

RESPONSE TO PRE-BID QUERIES

BID DOCUMENT FOR AUCTION OF MIX LAND USE AND INSTITUTIONAL USE SITE IN GLOBAL CITY, GURUGRAM

S.No.	Change/ clarification requested	Response of HSIIDC
1.	Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram Density: Is there any limits/ constraints? Can we achieve/ exceed 600 persons per acre?	The density limit for plot C2 is 846 PPA.
2.	Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram Will we need to abide by any sector regulation for GH/ NILP license (not exceed 20% of sector area)?	Being a special project, these guidelines shall not be applicable.
3.	Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram Will we need to provide 10% of service apartments for Group Housing?	The same shall not be mandatory.
4.	Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram Are any additional charges payable for the FAR of 5?	No. These charges are part of the Reserve Price.
5.	Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram Will any additional amount towards license/ EDC/ IDC charges be payable or it is a part of Reserve price?	No. These charges are part of the Reserve Price.
6.	Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram	No. These charges are part of the Reserve Price.

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	Will we need to pay scrutiny fees?	
7.	<p>Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram</p> <p>Do we need to apply for any additional license/ pay license fee / addn. conversion charges?</p>	No. These charges are part of the Reserve Price.
8.	<p>Queries on Bid Document (Site C2 – 58.11 Acres), Global City, Gurugram</p> <p>Residential constructed BUA: Min 50% (do GH norms apply wherein we can build 99.5% residential & 0.5% commercial)</p>	The Global City Project is being developed as a special project. As per the requirement of the allottee, the maximum permissible non-residential component has been fixed at 50% and the allottee may decide the non-residential component as per its own assessment.
9.	<p>Can the following approvals be shared:</p> <ul style="list-style-type: none"> • Tree NOC: Can you share details of the list of trees along with tree map? • AAI Approval for high rise / Funnel zone diagram: • EC NoC for FAR of 5? • Aravalli NoC • Forest NoC 	The prospective bidders can inspect the available documents in the office of DGM (Engg.), HSIIDC Gurugram.
10.	Institutional site: 1 Primary School & 2 Nursery school? Will this be over and above the approved FAR of 5? Will this be calculated phase wise or for the entire land parcel of 58 Acres?	Creche/ nursery school etc. may be provisioned by the allottee as per the requirement of its allotted plot area within the permissible FAR of 5.
11.	Are there any major arteries/ greenbelts/ drainage passing through the land parcel C2? How will we get the benefit of FAR in such cases? Will we be able to breach FAR of 5?	No major arteries/ greenbelts/ drainages pass through the land parcel C2. However, a 9-meter mandatory green buffer has to be left as shown in the layout for accommodating the service trench. Permissible FAR will be against the total plot area.

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12.	Motorable Road for access to site - dimensions?	Motorable access road of 60m to each of the sites put up for auction is being developed under Phase 1 of the Project. HSIIDC shall offer physical possession of the site only after it has completed basic infrastructure facilities, including but not limited to the development of a motorable access road to the site.
13.	Any HT/LT line or Gas pipeline passing through the site?	<ul style="list-style-type: none"> • HT/LT Line <ul style="list-style-type: none"> i. 400kV D/C Bamnoli - Ballabgarh line of Delhi Transco Ltd. passes through site A. Shifting/re-routing of the same is expected to be completed by 31.08.2025. This line is affecting only one of the proposed phases of parcel A. ii. 2 nos. 66kV lines pass through land parcel A and C2. Matter with regard to dismantling of these lines has already been taken up with HVPNL. Post completion of construction of tunneling work, the line will be shifted through the utility tunnels • Gas Pipeline: No Gas pipeline passes through the plot
14.	We can apply for permission for BP only after full payment for a particular phase and registration?	Building plan shall be approved in phase wise manner for which phase payment has been made
15.	Can the following reports be shared: <ul style="list-style-type: none"> • Soil Survey report • Demarcation plan, Site Survey & Topology plan 	Soil testing reports of the respective plots is required to be obtained by the bidder at its own level. Demarcation plan, site survey and topology plan reports as available in HSIIDC office at Udyog Vihar, Gurugram may be inspected by the bidders.
16.	Status of encroachments/revenue road/24-meter road/ HT or LT line passing through the site?	<ul style="list-style-type: none"> • Encroachments: No encroachments affect any of the sites put up for auction • Revenue Rasta: All revenue rastas within the Global City site have been acquired • HT or LT Line:

