

**Grant of Perpetual Lease for Developing and
Operating an International Convention &
Exhibition Centre, Hotels & Allied Commercial
Facilities at Dwarka,
Delhi, India**

**DRAFT LEASE DEED
(SCHEDULES TO APPENDIX)**

REQUEST FOR PROPOSAL – VOLUME II

MARCH 2007

**DELHI DEVELOPMENT AUTHORITY
VIKAS SADAN, NEAR INA MARKET
NEW DELHI - 110023**

SCHEDULES TO THE APPENDIX TO THE LEASE DEED

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SCHEDULE 1

DEMISED PLOT



SCHEDULE 2

COPY OF ALLOTMENT LETTER

1. I am directed to inform you that the bid of Rs..... Offered by you against the Reserve Price of in the Tender for the grant of leasehold rights of the Demised plot has been accepted by the VC, DDA. The acceptance of your offer is subject to the execution of the Lease Deed by _____ (insert date within which the Lease Deed is to be executed).

2. Now you are requested to deposit a sum of Rs..... as detailed below, within 90 days from the date of issue of this letter by Demand draft in favor of the DDA, in the branches of , through challans (appended) and submit the same along with requisite documents to this office

3. In addition to the above, you are requested to submit your Preliminary Project Development Plan and related documents in the enclosed format. DDA reserves the right to ask you to make changes therein.

4. Further, you are required to submit as part of the Preliminary Project Development Plan an undertaking stating therein that you will incorporate the changes suggested by DDA in the Project Development Plan.

5. Please note that in accordance with the relevant provisions of the Lease Deed you are required to obtain approval for the Project Development Plan

6. You are also required to sign the terms and conditions of the tender (enclosed herein), in token of his acceptance of the same. The same shall form part of the Lease Deed to be executed between you and DDA.

7. Further, please note that in the event:

- (a) aforesaid payment of Rs. _____ is not received within the stipulated period i.e. on or before _____ (unless otherwise extended by DDA);
- (b) of your failure to submit the Preliminary Project Development Plan and undertaking, as above; and
- (c) your not entering into the Lease Deed by _____
- (d) of the failure to submit the signed terms and conditions as required

your tender shall automatically stand cancelled and the Earnest Money Deposit i.e. the crossed demand draft of Rs..... deposited by you on shall stand forfeited without any notice.

Yours Faithfully

Dy. Director (CL)

ENCLOSURES TO ALLOTMENT LETTER

Enclosure 1 - Appendix 10 a of Volume I (for furnishing details pursuant to para 3 of the Allotment Letter)

Enclosure 2 - Format of Undertaking (for furnishing the detail pursuant to para 4 of the Allotment Letter)

Enclosure 3 – Terms and conditions of Tender on a non-judicial stamp paper

SCHEDULE 2 A

**PRELIMINARY PROJECT DEVELOPMENT PLAN AND UNDERTAKING BY
BIDDER**

TO ENCLOSE

- 1) Preliminary Project Development Plan as by lessee submitted to DDA in response to Appendix 10 a of Volume I
- 2) Suggestions made by DDA if any, that are to be incorporated in Project Development Plan
- 3) Undertaking (in accordance with the allotment letter requirements) submitted by the Lessee that the suggestions, if any, of DDA on the Preliminary Project Development Plan shall be incorporated in the final Project Development Plan



SCHEDULE 3**DESCRIPTION OF PURPOSE**

- a. This plot of land has been allotted by the Central Government for the purpose of construction of an **International Convention and Exhibition Center, Hotels and Allied Commercial Facilities**. The area allotted for the project is 14 hectares of land. The Permissible BUA is 86,400 sqm for the C&EC, 60,000 sqm for the hotels and 36,600 sqm for the allied commercial facilities - a **total permissible Built Up Area of 1,83,000 sqm**
- b. Project facilities shall include the
- Mandatory Facilities and the
 - Additional Facilities
- c. **Mandatory facilities** would entail developing the following:

Sl. No	Facility	Component	Nos	Capacities/area specification
1	C&EC Complex	Convention Hall	1	<p>a. A Convention Hall capable of seating 12000 persons¹ in theatre style. The hall shall be further partitionable into three main halls² with the following capacity:</p> <p>i. One auditorium of capacity (aggregate when unpartitioned, if partitions are provided) of at least 4000 persons (theatre style seating).</p> <p>ii. One banquet hall of capacity (aggregate when unpartitioned, if partitions are provided) of at least 2000 persons (theatre style seating).</p> <p>iii. One convention hall of capacity (aggregate when unpartitioned, if partitions are provided) of at least 2000 persons (theatre style seating).</p>
2	C&EC Complex	Break Out / Meeting Rooms		Minimum 25 rooms of seating capacity varying from 30-200 persons. Total seating capacity of at least 2000 persons. Total Minimum meeting space of 4750 sqm.
3	C&EC Complex	Exhibition Hall	2	At least two halls of a minimum area of 5000 sqm. Each Hall may be further partitionable.
4	C&EC Complex	Support facilities		As per international norms ³ . The facilities would follow international standard specifications and should not be inferior, in all aspects, to those of Suntec Convention Center, Singapore.
5	Hotel Complex	5-star or above Hotel	1	Minimum 300 rooms
6	Hotel Complex	Hotels	2	Additional Hotel Inventory of at least 500 rooms

¹ This specification should, however, not be construed to mean that total capacity of the convention hall shall be for 8000 persons. It should be configured in a manner that when it opens out into a single hall it can seat 12000 persons

² Guidance is provided to the Bidders that the main halls may be further partitionable to the extent that is technically feasible

