

Pre-Bid Meeting - Responses to Queries

| S.No. | Description of Queries | IICC Remarks |
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| | Maruti | |
| 1 | If someone take two adjacent units then, is it allowed to connect the units through bridges on alternate floors? | Units falling under the same block, which are awarded to the same bidder may be connected subject to NOC from the Authority for the design plan and statutory approvals from respective authorities. |
| 2 | If someone take two adjacent units then, is it allowed to connect the basement 2,3 & 4 below both the units? | Units falling under the same block, which are awarded to the same bidder may be connected subject to NOC from the Authority for the design plan and statutory approvals from respective authorities. |
| 3 | Is display area / brand center / experience center without any billing permitted in the ground floor retail area. | The Authority has no objection in this regard provided the bidder abides to the Urban Design Guidelines and Unified Building Bye- Laws (UBBL) of Delhi and requisite approvals are obtained from MCD, and other respective authorities. |
| 4 | Is there any Provision for fixing of AC outdoor units on the walls? | All the MEP services and Façade design may be planned as per Urban Design Guidelines and Unified Building Bye-Laws (UBBL) of Delhi. |
| 5 | We understand the basement 1 height is fixed, but can we build 2 basements instead of 3 basements with increased height to install stacks for double stack parking, or can we make 3 basements with increased height for fixing of stacks? | The bidder can exercise design flexibility to plan their development as required, ensuring compliance to urban design guidelines and approved master layout plan. |
| 6 | We understand that External Development charges to be paid one time. | External Development Charges (EDC) are to be paid upfront before or at the time of signing of sub-lease cum development agreement; Please refer to the Section 11.6 of Sub-lease cum development agreement. |
| 7 | Centralized Services Charges to be paid one time or monthly or yearly? | Centralized Services Charges are to be paid on monthly basis. Please refer to the Section 11.5 of Sub-lease cum development agreement |
| 8 | We understand that, CAM charges to be paid monthly? | Common Area Maintenance (CAM) charges are to be paid on monthly basis. Please refer |

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| | | to the Section 11.3 of Sub-lease cum development agreement |
| 9 | Can we get temporary power and water from IICC during construction or we need to arrange by our own? | The bidder shall have to make its own arrangements for supply of water and electricity and power backup during construction period as per its' own requirement. |
| 10 | We need to take Permanent electricity connection from IICC or BSES? | The bidders shall have to make their own arrangements for supply of water and electricity and power backup during construction period as per their requirement. After completion of the construction activities, the Authority shall, make available the utilities/facilities listed out in Schedule B (Services Provision) subject to payment of applicable charges, as per the Sub-lease cum development agreement. |
| 11 | What are the additional parking charges & paid parking charges? | Bidders are required to manage their parking requirements within their respective plot as mentioned in the RFP. Additional parking exists in the main parking area in the basements of Convention Centre, which is primarily meant for the use of event organizers, however the same may be used on chargeable basis when vacant. |
| 12 | What is the location of paid car parking? | Bidders are required to manage their parking requirements within their respective plot as mentioned in the RFP. Additional parking exists in the main parking area in the basements of Convention Centre, which is primarily meant for the use of event organizers, however the same may be used on chargeable basis when vacant. |
| 13 | Provision of additional car parking in the premises | Bidders are required to manage their parking requirements within their respective plot as mentioned in the RFP. Additional parking exists in the main parking area in the basements of Convention Centre, which is primarily meant for the use of event organizers, however the same may be used on chargeable basis when vacant. |
| 14 | Is it mandatory to make Special Purpose Company (SPC) as per clause 2.1.5 of RFQ? | Each Selected Bidder shall be required to incorporate a special purpose company (SPC) under the Companies Act, 2013, after the issuance of the Letter of Allotment (LoA) and prior to execution of the Sub-Lease cum |

