

Request for Qualification cum Proposal

Notice No.INCAP/P/Infrastructure Projects/146/2015, Dt: 15.09.2015

Selection of the Developer for Integrated Sports Complex at Tirupati in Andhra Pradesh on Public Private Partnership Basis

Authority's response to queries (17 Oct 2015)

S. No	Clause Number	Description of the Clause	Query	Authority's Response
1	General	Survey Reports	Kindly furnish the Topographic survey layout and Geo Technical Investigation Report	The Topographic survey layout has been furnished Refer Addendum No 1. Annexure 1 Geo Technical Investigation Report has been furnished Refer Addendum No 1. Annexure 2
2	Volume III PIM Page 26	Conceptual drawings	The drawings furnished are not legible. Kindly furnish the drawings in ACAD soft copy format to review and understand the Conceptual requirements of proposed sports complex	Legible drawings in PDF are furnished Refer Addendum No 1. Annexure 3
3	Volume II DCA Page 131 Annex I Schedule A	Site	Kindly provide us the boundary/ extent of land allotted to concessionaries for 10.30 acres in East side. Also provide us the Survey layout and FMB (Field Measurement Book) sketches for 87.00 Acres of land allotted for Proposed Sports complex	The survey layout for the proposed land has been furnished Refer Addendum No 1. Annexure 1 FMB sketches are not available

4	Volume III Page 57 – Finishes Specification	Structural Glazing is mentioned as ACP for all facilities and no mention of glass.	For glass, Toughened Single Glazed Unit of appropriate thickness and size would be used. Please confirm.	Structural glazing with ACP and single glazed units can be adopted (The developer can propose any specification that is deemed appropriate for the facility in the DPR and the authority will consider it) Refer Corrigendum 1 S.No.1 and S. No.17												
5	Volume II DCA Page 140 Annex I Schedule C	Toilet requirement – 1 WC per 100 visitors	<p>Please confirm whether the given parameter to be considered as it is or Concessionaire can follow International code for Stadia (Universal Plumbing Code) which states the Toilet requirement as below,</p> <table border="1" data-bbox="1041 783 1653 1382"> <tr> <th colspan="3" data-bbox="1041 783 1653 858">Male Toilets</th> </tr> <tr> <td data-bbox="1041 858 1234 1198"> Urinals: 4 up to 600 and every additional 300, 1 nos to be provided </td> <td data-bbox="1234 858 1426 1198"> WC's: 3 up to 400 and every additional 500, 1 nos to be provided </td> <td data-bbox="1426 858 1653 1198"> Basins: 3 up to 400 and every additional 500, 1 nos to be provided </td> </tr> <tr> <th colspan="3" data-bbox="1041 1198 1653 1273">Female Toilets</th> </tr> <tr> <td data-bbox="1041 1273 1234 1382"> WC's: 11 up to 400 </td> <td data-bbox="1234 1273 1426 1382"> Basins: 3 up to 750 </td> <td data-bbox="1426 1273 1653 1382"></td> </tr> </table>	Male Toilets			Urinals: 4 up to 600 and every additional 300, 1 nos to be provided	WC's: 3 up to 400 and every additional 500, 1 nos to be provided	Basins: 3 up to 400 and every additional 500, 1 nos to be provided	Female Toilets			WC's: 11 up to 400	Basins: 3 up to 750		The concessionaire has to adopt the given requirement of 1WC per 100 visitors
Male Toilets																
Urinals: 4 up to 600 and every additional 300, 1 nos to be provided	WC's: 3 up to 400 and every additional 500, 1 nos to be provided	Basins: 3 up to 400 and every additional 500, 1 nos to be provided														
Female Toilets																
WC's: 11 up to 400	Basins: 3 up to 750															

			and every additional 125, 1 nos to be provided	and every additional 500, 1 nos to be provided		
6	Volume II DCA Page 143 Annex I Schedule D	Parking shall be designed as per International Athletic Association spatial standards with 1 car for 25 viewers and 1 bus for 50 viewers	Please confirm if the given requirement is only for Stadium viewers during Events and separate parking requirements is to be considered for Studio Apartments, Guest house, Shopping Arcade, Club House, Food courts, Dormitories, etc. as per NBC / Local Building bylaws.		<p>Parking shall be designed as per International Athletic Association spatial standards with 1 car for 25 viewers and 1 bus for 500 viewers</p> <p>The above mentioned parking specifications is to be adopted for the parking needs of the sporting facilities where as for the non-sporting/commercial facilities, the developer has to adhere to the G.O.Ms.No.168 issued by the Municipal Administration And Urban Development (M) Department of the Government of Andhra Pradesh</p> <p>Refer Corrigendum 1 S.No.15</p>	
7	Volume II DCA Page 132 Annex I Schedule A	Land use – Peripheral / external development of site	<p>We are considering that the following External / Peripheral development works will be completed by Authority during the Concession period,</p> <ul style="list-style-type: none"> a) External approach road upto the site, b) Storm water drain / Culverts development till Site Boundary, 		<p>The authority will provide external infrastructure including</p> <ul style="list-style-type: none"> • Approach Road • Power Connection • Water Connection and 	

			<p>c) Electrical HT line from Local Electrical substation to Site Boundary,</p> <p>d) Municipal Water Connection till Site Boundary,</p> <p>e) Sewage line, Street Lighting and cabling,</p> <p>f) 45m wide Main Road development works including Street lighting & other services, embankments etc.</p> <p>g) any and other works associated with the above shall be carried out by authorities and handed over to Concessionaire at free of cost.</p> <p>h) The statutory fees and deposits towards procuring these services till the Site Boundary will be paid by the Authority</p>	<ul style="list-style-type: none"> • Drainage Facility up to boundary of the site <p>Excluding the above mentioned facilities, the responsibility of developing additional infrastructure and obtaining statutory approvals the same lies with the concessionaire and the related fees have to be paid by the concessionaire.</p> <p>Refer Corrigendum 1 S. No.16</p>
8	Page 59 RFQCP Volume III	Statutory Approval Fees (Page 59 Clause No.14.Indicative List of clearances & Approval required)	<p>The Authority to reimburse all statutory fees as per actuals for obtaining various clearances and approval as listed on Page 59 Clause 15 . Please confirm</p>	<p>The authority will provide external infrastructure including</p> <ul style="list-style-type: none"> • Approach Road • Power Connection • Water Connection and • Drainage Facility up to boundary of the site <p>Excluding the above mentioned facilities, the responsibility of obtaining statutory approvals for all additional infrastructure lies with the concessionaire and</p>

				<p>the related fees have to be paid by the concessionaire.</p> <p>Refer Corrigendum 1 S.No.16</p>
9	Volume II DCA Page 135 Annex I Schedule B	Minimum Seating Capacity	<p>Kindly provide us the breakup for Seating capacity with the category of VIP / VVIP / Press / Media and Spectators. Kindly provide the Specifications for each of these Chairs.</p> <p>The requirement for Spectator chairs is given only for Cricket and Football Stadium. For all other stadiums, the requirement for Chairs for Spectators, VIP, VVIP is not given, so we presume that no chairs to be provided in any other stadium except Cricket and Football Stadium. All other stadiums will have Gallery with required capacity but without chairs. Please confirm</p>	<p>As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for VIP/Press/Media and the remaining seats are to be allotted for spectators.</p> <p>With respect to specification of chairs, the developer can propose the prevalent practice normally followed in stadia in its DPR and get it reviewed/approved by the authority.</p> <p>Refer Corrigendum 1 S.No.2 and S. No.18</p> <p>Chairs are to be provided in VVIP& VIP galleries of cricket/football stadium. The chairs are to be provided for the entire seating capacity in the</p>