³ Lessee to utilize minimum 60,000 sqmtr of FAR immediately

d. Additional Facilities

Additional facilities would include

1. Commercial space shall not exceed 20% of the maximum permissible Built Up Area / Floor area allocated for the Project i.e., 20% of 1,83,000 sqm, working out to 36,600 sqm. This area may be utilized for commercial purposes complementing the above facilities and would include, for aggregation purposes, commercial spaces provided as stand alone facility (ies) and/ or any commercial space(s) provided as part of the C&EC and Hotel complexes.
2. Other facilities including recreational and **Public and Semi Public Spaces facilities (Socio Cultural and Community facilities only)**, services and assets which the Lessee may build, provide, within the Demised Plot complementing the C&EC and as permissible by the land use of the Plot.

e. Other conditions

1. Of the maximum permissible Built Up Area, a minimum area of 60,000 sqm of C&EC complex has to be constructed immediately.
2. Within the classification of the facilities as Mandatory facilities, Core Project facilities would mean and include facilities under Sr No 1 to 5 above.
3. Serial No. 6 is not part of Core Project but is a Mandatory Facility.
4. [Delineation of Core Project facilities within the overall listing of Mandatory Facilities has been handled by the Lessor for purposes of monitoring the implementation of the overall Project Facilities and for issuances of Core Project Commissioning Certificate and Additional Facilities Commissioning Certificate in respect of the Project Facilities].
5. Project shall be designed as an energy efficient/ green building as per national/ international norms and standards.

f. Development Control guidelines for the Demised Plot are as follows:

Land-use of the site permits hotels, convention & exhibition center and commercial facilities as per the below mentioned norms.

Table 3 – Allocated areas and Development Control Guidelines**C&EC Complex -**

S.No	Facility	Parameter	Norms
	International Convention & Exhibition Centre, Dwarka (C&EC Complex)		
1		Max. Permissible Built Up Area	86,400 sqm
2		Parking standard	2 equivalent car space (ECS) for every 100 square meter of floor space (3 ECS for commercial Component). Car parking area to be free of FSI.
3		Height Restrictions	No restrictions, Permissibility is subject to statutory clearances from Airports Authority of India (Department of Civil Aviation).

4		Basement	Minimum two level basements for parking to be provided.
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Hotel Complex

S.No	Facility	Parameter	Norms
II	Hotels⁴		
1		Max. Permissible Built Up Area	60,000 sqm
2		Parking standard	3 equivalent car space (ECS) for every 100 square meter of floor space.
3		Height Restrictions	No restrictions Permissibility is subject to statutory clearances from Airports Authority of India (Department of Civil Aviation).
4		Basement	Minimum two level basements for parking to be provided

Commercial Complex

S.No	Facility	Parameter	Norms
III	Commercial*		
1		Max. Permissible Built Up Area	20% of the Permissible FAR for the plot i.e. 36,600 sqm
2		Parking standard	3 equivalent car space (ECS) for every 100 square meter of floor space.
4		Height Restrictions	No restrictions subject to statutory clearances from Airports Authority of India (Department of Civil Aviation).
5		Basement	Minimum two level basements for parking be provided.

(*) Commercial would mean commercial as defined and accepted under the Master Plan of Delhi.

S.No	Facility	Parameter	Norms
III	Open spaces / recreational use / Circulation		Minimum 20% to be developed under recreational (District Park) as per the Master Plan of Delhi.

1.5.1 Maximum Ground coverage of 30% (plus 5% for the atrium) is permissible for the entire plot on an integrated basis.

1.5.2 Other Conditions required to be met with regard to the Project as specified in the Development Control regulations are as follows:

- a. The utilities such as underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post delivery counter etc. are to be provided within the plot. All hotels restaurants, auto workshops etc. will have to make arrangements for solid waste disposal and preliminary effluent treatment.

⁴ Development Control Norms for hotels shall be governed as per the Master Plan of Delhi

- b. Individual plots shall provide ESS and generator room within the plot. They have to submit energy consumption / audit at the time of sanction of building plans. All statutory clearances required.
- c. A proper scheme for visitor parking and parking and circulation plan statement may be prepared taking into consideration expected number of visitors for next 20 years.
- d. Parking in basement, on surface area is not counted towards the FAR for the plot.
- e. Parking may be provided for the entire facility in an integrated manner and not necessarily for each building. Demand to be calculated as per the table 3
- f. Engineering services / utilities, whether on or below ground are free of FAR
- g. Services, utilities & Maintenance Staff Buildings as per Master Plan for Delhi
- 1 ESS
 - 2 STP facility
 - 3 Waste Disposal facility
 - 4 Police Post
 - 5 Fire post
 - 6 Multilevel parking
 - 7 Water Treatment/ Purification / Recycling facilities
 - 8 Watch & Ward and essential maintenance staff quarters up to 5% of the FAR of the PSP & Ancillary facility/Component.
- h. **Open spaces / Recreational use / Circulation**
- Minimum 20% of the Demised Plot Area of 14 Ha (i.e. 2.8 Ha) is to be developed as recreational (District Park Norms) as per the Master Plan of Delhi.
 - Setbacks and other norms shall be as per Master Plan of Delhi.
- i. A Helipad is to be provided within the Demised Plot subject to Clearances from the Airport Authority of India (Department of Civil Aviation) and other security clearances. The Helipad shall be provided as part of the overall 14 Ha allotment and no additional land shall be provided for the same.
- j. The approval of the plans should be in two stages. The first stage would involve the approval of Concept plan, layout plan, etc and the second stage would involve the EIA/EMP clearances, approval of Building Plans etc. as provided in the Lease Deed.