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| | | Development Agreement, as per Clause 2.1.5 of the RFP Document. |
| 15 | Is hot water will be supplied in the winter same as chilled water supplied by IICC? | The bidder shall have to make their own arrangements for supply of water and electricity and power backup during construction period as per its requirement. After completion of the construction activities, the Authority shall, make available the utilities/facilities listed out in Schedule B (Services Provision) subject to payment of applicable charges, as per the Sub-lease cum development agreement. There is no provision for providing hot or chilled water supply on part of Authority. |
| 16 | Is installation of RO permissible in the building? | The bidder can make their own arrangement in this regard as per its requirement. |
| 17 | Which all ISP's are present in the premises? | Please refer to the Schedule -B of the Sub-lease cum Development Agreement for details of services which shall be provided to the bidder by the Authority or its designated agency post COD, subject to payment of requisite charges. |
| 18 | Is drinking water supplied by IICC, if yes what will be the TDS? | The bidder shall have to make their own arrangements for supply of water and electricity and power backup during construction period as per its requirement. After completion of the construction activities, the Authority shall, make available the utilities/facilities listed out in Schedule B (Services Provision) subject to payment of applicable charges, as per the Sub-lease cum development agreement. The quality of water will be as supplied by the Delhi Jai Board (DJB). |
| 19 | Which agency will maintain the premises post completion of all the development? | The Bidder will have to manage and maintain their own facility. Only the common area will be maintained by the Authority as per the terms and conditions of the Sub-lease cum development agreement. |
| 20 | Basement excavation and execution till plinth level — IICC to provide assistance as retaining wall construction will require encroachment outside plot line may be 10-15 meters. | The bidder will have to coordinate with the adjacent plot bidders for construction of basement works. The bidder may also explore using open cut and shoring method or any other construction method which may suit to the site requirements. |

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| 21 | Storage of construction material — where it will happen? Within plot lines everywhere construction will happen from all corner simultaneously. Hence material storage where? | For storage of material, labour camp, yard and other facilities; bidder have to explore to rent or lease requisite land parcel in the vicinity of the project site on their own cost for the development/construction phase. |
| 22 | Construction material movement — will there be dedicated entry or exits during execution. | There will be dedicated entry and exit during execution period, which will be decided and communicated to successful bidder at the time of signing of Sub- lease cum development agreement. |
| 23 | Can we work 24x7 at site or any specific time for execution | The Authority has no reservations in this regard. The bidder shall have to follow the applicable construction norms, and regulations of the PCB. |
| 24 | Any safety net barricading or temporary barricading / partition require at site to avoid dust. If yes provide height and material with which these will be done. | The bidder shall follow the applicable construction norms. The bidder shall comply with the applicable norms and guidelines of the relevant authorities, including all safety norms, while carrying out the construction activities. |
| 25 | Will IICC check labour compliances as well? | As per clause 6.1 of the Sub-lease cum development agreement the bidder shall have to ensure compliance with all labour, environment, and health and safety laws, etc. as applicable to the Project. |
| Experion Developers | | |
| 26 | 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. The bidder may also explore using open cut and shoring method or any other construction method which may suit to the site requirements. |
| 27 | 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 | 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. The same will be developed by the Authority depending upon the requisite construction sequence of each |

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| | Authority, how it will be developed if the adjacent plot owner construction delayed / not started? | plot. Most of this work will be independent to the development of each plot area. |
| 28 | 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). | The extended basement portion beyond the plot line may be developed by the bidder as per its design plan, however, the construction layout of the basement(s) shall be as per the urban design guidelines. |
| 29 | 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. 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 will be developed by the Authority (as per the Master Plan and Urban design Guidelines) depending upon the requisite construction sequence of each plot. The area developed and maintained by the Authority shall be commonly used by all bidders/users. |
| 30 | 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 Sub-lease Cum Development Agreement. |
| 31 | 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). |

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| 32 | Please provide drawings for Tap-off point locations for different plots | The document/ report relating to same will be shared with the successful bidder(s). |
| 33 | 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 and approved master layout plan. 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 be solely responsible for development and maintaining the same. |
| 34 | 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 and approved master layout plan. However, there is no such flexibility with regard to Height of the basement Level 01 as the same has to be used for development of common vehicular movement path. |
| 35 | 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 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. The bidder may develop the fire pump room or any other facility as per the requirement in the basement or any other place of their choice within its battery limit subject to applicable Building Bye Laws |
| 36 | Please clarify, whether DGs / power back up shall be provided by IICC? As HSD line shows in MEP trunk infra drawing. | Please refer to the Schedule -B of the Sub-lease cum Development Agreement for details of services which shall be provided to the bidder by the Authority or its designated |

