

## Selection of Partner for Development of Integrated Township at Bidadi, Bangalore

### RESPONSE TO QUERIES

A pre-application conference was held on July 23, 2010 under the Chairmanship of the Metropolitan Commissioner, Bangalore Metropolitan Region Development Authority. The following are the responses to the queries raised by interested applicants as well as those sent through email/fax/in writing by interested applicants.

S. No	Query	Clause Reference	Response
1.	To reduce the submission of Applicant's duly audited balance sheet and profit and loss account for the preceding <b>ten years to 3 years</b> , as the net worth is based on the preceding financial year.	2.13.2	It is clarified that Applicant shall submit duly audited balance sheet and profit & loss account for the preceding 5 completed financial years.
2.	Threshold Technical criteria under category I and II has not been provided.	2.2.2 (A), page no.8	It is clarified that the Threshold Technical Capacity ( Rs. 1,500 Crores) is the sum total of amounts paid/ received etc from the projects for which experience is being claimed under any of the four categories specified in clause 3.2 of RFQ Document. Each individual category does not carry threshold technical capacity.
3.	A consortium should not have more than six members each holding 26% of the subscribed and paid up equity of the SPV.  Please elaborate, as total of 6 members each holding 26% would exceed 100% of the total shareholding.	2.2.5	It is clarified that while maximum number of consortium members can be 6, the members whose technical & financial capacity are proposed to be evaluated for meeting the threshold technical capacity & threshold financial capacity (clause 3.2 of RFQ Document), shall have atleast 26% of the subscribed and paid up equity of the SPV . The shareholding of other members can be lesser than 26%.  For example, a consortium consists of 6 members, say A,B,C,D,E and F. Members A,B &C each holding 26% stake in the consortium are eligible to submit their technical & financial capacity for evaluation. Whereas other members D,E &F can hold lesser than 26% and the technical and financial capacity of these members would not be considered for evaluation.

4.	Can the bid processing charges of Rs.2,00,000/- be waived off as the cost of RFQ document is already covered by Rs 25000/-	1.1.7	The clause shall remain unchanged.
5.	Is it permissible to add additional consortium Members between RFQ and RFP stage after prequalifying in RFQ stage on standalone basis.		<p>Yes. An entity applying as a Single Business Entity at the RFQ stage is permitted to form a Consortium at the RFP stage provided that</p> <ul style="list-style-type: none"> <li>i. all conditions applicable to Consortium as provided in the RFQ document shall be complied with.</li> <li>ii. the Single Business Entity shall be the Lead Member, and in accordance with clause 2.2.5 (c), hold 26% of the paid up and subscribed equity of the SPV.</li> <li>iii. the other members in the consortium shall adhere to the conditions specified in clause 2.2.5 of the RFQ document.</li> </ul>
6.	Is it permissible to add/modify/substitute consortium members between RFQ stage after prequalifying in RFQ stage	2.3	Yes, change in Consortium is permissible at the bid stage (RFP stage) in accordance with the provisions of clause 2.3 of the RFQ.
7.	Can the Zonal Planning Guidelines for the township by BMRDA be provided?	G.O No.UDD 97 BMR 2006	Broad guidelines are mentioned in Annexure-2 of G.O. No.UDD/97/BMR/2006 dated 18.10.2006. These guidelines would be part of Zoning Regulations of the Local Planning Area to be declared under the KTCP Act, 1961.
8.	A certain proportion of social housing to be incorporated for economically weaker sections & lower income groups at reasonable prices. Will this be free of FSI as it would be helpful in detailed analysis of the project?	G.O No.UDD 97 BMR 2006	It is clarified that FSI is inclusive of social housing for EWS & LIG. However, details regarding FSI etc would be provided at the RFP stage.
9.	Rs 100 cr as corpus fund to be deposited by developer to BMRDA within 30 days from date of signing of development agreement. Whether this cash compensation includes only the relocated PDFs in lieu of accommodation within the site or any other cash compensation given to asset less	R&R Package G.O.No.UDD 30 BMR 2007	The requirement for the current bid process would be intimated at the RFP stage.

