

Sno	List of Queries	Reply
1	What shall be the timelines of following types of approval: Type A: To be obtained by Authority Type C: To be obtained by Developer from Authority? Will the Authority provide assistance in approvals to be obtained by the Developer from Statutory Authority (Type B of Approval) ?	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 responsibility of the bidders.
2	What's the status of HT line removal?	At present there are no overhead HT lines exist.
3	How much control does the Developer has on Façade?	The IICC Yashobhoomi district has been envisioned and planned as an integrated development. To preserve the project's overarching vision and cohesive identity, comprehensive "Urban Design Guidelines" have been established and bidders must comply with the mandatory requirements prescribed within the "Urban Design Guidelines".
4	RFP mentions that CAM Charges shall escalate by 5-10% as per industry norm. Will the escalation percentage be finalised/ frozen at the time of signing of Development/ Sub-lease agreement?	The escalation % will be finalized and shall be a part of Development cum sub-lease agreement. Please refer Article 11: Payment structure of the draft Development cum Sub-lease Agreement.
5	RFP mentions that Plot Area can vary by +5%. Will this change the pro-rata lease premium of the subject plot?	Lease premium shall be adjusted if there is any variation at the time of handover/ demarcation.
6	Will the construction period affected by GRAP (Graded Response Action Plan) get Zero Period benefit?	RFP condition remains unchanged.
7	As per the RFP, "rebate to the extent of 2% of entire Lease Premium amount payable for each plot allotted to the same bidder that is declared as the Selected Bidder and issued LoA for ALL THE 4 PLOTS in a Single Block" shall be provided but plot no. 17 (part of the block) is not	The rebate shall not be applicable in these plots as Plot 17 which is part of the Block has already been auctioned.

	part of the RfP. Please provide the applicability of the above.	
8	When shall Data Room be accessible for Due Diligence?	Bidders can access the data room post registration and logging in the MSTC portal.
9	Will require MSTC auction workshop and training a week before e-auction	E-auction workshop and training shall be scheduled for; 3-7 days before the auction date.
10	Project level RERA is already there, Will we be require to procure RERA certificate for our plot also?	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 Applicable Permits that may be required to be obtained to implement the Project in accordance with the provision of the Agreement and Applicable Laws.
11	if our one LLP company is eligible for participating on one plot. Can the same LLP participate on the same plot as a part of consortium?	RFP condition remains unchanged.
12	if our company's network is eligible for one plot, can we participate in all the 3 plots individually as all 3 are different auctions.	RFP condition remains unchanged.
13	2.1.5 (i), Annexure-D - Lease Premium to be paid in stages within 180 days of LoA. The requirement to pay 100% of the upfront premium within 180 days may result in significant capital being committed well before financial closure and project financing are achieved, potentially impacting bidder participation and competitiveness. To better align payment obligations with the financing and Development cycle of the project, we respectfully request the Authority to consider permitting payment of the upfront premium in equated annual or half-yearly installments over 2-3 years. This would enhance project viability, improve cash-flow efficiency, and encourage	RFP condition remains unchanged.

