

Jaipur Municipal Corporation

Minutes of the Pre-Bid Meeting

Venue: Jaipur Municipal Corporation

Date: 19th November 2009
Time: 1500 hrs

A pre-bid meeting was held in the Conference Hall, 1st Floor, Jaipur Municipal Corporation, Lal Kothi, Tonk Road, Jaipur under the Chairmanship of the Chief Executive Officer, Jaipur Municipal Corporation. Following were present at the meeting:

1. Sh. Lalit Mehra, Chief Executive Officer, Jaipur Municipal Corporation
2. Sh. Ashok Singh, Director Law, Jaipur Municipal Corporation
3. Sh. D L Bakhar, Chief Engineer, Jaipur Municipal Corporation
4. Sh. R K Bagda, Superintending Engineer, Jaipur Municipal Corporation
5. Sh. K D Sharma, Sr. Accounts Officer, Jaipur Municipal Corporation
6. Sh. Anil Singhal, Executive Engineer, Jaipur Municipal Corporation
7. Sh. Dinesh Chand, Asstt. Engineer, Jaipur Municipal Corporation
8. Sh. Satish Chand, Junior Engineer, Jaipur Municipal Corporation
9. Sh. Yogendra Naik, Head Infrastructure Advisory, Darashaw & Co. Pvt. Ltd.
10. Sh. Rajesh Jain, Anchit Consulting Group
11. Sh. Prakash Vaidya, Seahorse Infrastructure Solutions
12. Sh. Deepak Arya, Finetech Developers (P) Ltd.
13. Sh. Vijay Jain, Finetech Developers (P) Ltd.
14. Sh. S K Mishra, C&C Constructions Ltd.
15. Sh. Vijay S Bapna, B. Associates
16. Sh. Kapil Gupta, Kamal Coach Works Pvt. Ltd.
17. Sh. Sanjiv Nanda, Oasis Realtors Pvt. Ltd.
18. Sh. Tauseef Motiwala, Suvidha Parklift
19. Sh. Vivek Ingle, Pratibha Industries Ltd.
20. Sh. Faiyaz S. Rangwala, ACL Ltd.
21. Sh. Sanjeev Vermani, Dantal Hydraulics Pvt. Ltd.
22. Sh. G Radhakrishnan, IVRCL Infrastructure & Projects Ltd.
23. Sh. Abhishek Kasliwal, Kamal Coach Works Pvt. Ltd.
24. Sh. G Bachani, Simplex Projects Ltd.
25. Sh. Ravi Sharma, RR Parkon Pvt. Ltd.
26. Sh. Vivek Khetan, India Bulls Real Estate
27. Sh. Krishna, ACL Ltd.
28. Sh. Vishal Kotecha, GVK Industries Ltd.
29. Sh. Pradeep Kumar Singh, Messung Automation
30. Sh. Karan Kandhari, Darashaw & Co. Pvt. Ltd.
31. Sh. Chirag Kapadia, Darashaw & Co. Pvt. Ltd.
32. Sh. Aman Meherda, Darashaw & Co. Pvt. Ltd.

Following were the queries raised by the bidders and clarifications provided by the Authority:

.Queries and Clarifications			
Sr. No.	Vol./Page No./Clause	Query	Clarifications
1	I/37/5.39	In case of Marking Systems for Category C, Can the same experience be used in more than one category? For e.g. One project be used for category C1, C2, C3 & C4.	Yes, subject to the condition that such experience fulfills each criterion independently.
2	General	What is the Right of Way for all the four Location?	Clear access to all sites through public roads as indicated in the plans in Volume III