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		<ul style="list-style-type: none"> i. 400kV D/C Bamnoli - Ballabgarh line of Delhi Transco Ltd. passes through site A. Shifting/re-routing of the same is expected to be completed by 31.08.2025. Tender is likely to be floated by 30.11.2023 and work is to be awarded by 28.02.2024. This line is affecting only one of the proposed phases of parcel A. ii. 2 nos. 66kV lines pass through land parcel A and C2. Matter with regard to dismantling of these lines has already been taken up with HVPNL. Post completion of construction of tunneling work, the line will be shifted through the utility tunnels
17.	How much amount will be charged for maintenance of trunk infra by HSIIDC after 2033? Will any amount be charged prior to that?	<p>HSIIDC shall carry out operation and maintenance activities of the Global City Project until 31.12.2033 at no additional costs to the allottees.</p> <p>From the year 2034 onwards, maintenance charges shall be recovered from the allottee on actual operation and maintenance cost incurred basis in proportion of actual built-up area share. This arrangement shall be finalized in discussions with the allottees at that stage.</p>
18.	In case of delay in completion of Trunk Infra, how will the payment plan be modified? What relief will be provided by HSIIDC to the allottee?	There will be no change to the terms of the bid document.
19.	Kindly provide details on creation mortgage rights & bank financing- can we apply for bank finance post payment of x% of the reserve price? How, given there is restriction on creation of 3rd party rights before possession of any particular phase?	The allottee can only mortgage the land of the particular phase(s)/ entire site against which complete payment, including applicable interest and other dues has been made. Prior written permission of HSIIDC shall be required prior to creation of any mortgage.

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20.	Extension of Timeline for Participation in auction (20 th Nov)	The advertised schedule shall be adhered to.
21.	We request if a Bank Guarantee (BG) is accepted vs a demand Draft for EMD	No change to the terms of the bid document
22.	Kindly confirm if EMP (Estate Management Procedures) will be applicable or not for this land auction?	The allotment shall be governed by the conditions specified in the bid document, RLA and the agreement entered into with the successful bidder. Residual matters shall be dealt with as per the provisions of EMP-2015, as amended from time to time.
23.	<u>Bid Document for Plot C2 – Clause A. 4 (Page 6)</u> In the layout map, we note that plot number C2 is already divided amongst three sites i.e. C2a, C2b and C2c. In this regard, please confirm the following: <ul style="list-style-type: none"> • Whether plot bearing numbers C2a, C2b and C2c are delineated on ground/fragmented and are separate sites as per HSIIDC development plans; 	C2a, C2b and C2c as shown in the layout map are not separate sites. These are indicative phase segregations of plot C2 (under flexible payment mechanism – Option 2) which shall be finalized at the time of physical possession only.
24.	<u>Bid Document for Plot C2</u> Whether separate layout plans vis-à-vis each site C2a, C2b and C2c will have to be obtained for undertaking construction thereon;	No separate layout plan will have to be obtained for undertaking construction but the applicant shall be required to get the building plan approved before construction and after taking possession of the plot.
25.	<u>Bid Document for Plot C2</u> Whilst we understand from payment clause at E. 7 b. that fragmentation would come into play, in case the bidder chooses for deferred payment option, however, please confirm, if there is any other relevance of showing plot	C2a, C2b and C2c are only indicative phase segregations of Plot C2 under the flexible payment mechanism option and shall be finalized at the time of physical possession.

