

Selection of the Developer for Development of International Convention Centre at APIIC Ground, Harbour Park Land, Visakhapatnam, Andhra Pradesh under Public Private Partnership (PPP) mode

RESPONSE TO QUERIES

Notice No. INCAP/AP/CONVENTION CENTRE/VSPM/04/2017, date: 20.02.2017

S. No	Reference RFP Volume	Reference Clause	Clarification sought by Bidders	Response from the Authority
1.	NA	NA	<p>With regards to the Bid submission for “SELECTION OF THE DEVELOPER FOR DEVELOPMENT OF INTERNATIONAL CONVENTION CENTRE AT APIIC GROUND, HARBOUR PARK LAND, VISAKHAPATNAM, ANDHRA PRADESH”:</p> <ul style="list-style-type: none"> As per the VUDA rules their needs to be a setback between the shopping center and convention center. The setback will be close to 14 meters. We would request to waive of this rule for the said project as we are finding it difficult to accommodate all the required construction like shopping Mall, 5 star hotel, Convention center and exhibition hall in the allotted 10 acre land area. Please find below mentioned excerpts of the said rule 	<p>Waiver of Development Guidelines and Rules notified by the Statutory Authorities under the aegis of Government of Andhra Pradesh will be considered once the selection process of the Developer is completed. Requests of such nature shall be considered only from the Selected Bidder/Developer and the relevant Authority has the right to accept or reject such requests after due consideration.</p>

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			<p style="text-align: center;">11</p> <p>may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of side setback of 1m in case of buildings of height up to 10m and minimum of 2m in case of buildings of height above 10m and up to 15m without exceeding overall permissible plinth area. (This Rule shall not be applicable for made-up plots).</p> <p>(xi) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space / duct, such open space shall be open to sky and of area at least 9sq.m and no side shall be less than 2m. Such open spaces / ducts may be allowed above stilt floor.</p> <p>(xii) The space between 2 blocks shall not be less than the side setback of the tallest block as mentioned in Table - III and this shall not be considered for organised open space (tot lot).</p> <p style="text-align: center;">TABLE - IV</p> <table border="1" data-bbox="795 788 1317 1070"> <thead> <tr> <th colspan="2">Height of building (In meters)</th> <th rowspan="2">Minimum abutting road width required (In meters)</th> <th rowspan="2">Minimum all-round open space on remaining sides (in meters) *</th> </tr> <tr> <th>above</th> <th>Up to</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>21</td> <td>12</td> <td>7</td> </tr> <tr> <td>21</td> <td>24</td> <td>12</td> <td>8</td> </tr> <tr> <td>24</td> <td>27</td> <td>18</td> <td>9</td> </tr> <tr> <td>27</td> <td>30</td> <td>18</td> <td>10</td> </tr> <tr> <td>30</td> <td>35</td> <td>24</td> <td>11</td> </tr> <tr> <td>35</td> <td>40</td> <td>24</td> <td>12</td> </tr> <tr> <td>40</td> <td>45</td> <td>24</td> <td>13</td> </tr> <tr> <td>45</td> <td>50</td> <td>30</td> <td>14</td> </tr> <tr> <td>50</td> <td>55</td> <td>30</td> <td>16</td> </tr> </tbody> </table> <p style="text-align: center;">After 55m 0.5m additional setback for every 5m of height shall be insisted</p>	Height of building (In meters)		Minimum abutting road width required (In meters)	Minimum all-round open space on remaining sides (in meters) *	above	Up to	1	2	3	4	-	21	12	7	21	24	12	8	24	27	18	9	27	30	18	10	30	35	24	11	35	40	24	12	40	45	24	13	45	50	30	14	50	55	30	16	
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			<p style="text-align: center;">14</p> <p>(xi) * The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.</p> <p>(xii) The open space to be left between two blocks shall be equivalent to the open space mentioned in Col. 4 of above Table - IV and this shall not be considered for organized open space (Tot lot).</p> <p style="text-align: center;">So kindly consider the same and request to waive off this rule.</p>	
2.	Volume 1: Instructions to Bidder (ITB) and Bid Data Sheet (BDS)	21. Deadline for submission of Bids (Bid Due Date)	We are herewith forwarding the requisition for Extension of the Bid Due Date. Please go through the same and let us know your valuable acceptance in this regard.	There will be no further extension to the Bid Due Date further to the date as notified via Corrigendum No. INCAP/AP/Convention Centre/VSPM/04/2017/01, dated: 24.03.2017