				Indoor stadium 1 and 2 and in the Tennis complex Refer Corrigendum 1 S.No.3 and S.No. 20
10	Volume II DCA Page 134 Annex I Schedule A	Clause 9 – While undertaking the development of the Project, the Concessionaire shall adhere to the latest amended National Building Code of India, other relevant IS codes and practices, Development control rules, FSI Limits and other statutory requirement defined for Proposed Sports complex. Also confirm us the Ground coverage and FAR requirements of Project	For Cricket, the best gaming view is from North & South whereas for Football, it is from West & East direction. As per the modern practices the facilities for Players, Media, VIP, Camera Platforms, etc. is to be given on North/South for Cricket and West/East directions for football. The drawing of Cricket and Football Stadium shown on Page 27 of PIM shows Facilities on Western side only. Please confirm whether this is acceptable. If the Areas / Facilities undergo change during Detailed Project Report stage, to comply to the ICC, FIFA, guidelines, IS Codes, NBC etc. as compared to the Areas /Facilities mentioned in PIM under Preliminary Cost Estimates’, then the same would be considered as Change of Scope. Please confirm.	The concessionaire can provide the indicative drawing that it thinks will be suitable in the DPR. The authority will review and approve the design provided in the DPR. However, the minimum development obligations in terms of the nature of the stadium and gallery capacity should be satisfied. If the Areas / Facilities undergo change during Detailed Project Report stage, to comply to the ICC, FIFA, guidelines, IS Codes, NBC etc. as compared to the Areas /Facilities mentioned in PIM under Preliminary Cost Estimates’, then this won’t be considered a change of scope.
11	Volume II DCA Page 139 Annex I Schedule C	Project Facilities Cricket cum Football stadium 150mm thick Gravel base course	a) Gravel base is not recommended media for sports field, instead of Gravel, sand is recommended base. Please confirm b) No mention of subsurface piped drainage system and semi-automated pop up	a) Combination of clay and sand can be used. Refer corrigendum 1 , S.No 64 and S.No 65

			<p>irrigation system. Please confirm whether this is required or not</p> <p>c) Please confirm above as they will impact the cost.</p> <p>d) Kindly provide us the detailed requirement of Olympic flame torch.</p>	<p>b) Beyond the minimum development obligations, the concessionaire at its will can develop any additional facility or system if it would improve the operations of sports complex project. Hence ,the subsurface piped drainage system and semi-automated pop up irrigation system can be developed</p> <p>c) The costs indicated in the bid documents are indicative and the concessionaire based on its own research and market data can estimate its own costs and calculate the annuity accordingly</p> <p>d) The specification of Olympic flame torch will be decided at the DPR stage as per the need. The concessionaire can propose its specification and the authority will review and approve it.</p>
12	Page 157 RFQCP Volume II	Finishes Specification for Integrated Sports Complex: B .Amenities Complex, 19. Air Conditioning : Shopping Arena and Club House :	a) Can we propose Dx system (Split Units or Cassette Units) for these buildings? Please confirm	a) Air conditioning can be Dx system (Split Units or Cassette Units) or Centralised AC

		Centralized Air conditioning is to be provided:	<p>b) Please advise whether we can follow CPWD / Normal Industrial Standards General specifications for the HVAC equipment's and its ancillaries.</p>	<p>Refer to corrigendum 1 S.No.24</p> <p>b) CPWD standards may be followed for the HVAC equipment's and its ancillaries.</p> <p>In general, the developer can propose any alternative specification that is deemed appropriate for the facility in the DPR and the authority will consider it. However, the developer is obliged to abide by the list and the number of facilities mentioned in the minimum development obligations.</p>
13	Schedule C & D, Volume II DCA	Sports Equipment and consumables	<p>Please confirm under whose scope the following will be applicable</p> <p>a) Field and Arena Maintenance Equipment such as movers, Aerators, pitch rollers, Super soppers, Verti cutting machines etc</p> <p>b) Sports consumables</p> <p>Also, please note that football goal posts and table tennis equipment are not specified in the schedule</p>	<p>The scope of the mentioned equipment and consumables will fall under the concessionaire</p> <p>The concessionaire is expected to procure all the items (Sports Equipment and consumables) that would be required for the operations and maintenance of the sports complex.</p> <p>Refer Corrigendum 1 S.No.19</p>

14	Volume II DCA Page 145 Annex I Schedule D	Air-conditioning system Specification in Stadium Building	<p>a) Type of Air-conditioning and ventilation (Split or Central Air-conditioning) system shall be as per the design carried out by Concessionaire. Please confirm</p> <p>b) Provision for Drinking water points shall be provided by Concessionaries and water coolers are hired during event days.</p>	<p>a) Yes, the type of air-conditioning and ventilation (split or central air-conditioning) system shall be as per the design proposed by the concessionaire and approved by the authority at the DPR stage.</p> <p>Refer Corrigendum 1 S.No.26</p> <p>b) Yes, the provision for drinking water points can be provided by Concessionaries and water coolers can be hired during event days.</p> <p>Refer Corrigendum 1 S.No.27</p> <p>In general, the developer can propose any specification that is deemed appropriate for the facility in the DPR and the authority will review/consider it and the concessionaire at its will can develop/hire any additional facility or system if it would help in the operations of the sports complex.</p>
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15	Volume II DCA Page 145 Annex I Schedule D	Electrical System Specification in the Stadium Power supply should be provided by a Main Source , not a generator :	<p>a) Please confirm whether the main source from the substation to the Stadium complex with RMU will be provided by the Authority.</p> <p>b) Please confirm whether we have to provide power backup to any of the essential rooms in any of the Stadium Complexes</p> <p>c) Presently we have considered High Mast Lighting to be operational on Hired DG event based. Please confirm</p> <p>d) Authority will reimburse on actuals fees paid for Inspectorate Approvals or any other local</p>	<p>a) The authority will ensure that the power is provided till the boundary of site based on the power requirements indicated by the concessionaire at the DPR stage Refer Corrigendum 1 S. No.28</p> <p>b) The power back up is required for VVIP/VIP/Press/Media, common lighting, and elevators. Refer Corrigendum 1 S. No.29</p> <p>c) Yes, the concessionaire can operate the high mast lighting through a hired DG during events. Refer Corrigendum 1. S. No.30</p> <p>d) No, the concessionaire is responsible for getting those approvals at its own cost and the authority will not reimburse</p>
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			approvals as stated by Local Electricity Board. Please confirm	
16	Volume II DCA Page 148 Annex I Schedule D	General Principles for the Integrated Sports Complex - Cricket cum Football stadium	<p>a) Sports equipment such as Video display score boards, Public address systems shall be hired during event – Please Confirm</p> <p>b) Kindly provide us the Breakup of Gallery Capacity of 2600 with the major category of VIP/VVIP and Public spectator</p>	<p>a) The equipment required for daily operations of the sports complex need to be procured and the facilities/equipment used occasionally only for certain tournaments can be hired. At the DPR stage, the concessionaire has to provide a list of facilities/equipment that will be hired and purchased and get it reviewed by the authority. Refer Corrigendum 1.S.No.21</p> <p>b) As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for VIP/Press/Media and the remaining seats are to be allotted for spectators. Refer Corrigendum 1 S.No.2 and S. No.18</p>
17	Volume II DCA Page 148 Annex I Schedule D	General Principles for the Integrated Sports Complex - Athletic Stadium	<p>a) Kindly provide us the Breakup of Gallery Capacity of 900 with the major category of VIP/VVIP and Public spectator</p> <p>b) Sports equipment shall be hired during event – Please Confirm</p>	<p>a) As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for</p>

				<p>VIP/Press/Media and the remaining seats are to be allotted for spectators. Refer Corrigendum 1 S. No.2 and S. No.18</p> <p>b) The equipment required for daily operations of the sports complex need to be procured and the facilities/equipment used occasionally only for certain tournaments can be hired. At the DPR stage, the concessionaire has to provide a list of facilities/equipment that will be hired and purchased and get it reviewed by the authority. Refer Corrigendum 1 S. No.21</p>
18	Volume II DCA Page 148 Annex I Schedule D	General Principles for the Integrated Sports Complex - Aquatic Complex	<p>a) Kindly provide us the Breakup of Gallery Capacity of 2200 with the major category of VIP/VVIP and Public spectator</p> <p>b) Sports equipment shall be hired during event – Please Confirm</p>	<p>a) As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for VIP/Press/Media and the remaining seats are to be allotted for spectators.</p> <p>Refer Corrigendum 1 S. No.2 and S. No.18</p>