	wider participation from credible developers without compromising the Authority's revenue realization.	
14	2.1.5(vii)(c),(d) Common Area Maintenance & Centralised Services Charges commencing from the Commencement Date (i.e. date of execution of Sub-Lease cum Development Agreement) along with GST thereon at the applicable rate as specified in Annexure-D. We respectfully request the Authority to consider levying CAM and CSC from the date of commencement of construction, occupancy, or COD, as applicable. Imposition of such charges from the Agreement Date places an O&M cost burden on the Concessionaire prior to availing any services or generating revenue from the asset. Aligning the commencement of these charges with actual asset utilization would be equitable and consistent with project cash-flow realities.	RFP condition remains unchanged w.r.t to CSC and CAM. Applicability and rates for CSC and CAM have been specified in the Article 11 PAYMENT STRUCTURE of the Development cum Sub-lease Agreement.
15	2.1.5 (v), Annexure -B & Annexure-B Urban Design Guidelines of IICC Section 1 (Design Review Process). RFP States "Developer shall also be required to strictly adhere to the Urban Design Guidelines of IICC (Annexure-B) and other Development requirements as set forth in the Agreement" While Urban Design Guidelines of IICC states "It is not intended that the Urban Design Guidelines be a set of highly prescriptive design requirements, and it recognises the potential for innovation and distinctive design responses on the Development of individual sites. The two provisions appear to create ambiguity regarding the extent of design flexibility available to prospective developers. We respectfully request the Authority to clarify that the Urban Design Guidelines are intended to provide an overarching design framework rather than impose rigid architectural prescriptions. Reasonable flexibility in façade treatment, setbacks, building articulation, and other design elements may be permitted,	The other development requirements refer to the statutory requirements or requirement as per development bye-laws. Bidder has to strictly adhere to the Urban Design Guidelines and further adhere to the Development Guidelines and bye-laws required to be followed of the respective authorities.

	subject to the Authority's approval, to enable project branding, market responsiveness, and commercially viable Development while preserving the overall Urban design vision of the IICC precinct.	
16	Annexure-B Urban Design Guidelines of IICC Table 7.4 Development Cum sub-Lease Agreement (DCA) - Article 5 - 5.1.1.c Area Distribution (Podium Retail) • Plot 12 – 1200 Sqm • Plot 13 – 1000 Sqm • Plot 15 – 1200 Sqm Mandatory Retail Frontages • Plot 12 – Podium Retail • Plot 13 – Retail Frontage under Colonnade • Plot 15 – Podium Retail DCA states “ensure that a minimum of 80% (eighty percent) of the Planned Built-Up Area of the Project is used strictly towards space dedicated to the {office }6. The remaining 20% (twenty percent) of the Planned Built-Up Area in relation to the Project may be utilized for developing any retail space including the mandated retail podium and associated street retail facilities to be developed in accordance with the provisions of Schedule-C (Mandated Development Requirements)”. The Urban Design requirements mandate the provision of Podium Retail/Retail Frontage for the respective plots. However, the Developer-cum-Sub-Lease Agreement provides that up to 20% of the Planned Built-Up Area may be utilized for retail Development, including the mandated retail component. The use of the term “may” suggests an optional provision. We respectfully request the Authority to clarify whether the prescribed Podium Retail/Retail Frontage area forms a mandatory Development requirement or whether retail Development within the permissible 20% allocation is at the Developer's discretion.	Please refer to the plot specific mandatory retail requirement as mentioned in Urban Design Guidelines.
17	Annexure-B Urban Design Guidelines of IICC – Section 9 – Building Elements	Definition of Permissible FAR and BUA shall be governed by applicable UBBL guidelines. The

	The table key numbers breakdown stipulates the Leasable Area under each plot as “BUA” and not FAR as stipulated in RFP or endorsed during Pre-Bid discussions against our specific query. FAR vs BUA - The distinction is material, as treatment of the stipulated area as FAR would potentially permit utilization of additional non-FAR permissible area under applicable regulations. We respectfully request the Authority to clarify and confirm whether the stipulated Leasable Area represents the maximum permissible Built-Up Area (inclusive of all FAR and non-FAR components) or only the FAR Area. This clarification is critical as any entitlement to additional non-FAR area may necessitate corresponding modifications to the building massing and height profile, which could be constrained by the Urban Design Guidelines. A definitive confirmation will enable bidders to accurately assess the Development potential and formulate technically compliant and commercially viable proposals.	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.
18	2.1.5(vi)OC for total FAR must be obtained within 5 years (extendable 2 years with fee). We respectfully request the Authority to consider permitting phased Development, with completion of a substantial portion of the permissible FAR (for example, 60–70%) within the stipulated 5-year period, and allowing the balance Development to be undertaken subsequently based on market demand. Such flexibility would support prudent project execution, reduce vacancy risks, and promote sustainable Development without compromising the long-term objectives of the Project.	RFP condition remains unchanged.
19	2.1.5(viii)Mortgage of sub-lease rights allowed only after full lease premium payment. The restrictions on creation of mortgage/security interests during the initial stages of the Project may adversely impact the ability of developers	RFP condition remains unchanged.