SCHEDULE 4

APPLICABLE PERMITS

CLEARANCES & PERMISSIONS REQUIRED FOR THE PROJECT

Following Clearances may be sought for the proposed project:

- Delhi Development Authority
- Municipal Corporation of Delhi
- Swimming Pool License from Municipal Corporation of Delhi
- Clearances from Airports Authority of India for Building and Stack Height, Helipad, etc
- Fire & Safety Approval of Buildings from Delhi Fire Department
- License for Lifts from Delhi Fire Department
- Clearances under Petroleum Act and Gas Cylinder Rules from Chief Controller of Explosives, Nagpur
- No Objection Certificate from Delhi Unban Arts Commission
- License from Boiler Inspectorate for installation and commissioning of Boiler
- License and Approvals for Electrical Safety and DG set installation and Commissioning from Central Electricity Inspection General
- Permission for ground water drawal from Delhi Jal Board
- Authorisation of handling of Hazardous Wastes from Delhi Pollution Control Committee (DPCC)
- Consent to Establish under Air and Water Act from DPCC
- Consent to Operate under Air and Water Act from DPCC
- Environmental Clearance from Ministry of Environment and Forests, as per Environmental Impact Notification, 2006
- Bureau of Energy Efficiency for Energy Efficiency in Buildings
- Any other clearances/ approvals as specified by Delhi Development Authority
- Any other regulation/ regulatory requirement that may be applicable at the time of project construction.

SCHEDULE 5

CONSTRUCTION REQUIREMENTS

1.0 Method Requirements

1.1 Before Commencement of construction

- 1.1 The Project Facilities shall be so constructed as to meet the requirements in respect thereof contained in this schedule

Prior to commencement of any construction activity, the Lessee shall finalize an implementation plan for the Project (Implementation Plan) in consultation with the **Project Engineer**. The Implementation Plan shall, inter alia, include:

- (i) Time line for implementation of the various components of the Project;
 - (ii) Manpower deployment plan, including the designation of key personnel for the management and supervision of all Project activities and
 - (iii) Format for reporting of progress of construction and for the periodicity of such reporting
- 1.2 Prior to commencement of construction of any of the Project Facilities, the Lessee shall have obtained all such Applicable Permits as are necessary to commence construction of such Project Facilities;
- 1.3 The Lessee shall immediately upon commencement of Construction works notify Project Engineer of the same.

2.0 During Construction

- 2.1 The Lessee shall:

- (i) Ensure that the construction/ rehabilitation of the Project Facilities is undertaken with minimal inconvenience to the traffic using the existing access road and provide detours wherever required;
- (ii) Take precautions to avoid inconvenience to, damage to, destruction of or disturbance to any third party rights and properties;
- (iii) Be in compliance with the Applicable Laws and Applicable Permits obtained for the Project including the clearances obtained by the DDA and
- (iv) Adhere to the Implementation Plan.

2.2 Positions and Levels

- (i) The Lessee shall be responsible for:
 - (a) the accurate setting-out in relation to original survey control points, lines and levels of reference provided by the DDA;
 - (b) the correctness of the positions, levels, dimensions and alignment of all parts of the works;
 - (c) the provision of all necessary instruments, appliances and labor in connection with the foregoing responsibilities;

- 2.3 The Lessee shall provide such assistance, labor, electricity, fuels, stores, apparatus and instruments as are normally required for examining, measuring and testing any materials or plant and shall supply samples of materials, as required by the Project Engineer to undertake Tests.
- 2.4 The Project Engineer may from time to time require:
- (i) removal from the Project Site, within such time as may be specified in its instructions, any material, equipment, machinery or plant which, in its opinion, do not meet the standards specified in the Design Requirements;
 - (ii) Substitution/ replacement of such improper material, equipment, machinery or plant;
 - (iii) Re-execution, of any or part of the Construction Works which in the opinion of the Project Engineer do not meet the standards set out in the Design Requirements; and
- 2.6 The Lessee shall mobilize adequate numbers of equipment, plants and machinery to ensure adherence to the Implementation Plan.
- 2.7 Prior to making the request for the issue of Commissioning Certificate(s), the Lessee shall submit to the Project Engineer the proposed Operations & Maintenance Plan (O&M Plan) for the Project, for the period, post the construction completion following, duly finalized in consultation with the Project Engineer:

3.0 After Completion of Construction

Upon completion of construction but prior to issue of the Commissioning Certificate(s), the Project Site shall be cleared of all construction equipment, surplus materials, debris and temporary installations and shall be left in tidy and an aesthetically pleasing appearance to the satisfaction of the Project Engineer.

4.0 Reporting Requirements and Documents to be provided

- 4.1 During the Implementation Period, the Lessee shall submit to the Project Engineer/ the DDA, Progress Report as per the periodicity agreed with DDA. The report shall inter alia, include the following:
- (i) Listing of working drawings/sketches submitted
 - (ii) Comments of the Project Engineer, if any on the working drawings/sketches submitted
 - (iii) Lessee's response to the comments on the Drawings/sketches
 - (iv) Listing of the "As Built" drawings submitted
 - (v) Lessee's compliance inspection report, if any required
 - (vi) Constraints in construction
 - (vii) Progress data with "S" curves, if applicable
 - (viii) Project data and sectional completion details

- (ix) Tests carried out, if any, and results thereof
- (x) Remedial measures taken by the Lessee following such tests, where required
- (xi) Review of milestones and reasons for delay, if any
- (xii) Suspension of construction, if any, its reasons, duration and the steps undertaken to resume construction
- (xiii) All actual or potential deviations from the Implementation Plan
- (xiv) Notes of meetings between the Lessee, the Project Engineer and DDA highlighting critical decisions taken or agreements reached. Minutes of the meeting issued by the DDA shall also be included in the progress reports.