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	number C2 comprising three different plots/sections in Figure 3.	It is to be noted however, that in any case, the final segregations of the phases shall be done ensuring that each phase (C2a/C2b/C2c) has access to the 60 meter arterial road.																						
26.	<p><u>Bid Document for Plot C2 – Clause A. 5 (Page 6)</u> Kindly confirm the scope of work involved in the development of the trunk infrastructure. As discussed, kindly share the details of the award to the contractor.</p>	<p>Under Phase 1, trunk infrastructure for Phase 1 of the Project (587.25 acres) is being developed as shown below:</p> <table border="1" data-bbox="1052 431 1787 976"> <thead> <tr> <th colspan="2" data-bbox="1052 431 1787 472">Details of Phase 1 Trunk Infra Development in Progress</th> </tr> <tr> <th data-bbox="1052 477 1392 521">Trunk Infrastructure</th> <th data-bbox="1398 477 1787 521">Approx. Quantity</th> </tr> </thead> <tbody> <tr> <td data-bbox="1052 526 1392 566">Roads</td> <td data-bbox="1398 526 1787 566">13.80 kms</td> </tr> <tr> <td data-bbox="1052 571 1392 612">Landscape</td> <td data-bbox="1398 571 1787 612">82.2 acres</td> </tr> <tr> <td data-bbox="1052 617 1392 657">Storm Water Drainage</td> <td data-bbox="1398 617 1787 657">26.10 kms</td> </tr> <tr> <td data-bbox="1052 662 1392 703">Potable Water Supply</td> <td data-bbox="1398 662 1787 703">11.96 kms</td> </tr> <tr> <td data-bbox="1052 708 1392 748">Recycled Water Supply</td> <td data-bbox="1398 708 1787 748">12.07 kms</td> </tr> <tr> <td data-bbox="1052 753 1392 794">Sewerage</td> <td data-bbox="1398 753 1787 794">17.07 kms</td> </tr> <tr> <td data-bbox="1052 799 1392 894">Electrical (33KV switching substations and street lighting works)</td> <td data-bbox="1398 799 1787 894">33kV cable – 80 kms; RMU – 34 nos.</td> </tr> <tr> <td data-bbox="1052 899 1392 940">Utility Tunnel</td> <td data-bbox="1398 899 1787 940">10.73 kms</td> </tr> <tr> <td data-bbox="1052 945 1392 976">Fire Fighting</td> <td data-bbox="1398 945 1787 976">11.92 kms</td> </tr> </tbody> </table> <p>Relevant documents can be seen in the office of DGM (Engg), HSIIDC Gurugram.</p>	Details of Phase 1 Trunk Infra Development in Progress		Trunk Infrastructure	Approx. Quantity	Roads	13.80 kms	Landscape	82.2 acres	Storm Water Drainage	26.10 kms	Potable Water Supply	11.96 kms	Recycled Water Supply	12.07 kms	Sewerage	17.07 kms	Electrical (33KV switching substations and street lighting works)	33kV cable – 80 kms; RMU – 34 nos.	Utility Tunnel	10.73 kms	Fire Fighting	11.92 kms
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27.	<p><u>Bid Document for Plot C2 – Clause A. 5 (Page 6)</u> Would HSIIDC commit timelines for the completion of trunk infrastructure. How would the bidder be compensated in case of delay in completion of the trunk infrastructure?</p>	<p>Trunk Infrastructure for Phase 1 of the Project is expected to be completed by December 2026.</p> <p>There is no compensation mechanism in the bid document for delay in completion of trunk infrastructure.</p>																						

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28.	<p><u>Bid Document for Plot C2 – Clause A. 5 (Page 6)</u> Trunk Infrastructure shall be deemed completed only when services are commissioned. Is that the current understanding?</p>	Yes
29.	<p><u>Bid Document for Plot C2 – Clause A. 6 i. (Page 6)</u> Please clarify the activities permissible under ‘non-residential constructed built-up area’ and whether there would be any capping on a particular non-residential activity.</p>	<ul style="list-style-type: none"> • Permissible non-residential uses comprise of commercial, community facilities, institution, public utilities, non-hazardous/ non-flammable commercial uses. • The commercial use activities shall include retail trade, wholesale trade, offices and banks including corporate offices, IT/ITeS, restaurants, hotels, motels, service apartments and transient boarding houses including public assistance institutions providing residential accommodation like Dharmashala, Tourist House etc., cinema, and other places of public assembly on a commercial basis, professional establishments and other related uses with the prior approval of competent authority
30.	<p><u>Bid Document for Plot C2 – Clause A. 6 iii. (Page 6)</u> In case of acquisition under the deferred payment plan would the three sites C2a, C2b and C2c be treated as independent projects?</p>	They shall be treated cumulatively as one individual project only. No sub-division or fragmentation of the plot shall be allowed.
31.	<p><u>Bid Document for Plot C2 – Clause A. 6 iv. (Page 6)</u> Please confirm if access to the greenbelts, common areas and amenities of each particular site, shall be restricted for outsiders and be made available only to HSIIDC and/or the respective allottees/unit holders.</p>	From HSIIDC side there is no mandate to provide access to the general public.