	to achieve timely financial closure. Lenders typically require enforceable security over project assets and Development rights as a prerequisite for extending long-term project financing. We respectfully request the Authority to consider permitting creation of a partial mortgage/security interest over the Project assets and Development rights at an earlier stage, subject to appropriate safeguards and Authority approvals. This would facilitate financial closure, enhance project bankability, and support timely implementation of the Project without materially affecting the Authority's interests.	
20	HNI's/ Individual Investors who fulfils the requisite qualification conditions should be allowed to participate in the auction of mixed use plots in Yashobhoomi, in all other e-auctions across India, individuals/ investors are allowed to participate in the process.	RFP condition remains unchanged.
21	A bidder who has a requisite minimum net worth should be allowed to participate in all the plots rather than restricting to participate in one single plot, so that his chance of success in the subsequent plots still remains till the close of the auction process for all plots. In addition, if the bidder is successful in one auction as per his net worth. He will not be allowed to participate in the subsequent plot action. Therefore our request would be to do subsequent auctions rather than sequential auctions for a fair chance.	RFP condition remains unchanged.
22	Bidder should have a Networth as on "31st March 2025" to be amended to Networth as on "Bid Due Date"	RFP condition remains unchanged.
23	We request for a 15 working days time extension of the bid due date which is currently 25th June 26 for formation of consortium and getting it registered. Request to extend the the time till 15th July 26 for kind participation and proposal submission.	Please refer Corrigendum-1.

24	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.
25	Which government authorities/agencies will be responsible for granting the respective approvals?	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. The Authority, in its capacity, may designate a single point of contact to coordinate, facilitate and support the bidder in obtaining such approvals. 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 Applicable Permits that may be required to be obtained to implement the Project in accordance with the provision of the Agreement and Applicable Laws.
26	Will a separate Environmental Clearance (EC) be required by the plot developer, or will the project-level EC cover individual Developments?	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.
27	If a separate EC is required, which authority will grant the approval and what are the applicable thresholds and timelines?	
28	Please clarify the scope of master trunk infrastructure that will be provided and the scope that must be developed by individual plot owners.	The Authority shall be responsible for construction of roads at surface level, common vehicular movement path/ tunnel at the outer periphery of the first level basement with associated entry/exist (as per the Master Plan and Urban Design Guidelines),

		etc. and will be developed by the authority depending upon the requisite construction sequence.
29	Are utility tapping points available at the plot boundary? If yes, please provide details regarding: Power supply Water supply Sewerage and drainage ICT/telecom infrastructure Stormwater drainage District cooling/chilled water systems Gas/fuel infrastructure.	Please refer to Schedule B: SERVICES PROVISION of the Development cum Sub-lease Agreement for the services available through Tapping points.
30	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?	Please refer Urban Design Guideline along with Schedule- B: SERVICES PROVISION of Development cum Sub-lease Agreement. Notwithstanding above, it is clarified that Power back up such as DG etc. shall be solely the owners/bidder's responsibility.
31	Will the authority provide power backup infrastructure for office Developments?	Please refer Urban Design Guideline along with Schedule- B: SERVICES PROVISION of Development cum Sub-lease agreement. Notwithstanding above, it is clarified that Power back up such as DG etc. shall be solely the owners/bidder's responsibility.
32	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.
33	Are there any milestones or deadlines within which construction must commence and/or be completed?	Please refer to ARTICLE 5 DEVELOPMENT OF THE PROJECT of the Development cum Sub-lease Agreement for

