any design restrictions please refer to the mandated development requirements in the urban design guidelines.
67	Please clarify how services such as HVAC, sewage, and other utilities will be provided	Tapping points are already provisioned in the existing trunk infrastructure, integration with the respective MUD plots is to be carried out by the respective bidder.
68	Kindly share a copy of the Mandated Development Requirements.	Please refer urban design guidelines for mandatory development requirement
69	Will the authority be providing power back up?	No, for detail of services provisions please refer Schedule -B of RFP
70	Is there any special guideline for basement construction, also, who will be having the control over basement management and maintenance?	Please refer urban design guidelines. Bidder will be responsible for development , management of the its own parking facility and basements falling inside their plot line.
71	Is loading permissible on leasable area on account for non-leasable area (eg- Staircase, corridors, etc.)	The current auction is for development of FAR for respective plots; the Authority does not have any prerogative / comment on future loading of any areas being built on such plots.
72	Is there any restriction that retail should on ground floor only?	No. However, the bidder will follow urban design guidelines for mandatory retail development requirement.
73	Is there a provision in the plan for a connecting bridge between buildings? If yes, kindly confirm the planning conditions (height, width, and usage restrictions) that apply.	Blocks owing to the same bidder can be connected subject to statutory approval.

74	what are the CAM, EDC, CSC Charges to be paid per sqft per month, please provide break up , escalation and methodology of those charges. If bidder require excess load, how will this impact CSC? If bidder wants to install their own services, is there still a mandatory minimum CSC charge, or can it be avoided?	CAM charges are and CSC charges are given as per schedule B and attached in Addendum Change in charges due to installation of own services shall be reviewed and approved by the Authority on a case-to-case basis.
75	In the event one of the proposed buildings is not constructed (delayed or dropped), how will connectivity and access (both physical and utilities like electricity, water, etc.) be ensured for the other buildings?	There are no interdependency of any building with other building with respect to utilities and connectivity. Please refer to urban design guidelines with respect to basement area floor wise
76	Please clarify the policy regarding reserved parking: 1. How many reserved slots are allocated per unit/BUA? Are visitor and service parking considered separately? 2. Can additional reserved slots be purchased, if required?	Please refer urban design guidelines. Bidder will be responsible for development , management of the its own parking facility. Additional parking slots are not available for purchase.

77	If, due to any reason, the common areas of the complex (such as internal roads, parks, clubhouse, or shared amenities) are not completed on time, Is there a defined penalty or compensation framework in such cases? Especially when building is ready but lack infrastructure for which EDC has been paid.	Extension of time may be granted to the developer if there is any delay in development from the Authority's side.
78	Minimum Guarantee of the Service Capacity Req. that will be supplied to each plot from the Energy Centre	Please refer to schedule -B , Developer has to communicate its requirement before Commercial Operations Date (COD).
79	Any provision for separate area to be provided for Ready Made Concrete (RMC) during construction What will be the Power Back Up arrangement during the construction phase and the operation phase of the Project? Will the Authority provide water for construction works?	There is no such provision.
80	Execution Plan for common area development	The trunk infrastructure facility is already in place . further, 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 depending upon the requisite construction sequence.
81	Since Museum has been ruled out from the Master Plan, a suggestion to IICC, can we utilize the area for Multi-Level Car Parking	There is no such provision at present