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32.	<p><u>Bid Document for Plot C2 – Clause A. 6 v. (Page 6)</u></p> <ul style="list-style-type: none"> • Please confirm if any development/construction restrictions will be imposed on plot C2, post services of HSIIDC are laid out through the setback area, with respect to the landscape, green covers, etc. proposed to be developed in and around the respective areas; and • Please confirm if any costs are incurred by the allottee to restore the setback area to the form it was prior to the laying down of the services, whether such costs shall be reimbursed by HSIIDC 	<ul style="list-style-type: none"> • There shall be no additional development/ construction restrictions imposed on plot C2 post laying out of services of HSIIDC through the setback area. • HSIIDC shall restore the setback area to the form it was prior to laying down of the services.
33.	<p><u>Bid Document for Plot C2 – Clause B.1. ii. (Page 7)</u></p> <p>Any minimum no. of bidders required for conducting the auction?</p>	<p>The auction shall be conducted as per the internal rules and regulations of HSIIDC governing the auction of such plots.</p>
34.	<p><u>Bid Document for Plot C2 – Clause C 1. iv (Page 8)</u></p> <p>In case of purchase by a single entity, what is the maximum % shareholding dilution allowed subsequent to bid award without permission. Is there any condition to such dilution?</p>	<p>In the case of purchase by a single entity, the change in shareholding pattern/ induction of third party into the original allottee, shall be permissible subject to:</p> <ol style="list-style-type: none"> a. Prior approval from HSIIDC b. The original allottee making complete payment for at-least Phase 1 of the Project c. The condition that the original allottee/partners/shareholders retain at least 51% share in the firm/company/ project. <p>In case the share of the original allottee/partners/shareholders in the firm/company/project falls below 51%, it shall amount to transfer and shall be permissible only after obtaining prior permission from the Corporation and upon full payment of the</p>

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		sale consideration of the entire plot / site along-with applicable dues/charges and execution of the conveyance deed.
35.	<p><u>Bid Document for Plot C2 – Clause E 7 b. (Page 10)</u> The deferred payment plan, has no linkage to the completion of external trunk infrastructure works by HSIIDC. Given the C2 project initiation timelines will largely be dependent on completion of critical trunk infrastructure including but not limited to access road, water and electricity connection etc. we propose the following payment timelines.</p> <ul style="list-style-type: none"> ○ Upfront payment to be limited to 10% including EMD ○ All future instalments to be linked to certain critical trunk infrastructure completion milestones e.g completion of ducting work, laying of roads, electrical lines and overall completion etc. ○ No interest be charged or accrued until the completion of all external infrastructure works and subsequent offer of possession. 	No Change. Please note that as per the bid document, the interest amount to be paid along with each instalment amount shall be calculated from the date of offer of possession by HSIIDC only. In case the due date of payment of any instalment payment is prior to offer of possession of the site, no interest payment shall be due on the instalment.
36.	<p><u>Bid Document for Plot C2 – Clause F. 3. (Page 15)</u> Whether the department would assist us in undertaking title diligence exercise and examining land revenue records vis-à-vis survey numbers/khasra numbers comprising under plot C2;</p>	The bidders may undertake due diligence of the sites at any time from the office of HSIIDC Udyog Vihar, Gurugram.
37.	Please confirm if any encroachment/trespasser exists on plot C2 or any part thereof. If yes, please provide complete details in this regard.	No encroachment/ trespasser exists on plot C2.

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38.	Please confirm, whether there are any easements, rights of common profit or rights in/upon or against or affecting the plot C2 or any part thereof. If so, please provide complete details in respect thereto.	The Project has been planned only on the area clear from litigation as evident from the layout plan. Further the land is acquired and is statutorily free from all kind of encumbrances.
39.	Please confirm if any water body, drain, underground pipes, gas pipeline, low-tension wires, metro line etc. is proposed or passing through the plot C2 or any part thereof.	No. Only utility tunnel is proposed to be constructed on 9m mandatory green buffer left for accommodating the service trench in the setback area.
40.	Copies of any notice/order/correspondence issued by any governmental authority/third party which may have adverse effect on aforesaid approvals/title of the said plot C2.	Nil
41.	Kindly confirm of any pending legal issues or acquisition pendencies w.r.t the acquisition of C2 land, and if any order has been passed by a court of competent jurisdiction or any other jurisdictional authority, in relation to payment of additional compensation to farmers	<p>One case titled “Dhanpal vs State of Haryana” in CWP No. 14996 of 2018 is pending in the Hon’ble High Court in which the petitioner is seeking access to its site which is falling outside the Global City boundary and its existing Revenue Rasta may not be disturbed. The Corporation has realigned the Revenue Rasta and is in the process of providing alternate access to the petitioner.</p> <p>The land enhancement matter have attained finality upto the level of Hon’ble Supreme Court and moreover no further amount on account of enhancement in compensation in land acquisition matters shall be levied on the price discovered in the auction.</p>
42.	Kindly share details of pending acquisitions and lands under litigation for the entire Global City project. Do any such pending acquisitions and litigations impact the development	The Project has been planned only on the area clear from litigation as evident from the layout plan

