



नेशनल हाइवेज लोजिस्टिक्स मैनेजमेंट लिमिटेड
National Highways Logistics Management Limited

(A 100% owned SPV of NHAI)
(Under Ministry of Road Transport and Highways)
(Formerly Known as Cochin Port Road Company Limited)
CIN : U63000DL2004PLC124173



NHAI/Wayside-Amenities/DME/KJ/2022

Date: 17.02.2023

To,

All the eligible Bidders

Tender ID: 2022_NHAI_140012_1

Subject: Developing, Operating and Maintenance of Wayside Amenities on Delhi Mumbai Expressway Corridor for bundle KJ1 to KJ4 in Delhi-Vadodara Section on Lease Basis - Response to Pre-Bid queries - Reg

Sir,

This has reference to the RFP dated 30.12.2022 for the subject work, please find enclosed the response to pre-bid queries (Annexure A).

Enclosures:

1. Response to pre bid queries (Annexure A)

Yours faithfully

(N. C. Rathnakar)
Senior Manager, NHLML

**Annexure A
Reply to Pre-Bid Queries**

Sr. No.	Clause	Clarification sought / Query	Clarifications / Response
1	4.2	The EMD has to be deposited through NEFT/RTGS to the Canara Bank Account of NHAI or in any other form?	Please refer to RFP clause 4.2. The EMD shall be transmitted through SFMS Gateway.
2	General	If we participate in all four sections KJ1, KJ2, KJ3, KJ4 then do we need to furnish four separate EMD's in form of four Bank Guarantees or consolidated one single Bank Guarantee of the sum of four EMD's to be submitted?	If bidder participates in all four bundles i.e., KJ1, KJ2, KJ3, KJ4, the EMD amount should be submitted separately for each bundle
3	3.1.b	Regarding NET Worth Calculation what shall be criteria of evaluation of eligibility say we participate for all four sections KJ1, KJ2, KJ3, KJ4. And the minimum Annual Net worth for KJ1 mentioned is 3.71 cr, KJ2 is 3.58 cr, KJ3 is 3.43 cr and KJ4 is 5.91 cr so here the eligible Net-worth to participate in all four bundles shall be the sum of (3.71+3.58+3.43+5.91) OR Network equivalent to highest value i.e 5.91 shall be eligible to participate in all four bundles?	If bidder participates in all four bundles, the Net-worth of the bidder should be equivalent to the highest value among four bundles i.e., in this case it should be equivalent to the net-worth of KJ4 bundle which is Rs. 5.91 Cr
4	Instruction to Bidders	In the point number 1.1 of page number 3 (Instructions to bidders) It was mentioned " This bid document is to call for bods for developing, operating and maintaining of wayside amenities on Delhi Mumbai Expressway corridor for Bundle KJ1 to KJ4 in Delhi-Vadodara section on lease basis to a single master concessionaire. " Here we need to know the meaning of above phrase Single master concessionaire, does it mean that it was mandatory to one bidder to bid and take all the four bundles? Means bidder cannot bid for a single bid? Or the financial evaluation shall be done after evaluating the average of the sum of price/lease Rent offered for all four locations?	No, it is not mandatory for bidder to bid for all four bundles. The bidder has to submit separate bids for each bundle and can submit bids for one or more bundles. The evaluation of bids for each bundle shall be done independently and doesn't have any impact on other bundles.

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5		The format of Appendix -IV Power of Attorney for lead member mentioned in point number 'L' of section 10 'ATTACHMENT' on page number 36 was missing in the Tender document.	This format is not required and has been deleted from the RFP
6	Annexure-C Page No. 74	<p>Kindly indicate the location following mandatory facilities as highlighted in Annexure-C to in the layout plan as deemed fit by the Authority:</p> <p>a. Dedicated area for promoting local artisans in the form of kiosk / stall/ dedicated covered zone with a minimum of 1000 square foot or 1 % of the area of wayside amenity (built-up), whichever is more</p> <p>b. Drone landing facilities / helipad</p> <p>In addition, it is requested to confirm the responsibility of construction of Helipad on demised land parcels advertised.</p>	<p>Please refer to site layout diagrams attached as part of tender documents. The sample layout diagrams are attached in Annexure I.</p> <p>As mentioned in Annexure E, the construction of helipad is not in the scope of the bidder.</p>
7	Annexure-E Page No. 78	<p>The specifications of following facilities to be completed by Highway Concessionaire has not been indicated:</p> <ul style="list-style-type: none"> - Air Conditioning (including tonnage and no. of units) - Toilet Fixtures - All internal wiring including fan boxes, junction boxes. - Fire Fighting 	Please refer to table 1 in Annexure F
8	Annexure-H Page 106	Kindly confirm details of bonus provision for "List of mandatory facilities to be operationalized in WSA for bonus eligibility (if specified in list of mandatory facility in Annexure C)"	Please refer to clause 2.2 b.
9	Annexure-I Page 107	<p>Area of various amenities indicated in the layout plan does not match with overall area statement indicated on the drawings.</p> <p>It is requested to kindly share the following along with AutoCAD drawings of WSA land parcels</p>	The area details mentioned in the site layout diagrams attached as part of tender documents to be considered as final.