				<p>b) The equipment required for daily operations of the sports complex need to be procured and the facilities/equipment used occasionally only for certain tournaments can be hired. At the DPR stage, the concessionaire has to provide a list of facilities/equipment that will be hired and purchased and get it reviewed by the authority.</p> <p>Refer Corrigendum 1 S. No.21</p>
19	Volume II DCA Page 149 Annex I Schedule D	General Principles for the Integrated Sports Complex - Tennis Stadium	<p>a) Kindly provide us the Breakup of Gallery Capacity of 1000 with the major category of VIP/VVIP and Public spectator</p> <p>b) Sports equipments shall be hired during event – Please Confirm</p>	<p>a) As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for VIP/Press/Media and the remaining seats are to be allotted for spectators.</p> <p>Refer Corrigendum 1 S. No.2 and S. No.18</p> <p>b) The equipment required for daily operations of the sports complex need to be procured and the facilities/equipment used occasionally only for certain tournaments can be</p>

				<p>hired. At the DPR stage, the concessionaire has to provide a list of facilities/equipment that will be hired and purchased and get it reviewed by the authority. Refer Corrigendum 1 S. No.21</p>
20	Volume II DCA Page 149 Annex I Schedule D	General Principles for the Integrated Sports Complex - Indoor Stadium 1	<p>a) Kindly provide us the Breakup of Gallery Capacity of 2000 with the major category of VIP/VVIP and Public spectator</p> <p>b) Sports equipments shall be hired during event – Please Confirm</p>	<p>a) As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for VIP/Press/Media and the remaining seats are to be allotted for spectators. Refer Corrigendum 1 S. No.2 and S. No.18</p> <p>b) The equipment required for daily operations of the sports complex need to be procured and the facilities/equipment used occasionally only for certain tournaments can be hired. At the DPR stage, the concessionaire has to provide a list of facilities/equipment that will be hired and purchased and get it reviewed by the authority.</p>

				Refer Corrigendum 1. S. No. 21
21	Volume II DCA Page 150 Annex I Schedule D	General Principles for the Integrated Sports Complex - Indoor Stadium 2	<p>a) Kindly provide us the Breakup of Gallery Capacity of 2100 with the major category of VIP/VVIP and Public spectator</p> <p>b) Sports equipment shall be hired during event – Please Confirm</p>	<p>a) As per the stadia norms, of the total seating capacity, 7 to 9% is to be allocated for VVIP, 14 TO 18% is to be allocated for VIP/Press/Media and the remaining seats are to be allotted for spectators. Refer Corrigendum 1 S. No.2 and S. No.18</p> <p>b) The equipment required for daily operations of the sports complex need to be procured and the facilities/equipment used occasionally only for certain tournaments can be hired. At the DPR stage, the concessionaire has to provide a list of facilities/equipment that will be hired and purchased and get it reviewed by the authority.</p> <p>Refer Corrigendum 1. S. No.21</p>
22	Volume II DCA Page 151 Annex I Schedule D	General Principles for the Integrated Sports Complex - Amphitheatre	We presume that no roof covering considered for Amphitheatre and it is Open type.	Yes, the Amphitheatre is open type and needs no roof covering. However, the Green

				rooms and Exhibition halls should have RCC roof covering Refer Corrigendum 1. S. No.22
23	Volume II DCA Page 152 Annex I Schedule D	Finishes specification for Integrated Sports complex A. Sports Complex	<ul style="list-style-type: none"> a) Kindly provide us the Basic price for Granite flooring b) Kindly provide us the basic price for Kadapa Slabs for flooring c) Kindly provide us the basic price for Vitrified ceramic tiles d) Kindly provide us the basic price for Anti-Skid Ceramic tiles used in Toilet e) Kindly provide us the basic price for Glazed Ceramic tiles used in Toilet f) Internal doors shall be with Treated Hardwood door frames with Flush shutters both side painted – Please confirm g) Sanitary fixtures shall be Parry ware / Hind ware h) Internal Electrical works : The wiring shall be the combination of Aluminium and copper as per the Local EB authorities requirements – Please confirm i) External paving shall be combination of Concrete flooring and interlocking pavers. Please confirm 	<p>For queries a) to e):</p> <p>The concessionaire should make its own estimations of price based on its market study</p> <p>For queries f) to i):</p> <p>With respect to specifications, the developer can propose the prevalent practice followed in sports stadia in its DPR and get it reviewed/approved by the authority.</p>
24	Volume II DCA Page 155 Annex I Schedule D	Finishes specification for Integrated Sports complex B. Amenities Complex	<ul style="list-style-type: none"> a) Kindly provide us the Basic price for Granite flooring b) Kindly provide us the basic price for Kadapa Slabs for flooring 	For queries a) to e):

			<ul style="list-style-type: none"> c) Kindly provide us the basic price for Vitrified ceramic tiles d) Kindly provide us the basic price for Anti Skid Ceramic tiles used in Toilet e) Kindly provide us the basic price for Glazed Ceramic tiles used in Toilet f) Internal doors shall be with Treated Hardwood door frames with Flush shutters both side painted – Please confirm g) Sanitary fixtures shall be Parryware / Hindware h) Internal Electrical works : The wiring shall be the combination of Aluminium and copper as per the Local EB authorities requirements – Please confirm i) External paving shall be combination of Concrete flooring and interlocking pavers. Please confirm 	<p>The concessionaire should make its own estimations of price based on its market study</p> <p>For queries f) to i):</p> <p>With respect to specifications, the developer can propose the prevalent practice followed in sports stadia in its DPR and get it reviewed/approved by the authority.</p>
25	Volume II DCA Page 157 Annex I Schedule D	<p>Material Specification</p> <ol style="list-style-type: none"> 1. Cricket Cum football stadium 2. Athletic Stadium 3. Tennis Complex 4. Aquatic Center 5. Indoor Stadium 1 and 2 	<ul style="list-style-type: none"> a) Infill walls shall be Brick / Fly ash / Solid Block Masonry based on availability – Please confirm b) The roof Shall be combination of RCC and Steel frame work as per design proposed by Concessionaire and approved by Authority– Please Confirm c) Kindly provide us the detailed specification for Roofing as it is mentioned only GI Profile Sheet roofing . 	<p>With respect to specifications of building materials and design standards the concessionaire has to adopt the relevant NBC and IS standards for buildings.</p> <p>For example, the specifications for roofing shall be as per IS 12093: 1987</p> <p>Refer Corrigendum 1. S. No.4 and S. No.23</p>

26	Volume II DCA Page 157 to 158 Annex I Schedule D	Material Specification 1. Academy Building including dormitories 2. Food Courts 3. Guest House Complex 4. Studio Apartment 5. Shopping arena & Club House 6. Galleries at Practice Volley Ball, Practice Tennis Courts	a) Infill walls shall be Brick / Fly ash / Solid Block Masonry based on availability – Please confirm	Yes, Infill walls shall be Brick / Fly ash / Solid Block Masonry based on availability, subject to the relevant NBC and IS standards for buildings. For example, the specifications for roofing shall be as per IS 12093: 1987 Refer Corrigendum 1 S. No.4 and S. No.23
27	Volume II DCA Page 158 Annex I Schedule D	Site Development Specification Levelling	Kindly provide us the Topographic survey layout to design the Site grading and Storm water drainage system	Topographic survey layout has been furnished Refer to addendum 1. Annexure 1
28	Volume II DCA Page 158 Annex I Schedule D	Site Development Specification Internal Roads	The Internal roads shall be designed in combination of Bitumen Macadam road / RCC Road / Interlocking paver blocks. Please confirm	With respect to specifications of internal roads and design standards the concessionaire has to adopt the relevant IRC norms. Refer Corrigendum 1 S. No.66 and S. No.67
29	Page 54 RFQCP Volume III	Water supply: HDPE pipe (confirming to BIS 7364) network to all the play fields, landscaped areas and buildings.	For external water supply can materials like uPVC ASTM Sch40 / Sch80 grade pipes and fittings be considered Please confirm	With respect to specifications of building materials and design standards the concessionaire

				<p>has to adopt the relevant NBC and IS standards for buildings.</p> <p>For example, the specifications for roofing shall be as per</p> <p>IS 12093: 1987</p> <p>Refer Corrigendum 1 S. No.4 and S. No.23</p>
30	Volume II DCA Page 158 Annex I Schedule D	Site Development Specification Drainage	The Pipelines shall be the combination of UPVC / SWG / RC Hume pipes of NP2	<p>With respect to specifications of building materials and design standards the concessionaire has to adopt the relevant NBC and IS standards for buildings.</p> <p>For example, the specifications for roofing shall be as per</p> <p>IS 12093: 1987</p> <p>Refer Corrigendum 1 S. No.4 and S. No.23</p>
31	Volume II DCA Page 158 Annex I Schedule D	Site Development Specification Storm water	The Storm water drain shall be the combination of Concrete / Brick Masonry / Hume Pipes of Np2 / Np3 as per the requirement. Please confirm	<p>With respect to specifications of building materials and design standards the concessionaire has to adopt the relevant NBC and IS standards for buildings.</p> <p>For example, the specifications for roofing shall be as per</p> <p>IS 12093: 1987</p>