3	I/37/5.39	In the case of Technical Qualification, can Marks be counted in case where development of Parking space is ancillary to some other project?	Yes, but should be supported by adequate documentary evidence as specified in the RFP document. Only experience in Automated/Semi Automated Parking systems will be considered relevant.
4	General	What are the FSI limits at each of the Four Places where parking is to be made?	Commercial development and parking area shall be as per the plans provided as a part of Government approved RFP issued to the bidders. In case of any contradiction, the drawings provided as part of bid document shall prevail over RFP Volume I or II. Wherever the drawings are not providing the details local DCR shall apply.
5	I/37/5.39	For counting of experience, can the experience of the associate company be used? Also in case where the development is done in a joint Venture, can the entire experience be used or it needs to be proportional?	Experience of the associate will not be considered unless it is part of the bidding JV. Experience of the parent company may be considered only if the bidding company is 100% subsidiary of the parent company and a letter of undertaking is submitted from the parent company (on its letter head) indicating that it shall extend full technical and financial support to the bidding company. Yes.
6	I/37/5.39	On what basis marking would be done in case of Category D – Presentation.	Please refer to the explanation under clause 5.39 on Page 37 under Category D of Marking System
7	I/ 32 /5.33	Request for extension of submission date by 30-45 days. (Multiple requests around 15-20)	Last date for submission of proposals is extended to 7 th December 2009 latest by 1500 hrs
8	II/35/7.3.2	What is the Minimum Investment for Each Partner? There is a discrepancy in this regards in the Document.	Lead Partner 26%, other partners 10%.
9	General	Are there any restrictions on the type of commercial development that can be made?	No, except what is specified in RFP, Section 6.
10	I/46/7.1	Please indicate the clear maximum depth and height allowed for Automated Parking System	Depth as per fire safety rules in Semi Automated systems. In Automated systems as per the plans approved by the local authorities. Structural safety should not be compromised.
11	I/46/7.1	Specs for ECS of normal car not specified. Please specify.	L=5.0m, W=2.15m, H=2.0m, Weight=1800 Kg
12	I/46/7.1	Sound emission as per International standards is 85dB and not 40dB	40 dB mentioned shall be replaced with 85 dB
13	I/48/7.4.3	Lobby space for no. of drivers is not specified. Please specify.	For parking space for 1800ECS-Lobby space for 80 drivers; for all other cases-Lobby space for 35 drivers.
14	I/48/7.4.3	Operator room in case of automatic system has to be out of bounds of drivers due to operational systems	For automated system it is not required to be accessible to the drivers.
15	I/50/7.5	The throughput of the system has not been specified	The throughput capacity of the parking facility should be 33%.
16	I/50/7.6	In automatic system the parking slot already has sprinklers and hence transportation is not required	Sprinkler systems should be provided in parking bays in automated parking systems as per fire safety act.

17	I/29/5.23	EMD is too high for PPP projects in comparison to similar projects of other corporations all over India. Please review. (Multiple requests around 8-10)	No change
18	I/51/7.6	For manual/semi automatic parking facility development for above ground and below ground construction, whether Fire resistance class F 90 is fire resistance rated upto 90 minutes is acceptable?	As per Relevant Fire Safety Act as mentioned in the RFP
19	I/28/5.23	You have asked EMD in the form of DD kindly allow it in the form of BG because you are well aware about the situation of the real estate market. No one is interested to submit in the form of DD	EMD can be submitted in the form of unconditional and irrevocable Bank Guarantee in favor Jaipur Municipal Corporation, Payable at Jaipur
20	I/30/5.26	The proposed PG is very high it should be 5% of the total project cost. Please clarify	The Concessioneing Authority may allow reduction in the amount of performance guarantee by 8.35% over the initial Performance Guarantee submitted after end of every 5 years of commercial operations subject to satisfactory performance by the Concessionaire.
21	I/34/5.37.2	Please clarify the meaning of core infrastructure project or the meaning of similar project. If the developer who have done Puzzle parking in their own real estate project can eligible or not for the bid because in India no such parking project is yet executed on BOT basis only the private developers have completed their own project. Please clarify	Core Infrastructure Project means EPC & O&M of Automated/Semi Automated Parking Systems. Similar Projects mean Real Estate/Building Construction. Yes, but evidence of such claim is required – approved plan along with project completion certificate, etc
22	I/47/7.1	Height of the basement-Restriction of the basement is 12mtr below the ground is allowable as per RFP but as per your drawing attached you have proposed 3 level pit puzzle in lower basement which requires clear height 3.6 mtr. From, driveway level to slab and 2.1 mtr. pit depth which means lower basement requires 3.6+2.1+.600mm beam height and in both upper basement you have proposed 2 Level OG Puzzle which requires 3.6 mtr clear height + Beam Height it means both the basement requires 4+4 mtr height. So the total depth of the basement is required is 13.7 mtr including pit. Please clarify the same.	12m depth is excluding the depth of the pit. The drawings provided as a part of Government approved RFP issued to the bidders shall prevail over RFP document and shall have an over riding effect. Developers may prepare their own designs and drawings in accordance with the boundary drawings provided in the RFP documents, other terms of development shall be as per the local DCR. Structural safety and the safety of the adjoining buildings along with any heritage structure should not be compromised.
23	III/Ram Leela Maidan	As per your drawing attached with RFP you have designed the parking system at Zero Setback which is not possible in Ramlila Ground because there is a heritage wall is attached with the property and as per JDA by laws we have to leave 3mtr setback on each site of the plot so the number of proposed parking lots will be reduced. Kindly clarify the same.	Set backs may be considered depending on the drawings provided as a part of Government approved RFP documents issued to the bidders. Other terms of development, wherever the drawing is not clear, shall be as per local DCR. Developers are allowed flexibility to leave additional margins for protection of heritage structures wherever applicable. However there is adequate space to accommodate the specified no. of ECS hence, number of ECS will not be reduced.