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		advertised towards assessment of lease rental potential.: a. Site level/Overall detailed area statement (built-up area, open area, parking area, landscaping area) b. Building level detailed area statement (indicating area for various building facilities/amenities)	Entire site area except for the area allotted for trauma center to be operated by the bidder.								
10	Annexure-I Page 107	Layout plan of architectural design for various buildings, Electrical /plumbing/drainage for utilities is requested towards estimated of costs to be incurred by the bidder.	Standard architectural diagrams shall be provided to the bidder post award of the contract								
11	Annexure-I Page 107	Please provide details on capacity of solar power provided at sites and also provide details if usage by bidder will be separately charged or included in bid amount.	Refer to Annexure F & Annexure J.								
12	Annexure-A Page 70	It is requested to confirm distance between the 2 No.'s WSA Site Locations under Bundle KJ-4 (Chainage 646 and 679). It is observed the facilities shall act as competing facilities to each other given the range of distance.	Bidder should carry out their own assessment and submit the bid accordingly.								
13	General	Please provide details where access/interchange to the other Highways to assess traffic density in proposed section along Kota-Jhabua. In addition, it is also requested to provide start and end point geo-coordinates for highway stretch of Kota-Jhabua section.	Interchanges in this section of Delhi-Mumbai Expressway are along the below chainages <table border="1" style="margin-left: 20px;"> <tr><td>434+166</td></tr> <tr><td>464+168</td></tr> <tr><td>493+104</td></tr> <tr><td>537+281</td></tr> <tr><td>586+448</td></tr> <tr><td>600+120</td></tr> <tr><td>613+765</td></tr> <tr><td>674+695</td></tr> </table>	434+166	464+168	493+104	537+281	586+448	600+120	613+765	674+695
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14	General	Please clarify incase bidder shall be permitted to construct additional permissible facilities/buildings to enhance the revenue potential/earnings from the site.	Bidder can construct additional permissible facilities post approval of authority								
15	General	Physical Progress for construction of Warmshell - Basis site visit conducted by our team, it has been observed that physical progress of construction for 2 No.'s WSA land parcels under	The sites shall be handed over to the bidder post completion of warmshell construction								

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		<p>Bundle KJ2 (539+630/LHS and 539+920/RHS) is ~40%.</p> <p>It is requested to confirm tentative dates for completion of warm shell and external development works for all sites advertised under the RFP.</p>	
16	General	<p>For better planning of fueling facilities or complying with PESO norms, Whether, change in construction layout i.e. location of fueling station building is allowed?</p>	<p>As mentioned in RFP clause 1.3.d, the bidder can develop any facility on area earmarked as open space post approval of the authority.</p> <p>However, if bidder wishes to change the construction layout post award of the contract, the bidder can submit the updated layout diagrams. Authority shall examine the diagrams and issue the approval accordingly.</p>
17	General	<p>Detailed Layout of WSA site which have exact no. of rooms/dimensions of room, kitchen, hall and restroom etc for correct furniture estimation and interior works is required</p>	<p>Please refer to site layout diagrams attached along with the tender documents.</p>
18	General	<p>Hotel staffs cars/Jeep/Bus needs to "entry and exit" for day to day operations into DME, as entry by two wheelers and three wheelers not allowed. Also, to go from one site to opposite site of WSA under one bundle, requires to go to next cut which is around 50KM. More than 150 persons per site per shift will be required to move in & out of highway in every shift, total about 150*3 = 450 persons per day per site and we need to take food items, vegetables, bottles, spares etc. daily.</p> <p>Please confirm how this is to be accomplished? whether foot over bridge will be provided for proper operation of staff? Will Toll entry be free for local staff</p>	<p>Bidder has to make their own arrangements for the travel</p> <p>No, foot over bridge is not planned currently in these four bundles</p> <p>No, toll entry will not be free for local staff of WSA</p>