				Refer Corrigendum 1 S. No.4 and S. No.23
32	Volume II DCA Page 158 Annex I Schedule D	Site Development Specification Parking – Cement Concrete Interlocking Paver Blocks	Page 137, Volume II DCA mentions following specs for Parking Area – Partly Concrete and partly Gravel. Please confirm if we can follow partly concrete and partly Gravel	With respect to specifications of building materials and design standards the concessionaire has to adopt the relevant NBC and IS standards for buildings. For example, the specifications for roofing shall be as per IS 12093: 1987 Refer Corrigendum 1 S. No.4 and S. No.23
33	Volume II DCA Page 158 Annex I Schedule D	Site Development Specification Rain water Harvesting	The Rain water harvesting system shall be designed in the combination of Earthen Ponds / Pits. Please confirm	The Rain water harvesting system shall be designed as per relevant NBC and IS codes. Refer Corrigendum 1 S. No.4 and S. No.23
34	Page 44 RFQCP Volume III	Preliminary Cost Estimates : Facilities :High Mast lighting with 4 stage adjustment for Cricket Cum Football Stadium	Please specify Lighting lux levels.	1500LUX or higher LUX level Refer Corrigendum 1 S. No.7 and S. No.31
35	Page 45 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Flood lighting for Athletic Stadium	Please specify lighting lux levels	1500LUX or higher LUX level Refer Corrigendum 1 S. No.5 and S. No.32
36	Page 45 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Under Water Lighting for Aquatic Complex	Please provide specification. Please confirm if Underwater lighting is sufficient or we should go for Pole lighting ,also define lux levels for Pole Lighting	Under water lighting and pole lighting of 500LUX or higher LUX level

				Refer Corrigendum 1 S. No.8 and S. No.33
37	Page 46 RFQCP Volume III	Preliminary Cost Estimates : Facilities :High Mast Lighting Tennis Courts	Please specify Lighting lux levels	500 LUX or any higher LUX level Refer Corrigendum 1 S. No.9 and S. No.34
38	Page 46 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Indoor stadium (AC)-1 and Indoor stadium (AC)-2 : Arena Lighting	Please specify Arena Lighting lux levels required	800 LUX or any higher LUX level Refer Corrigendum 1 S. No.10 , S. No.35 , S. No.11, S. No.36
39	Page 54 RFQCP Volume III	Site Development Specifications : Street lighting	It is mentioned that the street lighting to be of fluorescent lamps. However we are proposing LEDs Street Lighting which is more energy efficient and considering the diversity in occupancy level. Please advise.	The specifications given in the bid documents are only indicative and if the concessionaire feels the need to go by different specifications that is better than what is defined in the document, the concessionaire can propose that in the DPR and get it reviewed/approved by the authority. Refer Corrigendum 1 S. No.6 and S. No.25
40	Page 44 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Video Display Scoreboards for Cricket Cum Football Stadium	Please provide minimum specifications : a) what pixel pitch to may be considered b) Number of scoreboards to be considered c) Size of scoreboards d) Aspect Ratio	With respect to specifications, the developer can propose any leading practice in the DPR and get it reviewed/approved by the authority. Refer Corrigendum 1 S. No.6 and S. No.25

41	Page 45 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Monochrome Scoreboards for Athletic Stadium	Please provide minimum specifications : a) Size of scoreboards b) What Game format to be considered	With respect to specification for game boards the developer can propose any leading practice in the DPR and get it reviewed/approved by the authority. Refer Corrigendum 1 S. No.6 and S. No.25
42	Page 45 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Monochrome Scoreboards for Aquatic Complex	Please provide minimum specifications a) What Game format to be considered b) Size of scoreboards	With respect to specification for game boards, the developer can propose any leading engineering practice in the DPR and get it reviewed/approved by the authority. Refer Corrigendum 1 S. No.6 and S. No.25
43	Page 46 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Monochrome Scoreboards for Tennis Complex	Please provide minimum specifications a) Size of scoreboards b) What Game format to be considered	With respect to specification for game boards, the developer can propose any leading engineering practice in the DPR and get it reviewed/approved by the authority. Refer Corrigendum 1 S. No.6 and S. No.25
44	Page 46 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Monochrome Scoreboards for Indoor Stadium (AC)-1 and Indoor Stadium (AC)-2	Please provide minimum specifications a) Size of scoreboards b) What Game format to be considered	With respect to specification the developer can propose any leading engineering practice in the DPR and get it reviewed/approved by the authority.

				Refer Corrigendum 1 S. No.6 and S. No.25
45	Page 54 RFQCP Volume III	Drainage: SWG pipelines and inspection chambers with required number of septic tanks/ soak pits.	Is uPVC underground drainage pipes can be used in-lieu of SWG pipes? Please confirm In whole bid documents its only mentioned use of septic tank /soak pits but for such size of project and as per modern practice use of Sewage Treatment Plant is necessary. Please confirm	Yes, PVC underground drainage pipes can be used in-lieu of SWG pipes The facility shall use Sewage Treatment Plant for drainage system Refer Corrigendum 1 S.No.58 and S.No.59
46	Page 40 RFQCP Volume III	Preliminary Cost Estimates : Facilities :CCTV & Security Systems for Cricket Cum Football Stadium	CCTV is considered only in VIP, Players, Media area and some points in External Area. Please confirm What kind of Security Systems to be considered? Presently we have considered Card Access Control System to VIP Area only. Please confirm whether this is appropriate.	CCTV coverage is to be provided for the entire built-up area and Access control system is needed for VVIP/VIP/ Players and other important areas as per the detailed floor plans. Refer Corrigendum 1. S. No.13 and S. 37 The developer can propose the specification/type of security system and the area where the security system will be placed during the DPR stage and the authority will review and approve it.
47	Page 46 and 47 RFQCP Volume III	Preliminary Cost Estimates : Facilities :CCTV & Security Systems for Indoor Stadium (AC)-1 and Indoor Stadium (AC)-2	CCTV is considered only in VIP, Players, Media area and some points in External Area. What kind of Security Systems to be considered? Presently we have considered Card Access Control	CCTV coverage is to be provided for the entire built-up area and Access control system is needed for VVIP/VIP/ Players and other

			System to VIP Area only. Please confirm whether this is appropriate	important areas as per the detailed floor plans. Refer Corrigendum 1 S. No.13 and S. No.37 The developer can propose the specification/type of security system and the area where the security system will be placed during the DPR stage and the authority will review and approve it.
48	Page 44 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Facility for TV Transmission	We have considered Electrical Switch Sockets with UPS back up. Please confirm whether this is appropriate	With respect to specification/building material, the developer can propose any leading engineering practice in the DPR and get it reviewed/approved by the authority. Refer Corrigendum 1 S. No.6 and S. No.25
49	Page 45 RFQCP Volume III	Preliminary Cost Estimates : Facilities :Aquatic Complex	<p>a) Sauna & steam facility to players: Please confirm number of Steam rooms and Sauna cabins required with seating capacity and approximate dimensions</p> <p>b) Centralized heating system for water:</p> <ul style="list-style-type: none"> • What is the type of Heating system - Heat Pumps, Boilers, Electrical heaters 	<p>a) The developer can propose the plan for the number of steam rooms, sauna cabins with the seating capacity at the DPR stage and get it approved by the authority</p> <p>b) Heat pumps are to be used</p>

