

M/s.LEPL Group for FEC-2 and 5 Star -1:

S. No.	Reference	Clarification Sought by the Bidder	Responses of ADCL, GoAP.
1		25% of the work to be completed in 6 months - we suggest it should be 12 months and 18 months from the date of approval from Authority for CoD.	RFP Condition Prevails.
2		Approval from Authority should be taken up by ADC and it can be a Single-Window Clearance.	ADCL will extend required cooperation and coordination for obtaining the necessary mandatory approvals from the concerned authorities.
3		Since there is 2.2 acres of land adjoining the Proposed FEC, planned for future projects, its suggested to have this clubbed along with 4 acres, and bring out the BEST of FEC with MLCP.	RFP Condition Prevails.
4		Since MLCP is one of the Major Components in FEC-2, and is planned to be one of the REVENUE Streams, its suggested that it should be kept away from any Authority Regulations on NOT collecting the Parking Fees and should be a part of the agreement to be signed by ADC and the developer	This point will be considered and suitable mechanism / modalities will be worked out in the Agreements.
5		As the revenue depends on the FOOTFALL at the FEC, its suggested to have a PERCENTAGE of REVENUE Share rather than a FIXED amount, as that will put pressure on the Developer. LEASE amount is anyway paid regularly, there is NO NEED of changing that, that's acceptable	RFP Condition Prevails.

M/s. RGV Ventures Private Limited for FEC-2

S. No.	Reference	Clarification Sought by the Bidder	Responses of ADCL, GoAP.
1	Page 43:	The clause specifically addresses to FEC or Tourism Projects with 15 marks. Is it possible to include Residential complexes also or request to relook in to the same by changing the marks.	RFP Condition Prevails.
2	Page 16:	Data Sheet: Minimum Development Obligation: It clearly specified the minimum requirement of FEC area and Parking area. By considering the current scenario, if the risk is more is it possible to take up the MLP depending upon the requirement and also based on the study to be carried out.	RFP Condition Prevails.
3	Revenue Share:	If the Built-up area is increased in phase manner how the revenue share to be paid?	As per the RFP Specifications only.
4	Page 21:	Bid Parameter: is it possible to change the same to 6 th year onwards by looking the current growth etc.	RFP Condition Prevails.
5	Approvals:	If the concession period is not extended beyond 33 years, what is the scenario?	Additional tenure of 33 Years period is already assured in the RFP on "Right of First Refusal" basis to the successful Bidder.
6		Building permissions are to be given by whom? ADC or APCRDA?	Concerned Authority for the Plan approvals is AP CRDA
7	Page 18:	Project cost of 60 crores. Is it investment in the project or turnover of the project? in case of Development of the project can we include landlord share in the turnover of the project. Is indexation available for the earlier completed projects ie., for	Project Cost is Investment in the Project. Present Valuation of the Project certified by the Chartered Accountants can be considered.

		the previous project costs at the present date.	
8		Construction period may be extended to minimum 3 years. However, if there is demand, the same will be completed at the earliest.	RFP Condition Prevails.