		detailed milestone and timelines for construction of the project.
34	Is approval from the Delhi Urban Art Commission (DUAC) required for Developments within the project?	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.
35	Are there any mandatory architectural design guidelines, façade controls, sustainability requirements, or master planning requirements applicable to plot owners?	Please refer to the mandatory Development requirement as prescribed in the of Urban Design Guidelines.
36	Is there a designated project architect, design review committee, or approval authority whose concurrence is required before construction?	A single point of contact may be specified for co-ordination for all consent(s) and approval(s) required from IICC ("Authority").
37	Given that the plot is located above/adjacent to metro station infrastructure, please clarify. i) What Development, design and construction restriction applied due to the metro station. ii) Are there any limitations on foundation design, excavation, basement construction, building height, or structural loading? iii) Will any approvals/NOCs from DMRC or other authorities be required? iv) Are there any basements, exclusion zones, or areas within the plot that cannot be developed? v) Does the metro infrastructure impose any restrictions on the permissible built-up area, basement entitlement, or Development potential of the plot?	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 Applicable Permits that may be required to be obtained to implement the Project in accordance with the provision of the Agreement and Applicable Laws.
38	a) Please provide the committed timelines for completion and operationalization of: Exhibition centres; Convention centres; Arena and entertainment facilities; Roads and access infrastructure;	The Authority shall be responsible for construction of roads at surface level, common vehicular movement path/ tunnel at the outer periphery of the first level basement with associated

	Metro connectivity and public transport integration; and Utility infrastructure and common services. b) Are these timelines contractually committed? c) What remedies or protections are available to plot allottees in the event of delays in delivery of key infrastructure or project components?	entry/exist (as per the Master Plan and Urban Design Guidelines), etc. and will be developed by the authority depending upon the requisite construction sequence. Please refer to Development cum Sub-lease Agreement in this regard.
39	Can the allottee create a mortgage, charge, or other security interest over the plot/leasehold rights for the purpose of raising project debt?	Please refer to the RFP and Development cum Sub-lease Agreement in this regard.
40	Are there any restrictions on financing, assignment, transfer, or security creation?	Please refer to the RFP and Development cum Sub-lease Agreement in this regard.
41	Is basement area permissible based on: Total plot area, or Building footprint/ground coverage area?	Please refer Urban Design Guidelines and EC.
42	What is the permissible basement built-up area?	Please refer Urban Design Guidelines and EC.
43	Are four basement levels mandatory or optional?	Basement not more than four level basements are permissible as per EC and Urban Design Guidelines. Therefore, bidder should follow the mandatory Urban Design Guidelines and EC conditions in totality.
44	Are there any restrictions on basement usage, including parking, services, storage, utilities, or back-of-house functions?	The same shall be as per statutory / regulatory guidelines of the respective authorities.
45	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.	Please refer Urban Design Guidelines which are self-explanatory for each plot. The parking numbers/planning should be determined in accordance with the Master plan, applicable MCD and Fire department regulations etc..
46	How will basements across different plots be interconnected?	There is no interconnectivity of basements of different plots except entry/exit from the

		common vehicular path at B1 level.
47	Will common basement connectivity infrastructure be developed by the plot developer?	There are no common basements; all the four basements shall be constructed and managed by bidder.
48	Will individual developers be responsible for constructing ramps, connections, and access infrastructure to the common basement network?	
49	Please clarify the exact division of responsibilities between the authority and individual plot owners regarding basement infrastructure and common services.	
50	a) Are there any lock-in restrictions applicable to the plot, leasehold rights, or the allottee entity? b) Can the allottee transfer, assign, or sell the plot/leasehold rights after allotment? c) Can shares of the SPV/entity holding the plot be transferred without prior approval? d) Are there any restrictions on change in control, change in shareholding, induction of new investors, or restructuring of the ownership vehicle? e) What approvals, if any, are required for such transactions?	Please refer Clause 2.1.5 of the RFP in this regard.
51	Can the allottee be an investment fund, AIF, or an SPV owned by institutional investors?	Please refer to RFP in this regard.
52	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 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?	Please refer Urban Design Guidelines which are self-explanatory for each plot. The parking numbers/planning should be determined in accordance with the Master plan, applicable MCD and Fire department regulations etc..
53	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.)?	Please refer Section 9.24 of Urban Design Guidelines for Basement Dimensions.
54	Could you also confirm whether the basement entry/exit ramp infrastructure provided will	There are no common or interconnected basements, all the