82	Any pendency of any civil suite or any other suite related to land acquisitions from erstwhile farmers/ land holders. Kindly clarify if there is any potential land related enhancement fee payable or any impact on the sub-lessee due to any such future liabilities.	There is no pendency
83	As per the Sub-Lease cum Development Agreement, bidder is required to pay Common Area Charges, Centralized Service Charges and External Development Charges apart from the annual lease rental and lumpsum lease premium. Will there be separate agreements for CAM services and centralized services which would include service levels and remedies Kindly share the computation methodology for EDC, CAM charges, and centralized service charges to be levied on the plot. Also confirm whether there are any additional charges beyond those mentioned, including applicable escalation clauses. How is EDC divided pro-rata among all 21 plots at IICC?	Refer Addendum for CAM and CSC Charges. CSC Charges SLA will be finalized with each developer / bidder after COD. For calculation of EDC, refer rfp document.
84	Please clarify whether any stamp duty and registration charges are applicable on registration the Sub-Lease cum Development Agreement OR any other taxes / levies the payments made to Authority. Will GST and stamp duty be charged cumulatively or independently? What are all the tax obligations including property tax, municipal taxes, cesses, and other statutory levies throughout the project lifecycle?	The provision of stamp duty act as applicable has to be followed. Also, Bidder(s) must conduct their due diligence about the tax implications and the Authority will not be liable for any incidence. GST will be paid additionally by the Selected Bidder(s)

85	Please clarify on incentive / subsidy schemes which are available to the Bidder for investment in the said project OR Any tax exemption/ waiver or incentive OR any capital subsidy and investment-linked incentives	No such provisions
86	As per clause 2.3.1 of RFP each bidder shall be required to submit a bid security for the sum equivalent to 2% of the Total Reserve Price in form of DD/RTGS/NEFT. Request the Authority to consider submission of Bid Security through Bank Guarantee also.	No Change, RFP conditions prevails
87	At the end of the Term, the assets will be transferred to IICC at no compensation to the Developer. Ideally such handovers are after fair valuation of the asset which is paid to the developer. Can you confirm that the 91-year lease period commences from the date of Sub-Lease Agreement execution and extends until March 07, 2117, as referenced in the Development Agreement? Is there any provision for Lease extension/ renewal beyond the 91-year term or any ROFR rights for additional tenure?	RFP terms and condition remains unchanged However, Any such provision added in the agreement in future, ROFR shall be given to the lessee. Provided, the lessee has not been in any default and has adhered to all the obligations as defined in the sub-lease cum development agreement.

88	Clause 6.7.4 of the Agreement Presumably this clause will be triggered only if the failure is not cured in 2 consecutive inspections. What is the maximum penalty being contemplated by IICC	No change, RFP provisions prevail Penalty which is just and expedient is proposed considering the fact and circumstances of each case.
89	Current plan requires full lease premium payment within 180 days of allotment. Proposal: staggered payment schedule to ease CAPEX burden, given the 5-year construction timeline.	RFP terms and condition remains unchanged
90	What is the timeline to complete the common area infrastructure	The trunk infrastructure facility is already in place. Further, 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 depending upon the requisite construction sequence.
91	Property Tax - which is the billing authority (SDMC?), and the formula for the levy?	As per the provision of MCD property tax.
92	Please advise whether GST is applicable on the Land Premium paid / Payable for the acquisition?	GST will be applicable as per the regulations of the GST department

93	As per section 2 (2.7.11) Incentive for Higher Commitment across multiple plots – “The 2 % rebate of the entire Lease Premium amount payable for each plot allotted to the same Bidder that is declared as the Selected Bidder and issued Letter of Allotment for all the four plots in a Single Block” – we seek clarification on whether this rebate would also be applicable in the event that we are the Selected Bidder for all hotel plots in this phase (i.e., Plot 26 and Plot 28).	No change, RFP provisions prevail
94	Please confirm the exact timeline for payment of the Total Lease Premium after issuance of the LOA. Does Annexure-D (30% within 30 days; 70% within 180 days) apply, or does the earlier clause stipulating 120 days prevail?	Timelines of the payment shall be as per Annexure D of the RFP 30% within 30 days of issuance of LoA and the balance within 180 days of issuance of LoA. It is 180 days from issuance of LoA not 120 days. Kindly refer to Addendum No.1 in this regard.
95	If the lease premium can be paid in instalments (For example GNIDA and YEIDA have four or six half yearly instalments), it will help developer to reduce the upfront cost which directly impacts the project IRR.	RFP term and condition remains unchanged
96	The bidding timeline of 7 days post receipt of response to queries is too short considering that the bidder has to carry out due diligence, site visit, thorough evaluation of the Project, Site topography study, review and seek internal board approval and prepare necessary documents to be able to submit the bid. Hence request that the same to be extended by at least 45 days.	Kindly refer to Addendum No.1 in this regard.