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| | | agency post COD, subject to payment of requisite charges. |
| | Harish Aggarwal | |
| 37 | Can the Individuals/ HNI's/ Investors participate in the bidding process, request the individual investors to participate who fulfill the eligibility criteria likewise other states in an open e-auction process | Please refer to Clause 2.4 of the RFP Document with regard to eligibility of bidders. |
| | India City Properties | |
| 38 | <p>Lease Tenure</p> <p>a. 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.</p> <p>b. Can the bidder transfer its leasehold rights/ agreement to lease in full or in part with or without prior approval from the authority</p> | <p>a) The term of the Sub-Lease will be up to March 07, 2117.</p> <p>b) Please refer to the Clause 3.1.4 of the Draft Sub-Lease cum Development Agreement in this regard.</p> |
| 39 | <p>Lease Premium / Taxes</p> <p>a. Will bidders receive any waiver on GST applicable to lease premium?</p> <p>b. Will stamp duty and registration charges be waived or incentivized by the Authority?</p> <p>c. If not, will GST and stamp duty be charged cumulatively or independently?</p> | <p>a) GST will be applicable as per the regulations of the GST Department.</p> <p>b) Stamp duty and registration charges as applicable will have to be paid by the bidder.</p> <p>c) Bidder(s) must conduct their due diligence about the tax implications and the Authority will not be liable for any incidence.</p> |
| 40 | <p>Payment Structure</p> <p>Current plan requires full lease premium payment within 180 days of allotment.</p> <p>Proposal: staggered payment schedule to ease CAPEX</p> | RFP terms and conditions regarding payment structure remains unchanged. |

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| | burden, given the 5-year construction timeline. | |
| 41 | <p>Charges (EDC / CAM)</p> <p>a. Request confirmation of the External Development Charges and Common Area Maintenance before bidding to aid budgeting.</p> <p>b. What is the timeline to complete the common area infrastructure</p> | <p>a) Please refer to the sublease cum development agreement Clause 11.6 for EDC and Clause 11.3 for CAM Charges.</p> <p>b) The trunk infrastructure facility is already in place. Further, 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 these 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. The tentative time plan to start the activity is by Oct 2026.</p> |
| 42 | <p>FAR / BUA Clarification</p> <p>a. Urban Design document lists FAR on pg. 105 and BUA on pg. 136 as the same. Kindly confirm.</p> <p>b. Clarification requested on FAR exclusion areas for design optimization.</p> | 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. In some of the plots the BUA may be same as FAR. However, the bidder may do their own planning within permissible FAR. |
| 43 | Project Land Of 89.72 ha, approx. 0.1368 ha is privately owned/unacquired. Please confirm this is outside the commercial zone. | The entire 89.72 ha area has been acquired and is in possession of IICC. The said 0.1368 ha area has already been acquired for Metro Connectivity and this area is not interfering with the development of MUD plots. |
| 44 | <p>For basement level parking: as buildings & plots align together to form the parking zones in the MUD area:</p> <p>a. 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?</p> <p>b. Shared ramps and access roads will be made by?</p> | <p>The bidder shall be responsible for design, development and subsequent operation of the project in respect of the allotted MUD plot, as per the Sub-lease Cum Development Agreement.</p> <p>a) Construction sequence of basements, including basement 01, will be independent for each plot and these are to be constructed by the respective bidders only as per their construction plan.</p> <p>b) The Authority shall be responsible for construction of internal roads at surface</p> |

