

**Delhi Integrated Multi Modal Transit System Limited**  
First Floor, ISBT Kashmere Gate, Delhi 110006

**Development of Inter State Bus Terminal (ISBT) at Dwarka, New Delhi**

Date of Issue: May 26, 2008

Clarification to RFQ Document dated April 29, 2008

**Response to Queries from Applicants for Development of Inter State Bus Terminal (ISBT) at Dwarka:**

Sr. No.	Queries	DIMTS's Response
1.	<p>As per Page – 2 Item 1.1.4 : The hotel area of 3 Hectares is indicative only and the actual ground area for the hotel shall be based on detailed concept plans being worked out in terms of master plan Delhi 2021 where Hotel / passenger accommodation and facilities can have a maximum FAR 30 (subject to a maximum of 10 Hectares of ISBT).</p> <p>Concept not clear. Built-up area for hotel shall be 30 times of plot area or 30% of plot area. Kindly clarify.</p>	30% of the built-up area
2.	<p>As per Page – 20 – 3.2.2.1 : Financial capability of applicant would be evaluated in following:</p> <p>i.) Networth as at the end of most recent financial year FY2007.</p> <p>ii.) Aggregate Net Cash Accruals for the last two completed financial years (FY 2006 and FY 2007).</p> <p>But at Page 28 – Item – 3:</p>	FY 2007 and FY 2006 audited statements shall be considered.(Refer Addenda 1)

**Delhi Integrated Multi Modal Transit System Limited**  
**First Floor, ISBT Kashmere Gate, Delhi 110006**

Sr. No.	Queries	DIMTS's Response
	<p>The Financial year would be the same as followed by the applicant for its annual reports. Year 1 shall be financial year 2007-2008.</p> <p>Since accounts for the financial years 2007-2008 are not audited so far Bidders network upto 31.03.2007 and Cash Accruals for FY 2006-2007 and 2006-2005 should be considered for financial qualification.</p>	
3.	Kindly specify in detail of "other related commercial facilities viz hotels, parking"	The details would be provided in the second stage (RFP Stage)
4.	Kindly explain the term : Build-Operate-Maintain-Manage"	<p>(i) No title to the land or building are given to the Concessionaire. Transport Department, GNCTD, shall be the owner of the buildings that are constructed on the land; The Concessionaire is vested with the exclusive right to:</p> <p>a) design, construct, operate and maintain the ISBT ;</p> <p>b) market and grant licenses, for and on behalf of Transport Department, GNTCD, to licensees for commercial space (including the Hotel);</p> <p>c) retain the revenue derived from the granting licenses, operation and maintenance of the project facilities;</p>
5.	<p>What title does the private partner shall have.</p> <p>Would he be the partner in profit sharing or how would the private partner shall generate revenues</p>	<p>For title Refer response to point 4</p> <p>The Concessionaire would retain all the revenues flowing from the Project facilities including the</p> <ul style="list-style-type: none"> <li>• Operation of Bus terminal (Entry Fee, Parking Fee, night charges)</li> </ul>

**Delhi Integrated Multi Modal Transit System Limited**  
**First Floor, ISBT Kashmere Gate, Delhi 110006**

Sr. No.	Queries	DIMTS's Response
		<ul style="list-style-type: none"> <li>• Revenues from the commercial activities including the Hotel</li> </ul> <p>Details would be available in the draft BOMM Agreement to be issued as a part of RFP</p>
6.	<p>Who would provide the conceptual plans, design and the detailed Architectural drawings.</p> <p>Who shall provide the GFC drawings and what would be the responsibilities for the private partner in this regard</p>	<p>Broad Conceptual plan would be provided in the RFP.</p> <p>However, detailing and GFC shall be done by the Concessionaire.</p>
7.	What is the exact Area of the Hotel plot alongwith the dimensions of the plot	To be provided in the second stage (RFP Stage)
8.	Kindly provide the draft of BOMM Agreement	Refer Clause 1.1.8
9.	What are the other applicable laws / bye laws	To be provided in the second stage (RFP Stage)
10.	What is the period of Agreement for public –private partnership	Refer to Clause No. 1.1.6
11.	Please specify the scope of private developer in detail	To be provided in the second stage (RFP Stage)
12.	Can the change in composition of the Consortium be made after the bidding process	Refer Clause 2.2.4 of RFQ
13.	Can the change in composition of the Consortium be made after the bidding process without effecting the specifications of Clause 2.2.4	Refer Clause 2.2.4 of RFQ
14.	Can the developer operate the Hotel through the different operator	Yes, Refer Clause 1.1.7
15.	How much commercial activities are allowed to be developed in total	Refer Clause 1.1.5