97	During the bid process, pls clarify that the successful bidder can have the option to choose either of plots available for hotel or the bid must be for a specific plot.	Kindly refer Clause 1.1.9 of the RFP in terms of which each Bidder is required to submit separate Proposal for each Plot
98	Companies registering for multiple projects should have separate log ins, teams to handle parallel bids	Multiple logins are not required in such case, each bidder to have only one login to manage parallel bids
99	Are there any criteria for the technical evaluation of the bidder	Kindly refer Clause 2.7.5 of the RFP "Qualification Criteria" in this regard
100	Development timeline (including OC and other consents) is 5 years with an extension of 2 years by payment of fees and at the discretion of IICC. If the delay is due to IICC, while no extension fee will be payable the total extension granted will still be at IICC's discretion and within the 2-year time frame. There is no extension contemplated beyond 2 years even if the delay is due to delay in grant of permits and approvals. Request you to please clarify the same	Kindly refer to Addendum No.1 in this regard
101	What shall be the coordination mechanism amongst various developers of separate MUD plots, considering each may have distinct construction and completion timelines for their respective basements ? While the bid contemplates all 12 plots to be completed within 5 years, if there is any delay by any of the other developers, which may impact our business, will we have any recourse	There are no interdependency of any building with other building with respect to utilities and connectivity.

102	As per Section 2 (2.1.5) (vii) (a) – The payment of the Total Lease Premium amount shall be made within 120 days of the issuance of the LoA in the stages set forth in Annexure-D. But Annexure D states the timeline of payment as – 30% within 30 days of issuance of LoA and the balance within 180 days of issuance of LoA. Requesting your clarification on the timelines.	Timelines of the payment shall be as per Annexure D of the RFP 30% within 30 days of issuance of LoA and the balance within 180 days of issuance of LoA. Kindly refer to Addendum No 1 in this regard.
103	Is there a provision to extend construction timelines? If so, what fees and conditions would apply?	Kindly refer Clauses 3.2.2 and Clause 5.2.2 of the Draft Sub-Lease cum Development Agreement in this regard
104	Will the “Commencement Date” be treated as the date of site handover?	RFP Clause 2.1.5 (vii) (c) Commencement date - date of execution of sub-lease cum development agreement.
105	As per the Sub-Lease cum Development Agreement, each Project Agreement needs As per the Sub-Lease cum Development Agreement, each Project Agreement needs to contain provisions that entitle Authority to step into such agreement at its discretion and substitution of the Bidder in the event of Termination or Suspension of the Agreement. Request Authority to re-consider this as this limits the ability of the bidder to work with the regular consultant /contractor who may not agree to this clause.	Kindly refer to Addendum No.1 in this regard

106	Will the bidder get any special preference or any special benefits in catering facilities for event taking place at Yashobhoomi conventional center.	There shall be no such provisions
107	What happens if IICC breaches the terms of its lease with DPIIT? Or if the lease between DPIIT and IICC is terminated for some reason	Term of lease is complied with DPIIT. The term of the Sub-Lease will be up to March 07, 2117
108	Termination – Upon termination (due to Developer Default) of the Agreement, all payments made till date to IICC will be forfeited. Therefore, if we are in year 10 of the Term, the entire Lease Premium will - be forfeited. IICC can demand vacant possession or will take over all assets, immovable and movable, at the site. All debt obligations will have to be cleared, and the Project will have to be made compliant with Mandated Development Requirements. No payment will be made by IICC, however, in such circumstances at least the lower of Book Value or Building Value and 50% of the security deposit should be payable to the developer. Request you to please consider the same	No change, current provision to prevail
109	Diligence time is very limited. We propose at least 90 days of diligence period as such timeline will be required for detailed diligence, stakeholder approval etc.	Kindly refer to Addendum No.1 in this regard