	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?	four basements shall be constructed and managed by bidder.
55	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?	Please refer Urban Design Guidelines which are self-explanatory for each plot. The parking numbers/planning should be determined in accordance with the Master plan, applicable MCD and Fire department regulations etc..
56	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.
57	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 roads at surface level, common vehicular movement path/ tunnel at the outer periphery of the first level basement with associated entry/exist (as per the Master Plan and Urban Design Guidelines), etc. and will be developed by the authority depending upon the requisite construction sequence of each plot. Most of this work will be independent to the development of each plot area.
58	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 design guidelines shared by IICC (Refer pg no number 231, 232, 233 and 234).	Please refer Section 9.23 & 9.24 of Urban Design Guidelines for Extended Basement and Excavation Strategy. The extended basement portion beyond the plot line shall be developed by the bidder as per its design plan, however the basement(s) shall be as per the Urban Design Guidelines.

59	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. It need not be shared by the bidders with others.
60	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.	The bidder would obtain statutory NOC's for Development of their plot area only, as per the Development cum Sub-lease Agreement.
61	Please clarify the existing water table level at the site.	The document/ report relating to ground water table will be shared with the successful bidder(s).
62	Please provide drawings for Tap-off point locations for different plots	The document/ report relating to the same will be shared with successful bidder(s).
63	Please clarify the proposed scheme for basement ventilation to be adopted by the plot 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.	The bidder has the flexibility to plan their development as per its requirement ensuring compliance to Urban Design Guidelines, approved master layout plan and building bye-laws. The bidder shall have to carry out its own due diligence and design the scheme of ventilation within their plot boundary and the bidder shall solely be responsible for Development and maintenance of the same.
64	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 bidder has the flexibility to plan the development of the plot area as per their requirement ensuring compliance to Urban Design Guidelines within the permissible FAR and approved master layout plan. However, there is no such flexibility with regards to the basement level 1 floor and slab levels as the same shall be interconnected & shall be used for development of common vehicular movement path.
65	Please share the expansion joint details. (Locations / Finishing details?)	The bidder to design based on its structural design as per Urban Design Guidelines.

66	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. All applicable requirement for fire norms such as fire control room/ pumps etc. shall be as per statutory guidelines of the respective authority for each plot.
67	Please clarify, whether D.G's / power back up shall be provided by IICC? As HSD line shows in MEP trunk infra drawing.	Please refer to the Urban Design Guideline along with Schedule- B of Development cum Sublease Agreement for clarity on Services provision. Notwithstanding above, it is clarified that power back up such as DG etc. shall be solely the owners/bidder's responsibility.
68	Please clarify the existing water table level at the site. In case dewatering is required during excavation or construction of basement, kindly confirm: Who will be responsible for carrying out the dewatering activity and pumping out the water? Whether the dewatering process is expected to impact the overall project completion timelines? Who shall bear the cost associated with dewatering and related activities?	Any required dewatering shall be carried out by the plot owner, and all related costs will also be borne by the plot owner. The necessary approvals for dewatering are to be arranged by the plot owner.
69	The construction of the Entry/Exit ramp will be dependent on the construction schedule of the respective plot owner. The structural load of the ramp shall be duly considered by the plot owner while designing the structure drg (Basement / Foundation etc). Please share load details and relevant drawings for design.	Please refer Urban Design Guideline.
70	Please clarify the proposed coordination mechanism among the various plot developers for interfacing works along the common plot boundaries.	The bidder will have to coordinate with the adjacent plot bidders for construction works. The bidder may also explore using open cut and shoring method or any other construction method which may suit to the site requirements.
71	As each plot owner will execute the Diaphragm Wall (D-Wall) for their respective basements, there is a likelihood that the anchors or support	Please refer Urban Design Guidelines for Extended Basement. Methodology shall be

