



## NAYA RAIPUR DEVELOPMENT AUTHORITY

1stFloor, Utility Block, Near Sector -19, Mantralaya Naya Raipur Ph. -2511500771 Fax:0711,-2511400,  
Email: ceo@nayaraiipur.com, Web: www.nayaraiipur.gov.in

In reference to RFP No. 2584/R-02/PRJ/NRDA/2016 for International School Project, the Authority has received queries/amendment requests via e-mail and during the pre-bid meeting held on 31-05-16. The final responses to the queries/amendment requests may be referred below:

S. No.	Document Reference	Queries/Amendments Requested	Response
1	Page 22 of RFP- Schedule-F, Part-D - Minimum Development Obligations:	The applicant shall construct 15% of the maximum permissible built-up area within one year. We presume it is intended to state "15% of the planned and proposed built-up area".	The maximum permissible built-up area of the project shall be planned and proposed by the successful applicant in accordance with the development control regulations of NRDA and in line with the conditions of the RFP. The successful applicant shall take approval of the same from the Authority.
2	Page 11 ,Point 16 of RFP	The lease rent of 2% will be calculated on the awarded and accepted land premium or the prevailing rates of P&SP land use category.	The Lease rent of 2% of the Land Premium shall be calculated on the financial quote quoted by the successful applicant
3	Page 11 ,Point 16 of RFP	The RFP mentions that the annual lease rent at 2% of the prevailing land prices will be payable by the successful applicant along with the taxes. The payment of applicable taxes is agreeable, however once the entire land premium is taken by the authority prior to handing over possession of the land, there is no point in charging annual lease rent.	No Change
4	Pages 16-18 of RFP	Qualification Criteria, third column of the table states Max Marks 100 while the total in the criteria adds up to 90	The maximum total marks under Qualification Criteria is 90 Marks.



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5	Page 8 Clause 8 (iii) of RFP	Would the successful application be required to undertake conversion or diversion of land. If yes, what are the costs involved, will it be borne by NRDA or applicant and how much time must be factored in for the process	The diversion of land will be done by NRDA. But the cost of diversion will have to be borne by the successful applicant. The approximate total diversion premium is 4 Rs per Sq. m + 15 % rent and cess on the diversion premium.
6	Page 23 of RFP- Schedule-F, Part-D - Minimum Development Obligations- Clause 4.2 Milestones under Operations and Management Period	The reference clause states that the school should have classes starting from K to 12. Is it possible for an applicant to start a residential school with classes from Grade 4 and above only	No Change
7	Page 15. Schedule-F, Part-B - Minimum Eligibility Criteria & Payment conditions (b) Financial Criteria Condition 2 - The Applicant is a Consortium)	Is franchisee partnership mode allowed.	Franchisee model is not allowed.
8	Page 15. Schedule-F, Part-B - Minimum Eligibility Criteria & Payment conditions (b) Financial Criteria Condition 2 - The Applicant is a Consortium)	A) Lock-in Period must be reduced to 5 years instead of 9 years. B) Is the shareholding pattern for members of the consortium fixed	a) No Change in Lock-in period b) Refer to Schedule-F, Part-B - Minimum Eligibility Criteria & Payment conditions (b) Financial Criteria (Condition 2 - The Applicant is a Consortium)



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S. No.	Document Reference	Queries/Amendments Requested	Response
9	Page 23- Schedule -F, Part- D, Clause 4.2 (iii) &(iv)	The International School Institution must be allowed to apply for "composite approval" with chosen National Board from inception instead of specified time period	No Change
10	Page 15- Schedule-F, Part-B - Minimum Eligibility Criteria & Payment conditions - (i)Technical Capacity	If we are a trust and we are one of the consortium members, operating two schools affiliated to ICSE and CIE respectively then can our ICSE school be considered as eligible for the qualification criteria	Refer to Technical Capacity Criteria mentioned in the RFP
11	Page 15- Schedule-F, Part-B - Minimum Eligibility Criteria & Payment conditions - (ii)Financial Capacity	For computing net worth, can the market value of the assets be considered for valuation instead of book value. The value will be supported by a valuation report from a government approved valuer and vetted by a chartered accountant	Refer to Financial Capacity Criteria mentioned in the RFP. The Net Worth shall mean (Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders) Provided that in cases where the legal structure of the Applicant does not enable Net Worth to be determined in accordance with definition as set out above, then instead of Net Worth, a proxy of Net Worth being represented by Corpus Fund plus General Fund will be used. Net worth = Corpus Fund + General Fund



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S. No.	Document Reference	Queries/Amendments Requested	Response
12	Page 22 & 23 -Schedule-F, Part-D - Minimum Development Obligations (a & b)	Amount of surcharge must be reduced to 10 % of the land rate prevailing under PSP land use category at that time	No Change
13	Government Support	a) The International School project being introduced in Naya Raipur to promote educational facilities, the government must grant support in the form of tax concessions, exemption from stamp duty b) Single window clearance facility for approvals and clearances	a) No Change b) The Lessee shall obtain all necessary Approvals from all the statutory authorities, and such other Approvals and permits as may be needed during the construction/operation of the Project. The Authority will extend the assistance of its good office on a reasonable effort basis to assist the Lessee in obtaining Approvals required by the Lessee in accordance with the lease Agreement.
14	Additional Amenities	International School being a new facility introduced, whether library, residential facility, auditorium , research labs etc., to support different vocations and other facilities are allowed in the same premises	The successful applicant has to implement the project in line with the scope of work mentioned in the Bid Documents. The required allied facilities for the Project inline with development control regulations of NRDA shall be allowed.
15	PSP Land Rate	What is the prevailing land rate under Public and Semi Public land use category	The prevailing land rate under Public and Semi Public land use category is 4050 Rs per Sq. m



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S. No.	Document Reference	Queries/Amendments Requested	Response
16	Page 9. Clause 8- (vii) of RFP	Is it mandatory that the tender documents is signed by only a full time employee of Lead Member of the consortium?	The Authorised Signatory shall be a full time employee of Lead Member for the purpose(s) as defined in the RFP
17	Consortium	a) Can the legal entity arising out of the winning consortium be a Private Limited Company? B) If yes, can that private limited company further sub-lease the land to a Trust / Society for the purpose of affiliation with IB / Cambridge	a) Legal entity arising out of the winning consortium has to be in accordance to the applicable laws of the selected combinaiton of boards for the Project b) Once the lease agreement has been executed between the Authority and the newly formed legal entity (in line with the RFP and as per the requirement of School affiliation boards), the land cannot be further sub-leased to any other entity during the lock-in period. The subleasing after the Lock-in period shall be govern by the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008"
18	Other Queries	The International School should be allowed to use part of land for other commercial activities.	The land has to be strictly used only for the purpose it is being allotted for. Therefore, this cannot be allowed by the authority
19	Other Queries	The land should be allotted free of cost to establish an International School	The land for the International School project is being allotted on a concessional rate already. Therefore, this request cannot be considered.