110	Any financing raised using the project as a security will only be for the purpose of the Project and not for any other purpose. As a developer can we raise debt for any other purpose after 3rd year of hotel operations till end of the term. Please clarify	Financing if any shall be as per the sub-lease deed cum development agreement. Furthermore, post 100% payment, if financing is being done for any other purpose, then the same shall be as per approval from the Authority which shall not be unreasonably withheld.
111	Developer is required to submit audited financials within 90 days of close of financial year. The timeline seems stringent. The timeline should be at least 180 days due to audit closure timelines. Request you to please consider the same	Kindly refer to the Addendum No.1 in this regard.
112	Para 2.5.5 of the RFP As a company, will a board resolution be adequate or will a power of attorney be required as well	Kindly refer clause 2.5.5 of the RFP which is clear in this regard
113	Para 2.9.2 of the RFP The allotment of the plot should not be cancelled in case IICC fails to execute the Sub-Lease Agreement within the prescribed time. Please provide clarity on the same	RFP condition remains unchanged
114	Clause 5.1.1 (b) of the Agreement What is the defined parking facility	Please refer to the Urban design guidelines
115	Clause 5.1.1(d) of the Agreement Will IICC be willing to enter into a substitution agreement with the lenders	No. the Authority will only issue NOC for permission to mortgage. Kindly refer to Addendum No. 1 in this regard

116	Clauses 6.2.5 (b) and (c) of the Agreement If the Project Agreements are co-terminus with the Sub-lease Agreement, how will the Authority step-in upon termination of the Sub-lease Agreement, as the Project Agreements will automatically terminate as well	Kindly refer to the Addendum No.1 in this regard.
117	Clause 6.2.5 (c) of the Agreement Does “Project Agreement” including financing agreements as well? Is IICC expecting such step-in rights in financing agreements as well	No, it doesn't include the financing agreement
118	Clauses 6.8.1 and 6.8.2 of the Agreement Can there be exceptions if the Developer is contesting such levy in good faith	No change, current provision to prevail
119	Clause 10.3 of the Agreement While the provisions of Clause 10 survive termination, it should only be in relation to events that occur during the Term	No change, current provision to prevail

120	Clause 12.1.2 (d) of the Agreement Is the exception to industry wide strikes etc., meant to be strikes that only involve the Developer or Contractor? If the strike is industry wide or statewide then will it involve the Developer or Contractor	No change, current provision to prevail
121	Clause 13.1.1 (xi) of the Agreement Does this include disposal of the assets of the Developer in the ordinary course of business?	Disposal of assets pertaining to the Project has to be strictly in accordance with the provisions of the Draft Agreement. Therefore, any disposal of assets of the Developer relating to the Project which has a Material Adverse Effect on the Authority is not permitted
122	Clause 6.7.4 of the Agreement IICC can impose penalty or terminate the Agreement, if there is a failure to meet operational and maintenance standards in 2 consecutive inspections. Our experience shows that such inspections always identify some issue or the other, therefore, please specify the operational and maintenance standards	Kindly refer Clause 6.7 of the Draft Sub-Lease cum Development Agreement in this regard
123	Land parcel is understood to be offered for 99 years with renewal for a similar term. The RFP is silent on the renewal clause. Kindly clarify whether this is a perpetual lease or if renewal would require separate permission from the Authority.	The term of the Sub-Lease will be up to March 07, 2117
124	Can the bidder transfer its leasehold rights/ agreement to lease in full or in part with or without prior approval from the authority	Kindly refer Clause 3.1.4 of the Draft Sub-Lease cum Development Agreement in this regard