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	of trunk infrastructure as envisages in the Global City master plan?	
43.	What is the status of revenue roads passing through the site? Have the same been acquired from the relevant government bodies/ panchayat?	All the revenue rastas passing through the site stand acquired.
44.	There are certain existing tenements including a temple and gausahala in close vicinity of the C2 site and within the Global City compound. What is the acquisition status of these lands? How will access be provided to these tenements if they are not being acquired?	No access needs to be provided through C2 for the same
44.	Kindly share the proposed zoning plan for the C2 land parcel.	C2 is a mix land use site wherein flexibility of land use has been provided. Therefore, the zoning plan shall be shared prior to building plan approval, and after receipt of project plans from the successful bidder.
45.	Kindly share an autocad demarcating the C2 land boundaries and access nodes.	A copy of the layout plan has been shared as annexure to the bid document. Demarcation will be provided at the time of possession.
46.	Kindly share site survey report with demarcation of existing trees on site	Bidders may conduct their own due diligence
47.	Kindly share the soil investigation report for the site	Soil testing reports of the respective plots is required to be obtained by the bidder at its own level.
48.	<u>Bid Document for Plot C2 – Clause F.15. (Page 16)</u>	The tree cutting/ relocating approvals shall have to be obtained by the bidder on its own.

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	<ul style="list-style-type: none"> Bidders shall require HSIIDC to obtain relevant approvals for cutting/ relocating trees impacting development on the site. Kindly confirm 	
49.	<p><u>Bid Document for Plot C2 – Clause F.21. (Page 16)</u> Kindly confirm that there shall be no additional cost on the bidder for the development of EWS component and any delay by HSIIDC/ Govt. of Haryana in developing the same shall not impact the CC/OC of the Bidders project.</p>	There shall be no additional charges which will be levied by HSIIDC on account of construction of proportionate residential housing for EWS. Any delay by HSIIDC/ Govt. of Haryana in developing the same shall not impact the CC/OC of the bidder.
50.	Also, kindly confirm where is HSIIDC planning the EWS construction? Also, what is the timeline of EWS construction and it should not delay the allottee's OC in case EWS is delayed by HSIIDC.	Construction of EWS shall be taken up by HSIIDC on a specific site which shall be earmarked for the same. Any delay by HSIIDC/ Govt. of Haryana in developing the same shall not impact the CC/OC of the bidder.
51.	<p><u>Bid Document for Plot C2 – Clause F.22. (Page 17)</u> Given the quantum of FAR loaded on the site, it will be impossible to complete any phase within a period of 5 years from the date of handing over physical possession. The same should be a minimum of 10 years with further extension possible as development is linked to market conditions and also the overall trunk infrastructure development of Global city</p>	Completion shall be reckoned as per Section 3(4) of the Haryana Development and Regulation of Urban Areas Act, 1975. Further the allottee shall be required to obtain extension for the completion of project as per provisions of the Act ibid after payment of applicable renewal fee.
52.	<p><u>Bid Document for Plot C2 – Clause F.22. (Page 17)</u></p> <ul style="list-style-type: none"> What is the process for obtaining the extension process? Kindly quantify the renewable fee. Please confirm if timelines for completion of construction would be extended (without payment of 	<ul style="list-style-type: none"> Procedure for extension shall be as specified in the Haryana Development and Regulation of Urban Areas Act, 1975 and rules thereof