			<ul style="list-style-type: none"> We have considered heating system for Competition Pool only, please confirm whether this is appropriate Please confirm final temperature required for the Pools <p>c) Automatic Timing System :</p> <ul style="list-style-type: none"> Please confirm whether Automatic timing system required for all the pools Please confirm whether Automatic timing system required for water polo, diving, synchronised swimming, etc. <p>d) Filtration:</p> <ul style="list-style-type: none"> We have considered Chlorination dosing type of disinfection. Please confirm whether the same is appropriate As per modern practice and to remove disinfection, additional disinfection system like, Ozonisation / UV, etc is required. Please confirm 	<p>Heating system is to be provided for both competition pool and warm up pool The heating system should be such that the final temperature is to be maintained at 36 degrees</p> <p>Refer Corrigendum 1. S. No.12 and S. No.38</p> <p>c) Automatic timing system is required for all pools</p> <p>Refer Corrigendum 1. S. No.12 and S. No.38</p> <p>d) Chlorination dosing type disinfection is required. However, the developer can propose any leading engineering practice in the DPR and get it approved by the authority.</p> <p>Refer Corrigendum 1. S. No.12 and S. No.38</p>
50	General Queries	PHE	Usage of treated effluent for flushing and landscape irrigation is permitted?	Usage of Treated effluent for flushing and landscape irrigation is permitted

			Please confirm whether availability of Municipal/Gram Panchayat water supply connectivity will be provided at designated point at site by the Authority	The water source for the facility till its boundary will be provided by the authority
51	General Queries	Electrical	In site photographs we can see High Tension Cables passing through the site, the same has to be transferred to other location by the Authority. Please confirm	Please refer to Article -11, Utilities, Associated roads and trees of Draft Concession Agreement ; RFQCP – Volume II
52	Volume II DCA Page 159 Annex I Schedule D	Site Development Specification Landscaping	We presume that 5% of total Land extent shall be provided with Landscaping in combination of Turfing, Planting flowers, Plant shrubs, Avenue trees etc. Please confirm	Yes, the landscaping percentage to be maintained is as per the G.O.Ms.No.168 issued by the Municipal Administration And Urban Development (M) Department of the Government of Andhra Pradesh Refer Corrigendum 1 S. No.14 and S. No.39
53	Volume III PIM Page 44 to 48, Preliminary Cost Estimates	Preliminary Cost Estimates for <ul style="list-style-type: none"> • Cricket and Football Stadium • Athletic Stadium • Aquatic Complex • Tennis Complex • Skating Rink • Indoor Stadium 1 and 2 • Amphi Theatre • Other Facilities like Academic Building including Dormitories (220 students) 	The cost estimate does not include following <ol style="list-style-type: none"> a) Cost for 7M Jogging Track in main stadium b) Cost for the Facilities mentioned under each stadium like High Mast, Olympic Flame torch, Video Score board, CCTV & Security, etc. c) The Interior fitout, furniture and services cost for <ul style="list-style-type: none"> • Academic Building including Dormitories (220 students) • Studio Apartments (50 units) • Guest House (28 guest rooms) • Food Courts 	The costs indicated in the bid documents are indicative including all the listed facilities. However, the bidder based on its own research and market data can estimate its own costs and calculate the annuity accordingly

		<ul style="list-style-type: none"> • Studio Apartments (50 units) • Guest House (28 guest rooms) • Food Courts • Club House 	<ul style="list-style-type: none"> • Club House <p>Please confirm.</p>	
54	Volume III PIM Page 44 to 48, Preliminary Cost Estimates	Cost Estimate	<p>The Project Cost indicated in the Bid document appears to be on a lower side taking into consideration the facilities, components, technical specifications and finishing's that are proposed</p> <p>We would also like to understand the basis through which the costing has been arrived (District Schedule of Rates or any other basis)</p> <p>There is difference of 212 Cr between the RFP Estimate and our Estimate which is at Rs 460 Crores. We request you to revise the Cost Estimate and Indicative Project Cost appropriately in view of the following,</p> <ul style="list-style-type: none"> a) The Annuity quotes will be disproportionate to the indicative Project Cost b) It will be difficult to achieve the Financial Closure for the Project as the lenders will not fund higher Actual Project Cost than Indicative Project Cost 	The costs indicated in the bid documents are indicative and the bidder based on its own research and market data can estimate its own costs and calculate the annuity accordingly
55	1.1.1 – RFP Document	Project Cost	Same as above	The costs indicated in the bid documents are indicative and the bidder based on its own

				research and market data can estimate its own costs and calculate the annuity accordingly
56	1.2.5 – RFP Document	Generally, the Lowest Bidder shall be the Selected Bidder. However the procurer at its liberty to undertake the process of negotiation with the bidders and to select the most suitable bidder. The remaining Bidders shall be kept in reserve and may, in accordance with the process specified in the Clause 3.7 of this RFQCP, be invited to match the Bid submitted by the Lowest Bidder in case such Lowest Bidder withdraws or is not selected for any reason	<p>This clause shall impact the bid process as the Transaction Authority has the right to surpass the lowest bidder and undertake negotiation with any other entity</p> <p>This may get construed as a cost discovery process and can be regressive for the entities</p> <p>Request the Transaction Authority to address the same in an appropriate manner</p>	<p>The statement “However the procurer at its liberty to undertake the process of negotiation with the bidders and to select the most suitable bidder” has been deleted</p> <p>Refer Corrigendum 1. S. No.40</p>
58	RFP Document – 2.2.4 (i) & (ii), 2.22.1 (g), 3.4.2, Annex III – Instruction No. 1 (b), Annex IV – Instruction No. 12, 14	Certificates to be issued by the Statutory Auditors	<p>In most of the projects, the certificates / undertaking are issued by a Chartered Accountant in lieu of a Statutory Auditor</p> <p>We would request the same to be applied for this RFP and documentation thereof</p>	<p>The certificate issued by a Statutory Auditor/ Chartered Accountant will be valid. However, this modification will not be applicable for Appendix I – Annex III , where certificate from Statutory Auditor will be mandatory</p> <p>Refer Corrigendum 1. S. No.41</p>
59	RFP Document – Appendix III, Format of Power of Attorney	The contents in the Format of Power of Attorney reads as under:	Normally in Holding Companies, the Attorneys are on deputation from the Holding Company to the	<p>Accepted</p> <p>Refer Corrigendum 1. S. No.57</p>

		<p>“Know all men by these presents, We..... (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr/ Ms (name), son/daughter/wife of and presently residing at, who is presently employed with us/ the Lead Member of our Consortium and holding the position of, as our true and lawful attorney (hereinafter referred to as the “Attorney”).....”</p>	<p>Subsidiaries and hold the relevant position as a signing authority / authorized signatory</p> <p>In view of the foregoing, we request INCAP to accept the modifications as highlighted below:</p> <p>“Know all men by these presents, We..... (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr/ Ms (name), son/daughter/wife of and presently residing at, who is holding the position of, as our true and lawful attorney (hereinafter referred to as the “Attorney”).....”</p>	
60	RFP Document – Appendix II	Format of Bank Guarantee	<p>The Bank Guarantee format provided along with the bid has been reviewed by our bankers.</p> <p>Based on the guidelines provided to them, they have suggested to add standard footings which is in line with the draft of the Bank Guarantee format provided</p> <p>The suggested footing from the bank is provided as under:</p> <p>Notwithstanding anything contained hereinabove:</p>	<p>a) This has been addressed in the existing Bank guarantee format. Refer Appendix II of Instruction to bidders (RFQCP – Volume I) Point 3 and 13</p> <p>b) This has been addressed in the existing Bank guarantee format. Refer Appendix II of Instruction to bidders (RFQCP – Volume I)</p>

			<p>(a) Our liability under this guarantee shall not exceed Rs. _____/- (Rupees _____ Only)</p> <p>(b) This bank guarantee shall be valid upto _____</p> <p>(c) We are liable to pay the guaranteed amount or any part thereof under this bank guarantee only and only if you serve upon us a written claim of demand on or before _____</p> <p>Request INCAP to confirm and accept the same for incorporation in the Bank Guarantee format</p>	<p>Point 4</p> <p>c) This has been addressed in the existing Bank guarantee format. Refer Appendix II of Instruction to bidders (RFQCP – Volume I) Point 8 and Point 9</p>
61	Concession Agreement – 4.1	Conditions Precedent	<p>If the Authority is unable to undertake the completion of the CP's within the time period of 180 days and if the same gets extended then provisions need to be undertaken for revision in the commercial understanding for the Concessionaire be either enhancing the number of installments of the annuity / or the quantum of the instalment of the annuity</p> <p>Request the Transaction Authority to clarify on the same</p>	<p>This request has not been considered and the annuity payments will be for fixed period of 15 years from COD</p>