4.2 Prior to making the request for the issue of Commissioning Certificate(s), the Lessee shall submit to the DDA the following documents, free of costs:

- (i) Two hardcopies and two copies in electronic form (two Compact Discs) of the "As Built" drawings of the Project - detailed, accurately scaled and sequentially numbered, covering all relevant engineering features, which in relation to structures shall also include cross sections in each drawing;

TECHNICAL SPECIFICATIONS DATA SHEET

A. General Specifications

- The specifications broadly covers the design, manufacture, inspection, testing, delivery to site, storing and handling at site, erection, commissioning and carrying out acceptance tests of the Project Facilities.
- It is not the intent to specify completely herein, all the details of design and construction of the equipment / system. However, the facilities shall conform, in all respects, to highest standards of engineering, design and workmanship and be capable of performing in continuous commercial operation up to the Lessees' guarantee in a manner acceptable to the DDA, who will interpret the meaning of drawings and specifications and shall have the power to reject any specifications and shall have the power to reject any work or materials, which, in his judgment, are not in full accordance therewith.
- The extent of supply under this Lease Deed includes all items shown in the bid drawings, notwithstanding the fact that such items may have been omitted from the specification or schedules. Similarly, the extent of supply also includes all items mentioned in the specification or schedules, notwithstanding the fact that such items may have been omitted in the Drawings. Also such of those items not specifically included in the specifications and drawings, but which are required to complete the intent of the Lease Deed shall also be deemed to be within the scope for supply of the Lessee.
- The Lessee from the statutory authorities shall obtain all Applicable permits.
- The Lessee shall prepare As-Installed drawings, diagrams and schedules as in the opinion of the Project Engineer, showing an accurate record of the work as installed by the Lessee
- All equipment supplied shall comply with National & International standards of the latest version.
- The Guiding principle for the design and construction of the International Convention and Exhibition Center are to follow international benchmarks. The International Benchmarks shall be considered for **Suntec Convention Center at Singapore**.
- The technical specifications broadly cover minimum requirements in areas such as site development, seating, lighting, acoustics etc. Hence they are not exhaustive or comprehensive, but merely indicative.
- Approvals and Permits may be taken in accordance with Schedule 4.

B. Site Development related specifications

- All development to be carried out within the ambit of the Development Control Regulations provided for the Demised Plot.
- The developer should provide landscaping, internal roads and parking area within the site.

- Internal paving to be a combination of black top road, concrete-paving blocks, interlocking paving blocks, landscaped garden and green areas.
- Rain/storm water shall be drained with a network of RCC drains.
- The helipad will be constructed in accordance with applicable Directorate General of Civil Aviation (DGCA) and Airports Authority of India (AAI) norms and standards if permitted by the DGCA/AAI
- Provisions of plumbing and sanitary facilities will be done in accordance with the best trade practices and applicable codes and byelaws. (National Building Code & Hand Book of Water Supply & Drainage SP: 35 (S&T) – 1987).

C. Civil and Structural Requirements

1. Construction of Project Facilities

- The building shall be designed in accordance with the latest Indian Standard Codes and shall be designed to resist wind and seismic forces.
- RCC structures shall be designed as per IS 456: 2000 using limit state method.
- Minimum grade of concrete used shall be M25.
- Reinforcement bars will be high yield strength deformed bars of grade Fe-415 conforming to IS-1786.
- Steel structure shall be designed in accordance with provisions of IS 800 - 1984. Structural steel shall conform to IS-2062. Tubular sections shall conform to IS-4923. Gr. Yst-240.
- Structure will be designed for the most critical combination of loads.
- Bidder/ Lessee is advised to carry out their/its own tests investigations related to soil quality/ profile.
- The Convention and Exhibition Center halls will be large-span structures with multiple basements for services and parking.
- All structures will comply with Airports Authority of India height restrictions for buildings in that area.
- All structures will comply with the Development Control Regulations as specified in this RfP and the Master Plan of Delhi.
- The following codes and standards applicable for the design of the Project Facilities are given in Table 1 given below:

Table 1

Building Works and Electrical System	Road/Pedestrian Path Works
i. Central Public Works Department Specifications (CPWD); ii. Bureau of Indian Standards (BIS); iii. National Building Codes (NBC); and iv. CPWD Specifications on fire fighting and fire alarm systems.	i. Indian Road Congress (IRC) Codes and Standards

- a) Where the aforesaid are silent on any aspect, the following standards in order of preference shall be adopted in consultation with the Project Engineer, unless otherwise specified in this Schedule:

- (i) American National Standard Institute (ANSI)

- (ii) Building Officials and Code Administrators of America (BOCA)
- (iii) International Standards Organization (ISO)
- (iv) British Standards (BS)
- (v) National Fire Protection Association of America (NFPA)
- (vi) National Electric Code of America (NEC)
- (vii) Safety Code for Mechanized Parking Garage Equipment of America(ASA.A113.1)
- (viii) American Society of testing Materials (ASTM)
- (ix) International Society for Measurement and Control (ISA)
- (x) ISO 9000
- (xi) Occupation Safety and Health Administration of U.S. Department of Labor (OSHA)
- (xii) Americans with Disability Act Accessibility Guidelines (ADA)
- (xiii) American Association of State Highway and Transport officials (AASHTO)
- (xiv) American Society of Mechanical Engineers code on Storage Retrieval (S/R) Machines and Associated Equipment (ASME B30.13)
- (xv) National Mechanical Code of America (NMC)
- (xvi) Suitable specification/standard devised by the Project Engineer
- (xvii) Any other standard proposed by the Lessee and approved by the Project Engineer