**Delhi Integrated Multi Modal Transit System Limited**  
**First Floor, ISBT Kashmere Gate, Delhi 110006**

Sr. No.	Queries	DIMTS's Response
16.	Can the commercial area be sold or leased to different parties	Commercial area can not be Sold or Leased to any party, however, it could be sub-licensed to different parties
17.	At Clause 3.2.1.1, Construction Experience in real estate / core sector has not be defined	Refer Clause 3.2.1.1
18.	At Clause 3.2.1.3 (iii), what does threshold size means, whether for One Project or Cumulative total of more than one project must be Rs. 50 crores	Refer Clause 3.2.1.3 <i>For Clarification</i> : Threshold Size is of Eligible Project
19.	Clause 3.2.1.3 (iii) what do you mean by certified billings	Refer Appendix 6B, para 2 <i>For Clarification</i> : Duly certified billings of construction works
20.	As per Clause 3.2.1.3 (ii) threshold size as Rs. 50 crores and in Clause 3.2.1.6 experience score of 150 is a must for qualification, please explain whether it means that a person falling under category 2 must have project cost of at least 187.50 crores to qualify	Yes
21.	Explain the definition of network	Refer Appendix 5, General Instructions, para 2
22.	Whether Share application money pending allotment can be considered in network	Yes, however applicant should give an undertaking that the shares would be allotted before Proposal Due Date
23.	As per Clause 3.2.2.1 (a) that network as at the end of financial year 2007, whether allotment of shares after 31/3/2007 can be considered in this if we submit form – 2	No
24.	What do you mean by net cash accruals	Refer Appendix 5, General Instructions, para 1
25.	If audited figures of year ending 31/3/2008 is available with us, then whether two years be considered as 31/3/2007 and 31/3/2008	Refer response to point 2
26.	What does VCF means as mentioned in Clause 3.3.2	Refer Clause 2.2.1 (2)

**Delhi Integrated Multi Modal Transit System Limited**  
**First Floor, ISBT Kashmere Gate, Delhi 110006**

Sr. No.	Queries	DIMTS's Response
27.	<p>Please clarify the position of the present "land use" (whether it is a agricultural, commercial, office spaces, institutional, industrial etc)</p> <p>The land use may have to be changed. It is presumed that DIMTS will play a proactive role in this regard</p>	Refer Enclosure 1, Para 3
28.	<p>After reading of the RFQ document the revenue streams apparent are:</p> <ul style="list-style-type: none"> <li>• Bus terminal fees from State transport and private companies</li> <li>• Parking fees from private and government vehicles and buses</li> <li>• Ticketing services from travel agents and state transport undertakings</li> <li>• Hotels, both non star and star</li> <li>• Luggage handling, cargo handling, ware house and cloak room facilities</li> <li>• Pay and use toilets Bathrooms etc, sulabh shauchalaya</li> <li>• Restaurants of all categories</li> <li>• Bookshops and newsagents</li> <li>• Taxi services and tour operators</li> <li>• Commercial complexes, malls etc</li> <li>• Offices</li> <li>• Marriage halls, function halls</li> </ul> <p>Please clarify if all the above are permitted or there are any restrictions about the use of the land. Any other revenue stream apart from the above may also be indicated</p>	Refer response to point 5 and 15

**Delhi Integrated Multi Modal Transit System Limited**  
**First Floor, ISBT Kashmere Gate, Delhi 110006**

Sr. No.	Queries	DIMTS's Response
29.	Has Power of Attorney strictly to be submitted as per the format given in the RFQ document ? Could not it be submitted in the general format (not specifically indicating the name of work) indicating the authority given to the signee of POA by the Board of Directors to apply for works costing certain limit. ?	Refer Clause 2.2.2 and Appendix 2 (Note at the bottom)
30.	If audited financial reports for the year (FY-2007 - 2008) are not ready at present then in that case for financial eligibility of the business entity could the audited reports for FY-2006-2007 & FY-2005-2006 be considered for evaluation.	Refer Response to point 2
31.	Please specify <ul style="list-style-type: none"> <li>• Project Implementation period and</li> <li>• Concession period</li> </ul>	Project Implementation period to be defined in Draft BOMM Agreement Refer response to point 10
32.	Position of Environment Clearances are to be clarified	Responsibility of the Concessionaire
33.	Position of clearances of present Utilities on the plot of 11 hectares	Responsibility of the Concessionaire
34.	Land acquisition status if any please clarify	Vests with Transport Department, GNCTD
35.	Fee to be paid as concession fee	To be provided in the RFP Stage
36.	Traffic studies indicating the proposed usage by State Transport and private buses if any, may be given to the bidders	To be provided in the RFP Stage
37.	The extent of land to be developed for ISBT and other developments are not indicated clearly Clause 1.4 (b) total area mentioned is 10.9 hectors Clause 1.4 © hotel indicative area of 3 hectors.. Hotel	To be provided in the RFP Stage  <i>Additional Information</i> : Minimum 10 hectors to be used for development of ISBT

**Delhi Integrated Multi Modal Transit System Limited**  
**First Floor, ISBT Kashmere Gate, Delhi 110006**

<b>Sr. No.</b>	<b>Queries</b>	<b>DIMTS's Response</b>
	/passenger accommodation and facilities can have a Maximum FAR of 30 (Subject to maximum of 10 hectare for ISBT)	
<b>38.</b>	Please clarify - Break-up of built –up area which can be developed in the project along with utilization of FAR	Refer Clause 1.1.5