125	Will hotel developers be under any obligation to provide special pricing or preferential tariffs for exhibitors within Yashobhoomi, as well as for government programs or officials?	There is no such obligation to provide special pricing in any given scenario.
126	Clause 2.3.3 – Forfeiture of Bid Security In case of forfeiture, whether the entire bid security amount shall be forfeited or only a part thereof ?	Entire Bid Security amount shall be forfeited. Kindly refer to Clause 2.3.3 of the RFP in this regard.
127	Clause 2.5.5 – Power of Attorney (Document 3B) The RFP requires submission of a Power of Attorney (as per Document 3B). Please confirm whether a Board Resolution passed by the company's Board of Directors will be acceptable in place of Power of Attorney. Because in case of company, BR is suffice.	No change, current provision to prevail
128	Clause 2.4.4 – Conflict of Interest If Bidder A and Bidder B have common directors and shareholders, and Bidder A submits a bid for one Plot/Hotel while Bidder B submits a bid for another Plot/Hotel, will this situation be considered as a Conflict of Interest under the provisions of the RFP?	Kindly refer to Addendum No.1 in this regard
129	Are there restrictions on sale or transfer or sub lease, and what charges would be applicable at that stage? Specifically, please clarify permissions and conditions for strata sale or sub-lease of built-up space.	No sale of any part of the Plot or of built up spaces is permitted. For sub-lease of built up spaces please refer to the relevant provisions in the RFP and Draft Sub Lease cum Development Agreement
130	Are there any restrictions on number of hours of operations for the building?	There shall be no such restriction from the Authority. One has to comply with prevailing statutory norms in such regards

131	Post-auction, within what timeline will the Bid Security of the unsuccessful bidders be refunded?	Kindly refer to Clause 2.3.2 of the RFP/ Addendum No. 1 in this regard
132	Can the shortlisted Bidder go for a REIT after 100% payment and construction completion	The Authority does not have any reservation on the bidder applying for a REIT post 100% payment & construction completion, subject to relevant REIT guidelines. However, the same shall be as per approval from the Authority which shall not be unreasonably withheld.
133	While the Ground Coverage details have been shared, please confirm the total land area (in sqm).	Same as mentioned in the Urban design guidelines.
134	In terms of services, if we wish to use our own service provider instead of one listed in the RFP, would that be permissible, or is it mandatory to avail services only through IICC?	RFP conditions remain unchanged
135	Regarding the Bid Security, in case of a successful bid, will the same be refunded or adjusted against future payments due to the Authorities?	Bid Security of successful bidder will be adjusted in the Lease Premium amount. Kindly refer to Addendum No.1 in this regard.
136	Request you to share a copy of the Urban Design Guidelines.	Can be downloaded from the IICC's ("Authority") and MSTC's tender portal.

137	Kindly elaborate on the Occupancy Certificate clause. Does this imply a total period of five years for construction, including all approvals and related processes?	sub-lease cum development agreement conditions and timelines remain unchanged
138	Please share the planned developments and infrastructure initiatives along with timelines for the entire area as well as with respect to IICC Complex	The trunk infrastructure facility is already in place . further, 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 depending upon the requisite construction sequence.
139	If multiple divisions are made on a single floor plate, then can the signages/ air-conditioning/ fire services respectively and/or proportionately be allocated?	Please refer to the urban design guidelines for mandatory design guidelines
140	Please provide us with any material litigation, legal notice presently in existence or any likelihood of the same in the foreseeable future with respect to the subject land or the transaction may please be provided, if any?	The land for the entire project has already been acquired . So there is no pendency as such.
141	Please share timelines of other planned developments as specified in the Layout. Also, what commercial models (indicative) are being planned for such developments?	Other planned developments (remaining plots) shall be part of future bidding process(es) which will be taken up subsequently.