24	General	There is no % fixed up for SUV as per the data available with us in India 15% SUVs are in among total cars. Kindly clarify	Provision for minimum 15% of total ECS for SUVs
25	General	As far as Ashok Marg Nallah is concerned there is stay from honorable high court to do not create any obstruction with the flow of water than how can the structure will be redesign please check with JMC and clear.	The developer shall have to create the structure so as not to obstruct the flow of water. Additionally the entire Nallah cannot be covered and 30% (cumulative) of the total length should be left open at different locations along the length, adequately wide for maintenance purposes.
26	General	Please clarify the advertisement rights ownership at these sites.	5.13.2 on Page 26 of RFP Volume 1 clarifies that advertisement rights ownership shall be with developer. Developers are required to consider revenues on account of area available for hoardings including glass facades of over ground parking systems, while preparing their financial proposals
27	General	The lease and usage rights of the balance space if any, remaining at the sites after completion of construction of all the sanctioned area of parking and commercial space.	Bidder may use it with prior approval of plan from JMC after depositing the premium on pro-rata basis for the additional space in accordance with the financial proposal.
28	General	It is suggested in the best interest of the project that all permissions and NOC's from the various departments should be got by the JMC	JMC will facilitate the process of obtaining clearances. However the final responsibility shall vest with the developers.
29	General	Please specify whether any exemptions will be made available for sales tax, excise and import duties on automated parking systems as the same have to be imported from abroad only.	JMC will not be able to provide any exemptions. However, state and central government rules and trade policies shall be applicable.
30	I/40/5.47	We request you to extend the pre-bid meeting date to 25 th November 2009 since there was little time to go through the documents as they were uploaded just few days back	No change
31	General	Can a company form Joint Ventures with different entities for different sites	Yes. In case a bidder is participating with one consortium Member for one site and with another consortium member for another site However, in case it is found that Consortium member is partnering with two different bidders for the same site then both such bids will get rejected for that particular site.
32	General	Will the LoA be given to the bidder in case of single bid	JMC shall have right to call the bids again or may accept the bid. The decision will be taken after the last date of submission.
33	General	Site plans may please be provided in Auto Cad	Autocad drawings shall be provided and shall act part of RFP and the same shall be used by bidders as basic framework (like plot area, development area, setback, height, depth etc.) for development of the Parking.
34	General	JMC is requested to provide the basic data for Ashok Marg Nallah including flow data.	Accepted. The same is enclosed.
35	General	To ensure that the parking lots are used and road side parking is prohibited, what steps will JMC take.	JMC will declare certain areas as no parking zones
36	General	Can commercial development and parking be mixes	Architectural plan may be presented in the presentation.

37	General	Will these projects qualify as infrastructure projects for tax benefits	No
38	I/37/5.39	Experience in development of Parking and/or Real Estate Projects on Public Private Partnership basis having a project. May define the Definition of Real Estate. Bidder's experience in construction of Highways, Expressways and Roads be considered under real estate development.	Real Estate development shall comprise only building construction.
39	I/36/5.37	Technical Qualification-Will the authority consider the bidders in qualifying if it has received LoI's from various development authorities for development of automatic car parking projects.	No. Only completed projects or one evidencing substantial completion (with Completion Certificate applied however pending/part completion certificate) will be eligible for being considered for experience
40	General	Construction Period-The construction period of 24 months is not practically possible because of adherences to clearances which the project has to undergo. The construction period of 24 months should be considered after the developer receives all the clearances	24 months is excluding the time period required for approvals.
41	General	Encumbrance Free Site-The Authority should provide the site to the bidder free from all encumbrances so as to start development.	It is mentioned in Volume II, Section 4 under conditions precedent.
42	General	Shifting of Utilities if any-The authority should take up the task as it is better placed to tackle issues of infrastructure / amenities.	It is the responsibility of the developer
43	General	Successful Bidder-Has the authority fixed any reserve price for the proposal. What about the escalation during the entire concession period.	No reserve price has been set. No escalation will be provided and no adjustment shall be allowed in lieu of the same.
44	General	Award of Projects-Will the authority award all the projects to a single bidder if the same bidder emerged as the highest bidder in all.	Yes, It will be strictly as per the procedure mentioned in the RFP.

Chief Executive Officer
Jaipur Municipal Corporation