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	<p>any additional fee), in the event construction and development of the project gets stalled on account of any force majeure events.</p>	<ul style="list-style-type: none"> • Renewal fees shall be as per Rule 13/14 of Haryana Development and Regulation of Urban Areas Rules, 1976, as amended from time to time • Decision with regard to extension in the event of force majeure events will be taken at the relevant time.
53.	<p><u>Bid Document for Plot C2 – Clause F. 23. (Page 17)</u></p> <ul style="list-style-type: none"> • Kindly confirm the formula for the computation of maintenance charges? • Would the charges be allocated over the entire 1300 acres or only on the allotted lands? • Please confirm if property taxes shall be payable over and above the maintenance charges. 	<p>HSIIDC shall carry out operation and maintenance activities of the Global City Project until 31.12.2033 at no additional costs to the allottees. From the year 2034 onwards, maintenance charges shall be recovered from the allottee on actual operation and maintenance cost incurred basis in proportion of actual built-up area share. This arrangement shall be finalized in discussions with the allottees at that stage.</p> <p>Property tax is a State levy and shall be applicable as per Govt. decision.</p>
54.	<p><u>Bid Document for Plot C2 – Clause F. 25. (Page 17)</u></p> <p>In cases where the allottee would be allowed to retain possession/ownership of particular phase/phases out of entire plot C2, please confirm if project completion timelines for all the phases being developed by different developers would be inter-linked. Further, also confirm if obtainment of OC/CC for project on a particular phase be dependent upon completion of construction on other phases.</p>	<p>OC/CC shall be provided only for the phase which has been completed by the allottee as per the approved building plans.</p>
55.	<p>What is the status of the land acquisition for the proposed access from NH8? What are the expected timelines for completion of the development of the said access?</p>	<p>The access points from Pataudi Road and Dwarka Expressway are being developed in the first phase. Subsequently, the access from NH-48 (previously NH8) shall be taken up for development.</p>

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56.	<u>Bid Document for Plot C2 – Clause F.20. (Page 16)</u> Moreover, area of plots earmarked for school and community buildings can be monetized by the allottee or not.	No fragmentation/ sub-division of the plot shall be permissible. The allottee shall be at liberty to create third party rights on the built-up space through sale or lease of the premises for permissible activities only after complete payment, including interest and other dues, for the particular phase in which the space shall lie in/ entire site has been made
57.	What are the density norms applicable on this land parcel?	Please refer S.No. 1 for the same.
58.	What exemptions shall be available for provision of amenities/ community buildings like schools, university, hospitals etc. as per DTCP policy document attached?	Please refer clause F(20) of bid document of Plot C2 for the same.
59.	Would density norms be applicable on each part plot independently or the entire C2 plot as a whole for the purpose of provision of amenities?	Density norms shall be applicable as per the proportionate area earmarked under the phase, with overall plot level density norms being maintained.
60.	Please confirm if ownership of community center/club shall remain with the allottee at all times.	Ownership shall remain with the allottee.
61.	<u>Bid Document for Plot C2 – Clause F. 32 (Page 19)</u> Please provide case summary of CWP No. 6797 of 2023 and CM No. 9186 of 2023. Alternatively, we may be provided with relevant documents pertaining to this litigation.	<ul style="list-style-type: none"> Writ petition (CWP No. 6797 of 2023) and CM (No. 9186 of 2023) have been filed before the Hon'ble Punjab and Haryana High Court praying for direction to the respondents to provide 40 ft. wide passage to the petitioners for their 11.5 acre agricultural land situated in village Harsaru, District Gurugram It has been contended by the petitioners that due to acquisition of land by the respondents, access to their land has been blocked. It has also been contended that the respondents are doing auction of land falling under 50m wide reserved green belt in the Master Plan of 2031 which cannot be used for other purpose without amendment in the Master Plan.