62	Concession Agreement – 4.2 & 4.3	<p>Damages for delay by the Authority: In the event that (i) the Authority does not procure fulfilment of any or all of the Conditions Precedent set forth in Clause 4.1.2 within the period specified in respect thereof, and (ii) the delay has not occurred as a result of breach of this Agreement by the Concessionaire or due to Force Majeure, the Authority shall pay to the Concessionaire Damages in an amount calculated at the rate of 0.1% (zero point one per cent) of the Performance Security for each day's delay until the fulfilment of such Conditions Precedent, subject to a maximum of 20% (twenty percent) of the Performance Security.</p> <p>Damages for delay by the Concessionaire: In the event that (i) the Concessionaire does not procure fulfilment of any or all of the Conditions Precedent set forth in Clause 4.1.3 within a period of 180 (one hundred and eighty) days from</p>	<p>The provisions shall be similar to the Authority and Concessionaire</p> <p>We request the Transaction Authority to undertake the changes</p>	Not accepted
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		the date of this Agreement, and (ii) the delay has not occurred as a result of failure to fulfil the obligations under Clause 4.1.2, or due to Force Majeure, the Concessionaire shall pay to the Authority Damages in an amount calculated at the rate of 0.2% (zero point two per cent) of the Performance Security for each day's delay until the fulfilment of such Conditions Precedent, subject to a maximum amount equal to 30% (thirty percent) of the Performance Security and upon reaching such maximum, the Authority may, in its sole discretion, terminate the Agreement		
63	Concession Agreement – 4.3 & 4.5	In case of termination of contract due to non-achievement of Condition Precedent by the Authority, the performance security shall be returned back to Concessionaire within 15 days from the expiry of extended period from the due date of completion of CPs	Request Authority to address and incorporate the same	Not accepted
64	Concession Agreement – 6.1 (b)	Infrastructure availability	Infrastructure availability would be critical for the project including water, power, telecom, sewerage, connectivity, etc.	The authority will provide external infrastructure including <ul style="list-style-type: none"> • Road

			<p>The same shall be provided by the Authority till the site boundary and shall be as per the demand requirements of optimal operations of the project components and facilities</p>	<ul style="list-style-type: none"> • Power • Water Pipeline and • Drainage Facilities <p>up to boundary of the site as per the demand requirements</p> <p>Any additional infrastructure development works have to be carried out by the concessionaire at his/her own cost.</p> <p>Refer Corrigendum 1. S.No.16</p>
65	Concession Agreement –11.2	<p>The Concessionaire shall, subject to Applicable Laws and with assistance of the Authority, undertake shifting of any utility including electric lines, water pipes and telephone cables, to an appropriate location or alignment within or outside the Site if and only if such utility causes or shall cause a material adverse effect on the construction, operation or maintenance of the Project. The cost of such shifting shall be borne by the Authority or by the entity owning such utility, if the Authority so directs, and in the event of any delay in shifting thereof, the Concessionaire shall be excused for failure to perform any of its</p>	<p>At this stage, do we have any assessment on the cost implications for the shifting of the utilities</p> <p>Also, this can be part of the Conditions Precedent for the Authority, as any impact on the activity will significantly impact the timeline</p>	<p>There is no assessment of cost implications for shifting of utilities at this stage and however the cost involved in shifting of utilities will be borne by the authority as per the clause 11.2 of draft concession agreement ; RFQCP – Volume II</p> <p>This cannot be added to the obligation of the authority</p>

		obligations hereunder if such failure is a direct consequence of delay on the part of the entity owning such electric lines, water pipes or telephone cables, as the case may be		
66	Concession Agreement	Change in Law	There is no provision of Change in Law in the Concession Agreement, where by any adverse changes impacting the Concessionaire in terms of increase in cost or decrease in revenue We request the Authority to incorporate the same in the draft Concession Agreement	Refer Corrigendum 1. S No.43 , S. No.44 and S. No.45
67	Concession Agreement – Schedule G Clause no. 3.2	Prior to the occurrence of Project Milestone-II, the Concessionaire shall have commenced [construction of all bridges and expended not less than 60% (sixty per cent)] of the total capital cost set forth in the Financial Package and conveyed to the Independent Engineer, the nature and extent of physical progress comprising such expenditure so as to enable the Independent Engineer to determine that the physical progress is reasonably commensurate with the expenditure incurred. Provided,	The provisions under this clause do not seem in conjunction with the scope of this Project Transaction Authority is requested to address the same	Accepted. Refer Corrigendum 1. S. No.42

		however, that at least one-half of the expenditure referred to hereinabove shall have been incurred on physical works which shall not include advances of any kind to any person or expenditure of any kind on plant and machinery.		
68	Volume 1 Page 19 Clause 2.5	Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.	Please clarify the location of the closest power source and its spare capacity. In case of additional power requirement, will the department enhance the same?	Power is one among the external infrastructure facilities that will be provided by the authority. The nearest power source are as follows: 33/11KV substation located about 5KM and 132KV sub station located at 10KM from the site. The authority will take care of the power requirements provided by the concessionaire during the DPR stage In case of additional power requirement, the concerned authorities will take care of it if the need for additional requirement is given in writing.

69	Volume 2 Page 20 Clause 5.8	The Concessionaire shall, in conformity with the guidelines issued from time to time by the Ministry of Social Justice and Empowerment, or a substitute thereof, procure a barrier free environment for the differently abled and for elderly persons using the Integrated Sports Complex.	Please confirm that the design of the facilities will be to cater to differently abled spectators only and not to host para-olympic events	The design of the facilities will cater to differently abled spectators only
70	Volume 2 Page 53 Clause 17.7 Sub clause 17.7.2	The maximum days (either consecutively or in patches) for which the each facility can be closed in a year for O&M Obligations, beyond which it would be considered as non-availability is defined below (“Maximum period for closure of facilities”)	For some of the sports surface, there could be extend period of time required for resurfacing due to wear and tear or upgradation. There should be a provision to address the same over the Concession period	The number of days for which the facility can be closed in a year beyond which it will be considered non-availability will be as defined in the concession agreement. In case of any exigencies, the concessionaire has to seek and obtain prior approval of the authority for extension of this period with due recommendation from the independent engineer at the time of operation of the facility. Refer Corrigendum 1. S. No.46
71	Volume 2 Page 131 Annex I, Schedule A 1	The Site of the Project at Tirupati comprises the land measuring 147.70 acres (R.S No 758-772) located in the Surappakasam Village of Chittoor district out of which approximately 87 acres of land has	Please define the proposed use of the balance 60 Acres of Land	The land parcel of remaining 60 acres has been ear-marked for development of international school and convention centre and a similar sports related infrastructure is not planned.

		been allotted for the development of Integrated Sports Complex.		
72	Volume 2 Page 131 Annex I, Schedule A 1	The total extent of site is 147.70Acres, a road divides the site into two parts – one on West of 76.70Acres and one on East of 71.00Acres. The proposed complex is planned in the whole Western part of the site and a part of Eastern part.	Since the proposed road will be a Public thoroughfare, will the concessionaire have the right to develop below ground or above ground connectivity between the Eastern and the Western parcels.	Yes, the concessionaire has the right to develop below ground or above ground connectivity between the Eastern and the Western parcels.
73	Volume 2 Page 133 Schedule B 4(a)	An international level cricket stadium with seating capacity of at least 2600 people should have flood light facilities available for day and night games.	Please provide the Specification for the Lighting level standard to be followed	1500 LUX or higher LUX level Refer Corrigendum 1. S. No.7 and S. No.31
74	Volume 2 Page 133 Schedule B 4(a)	The Cricket stadium shall be developed as per the latest guidelines issued by International Cricket Council	Please clarify which portions of the ICC guidelines have to be followed? We are assuming the guideline only relates to the Size of Field of Play and not the ancillary spaces as they will not be relevant for a 2600 capacity stadium .for eg..Broadcast facilities etc.	Other than the viewers' facilities, the remaining facilities shall be considered as per ICC norms at this stage. As the gallery is sized down to 2600 capacity, the ancillary facilities can also be provided to cater to the 2600 viewers. Refer Corrigendum 1. S. No.47
75	Volume 2 Page 133 Schedule B 4(a)	The stadium shall also enclose a 7m wide jogging track in its premises for public use.	Can the jogging track be separate from the stadium if required as per design?	Yes, the jogging track can be separate from the stadium if that is required as per design. Refer Corrigendum 1. S. No.47