I.. CONVENTION CENTER HALLS, AUDITORIUM AND EXHIBITION HALL

a. General

- The external facade of the C&EC should be such as to make it of contemporary design, its presence and the interior to create a state-of-the-art condition vis-à-vis lighting, acoustics, setting of the air conditioning, stage and overall ambience, break out rooms etc.
- The Convention hall shall be a columnless structure with a large span.
- The auditorium shall be with modern facilities for public, state-of-the-art facilities for organising stage shows, music, theatre performances and playing movies.

b. Lighting system

- Luminaries shall be designed for continuous trouble-free operation under atmospheric conditions without reduction in lamp life or without deterioration of materials and internal wiring. Outdoor fittings shall be weatherproof and waterproof type.
- The lighting fixtures should maintain adequate lux levels as per GIP in the various areas of the Project Facility. All fixtures would be controlled from Control Room as well from remote using a controller, which can be programmed and set to achieve different levels of lighting.
- Provision of Exit Signs on all the doors of hall. Recessed mounted step light with grill could be provided to light up the gang way at every alternate rows.
- All fixtures would be with IP 20 degree of protection

c. Seating Arrangement

- The seats shall be designed taking into account anthropometric, ergonomic principles and Good Industry Practices (GIP)

- Following aspects need to be considered in designing seating - Mechanism of operation, durability, fabric covering and upholstery, fire risks, sound absorption balance, method of support and fixing, cleansing and lifecycles for replacement would need to be considered.
- Provisions to incorporate audio-visual equipment (cabling, microphones, voting systems, air ducts, concealed lighting, writing tablets).
- The seat dimensions, distance between rows should be as per GIP.
- The angle of seats should be planned to get a good line of sight.
- Telescopic seating shall be used for ensuring good visibility in the 12000 seater Main Convention Hall. The type of mechanism used in retracting / deploying the seats will be left to the developer. Options include, but are not limited to, those offered by Hussey Seating, Gala Systems (Canada), Audience Systems (UK) etc. Norms followed should be as per the Suntec Convention Centre, Singapore.

d. Meeting Facilities

- Video Conference Facility of international standards as per benchmarks.
- Computerised Registration System
- At least 2 fully equipped computerised rooms with 20 PC's per room
- Multi media capabilities.

e. Exit Facilities

- Exit facilities should be designed such as to enable evacuation of the audience from the Facilities not more than two and a half minutes
- Fire escape routes must be enclosed by fire resistant construction.
- Doors should not be less than 2 m wide.
- Sufficient number and appropriate locations of exits to be provided for the total capacity as per the NBC

f. Aisles

- The number and location of aisles shall be as per National Building Code. The minimum width of main aisles shall be 1.20 m and that of cross aisles shall be 1.0 m.
- The ramp slope in aisles shall be restricted to 1:10 and if the slope exceeds these steps can be provided in aisles.

g. Acoustics

- The auditorium should be planned to achieve a quiet background, sufficient loudness, proper distribution, adequate blending and separation of sounds. A noise survey of the site should be made to ascertain a suitable sound reduction value for the structure so as to keep the indoor noise level to 20-25 d (B), A which is the acceptable value for Auditoriums as per the National Building Code.
- The permissible reverberation times would be 1.0-1.25 when hall is full and 1.25-1.5 when the hall is empty, measured as per ISO 3382.
- The ventilating system for the auditorium should be inaudible. The associated ductwork must be lined with sound absorbing materials. Fans/Compressors must be remotely located or isolated with resilient mounting. Special grilles or diffusers may be needed to assure silent air delivery and extraction. Dampers for

balancing must be located upstream of the grilles or diffusers to avoid noise at the point of distribution.

- During the operation phase, noise pollution is expected from the following sources:

- The DG Sets
- Boilers and
- Air Conditioning system

The Lessee has to make provisions to acoustically seal them.

h. Power Backup

- The Lessee shall provide power back up to ensure operation of all Mandatory Facilities. The developer will also make arrangements for 24-hour backup power for all facilities.
- The electricity needs the project is expected to be met by BSES Rajdhani and DG Sets on the premises to meet back up requirements are anticipated.
- Specifications for Emergency Diesel Set to be justified by Lessee & shall need to be provided as a back up for the mandatory facilities.

i. Minimum Amenities Requirements

- Public convenience facilities (the number of such utilities) within the project facilities to be provided as per norms.
- Minimum toilet block with all the facilities shall be provided on each floor as per the National Building Code. IS: 1172, IS: 2064 and IS: 2065 shall be followed for working out the basic requirements for water supply, drainage and sanitation.
- Separate Toilet & other facilities shall be designed for seniors, juniors, physically handicapped persons and women.
- The sanitation requirements are to be worked out in accordance with the Tables 7 – Table 19 of Safety & Services, Sanitation Requirements, Delhi Building Byelaws 1983 and are to be provided for each building based on the type of building.
- Food bar /service facilities.
- Exhibit management office upon availability

j. Air Conditioning and Mechanical Ventilation (ACMV)