142	If the Developer wants enhanced power connection, then what is the possibility and procedure for the same? At what rate will Power be provided, and would the rate be different for varied operational hours? What services tap off will be provided?	please refer to Schedule B of sub-lease cum development agreement. Rates shall be as per applicable rates of BSES.
143	Can the net worth criteria be at a Group Level?	No change, RFP provisions prevail
144	Can we create connections in form of bridges b/w buildings?	Blocks awarded to the same bidder may be connected subject to statutory approvals from respective authorities.
145	Are there any restrictions in offices in terms of kind of companies (IT/ IT SEZ/ Technology etc.) which can operate, rent levels, or lease terms that can be offered to sub-tenants and licensees?	No such restriction, However the bidder shall oblige all the terms and conditions mentioned in the sub-lease cum development agreement in this regard.
146	Who is the legal owner of the land? Which authority will grant approvals?	DPIIT is the legal owner of the land. please refer to Schedule E of the RFP document for the necessary approvals and permits
147	The Project requires very large investment and for its viability, exclusivity is critical. No provision currently regarding exclusivity for planned future mixed-use development is provided. Request you to please share any such details.	There is no such Provision
148	Please clarify who will make payments of property tax?	Please refer to clause 2.1.5 (x) of the RFP document

149	Can the SPV consider part rebate or abatement of CAM and Central Services with respect to respective vacancy, post receipt of Occupation Certificate?	There is no such Provision
150	Will a preference/ first right of refusal be provided to the selected applicant for the development of other phases not launched yet?	No, There is no such Provision
151	Extent of basement are limited to plot line, is the dividing retaining wall required. Can the basements be clubbed with adjacent plots for better efficiency?	There is no extended basement portion beyond plot line under scope of the bidder; the construction layout of the basement(s) shall be as per the urban design guidelines.
152	What is the security system for vehicles entering the site in terms of- under body scanners, boom barriers? Where does the car stacking take place for cars entering during the security check-in?	Peripheral security of the whole project is managed by the Authority. The bidder need to follow necessary SOP's in this regards. However security of individual plots has to be managed by the respective bidder.
153	Typical floor to floor heights 3.8 m, can these ne increased to 4200 provided overall height is not impacted? Also, Number of basements permitted is 4, however can additional basements be provided?	Design flexibilities can be exercised as per MCD/ UBBL Guidelines. However, Bidder should follow the mandatory urban design guidelines.
154	Strong design control for building form has been stipulated is this flexible?	Design flexibilities can be exercised as per MCD/ UBBL Guidelines. However, Bidder should follow the mandatory urban design guidelines.

155	If the land use of a plot is varied or additional FAR is granted by the government in the future, can the Developer utilize that AND Is there any constraint on the use of additional FSI obtained from LEED platinum rating for office blocks?	A bidder will not be able to utilize any additional FAR on a plot level basis as the plots are part of the larger district which is already pre-planned. Any additional green building FAR if available to the respective plots, the same can be utilized while adhering to the urban design guidelines and all relevant local and national building codes, as well as any other relevant legislation including the Indian Green Building Council (IGBC) guidance requirements for Campus Developments. The relevant approval(s) will have to be obtained by the bidder from the concerned approving authorities.
156	Clarification sought on whether vehicular movement/drop-off will be permitted at Ground Floor level, particularly for senior office employees at building porches AND is to be developed by whom and up to what extent (plot line /beyond)?	There are planned vehicular circulation and the same shall be followed for each plot. Please refer clause 3.4 and 8.9 of the urban design guidelines. The bidder(s) is responsible for all development works in its plot line/ boundary as per the urban design guidelines. Pls refer to Urban Design Guidelines in regard
157	What is the exact condition of land handover - 'as is where is basis' - and what site preparation is included by IICC Authority? What happens if there are delays in land handover beyond 15 days from commencement date, and what relief is available to the developer?	Please refer to clause 3.2 of the sub-lease cum development agreement for clarity
158	Are there any escalation mechanisms for ongoing charges like Annual Lease Rent and Common Area Maintenance over the 91-year period?	While there are no escalations envisaged on the annual lease rent, there may be future escalations on common area maintenance charges that shall be updated to the bidder from time to time
159	How do lender substitution rights work in case of financing defaults, and what approvals are needed from IICC Authority for step-in arrangements?	Kindly refer to clauses 5.1.1 and 6.6.4 of the Draft Sub Lease cum Development Agreement r/w the Addendum No. 1 in this regard.