	displaced residents or PDFs?		
10.	Will the authority be responsible for providing PDF compensation as it would be inconvenient for the developer to convince the PDFs?	R&R Package G.O.No.UDD 30 BMR 2007	The authority would facilitate the developer in the R&R process for the project.
11.	Total number of PDFs in the region		Total number of PDF would approximately be 15,000 persons/3000 families. However, these numbers, if updated, would be provided in the Project Information Memorandum at the RFP Stage.
12.	What would be the period for which the asset-less residents are to be provided with rental houses and who will be responsible for the collection of rentals?	R&R Package G.O.No.UDD 30 BMR 2007	The same would be specified in the Draft Agreement documents at the RFP stage.
13.	Whether financial assistance of Rs.30000 is to be provided to the asset-less residents by the developer or BMRDA?	R&R Package G.O.No.UDD 30 BMR 2007	As per the G.O.No.UDD 30 BMR 2007, this amount has to be borne by the Developer.
14.	Whether R&R area would be free of FSI and BMRDA takes the responsibility of R&R, whereas the developer is responsible only for providing the infrastructure required.	R&R Package G.O.No.UDD 30 BMR 2007	It is clarified that FSI is inclusive of R&R. The entire cost of R&R has to be borne by the developer as per Government approved package. Changes, if any, would be intimated at the RFP stage.
15.	Whether Environmental Clearance would be obtained by BMRDA itself for the project	G.O No.UDD 97 BMR 2006	The developer has to obtain Environmental Clearance from the Competent Authority.
16.	Can the copy of the Economic Feasibility study done by BMRDA be provided		No study has been conducted by BMRDA on economic feasibility.
17.	What factors are included in external infrastructure cost?	G.O No.UDD 97 BMR 2006	External Infrastructure costs would include the services availed from agencies like BESCO, BWSSB etc for providing utility upto the project site.
18.	Will additional FSI for specific classes be provided by BMRDA?	G.O No.UDD 97 BMR 2006	Details regarding additional FSI etc would be provided at the RFP stage.
19.	Can the map showing Govt. land be shared with bidders?		A draft map of Government land is available at the office of BMRDA. Detailed location of Government land will be known only after the joint measurement survey to be conducted and after

			final notification for land acquisition.
20.	Will Karnataka Industrial Areas Development Board (KIADB) undertake land acquisition of private land for the BMRDA township project for and on behalf of the BMRDA?		Yes.
21.	When will the preliminary notification and final notification for acquisition of land be issued by KIADB?		The draft preliminary notification is already with the state Government for issue and would be notified upon identification of the Successful Bidder.
22.	Will the land use pattern be as mentioned below  Economic activities: 25% Residential: 25% Park and open spaces: 15% Civic Amenity spaces: 10% Others (Roads, Utilities etc.): 25%	G.O No.UDD 97 BMR 2006	Yes. The details would be as per G.O No.UDD 97 BMR 2006.
23.	Is the FSI of 2.50 for the complete township land area? Will there be different FSI for - Residential, Office Space, Hotels etc.. If yes, what is it?		The FSI of 2.5 is for the area demarcated for Bidadi Integrated Township, excluding the areas for water bodies. Internal flexibility to differently deploy the FSI within the categories of landuse would be provided to the developer, subject to approval of the master plan by the BITP Local Planning Authority.  Specific clauses pertaining to the above shall be provided at the RFP stage.
24.	What is the definition of commercial operation date for the purpose of the sub-clause 2.2.5 of clause 2.2 "Eligibility of Applicants?"  For the proposed project would the commercial operation date be effective from the commercial operation of first phase of township or the entire township?	2.2.5	Commercial Operation Date would mean the date on which the construction of the eligible project is completed and the operations commence  The operation framework of the project would be set out in the RFP document, where "Commercial Operation Date" would be defined.

25.	While calculating Networth will Compulsory Convertible Debentures (CCD's) be treated as Equity?	2.2.2 & Appendix 1-Annexure III	No, CCDs cannot be treated as equity. The methodology for calculating the Networth shall be as provided in Appendix1, Annexure III of the RFQ document.
26.	It is given that "For a project to qualify as an Eligible Project under Categories 3 and 4, the Applicant should have paid for execution of its construction works or received payments from its client(s) for construction works executed, fully or partially, during the 10 (ten) financial years immediately preceding the Application Due Date"  Does 'received payments from its client(s) for construction works executed, fully or partially' mean 'amount collected by a Real estate developer from customers to whom residential/ office space was sold'?	3.2.4	It is clarified that the amounts collected from customers to whom residential/ office space is sold cannot be considered as payments received for construction executed.
27.	Project Implementation Period is expected to be 2 years and realization Period, 5 years. Please clarify the meaning of 'implementation' and 'realisation'.	G.O No.UDD 97 BMR 2006	The timelines for implementation and definition of the terms would be specified in the RFP stage.
28.	Can the qualification criteria be lowered in terms of technical and financial capability, so as to make the project more competitive?	2.2.2	The clauses shall remain unchanged.