- A common centralised air-conditioning system for the C&EC is suggested. The air-conditioning system would be required to maintain comfortable indoor environmental conditions at all times of the year, and at all occupancy levels. The type of system / equipment to be selected with a view of reducing energy consumption of the air-conditioning system.
- The goal of the ACMV system is to provide designated air-conditioning space in the proposed development with comfort cooling at $22 \text{ Deg. C} \pm 1 \text{ Deg. C}$ with not more than 60% relative humidity (RH) and noise levels within the limits specified. Non air-conditioned areas shall be provided with adequate mechanical ventilation as per norms specified.
- The conditions to be maintained within the air-conditioned areas all through the year considering solar load, full occupancy, outdoor air (fresh air), lighting and equipment loads are as follows:

- Dry Bulb Temperature (DBT): 22 ± 1 Degree. Celsius (Deg.C)
- Relative Humidity (RH): Less than 60%.
- Noise level: NC 20 or better for auditoriums, NC 35 or better for other areas
- Air-conditioning system shall be designed to meet the requirements of the National building Code of India (NBC), as well as local authorities. The ACMV system shall meet the requirements and standards of NBC, BIS, ASHRAE, SMACNA, ARI, ASME, and AMCA. The design, materials of construction, manufacture, inspection, testing and performance of the ACMV system shall comply with all standards, statutes, regulations and safety codes of these bodies. Nothing in this specification shall be construed to relieve the Lessee of this responsibility. In case of any conflict between any of the standards the more stringent shall apply.

k. Finishes

- The materials, especially for the finishes, are to be selected with due consideration to their suitability to the function, economy, aesthetic quality and last but not the least easy maintainability.
- The design as should have to be functionally planned, well engineered and integrated buildings which would fulfill all the project requirements and make pleasant aesthetic statement meeting the stated objective of a state of the art building.
- Finishes should be benchmarked with international standards and at the very minimum those applicable for five star category hotels.

l. General Support Services.

- Support facilities and specifications for exhibition hall of the C&EC complex to follow the international benchmarks.
- The load bearing capacity for the Banquet Hall, Lobbies, Exhibition Pre-Function, Banquets Hall Pre-Function and Meeting Rooms should be at least 100 pounds per square foot.
- For exhibition centers, floor loading should be minimum 4 Tons per sqm. Finishing for exhibition should be Epoxy coated concrete floor with anti-static treatment & Suspension points – 70 kgs each of nodal points of steel.
- Provisions for disability access.

m. Environment

- Temperature and lighting control for primary spaces
- Lighting in all rooms should be fully dimmable and adjustable to suit specific needs.
- Separate service and public corridors
- Direct access to lobby and banquet hall
- Convenient access to exhibition halls
- Convenient access to service dock areas
- Carpeted meeting rooms and lounge areas

n. Equipment & AV System

- **Provision for Simultaneous Interpretation System (SIS)** will be made available in the convention hall and the auditorium. The minimum requirements include an interpreter's control unit, a tabletop transmitter per language, 1

receiver or headset per delegate. All equipment will comply with ISO standards for the relevant equipment.

o. Service

- Pin & sleeve connectors
- Telephone connections - A digitally controlled telephone system providing software features including High-Speed T-1 Internet Access, Web-Casting from show floor, Pre-Wired Fibre-Optic Cabling Backbone, T-Span, 56k Data Circuits, and Voiceover "IP."
- Cable television capabilities upon request
- Audio-visual equipment in Halls / Meeting rooms available
- 220 V electrical services in Meeting Rooms.
- Electrical service in Meeting Rooms.
- Cold water, sanitary drains at selected locations.

p. Elevators and Escalators

- Elevators and Escalators as per norms followed in 5 star hotels and conveniently located in each lobby and serve all levels.
- Freight/service lifts may be from loading docks to lower levels.
- Freight, passenger and service lifts to have dimensions as per international benchmarks.

2. HOTELS

The Hotels would be developed, operated and maintained as follows:

- At least 300 rooms to a minimum of 5 star facility level, during the tenure of this Lease Deed **as per the standards laid out by Hotel and Restaurant Approval and Classification Committee.**
- Overall at least 800 hotel rooms to be provided.
- Compliance with the Master Plan of Delhi's uses and Development Control Norm stipulations to be ensured
- Provided however that the bidder reserves the right to have a configuration supporting the higher rating and reducing the allocation towards the lower end/budget hotel.

3. COMMERCIAL COMPLEX

- The Lessee would be at liberty to design the Commercial Area, subject to review by the Project Engineer and compliance with Application Law. The Project Engineer shall only review the designs/drawings pertaining to the Commercial Area to check for structural stability and conformance to the conditions specified in this Schedule. Certain design considerations to be ensured.
 - (i) Structural requirements for the commercial complex would be as provided for the C&EC. **Grade A Building** shall be specified as a construction requirement for the Commercial Complex.
 - (ii) Compliance with the Master Plan of Delhi's uses and Development Control Norm stipulations to be ensured.
 - (iii) Maximum Permissible Commercial Area would not exceed 20% of the total built up area; the aggregate build-up of the commercial area and the proposed end use activities would be finalised by the private party in consultation with DDA

4. ADDITIONAL FACILITIES

- (i) Any other additional component that the Bidder may include to increase the attractiveness of the destination as described in Schedule 3.