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| | <p>c. How will the shared parking in zone 4D be constructed, will there be any commercial implications as it is a shared parking?</p> | <p>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 these will be developed by the Authority depending upon the requisite construction sequence of each plot.</p> <p>c) Any external parking outside of the respective MUD plots boundaries; which is developed by the Authority shall be available on chargeable basis when vacant.</p> |
| 45 | <p>Building access & boundary:</p> <p>a. To what extent beyond the allotted plot boundary/building plinth will we need to develop?</p> <p>b. 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?</p> | <p>The bidder has the flexibility to plan their development as per its requirement ensuring compliance to urban design guidelines and approved master layout plan. The Bidder shall have to carry out their own due diligence and design the development of their allotted plot.</p> |
| 46 | <p>Infra services:</p> <p>a. All tap-offs 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?</p> <p>b. Post waste segregation and collection in the building plot the connection and collection system is to be provided and connected to the trunk lines by the bidder?</p> | <p>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. The suitable space for the installation of meters in respect of various trunk services shall have to be provided by the respective bidders.</p> <p>Please refer to the Schedule -B of the Sub-lease cum Development Agreement for details of services which shall be provided to the bidder by the Authority or its designated agency post COD, subject to payment of requisite charges.</p> |
| 47 | <p>Fire & HVAC:</p> <p>a. Is there a requirement for an independent fire control room within the building?</p> | <p>The bidder(s) need to follow master layout plan, urban design guidelines for mandatory development requirement and applicable local building bye laws for Delhi. All applicable</p> |

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| | <p>b. Integration format with site fire control room?</p> <p>c. Separate pumps for fire @ building level — required? — elaborate if yes.</p> <p>d. Can HVAC chiller lines provided be used for building level HVAC? e. Share proposed HVAC system details?</p> | <p>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. The bidder may develop the fire pump room or any other facility as per the requirement in the basement or any other place of its choice within its battery limit subject to applicable Building Bye Laws. The trunk infrastructure tunnel is already in place and 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. the details of the existing HVAC system will be shared with the successful bidder.</p> |
| 48 | <p>Streetscape & Plazas:</p> <p>a. The main eco-lanes - will be developed by?</p> <p>b. Plaza development will be done by site or individual developers jointly.</p> | <p>The bidder shall be responsible for design and development of the allotted MUD plot and subsequent operations of the project as per the Sub-lease cum Development Agreement. The bidder(s) need to follow master layout plan, urban design guidelines and UBBL of Delhi for design and development of allotted plot. 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 these will be developed by the Authority depending upon the requisite construction sequence of each plot.</p> |
| 49 | <p>Building Design & massing:</p> <p>a. Are building mass profile and courtyards fixed — or can bidders redesign footprints?</p> <p>b. Alternate façade/design option acceptable (while aligning with site design principles?)</p> <p>c. Massing order — elevation must follow base (g+1), mid, top. Can alternate materials be proposed for this?</p> | <p>Bidder(s) are permitted to alter internal courtyard dimensions as long as overall FAR and Ground Coverage parameters are adhered to. Also, the bidder(s) should refer to all the mandatory requirements in Urban design Guidelines. The bidder(s) need to follow master plan, urban design guidelines for mandatory development requirement and applicable mal building bye laws for Delhi. Development of drop off zones is the responsibility of the bidders within their respective plot area.</p> |

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| | <p>d. Are extrusions permissible if proposed footprint of building is smaller than master plan?</p> <p>e. Drop-off zones to be developed by whom and up to what extent (plot line /beyond)?</p> | |
| 50 | <p>Signage and external design:</p> <p>a. Building signage: to be 1x elevation which means we can have 4 building signages — please confirm? (4x 10ml x 3m ht)</p> <p>b. Shop front: to be integrated with the individual façade 1.2m ht @ 5.4m top from ground floor level — please confirm?</p> <p>c. Canopy signage: 0.5m max ht and is to be non-illuminated — please confirm?</p> <p>d. Alternate design for the external lighting is permissible if redesign of the building is approved?</p> <p>e. What additional services are permissible at roof level?</p> <p>f. For hotel blocks, is an independent ETP required or will trunked services suffice?</p> | <p>The bidder(s) need to follow master plan, urban design guidelines for mandatory development requirement and applicable local building bye laws for Delhi. with regards to its advertisement and signage requirement, the bidder need to obtain necessary approvals from respective Regulatory Authorities. The facilities at roof level can be planned by the bidder as per its requirement subject to applicable building bye laws and the urban design guidelines. In respect of Hotel plots, the requisite ETP will be planned and developed by the bidder.</p> |