76	Volume 2 Page 133 / 134 Schedule B 5	The concessionaire shall design the International Sports Complex to meet the Minimum technical specifications provided in the PIM subject to the standards confirming to organizing national games. However, additionally the Concessionaire shall make improvements to the design and add to the minimum requirements specified to optimize the facility commercially, with prior approval from the authority.	The standards required for the National Games as established by IOA is much higher in terms of seating capacity for some of the sports. Are we required to plan for space provision only for temporary seating and support facilities to comply to the standards for NG	The concessionaire has to abide by the seating requirements provided in the minimum development obligations. The concessionaire shall have provision for enhancement of seating capacity in line with the respective sports federation's guidelines in the future.
77	Volume 2 Page 135 Schedule B - Annex 1 S.no 3		The sports don't list the other Field events like shot put, discuss etc which require additional synthetic surface. Please clarify	The developer has the minimum obligation to only provide those facilities that are listed and any additional facilities will not be part of the minimum development obligation
78	Volume 2 Page 135 Schedule B - Annex 1 S.no 1, 2, 3, 5 etc	Type of Fields/Pitches/Courts	There are multiple specifications available for complying with federation standard. We would request the specifications to be open ended for sports surfaces to meet the International match specification instead of very rigid specs which tend to be updated over time by the respective Federation	For the type of fields/pitches and courts, the developer has to abide by the specifications mentioned by the respective federation. If the specifications of the federation is subject to change, it is recommended that the developer goes by the specifications that is valid at the

				time of making DPR of this project.
79	Volume 2 Page 135 Schedule B - Annex 1 S.no 4	Aquatic Centre	We propose that the RFP includes Semi covered facility over the pool to make it all weather. Please clarify	As per the minimum development obligations, the pool is open pool. However, the developer is free to provide covering if it feels the need.
80	Volume 2 Page 136 Schedule B - Annex 1 S.no 5	Tennis Complex	We propose that the RFP includes Semi covered facility over the courts to make it all weather. Please clarify	The tennis courts are all open courts as per the minimum development obligations. However, the developer is free to provide covering if it feels the need.
81	Volume 2 Page 136 Schedule B - Annex 1 S.no 7A	The drawing shows the Basketball court overlapped over the Badminton.	Please confirm that the Total court in the Indoor Facility is 14 Badminton courts including the Basketball court	Yes, Total court in the Indoor Facility is 14 Badminton courts including the Basketball/Volleyball court
82	Volume 3 Page 60 Annexure I	List of National Games	Please clarify the reason for this list being included since multiple sports from this list is not being considered in the RFP, for eg...Hockey, Rugby, Velodrome etc.	This is just an indicative list provided as part of PIM just to list the available national game facilities and has no implication on development of the sports complex
83	Concession Agreement –5.1.4 (e)	The Concessionaire shall, at its own cost and expense, in addition to and not in derogation of its obligations elsewhere set out in this Agreement make reasonable efforts to facilitate the acquisition of land	The acquisition of land shall not be in scope of the Concessionaire and it shall be the responsibility of the Authority. Accordingly, the same needs to be deleted from the obligations of the Concessionaire	Accepted Refer Corrigendum 1. S. No.48

		required for the purposes of the Agreement		
84	Concession Agreement –5.3	means a transfer of the direct and/or indirect legal or beneficial ownership of any shares, or securities convertible into shares, that causes the aggregate holding of the {selected bidder/ Consortium Members}, together with {its/their} Associates, in the total Equity to decline below (i) 51% (fifty one per cent) thereof during Construction Period and until the 2nd (second anniversary of COD, and (ii) 26% (twenty six per cent) thereof, or such lower proportion as may be permitted by the Authority during the remaining Concession Period; provided that any material variation (as compared to the representations made by the Concessionaire during the bidding process for the purposes of meeting the minimum conditions of eligibility or for evaluation of its application or Bid, as the case may be,) in the proportion of the equity holding of {the selected bidder/ any Consortium Member} to the total	It is requested that the Developer shall be allowed to dilute its equity stake completely from the project SPV after 2 nd anniversary of COD once the project is successfully implemented	Not accepted

		Equity, if it occurs prior to completion of two years after COD, shall constitute Change in Ownership;		
85	Concession Agreement –Clause 5.7	The Concessionaire shall contract with an outside agency for naming/ branding rights of the whole or any part of the Project/ Project Facility, with prior written approval of the authority. The naming rights of the complex shall be “jointly auctioned” by the authority and private developer within 6 months from COD. The proceeds of the auctioning will be shared equally by the authority and developer	It is requested that the timeline of 6 month from COD date for auction of the naming right should be extended to get the optimum value It is requested that auction of the naming right should be extended up to three year from COD as at an early stage, there may not be an event calendar for enhancing the value and there may be a discount in the desired value	The developer and the concessionaire can jointly auction the naming rights of the facilities out on mutually agreed terms and at a mutually agreed time within three years from COD Refer Corrigendum 1. S. No.49
86	Concession Agreement –Clause 6.0	Club house membership	It is requested that Authority should honour the membership of the Club house beyond the expiry / termination of the concession period. This will help in improving the project viability	Not accepted. The concessionaire is expected to offer membership terms that will not get extended beyond the 15 year period.
87	Concession Agreement –9.3	The Performance Security shall remain in force and effect for the entire period of concession agreement (18 years). Upon request made by the Concessionaire for release of the Performance Security along with the particulars which establish satisfaction of the requirements	Performance Security can be for construction period During operations, the Authority shall undertake from the Concessionaire, Operations Bank Guarantee, which can be for a lesser quantum Also, the bank guarantee provided by bankers is for a maximum period of 5 years and can be renewable	Not accepted with regard to the amount of performance security. However, the bank guarantee should be renewed at least 6 months before the expiry date of the same. Refer Corrigendum 1. Clause No.50

		specified in this Clause 9.3, the Authority shall release the Performance Security forthwith	Request the Authority to accept the modifications suggested pertaining to the same	
88	Concession Agreement – 23.6	What would be the payment mechanism for annuity? Would it be through budgetary support or through own sources of the Authority. It may be required from the lenders point of view	Request the Transaction Authority to clarify the same	The annuity will be paid by the authority and it will be a combination of budgetary sources and the authority's own source.
89	Concession Agreement – 27.2	Usage of the Project Facility	<p>SAAP shall provide an event calendar, where in the events will not exceed 30 days in a calendar year</p> <p>If for that particular year, SAAP is not able to utilize 30 days, the Concessionaire shall be allowed to commercially exploit for the remainder of days</p> <p>In case of any change in schedule from SAAP, it is mentioned that SAAP shall provide 10 days advance notice to the Concessionaire of its intent</p> <p>The event calendar from the Concessionaire would be fixed in advance and hence any changes with 10 days' notice from SAAP would be impossible to accommodate</p> <p>We request that the changes from SAAP may be jointly finalized taking into consideration the event calendar of the Concessionaire and if SAAP request</p>	Refer Corrigendum 1. S. No.51

			<p>is unable to be accommodated, the same may not be construed as an Event of Default by the Concessionaire</p> <p>Hence it is requested that the Transaction Authority undertakes modifications accordingly</p>	
90	Clause 40.2 & 3.1.2 (g)	<p>mortgages/pledges/hypothecation of goods/assets other than Project Assets and their related documents of title, arising or created in the ordinary course of business of the Project, and as security only for indebtedness to the Senior Lenders under the Financing Agreements and/or for working capital arrangements for the Project. For the avoidance of doubt, the Senior Lenders would be entitled to create a lien on the Escrow Account, subject to and without prejudice to the rights of the Authority under this Agreement;</p>	<p>It is requested that mortgage on the project land along with the leasehold rights should be permitted as an indebtedness to the senior lender. This is essential to achieve financial closure of the project</p> <p>Request Transaction Authority to clarify positively</p>	<p>Yes , the mortgage on the project land along with the leasehold rights will be permitted</p> <p>Refer Schedule S – Lease Deed 5.</p>
91	Concession Agreement –Clause 48, Definition	<p>Total Project Cost means the lowest of:</p> <ul style="list-style-type: none"> the capital cost of the Project, as set forth in the Financial Package; the actual project cost upon completion of the Project and 	<p>As given in the Concession Agreement, Total Project Cost (TPC) include the actual cost estimated by the consultant which shall be reduced by the equity support by promoters</p> <p>Considering that if 30% cost is funded through equity then the project cost shall be reduced by 30%</p>	Not accepted