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		<p>Relevant Portion of Court Order states that “We are not inclined to accept the prayer as made by learned counsel for the petitioners, however, auction, if any, shall be subject to the outcome of the writ petition.</p> <ul style="list-style-type: none"> In compliance with the order of the court RLA shall be issued with the condition that the auction shall be subject to outcome of the writ petition.
62.	Would HSIIDC allow conveyance to a 100% SPV of the bidder entity upon payment of the entire consideration for each phase?	Conveyance deed shall be executed as per terms of the bid document in the name of the successful bidder.
63.	Would each plot i.e. C2a, C2b, C2c comprise a project for the purpose of building plan approval/ RERA? Is further subdivision possible from building plan approval/ project phasing perspective?	<p>RERA approval shall be as per RERA Act, 2016, and Haryana Real Estate (Regulation and Development) Rules.</p> <p>Phase wise part building plan approvals are permitted as per norms of the Haryana Building Code, 2017, as amended from time to time.</p>
64.	<u>Bid Document for Plot C2 – Clause 6 (iv) – Page 6</u> Can the FAR so available be traded as TDR?	The Policy for Grant and Utilization of Transferable Development Rights dated 16.11.2021 shall not be applicable.
65.	HSIIDC shall also provide details of such major arteries which are likely to pass through the plot C2?	No major arteries pass through the plot C2
66.	The pre-bid meeting minutes dated 27-Oct-23’ mentions that EC, Wildlife NOC, Forest NOC & Aravalli NOC is already obtained. Kindly provide a copy of these NOCs to understand any binding conditions arising out of these NOCs	The prospective bidders can inspect the available documents in the office of DGM (Engg.), HSIIDC Gurugram.
67.	Has HSIIDC obtained the height clearance?	<p>Height clearance shall have to be obtained by the allottee for its Project.</p> <p>Unrestricted height shall be allowed to the developer subject to submission of No Objection Certificate from the appropriate authority (i.e. Airport Authority of India, Ministry of Defence for</p>

S.No.	Change/ clarification requested	Response of HSIIDC
		constructions near Defence Establishments, Air Force Establishments, etc.)
68.	Would HSIIDC clear the site of any trees before handover?	No. The same shall have to be undertaken by the allottee.
69.	The pre-bid meeting mentions that development works of the trunk infrastructure includes 33KV switching substations whereas in the bid document (clause F 20) it is mentioned that provision of switching station will have to be done by the allottee. This needs clarification	The allottee shall be required to make provisions for local electric sub-station/switching station as per the Area and Population based norms.
70.	HSIIDC should provide brief specifications of trunk infra mainly information about the capacities	Please refer S.No. 26
71.	As per the bid document, we are considering that there will be no STP required withing site premises. HSIIDC has mentioned that the power, sewerage & water will be provided at one point at the site, rather it should be provided at one point, phase wise	HSIIDC will make arrangements for one STP for whole Global City Project. However, bidders of respective plots will have to treat their sewerage/ effluent as per requirement of norms/ guidelines of HSPCB/CPCB/NGT or any other Competent Authority before connecting to HSIIDC sewer lines. Only one connection will be provided for the services to the respective plot holder.
72.	There is 9 m mandatory green buffer (left for accommodating the service trench). Is this part of the setback and plot area?	This shall be part of the setback area of the plot.
73.	We would require the following documents for our assessment:	The zoning plan shall be shared prior to building plan approval, and after receipt of project plans from the successful bidder.

S.No.	Change/ clarification requested	Response of HSIIDC
	<ul style="list-style-type: none"> • A survey of the site to identify HT Line, Gas Pipeline, Nallahs, green belts, common spaces, and road networks. • Zoning Plan, Shizra, and Shizra layout marked on the Gurgaon Master Plan. • Soil Investigation report, if available. • Tree survey, if available. 	<p>Soil testing reports of the respective plots is required to be obtained by the bidder at its own level.</p> <p>Other available documents can be inspected in the office of DGM (Engg.), HSIIDC Gurugram.</p>
74.	<p>In the event that soil investigation and tree surveys have not been conducted, could you please specify when we can arrange for these surveys independently?</p>	<p>The same may be conducted at any point of time in coordination with the office of DGM (Engg.), HSIIDC Gurugram.</p>
75.	<p>Approving Authorities: Kindly provide information about the approving authority responsible for the following key approvals:</p> <ul style="list-style-type: none"> • Height Clearance • Aravalli & Forest Clearances • Zoning Plan Approval • Building Plan Approval • Tree Transplantation or Cutting Approvals, if applicable on-site • Environmental Clearance • Consent to Establish (CTE) • Assurance for Water Supply, Electricity, Sewer, and Storm water • Connection Approvals, including Water, Sewer, Storm water, and Electricity • Temporary electrical connection for construction purposes 	<p>The approving authorities shall be as specified in the Haryana Building Code, 2017.</p>
76.	<p>Density and Population Norms: Please share the density and population norms applicable to the project. It would be helpful to specify the minimum and maximum range of the number of units allowed.</p>	<p>Please refer S.No. 1</p>
77.	<p>Density and Population Norms</p>	<p>Please refer Clause F(20) of the bid document for land parcel C2.</p>