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Sr. No.	Clause	Clarification sought / Query	Clarifications / Response
		of WSA , as they are not using DME stretch for travel ?	
19	General	It is learnt during site visits that, for the next 10 years maintenance is under scope of NHAI contractor developing the area/warm shells/Pavar/Building area etc. What are the terms of scope of maintenance? Who will bear the maintenance charges and at what rates for each item ? Is it mandatory to get maintenance done from them only or we can do it on our own if better rates are available in market ? What are the items under warranty and upto which period so that the same are replaced by contractors/vendors accordingly ?	Please refer to annexure E for detailed scope split of highway contractor and WSA concessionaire
20	General	When the overall DME stretch from Delhi to Mumbai will be completed?	Delhi-Mumbai Expressway shall be operationalized in a phase-wise manner, with first section to be inaugurated on Feb 12 th
21	General	NHAI is requested to share approximate traffic count for next 15-30 years taken in DPR while approving project of DME, for better estimation of traffic. This will facilitate ascertaining Fuel Potential and investment required	Please refer to Annexure A for traffic data
22	General	NHAI is requested to share toll data of vehicular count /type of vehicles etc, for various tolls between delhi and mumbai of various highways may be provided of previous years, This will facilitate ascertaining Fuel Potential within stipulated time of bid submission	Please refer to Annexure A for traffic data
23	General	Under package KJ-2 - in Annex-A, site code are written as 4L & 5R and in traffic table it is written as 3L & 4R. Request to confirm correct codes	Site codes are indicative. Please identify the sites based on chainage and side mentioned in Annexure A.
24	Pg 48, Pt C	As per Page 48 - part of point C , Revenue share is to be paid in "advance" on fortnightly basis, how	Please refer to Annexure III Format Agreement clause 1.b.c

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Sr. No.	Clause	Clarification sought / Query	Clarifications / Response
		revenue can be shared in advance like lease rent ?	
25	General	Is the building permission available for all sites as buildings are already constructed?	Please refer to site layout diagrams attached in tender documents
26	General	Is Fire NOC available for each site? Is environmental clearance available for each site ?	Bidder shall obtain all necessary NOCs/approvals/clearances required for operations of wayside amenities as mentioned under RFP section Obligations of Lessee, clause 26
27	General	Is the land already diverted for commercial use? What are all permissions yet to be taken ?	Wayside amenities are being developed on the land vested to the Central Government free from all encumbrances under sub-section (2) of section 3D of National Highways Act, 1956. Hence these land parcels would not require change in land use
28	General	Is the RO section land already diverted for use as petrol pump or separate approval to be taken and who will bear its charges of conversion? As in state of MP, merely commercial land diversion/conversion is not suffice and land is to be diverted/converted to specific use of "Petrol Pump" for collector NOC.	Wayside amenities are being developed on the land vested to the Central Government free from all encumbrances under sub-section (2) of section 3D of National Highways Act, 1956. Hence these land parcels would not require change in land use. Any NOCs/approvals/permissions/clearances required for operations of fuel stations to be obtained by bidder post award. Authority shall not bear any costs.
29	General	Is collector NOC available for RO operations ? If not will NHAI bear the cost of such approval ?	Any NOCs/approvals/permissions/clearances required for operations of fuel stations to be obtained by bidder post award. Authority shall not bear any costs.
30	General	Is collector NOC available for WSA operations ? If not will NHAI bear the cost of such approval ? What are all permissions required for operation of WSA ?	Any NOCs/approvals/permissions/clearances required for operations of fuel stations to be obtained by bidder post award.