	systems of adjoining D-Walls may conflict or overlap with adjacent plot structure. Kindly confirm how such situations are proposed to be managed, and how the basement construction in these interfacing zones shall be undertaken.	defined by the successful bidder, based on its design, sequence of construction, machinery etc. while preserving/protecting the as-built infrastructure and proposed infrastructure.
72	Additionally, please share the proposed excavation methodology or guiding principles from IICC to ensure proper coordination, safety, and structural integrity of adjoining basements.	Please refer Urban Design Guidelines for Extended Basement. Methodology shall be defined by the successful bidder, based on its design, sequence of construction, machinery etc. while preserving/protecting the as-built infrastructure and proposed infrastructure.
73	Please clarify the proposed scheme for basement ventilation to be adopted by the plot 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.	The bidder has the flexibility to plan their development as per its requirement ensuring compliance to Urban Design Guidelines, approved master layout plan and building bye laws. The bidder shall have to carry out its own due diligence and design the scheme of ventilation within their plot boundary/line and the bidder shall solely be responsible for Development and maintenance of the same.
74	Please share the typical sections of the basement, indicating the clear floor-to-floor heights of each basement level and ramp details. 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.	Please refer Urban Design Guidelines.
75	Construction timelines as per sub-lease cum Development agreement is 05 years, does it include approval timelines?	Please refer Development cum Sublease Agreement, Article 5: Clause 5.2.
76	Please clarify, when will be the High-Side MEP shall be commissioned for whole basement?	The commissioning shall be done as per construction sequence.
77	Please clarify, who will provide the electricity and water during construction?	Please refer Development Cum Sublease Agreement in this regard. Notwithstanding above construction water & electricity are bidder's scope.

78	Kindly clarify as per the illustration shown for the basement on page number 231, 232, 233 and 234. The area of basement is extended beyond the plot line, even in basement number two basement number three and basement number four. kindly clarify who will be constructing that area beyond the plot line.	Please refer Section 9.23 of Urban Design Guidelines for Extended Basement and Excavation Strategy. Where the basement exceeds the plot boundary line, same shall be developed by individual developer.
79	Basement Line Alignment: The drawings for Basement-1, Basement-2, Basement-3, and Basement-4 on pages 231 to 234 clearly depict the basement line extending beyond the plot boundary. Also please clarify the excavation methodology envisaged as there are two contradictory methods proposed in the documents (both, open pit excavation and soil shoring system is proposed).	Please refer Section 9.23 of Urban Design Guidelines for Extended Basement and Excavation Strategy.
80	Extent of Basement Beyond Plot Boundary: It is observed that the basement area extends beyond the plot line specifically in Basement-2, Basement-3, and Basement-4.	Please refer Section 9.23 of Urban Design Guidelines for Extended Basement and Excavation Strategy.
81	Parking Plan Validation: The parking layout for plots, as shown on pages 228 and 229, appears to differ from earlier data.	Please refer Urban Design Guidelines, which are self-explanatory for each plot. The parking numbers/planning should be determined in accordance with the applicable MCD and Fire Department regulations etc..
82	Parking Count Discrepancy: For Plot No. 25, the parking provision is recorded as 845 ECS on page 105 and 1,492 ECS on page 229.	Please refer Urban Design Guidelines, which are self-explanatory for each plot. The parking numbers/planning should be determined in accordance with the applicable MCD and Fire Department regulations etc..
83	In case basement line is equal plot line then the ECS calculation will fail even for 32 sqm / car even for ECS mentioned in page no. 105 Kindly clarify.	Please refer Urban Design Guidelines, which are self-explanatory for each plot. The parking numbers/planning should be determined in accordance with the applicable MCD and Fire Department regulations etc..
84	There are different ramps shown in those drawings but not indicating which is the ramp to	Please refer Urban Design Guidelines, which are self-

	upper basement or the ramp to the lower basement.	explanatory for each plot, wherein mandatory items are well defined.
85	Kindly clarify, do we need to keep those ramps as it is as shown in the guideline document on the pages mentioned above?	