S.No.	Change/ clarification requested	Response of HSIIDC
	Considering that EWS housing will be developed by HSIIDC, could you please clarify the community facilities that need to be developed by the successful bidder?	
78.	<p>Density and Population Norms Are density, population norms, and community facilities provisions applicable to the entire land parcel, or should they be considered on a phase-wise basis? For instance, for C2 land parcel, would the community facilities provision apply to 58.11 acres or 19.37 acres each?</p>	Density, population and community facility norms shall be applicable as per the proportionate area earmarked under the phase, with overall plot level density norms being maintained.
79.	<p>Phased Approvals: Is it possible to obtain building plans, environmental clearances, or other approvals on a phase-wise basis, or are they required to be planned for the complete parcel?</p>	Building plan shall be approved in phase wise manner for which phase payment has been made.
80.	<p>Possession and Payment:</p> <ul style="list-style-type: none"> • Could a successful bidder gain possession before making 100% payment for a specific phase? • Are there provisions for suo-moto possession to initiate construction or launch of Project? 	The same shall not be permitted. Suo-motto possession can be taken up prior to offer of possession by HSIIDC, subject to payment of plot cost by the bidder.
81.	<p>Trunk Infrastructure:</p> <ul style="list-style-type: none"> • Since physical possession is linked to the completion of basic trunk infrastructure facilities, we kindly request information on the expected completion timeline for trunk infrastructure. • In the event of delays, what remedies are available to the successful bidder? 	May please refer Answer at S.No. 27.
82.	If an allottee chooses to take possession before the completion of trunk infrastructure facilities by HSIIDC, will there be any relaxation in the 5-year completion period?	The provisions of the bid document shall prevail.

S.No.	Change/ clarification requested	Response of HSIIDC
83.	We are aware that HSIIDC recently awarded a tender for trunk infrastructure facilities in Phase 1 covering 570 acres of the Global City. Could you please confirm if this encompasses the trunk infrastructure facilities required for the C2 land parcel?	Trunk infrastructure facilities required for C2 land parcel are covered under the same.
84.	Agreement Format: In accordance with Section E (Payment Terms), Point 5, please provide the format of the agreement that will be executed, containing the terms and conditions of allotment. Would this be a Sale Deed, Lease Deed, or any other instrument?	The agreement, conveyance deed etc. broadly in line with the terms and conditions of the bid document shall be shared with the successful bidder as per the schedule specified in the bid document.
85.	Stamp Duty: Kindly clarify when stamp duty would be applicable for a particular phase: at the time of Conveyance Deed or the 1st instalment of a particular phase?	Stamp Duty shall be applicable at the time of execution of conveyance deed.
86.	If there are any encroachments or pending litigations, will HSIIDC take responsibility for their resolution?	There is no encroachment and HSIIDC is defending the litigations as mentioned in this document.
87.	Please share the case details of the pending litigation, specifically CWP no. 6797 of 2023 and CM no. 9186 of 2023, in the Hon'ble Punjab and Haryana High Court in Chandigarh.	<ul style="list-style-type: none"> Writ petition (CWP No. 6797 of 2023) and CM (No. 9186 of 2023) have been filed before the Hon'ble Punjab and Haryana High Court praying for direction to the respondents to provide 40 ft. wide passage to the petitioners for their 11.5 acre agricultural land situated in village Harsaru, District Gurugram It has been contended by the petitioners that due to acquisition of land by the respondents, access to their land has been blocked. It has also been contended that the respondents are doing auction of land falling under 50m wide reserved green belt in the Master Plan of 2031 which cannot be used for other purpose without amendment in the Master Plan. Relevant Portion of Court Order states that "We are not

S.No.	Change/ clarification requested	Response of HSIIDC
		inclined to accept the prayer as made by learned counsel for the petitioners, however, auction, if any, shall be subject to the outcome of the writ petition.” <ul style="list-style-type: none"><li data-bbox="1052 347 1837 448">• In compliance with the order of the court RLA shall be issued with the condition that the auction shall be subject to outcome of the writ petition.
88.	The detailed layouts of Individual plots (B1a & B1b / A1, A2, A3 & A4) as requested (CAD Layout Drawing)	A copy of the layout plan has been shared as annexure to the bid document.