		<ul style="list-style-type: none"> • a sum of Rs. ***** crore (Rupees ***** crore) <p>provided that in the event WPI increases in excess of such 3% (three per cent), is reflected in the Total Project Cost</p> <p><i>*This amount can be indicated on the basis of project – specific cost estimates, including financing charges and this amount shall after bidding be reduced by a sum equivalent to the equity support. In determining this amount, the estimated cost of construction shall be increased by 25% thereof to account for contingencies, risk premia and financing cost. These costs shall be reviewed and firmed up during pre-bid consultations</i></p>	<p>and accordingly cost for the financial closure would be 70% of the total cost</p> <p>Additionally, Total Project Cost is also linked with the termination payment. Reduction of equity from TPC would result into substantially less termination payment</p> <p>Similarly the definition of debt due is also linked to TPC which again impose restriction on the termination payment</p> <p>In view of the above, TPC is very critical component of the concession agreement and hence it should reflect actual cost of the project. There should not be any further reduction on account of equity etc as it will negatively impact the bankability of the project</p> <p>Hence, it is requested that definition of TPC should be revised and instead actual cost of the project should be provided with appropriate provision for other expenses</p>	
92	Concession Agreement –Annex – I (Schedule A) Clause no. 1	The Site of the Project at Tirupati comprises the land measuring 147.70 acres (R.S No 758-772) located in the Surappakasam Village of Chittoor district out of which approximately 87 acres of land has been allotted for the development	Out of the total land of 147.70 acres, the land allotted for the development of the Integrated Sports Complex is 87.7 acres by virtue of which the land which remains undeveloped and empty is 60 acres	The land parcel of remaining 60 acres has been ear-marked for development of international school and convention centre and a similar sporting infrastructure is not planned there.

		of Integrated Sports Complex. The possession of the land is with the Tirupati Urban Development Authority (TUDA).	We request that the Authority shall not undertake any development of similar project or individual components during the term of the Concession on the balance 60 acres, which will significantly impact the operations of the Integrated Sports Complex project	
93	Clause 9.1.1 of Vol II Page No.29	As per standard practice and as set by the planning commission,the performance security shall be 1% of Total Project Cost (TPC). However, in this project, the performance security is set at 4% of the TPC.	Please revise it to 1% of TPC	Not accepted
94	Clause 4.1.3 (h) of Vol II, Page No 13	It is a general practice adopted by the other state/central government bodies that the responsibility of obtaining the environment and forest clearances rest with the authority.	Request to modify the said clause accordingly and remove the same from conditions precedent of concessionaire	Not accepted. The authority will initiate the environment/forest clearance and the responsibility of taking it forward and getting it to completion rests with the concessionaire.
95	Clause 27.2 of Vol II, Page no 63	As per this clause, the concessionaire is entitled to levy, demand and collect fees from the users of the project facility at the rate agreed with or approved by the authority.	Request to provide the details of the fee to be levied, demanded and collected for each of the applicable facilities. Please also confirm if the fees revisions/escalations shall be effective during the project life. If yes, provide the basis for the same	The fee structure and the frequency/rate of escalations can be proposed by the concessionaire during the DPR stage and get it approved by the authority
96	Clause 1.1.1 of Vol I (Page no 5) and clause 2 of Vol III (Page No 4)	It is stated that the sporting complex facility would be spread across 90 acres and in Vol I the area of the complex is stated as 87.7 acres.	Please confirm	The facility would be spread across 87.7 acres of land and a corrigendum will be issued Refer to Corrigendum 1 S.No.53.

97	Clause 9 , Guest House (Vol III Page no 25) and clause 1.1.3 (3d) of Vol I, Page No 6	As per the document, the guest house complex with 28 guest rooms and guest house complex – 22 units. Please confirm the no of guest house rooms,	Please confirm	The no of guest house units is 22 units and a corrigendum will be issued Refer to Corrigendum 1 S. No.54.
98			Considering the size and complexity of the project, for better assessment of the project , we request you to extend the bid date by another 30 days	The authority will intimate if there is any extension of bid submission date.
99			Being a DBFOT project, the concessionaire shall have flexibility to design and change the minimum design capacity as mentioned in the document. please confirm	The developer can propose any alternative specification that is deemed appropriate for the facility in the DPR and the authority will consider it. However, the developer is obliged to abide by the nature and the number of facilities mentioned in the minimum development obligations.
100		The approach road, drainage, water system and electricity facilities up to the project site shall be provided by the authority before COD of the project at no cost to the concessionaire.	Please confirm	Yes. The authority will provide external infrastructure including <ul style="list-style-type: none"> • Approach Road • Power Connection • Water Connection and • Drainage Facility up to boundary of the site

				Refer to Corrigendum 1 S. No.16.
101			Please provide the geotechnical investigation report for the project	The geo technical investigation has been furnished Refer Addendum 1 Annexure No.2
102			Please provide the status of land acquisition and utility shifting	The land is in the possession of Tirupati Urban Development Authority (the authority) Refer article 11 of concession agreement RFQCP – Volume II for utility shifting.
103			Please provide the status of wild life clearance	Not applicable as this site does not come under wild life area.
104			Please provide the status of Environment / MoEF and Forest Clearance	The environmental/MoEF and forest clearance process has been initiated by the authority and the developer will have to take it forward for completion.
105			Please provide the encroachment details for project	Not applicable as there are no encroachments
106	Page 42 of Volume III of RFQCP size of Gymnasium	size of Gymnasium is 39 x 22.5m whereas as per drawing of Indoor stadium 2 floor plans, it is 36 x 22.5m	Pls confirm the correct size as per ACAD drawing. Also convey us the calculation for play area of 1417 sqm.	Size of Gymnasium is 36.00 x 22.50m. Calculations for play area of 1417.00sqm: Play area in First floor i.e 31.50 x 45.00m = 1417.50sqm Refer to Corrigendum 1 S. No.56 and S. No.63

107	11.Area statement of project Information memorandum (RFQCP-Volume III) Studio Apartments	With regards to Studio apartments (50 Units), as per drawings the Area is approximately 4229 Sqm whereas per RFP it is 8347 Sqm. The area given in the RFP seems incorrect even going by the area of individual studio apartments.	Please clarify	The area of studio apartment is 3840 Sq.m. Refer corrigendum 1 S. No. 61 and S. No.62
108	11.Area statement of project Information memorandum (RFQCP-Volume III) Club House	Area of the Club House as per drawings is approximately 2361 Sqm whereas as per RFP it is 2994 sqm.	Please clarify	Club house area is 2994.00 sqm. The value given in RFQCP is correct
109	Volume II DCA Page 145 Annex I Schedule D Standards and Specifications for integrated sports complex Cricket cum Football stadium	As per our understanding turfing has to be provided only on the actual field of play and not other unutilized spaced around the cricket field of play.	Please confirm	Yes, turfing has to be provided only on the actual field of play and not other unutilized spaced around the cricket field of play.
110	11.Area statement of project Information memorandum (RFQCP-Volume III) Cricket cum Football Stadium	The estimate for Jogging track of 8200 Sqm in Cricket Stadium is not considered in RFP estimate and also in the area statement in the RFP.	Please clarify	The jogging track is included in the cost estimate and it is included in the overall area specification of the cricket stadium
111		During the pre-bid meeting it was mentioned that the Concessionaire free to do modification in the	Please confirm	The concessionaire can provide the indicative drawing that it thinks will be suitable in the

		<p>programme (eg. Deletion of spectator gallery for aquatic complex, modifications to facilities for cricket and football stadium etc.). This will cause certain bidders to take cost advantage. The minimum requirements specified in the RFP should not be changed and should remain same for all bidders</p>		<p>DPR. The authority will review and approve the design provided in the DPR. However, the minimum development obligations in terms of the nature of the stadium and gallery capacity should be satisfied.</p>
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