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Sr. No.	Clause	Clarification sought / Query	Clarifications / Response
		How many permissions are already taken and how many are yet to be taken site wise ?	Authority shall not bear any costs.
31	General	Is NHAI access permission to be separately taken for RO or it is deemed to be given? Are bidders required to sign separate agreement for access permission for WSA and RO premises?	Bidder already has pre-approved access permission to the sites. Bidder need not take separate access permission from NHAI RO.
32	General	Is it required to pay any cost to anyone (MP electricity board/NHAI/NHAI contractor etc) for DG set operation? Are the DG sets under AMC? Who will bear cost of AMC ?	Bidder should set up and bear any costs related to DG sets.
33	General	Municipality water connections are not available at Sites, Please confirm how water facility will be provided by NHAI contractor working at Site. Is there any water charge being charged by NHAI/others for using water from borewells constructed inside WSA premises ? In case the borewell dries up , will NHAI give separate borewell facility duly constructed through their contractors ?	Utility connection as per Annexure J shall be provided by Authority to the bidder. Bidder has to ensure the Operations and maintenance of the utilities provided. It is further clarified that bidder has to ensure the availability of utilities throughout the concession period. Authority shall not bear any additional expenses in case of additional requirements.
34	Fuel Station Area	As per details gathered from the site, the fuel station area demarkated is inadequate as per MORTH Std guideline of 35 m x 35 m. Whether alternate area / behind sales buidling can be utilised ? What is the total fuel station area that will be provided?	As mentioned in RFP clause 1.3 d, bidder shall have the rights on construction and/or development of any facility on area earmarked as open space and commercialization on the Demised Land, post approval from Lessor
35	General	The location earmarked for fuel station facilities in the proposed site "Delhi Mumbai Expressway Corridor Bundle" is not clearly and distinguishably delineated in the layout drawings. Also, the dimensions and the area of such is also not mentioned clearly and visibly in the RFP document. PESO norms for Petrol & diesel alone, min fuel station size on NH is 35mt x 35mt (1225 sq mt) whereas the indicated area for fuel	As mentioned in RFP clause 1.3 d, bidder shall have the rights on construction and/or development of any facility on area earmarked as open space and commercialization on the Demised Land, post approval from Lessor

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Sr. No.	Clause	Clarification sought / Query	Clarifications / Response
		station is very much low. There is no provision / space demarcated for CNG/ LPG facility which is mandatory as per RFP. We wish to state that this is a very critical aspect and provision of this vital information is extremely important to evaluate the proposal.	
36	General	For location 5L and 6R (Niman & Jora) Fuel Station location is not specified in the drawing enclosed with RFP. The depth of fuel station site as per layout is 20m which is not sufficient to accommodate fueling facilities.	As mentioned in RFP clause 1.3 d, bidder shall have the rights on construction and/or development of any facility on area earmarked as open space and commercialization on the Demised Land, post approval from Lessor
37	General	With respect to Clauses of RFP for the proposed site "Delhi Mumbai Expressway Corridor for Bundle KJ1 ", Ave seek clarification for Clause No 1.10 – Class I Local Supplier and Class II Local Supplier. It is requested to clarify on the implications of compliance, on the RFP.	Refer to Clause 1.10
38	General	With respect to Clauses of RFP for the proposed site "Delhi Mumbai Expressway Corridor", we seek clarification for Clause No. 2.2. The conditions of penalty on delays are requested to be removed or relooked. As without prejudice, the delays in project commencement, execution and commissioning are possible and attributable for various factors and many reasons, some of which may be attributable to NHAI approvals / Land acquisition / Local as well as Global issues.	Refer to RFP clause 2.2.g
39	General	With respect to Clauses of the RFP for the proposed site "Delhi Mumbai Expressway Corridor for Bundle KJ1 to KJ4", we seek clarification for Clause 4.1: In bundle KJ4, the bid security amount is requested to be reduced from 15.52Lakhs which is very high.	Bid security amount shall be as per RFP
40	General	With respect to Annexures of RFP for the proposed site "Delhi Mumbai	The operations and maintenance of all the facilities provided

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Sr. No.	Clause	Clarification sought / Query	Clarifications / Response
		Expressway Corridor for Bundle KJ1 to KJ4”, Clarification is sought as to who will be responsible to operate and maintain certain facilities e.g. the DG, Transformer and STP, the specifications and the capacities of which are specified in the RFP for each of the sites in the Annexure J of the RFP document.	except trauma center are in the scope of the bidder
41	General	With respect to RFP for the proposed site “Delhi Mumbai Expressway Corridor for Bundle KJ1 to KJ4“, It is also suggested and requested that as it is extremely essential from economical point of view, that the Lease rentals are to be considered only for the area that is being developed in phase-wise manner currently, as the Total area being developed for operational as well as commercial purpose is less than 40% of the total area.	Except the area allotted for trauma center, bidder is responsible to maintain entire site area. Bidder should quote the lease rent as per their assessment.
42	General	Operation of common facilities: Clarification is required on manning for operating the common facilities like Firefighting pumps, electrical substation.	The operations and maintenance of all the facilities provided except trauma center are in the scope of the bidder
43	General	Modality of maintenance of Common area: Need clarification on modality of maintenance of facilities like roads /Paver undulations / light poles with fixtures /exterior paints / chambers / conducting /cabling /drainage parts.	The operations and maintenance of all the facilities provided except trauma center are in the scope of the bidder
44	General	Electric Vehicle Charging: As per Govt guidelines & RFP we need to focus on EV charging station in premises are deemed as a mandatory facility. In view of the Govt. of India’s focus on the energy transition, we are proposing to have 40% of parking slots in front of restaurant to be developed for EV charging station in phased manner. NHAI must provide conduiting work with cables from sub- station. Kindly confirm on the same	As per Annexure C, EV charging stations are deemed as a mandatory facility. Infrastructure & construction of EV charging facilities to be provided by the Bidder.