5. ON-SITE SERVICES

a. Parking Space

- Output specifications with regard to number of car parking spaces have to be met in accordance with the Development Control Regulations specified in this RfP.
- All Project Facilities shall have adequate parking space for vehicles and minimum should be provided in accordance with the DCR specified for the plot. Minimum two basements are to be provided for parking
- The parking space would be designed factoring the current capacity of the Project Facility and adequately providing for future increase in capacity.
- Parking space shall be in compliance with Applicable Law and GIP.
- Parking spaces for trucks and lorries shall be provided near the service entrances of the suggested facilities.
- The **Traffic Management Plan** to be drawn up based on Traffic Impact Assessment Studies and requisite Clearance from the Traffic Department to be sought on this basis needs to develop a traffic management plan providing for adequate parking and smooth flow of traffic that will significantly reduce the noise levels in the area.

b. Water Supply, Drainage, Sewer and sanitation aspects

- The main **water supply system** for the Demised Plot shall be part of the project development activity. In principle no ground water tapping may be allowed within the project area and Lessee may have to make arrangements with Delhi Jal Board directly and water is to be sourced directly. DDA will not be able to make any arrangements for supply of water to the Demised Plot.
- Water quality should be as per Indian Standards for drinking Water (IS: 10500)
- The Development control Requirements for the Demised Plot to be adhered to with regard to provision for the above mentioned (Schedule 3).
- The following systems have to be provided for, in accordance with the prevalent Good Industry Practices and as per the Approved Environment Management Plan.
 - Rainwater management systems
 - Storm Water Drainage systems
 - Sewer and Recycling systems
 - Solid Waste Disposal systems
- **Environment Management Plan (EMP)** - Lessee to prepare an EMP. Scope of the EMP to include
 - a. Measures to mitigate impacts during the Construction phase.
 - b. Measures to mitigate impacts during the Operational Phase.Securing Environment Clearances to conform with the laws pertaining to environment, health and safety aspects is essential requirement for the Lessee.
- **Fire Safety System**
 - The Lessee shall design, supply, erect, test, and commission the entire Fire Protection System (FPS) as per the requirements of National Building Code of India (NBC).

- It is the responsibility of the Lessee to get the building and installed Fire Protection System inspected **and approved by the local Fire Service Officer**, or other Government and /or Local Authorities.
- Areas of public concentration including parks, open spaces, parking areas shall have an access to fire protection facilities and equipments.
- Fire Alarm System - The system shall be complete with detectors, manual call points, fire alarm panels, battery, etc and shall be in accordance with the National Building Code.
- Fire exit staircases as per best practice.
- Adequate information shall be displayed for fire safety within the Demised Plot.

d. Security Systems

- Provide **Emergency Evacuation Measures**: Provide self-luminescent markings where the backup power for the emergency lighting and exit signs is not of the self-contained battery pack type integral with the lighting and sign fitting.
- Provision of self luminescent markings along a staircase: The fire code requires emergency lighting and exit signs to be provided with standby power supply so that in the event of a break in the normal power supply, the standby power supply will kick in to make the escape facilities visible.
- All Security Measures should be in line with international standards and as per the applicable local law
- Close Circuit Television Network (CCTV) - A close circuit television (CCTV) network shall be designed for security and surveillance as well as for central monitoring purposes. The entire CCTV system could broadly consist of high resolution cameras, Video multiplexer, Matrix switches with keypad, 20"/14" monitor, Time lapse VCR (TLVCR) – for recording on VHF cassette. The cameras shall have following facilities - Monochrome & Integrated color, Simple keystroke selection & Optical zoom lens. The cameras shall be installed at vital positions, each with 360° PAN travel & 90° Tilt travel. All the cameras could be connected to control room equipment. Clean power (stabilised at camera site and UPS power at control room) is required to be provided for the system.

e. Emergency Management Plan:

- In the light of the high density prospect of the proposed project configuration and the attendant high risk of fire and accidents, the Lessee is to develop an Emergency Management Plan to the satisfaction of DDA
- The Emergency Response Protocol ("ERP") shall be developed by the Lessee in consultation with the local police, hospital/ambulance services, fire departments and other authorities/support personnel and the **Project Engineer**
- Special emphasis has to be laid on the evacuation of a large number of people from both the convention centre and the business hotel.
- Safety – The Lessee shall implement a Safety Management Programme in line with relevant guidelines (NBC & any other).

f. Roads

- **Access to the site:** The site is in Sector 24 in Dwarka, and it lies along the proposed 100 meter (right of way) wide road leading from Shiv Murti on NH-8 . The plot has a frontage of 250 mtrs on the 100 right of way road and on the 30 mtrs Right of Way with a length of 550 mtrs.

- The Main Approach roads comprise of road entering into the demised plot from both these roads, for best traffic management options. These roads shall act as the main vehicular access to all project facilities in the Demised Plot.
- The main Approach Roads shall have a 12m right of way. The carriageway shall be 9 meters with 3.0 mts for pedestrian pathway and tree plantation on either side of the carriageway.
- Given the heavy traffic flows expected along the above-mentioned highways, service roads need to be provided within the plot.
- Adequate provisions for internal roads shall be made. Internal roads not to exceed 15% of total area. The internal roads shall be of 9 m and carriageway width is 4.5 m for internal road.
- The roads shall be of rigid bituminous road.
- The cross section of road shall consists of 0.3m earth or gravel filling above NGL (if required the existing soil shall be replaced to suitable thickness by the material brought from outside), 0.15m Water Bound Macadam Layer I, 0.1m Water Bound Macadam Layer II, and the finishing coats as per the provisions of Ministry of Road Transport & Highways (MORT & H).
- The Pedestrian Link shall be of 1.8m wide. The Pedestrian Link shall be formed by 0.2m thick earth filling, and above this 50 mm thick paved blocks shall be laid. Or adequately paved with stone or tiles or slabs.

g. Green space

The Lessee shall develop park/s as per the District Park in accordance with the Master Plan of Delhi and comprising of greenery in various categories like shrubs, trees, plants, lawns etc according to the area requirement. Shrubs along the footpaths and lawns in the park area shall be planted to have an overall lush atmosphere. Necessary water supply line shall be provided at various places of green space from the main line, for proper maintenance of greenery. No area in the site is to be left barren

- Recreational facilities may be provided within the green area.
- Detailed landscape design shall be created for the site keeping in mind the following overall norms:
 - i. 40% of the area for Landscaping
 - ii. 20% of the area for Landscaping/ paved areas /rocks
 - iii. 30% - 35% of the area for Ground Coverage
 - iv. 5 – 10% extra

h. Compound Wall, Gate - A compound wall and adequate number of gates to allow free flow of traffic as per GIP balancing the aesthetics and security norms shall bound the Project Facility.

i. Signages – illuminate Signages will be set up in accordance with the NBC Norms at suitable locations within the Project Facilities to provide necessary information to the visitors regarding amenities and their location.