160	What penalty applies if registration is not completed within 120 days of commencement date, and are there any other compliance consequences?	Please refer to Article 3 Grant of sublease for clarity
161	What does IICC Authority's 'first charge upon the Demised Premises' mean for financing arrangements and other lender securities?	The Authority as the primary lease holder/ owner shall always have the first charge upon any/ all plots and standard credit reference(s)/ definition shall be applicable pertaining to the charge on such plots/ Demised Premises.
162	What is the complete title chain from DPIIT to IICC to the developer, and are there any existing encumbrances or restrictions on the land?	Developer shall do their own due diligence if required. Presently there is no encumbrance or restrictions on the MUD plots.
163	What specific rights does IICC Authority retain over the leased premises, particularly basement level 1 access for services tunnel maintenance?	Authority retains the rights to enter / access all the common areas of MUD, access to services tunnel is provisioned through common areas of MUD.
164	Can a bidder sale office spaces in any of the plots?	No, Please refer to clause no 6.2.4 of the sublease cum development agreement
165	What forfeitures apply in case of developer default - Bid Security, 30% of Lease Premium, and all constructed assets? Under what circumstances will Bid Security be forfeited, and when will it be returned to unsuccessful bidders within 15 days?	Please refer to the RFP document and the sub-lease cum development agreement for clarity on any forfeitures and Bid security refund timelines

166	Can bidders submit blocks of contiguous plots as a single bid, and if so, how must the bid be structured to indicate a block versus individual plot bids? AND whether bidding for an entire block of plots (e.g., all plots in a mixed-use cluster) entitle the bidder to any priority or incentive, such as rebate on lease premium or preferential bid processing? How is eligibility determined for bidders aiming to acquire multiple plots? Specifically, how is the cumulative net worth requirement calculated for bidding on two, three, or more plots?	The bid process is separate for each plot to bid for more than one plot the bidder shall participate in each separately. Please refer Clauses 1.1.9, 2.7.5, 2.7.6, 2.7.10 r/w Annexure C of the RFP in this regard AND to clause 2.7.11 of RFP for rebate/ incentive available incase one is a successful bidder in all the plots forming parts of single block
167	If a bidder submits highest bids for multiple plots, how is the Letter of Allotment issued? One consolidated LoA for all plots or separate LoAs per plot, and what are the timelines for acknowledgment?	The sub-lease agreement will be done separate for every plot with different SPV's for each and LOA also shall issued separately.
168	Are there any post-auction priority rights? for example, right of first refusal? Granted to block bidders for adjacent or future plot offerings?	No, there are no such provision
169	Can we combine and develop the plots as an integrated development or single plots building bye laws will apply (example setback for each plot would have to be considered or can we combine the plots and treat it as a larger land parcel and apply these setbacks)? Can the basements be common, if one opts for more than 1 plot	Please refer to clause 2.1.5 (ix) of the RFP document

170	Can same SPV be incorporated for multiple plots or separate SPVs per plot are required?	The sub-lease agreement will be done separate for every plot with different SPV's for each.
171	If actual demarcated plot area varies, will there be proportionate adjustment to the lease premium amount?	Lease premium shall be adjusted if there is any variation at the time of handover/ demarcation
172	Can developers transfer their stake to third parties after achieving COD and completing all development obligations?	Kindly refer clause 2.1.5 of RFP and Article 3 of the sub-lease cum development agreement in this regard
173	Are novation agreements permissible under any circumstances given the restrictions in Clause 6.6.1?	Substitution of the Developer shall be permitted with prior written approval of the Authority, provided that the substitution does not adversely affect the timelines, quality, or performance standards of the Project. Kindly refer to Clause 6.6.4 of the Draft Sub Lease cum Development Agreement r/w the Addendum No. 1 in this regard.
174	Where can bidders access the complete Mandated Development Requirements as Schedule-C appears blank in the RFP documents?	Mandated development requirements are mentioned in the Urban design guidelines
175	Are there any restrictions on the building specifications – both external and interior? If yes, then will they be based on cost / materials / contractors etc.	Please refer to the mandatory development requirement in the urban design guidelines.