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45	General	Gardening and Landscaping: Landscaping is in the scope of lessor (NHAI) as per RFP kindly confirm. Further to this, we need to know whether water line with tap off points and with dripping, or sprinkler system will be provided to maintain the garden area.	As mentioned in RFP Clause 1.3.d landscaping is in the scope of the bidder. Bidder needs to make arrangements for maintenance of landscape areas like sprinkler system etc.
46	General	The development work on the Demised Land to commence within a period of 8 weeks from obtaining the local District Authority / Statutory approvals should be considered and not from the date of signing the agreement. Kindly note obtaining approvals are taking more time. NHAI to consider the same as per law of the land, no work to commence without local authority approval.	Refer to Annexure III: Definitions
47	General	The appointment date mentioned in RFP is to be considered from the date of handover of fully developed site with all facilities by NHAI.	As mentioned in Annexure III: “ Appointed Date ” means the date on which Demised Land shall be Handover to Lessee by the Lessor, in accordance with the provisions of this Agreement;
48	General	Facilities for which power would be sourced through Solar Farm and operations / maintenance needs clarification.	Please refer to Annexure J
49	General	Water source to meet the total requirement and the availability needs to be clarified.	Please refer to Annexure J
50	General	We are 3 Individual engaging in a BIDDING arrangement jointly, do we need to submit the Net-worth certificate, solvency certificate and valuer certificate in respect of all the three members or theses certificates for lead partner is sufficient??	All 3 individuals bidding jointly, should submit the documents/certificates as given in the annexure formats
51	General	In tender document 2.1 e), it is required to submit the Annexure III, the said annexure is of lease agreement, clarification required whether it is some error or it is compulsory required to submit at the time of online bid itself??	The bidder needs to submit the signed copy of Annexure III. It will be executed after award of the tender.

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52	General	Amount of stamp paper for joint bidding agreement	Amount of stamp paper to be followed as per Government standards
53	General	Is EMD possible through RTGS/NEFT	Please refer to RFP clause 4.2. EMD to be submitted through SFMS.
54	General	Any addendum/corrigendum issued in this regard.	No addendum/corrigendum has been issues till date.
55	General	At the time of login on etender website, the EMD amount is mentioned at Rs. 15.52 Cr whereas in para 4.1, the bundle wise bid security amount is mentioned, we are bidding for one bundle only, do we need EMD of Rs. 15.52 Cr or as per para 4.1, the amount against the each bid for which we are bidding ??	Please refer to RFP Section 4: Earnest Money. Bid security for bundle KJ4 is 15.52 lakhs. The bidder has to submit EMD for the corresponding bundle they are bidding for.
56	Clause 10, Attachments page 36	Format for Power of Attorney for signing of bid (Appendix III) is given, but format for Power of Attorney for Lead Member (Appendix IV) is not given ; kindly furnish the requisite format for the same.	Bidders bidding jointly should submit Appendix II and Appendix III as per RFP
57	Appendix I ,pg. 125	Clause 10 mentions item (i) ; which is "Annex(B)-Form for Net Worth" ; however in the "Letter of Transmittal" for Proof of Eligibility requisite Solvency Certificate is also asked for - please share any requisite format for the Solvency Certificate	Solvency certificate to be followed as per standard format of industry practice
58	Annexure VI, Page 123; Annexure IV page 119	Format for Bank guarantee for Security Money is given but Not specified for what purpose is it and its amount. do we need to furnish 2 different BG for Performance Security - each seperately valid for Development Period & operation and maintenance period respectively?	Performance Security to be submitted by selected bidder post award