- Information signs
- Facility signs

The signages may be bilingual.

SCHEDULE 6

O&M REQUIREMENTS

1 General

- (a) The Lessee shall comply with the O&M Requirements set out in this Schedule. In doing so, the Lessee shall ensure that the Project Facilities are maintained to the standards and specifications as set out in the Construction Requirements and also meet the other requirements as set out in the Lease Deed.
- (b) In the design, planning and implementation of all works and functions associated with the operation and maintenance of the Project Facilities, the Lessee shall take all such actions and do all such things (including without limitation, organising itself, adopting measures and standards, executing procedures including inspection procedures, and engaging contractors, if any, agents and employees) in such manner, as will :
 - (i) keep the Project Facilities & its facilities from undue deterioration and wear;
 - (ii) ensure the safety of personnel deployed for operation & maintenance of facilities like lifts, street lighting, common area lighting etc.

2 Operations and Maintenance Plans

Prior to making application for the Commissioning Certificate(s) for the Project Facilities the Lessee shall finalise in consultation with the Project Engineer the O&M Plan.

3 Facilities to be maintained during the O & M period

The Lessee shall operate and maintain the Project Facilities during the Operation & Maintenance period in accordance with the Good Industry Practice.

For the same, the Lessee shall deploy adequate number of qualified manpower to operate & maintain the facilities. In addition the consumables like power, lubricant, spares etc shall be borne by the Lessee. The Lessee shall obtain & maintain necessary statutory clearances from local authorities for operating & maintaining the lifts.

4 Routine Maintenance Standards

- 4.1 In order to ensure smooth and uninterrupted operations, routine maintenance of the Project Facilities shall include but not be limited to:
 - (i) prompt repairs of the pumps, lifts, internal electrical system connected operation of pumps, lifts, street lighting & common area lighting;
 - (ii) replacement of equipment/consumables and repairs to equipment, structures and other civil works which are part of the Project Facility;
 - (iii) maintaining the shape, scope, full cross-section of the storm water drainage system
 - (iv) keeping the common facilities & common areas of Project Facility in a clean, tidy and orderly condition and taking all practical measures to prevent damage to the common facilities & common areas;
 - (v) undertaking maintenance works in accordance with the O&M Plan

- 4.2 The Lessee, for the purpose of routine maintenance shall, set forth such criteria as to conform to Good Industry Practice for sound maintenance of the common facilities of Project Facility.

5 Emergency Maintenance

The Emergency Response Protocol (“ERP”) shall be developed by the Lessee for the operation & maintenance of lifts, pumps, electrical system etc.

6 Specialist services to be provided by the Lessee

The following is a listing – indicative but not exhaustive – of the specialist services that are required to be provided by the Lessee:

- (a) Housekeeping
- (b) Security
- (c) Airport facilitation counters
- (d) Help desks to assist with Customs, immigration, police, fire
- (e) Good public transportation, connectivity from site, Shuttle service to the metro station.
- (f) Catering services
- (g) Currency exchange
- (h) In house PCO/PEO
- (i) Business Centre
- (j) Banks/ATM/Commercial & Recreational facilities / F&B
- (k) Exhibition Services
- (l) Booth Construction
- (m) Floor Plan Design
- (n) Stage design and Construction
- (o) Sign & Banner Design
- (p) Furniture & Fixture Rental
- (q) Cleaning & attendant services
- (r) Post office
- (s) Police security post

SCHEDULE 7

COPY OF BANK GUARANTEE (PERFORMANCE SECURITY)



SCHEDULE 8

PROJECT CONSTRUCTION MILESTONES

Milestone No.	Implementation Period	Mandatory Facilities		Additional Facilities
		<i>Core Project (C&EC facility and 300 room, 5 star hotel facility)</i>	<i>(Balance hotel inventory)</i>	▪ Commercial & other PSP facilities
1	<i>As at the end of 12 months from Appointed Date</i> End Date _____ Milestone 1	<ul style="list-style-type: none"> • Approvals of Plans. (Sanction Drawings & Business Plan) & Clearances obtained for Project Commencement. • Financial Closure • Construction Commencement of all facilities of Core Project 	<ul style="list-style-type: none"> ▪ Approvals & Clearances completed. • Construction Commencement of all balance facilities 	<ul style="list-style-type: none"> ▪ Approvals & Clearances completed. • Construction commencement of all facilities of Additional Project
2	<i>As at the End of 24 months from Appointed Date</i> End Date _____ Milestone 2	<ul style="list-style-type: none"> • COD [Core Project Commissioning Certificate] for Core Project facilities • Completion of Common Infrastructure & services within the site . 	<ul style="list-style-type: none"> • Completion of the building shell of the balance facilities. • Completion of Common Infrastructure & services within the site 	<ul style="list-style-type: none"> • Completion of the building shell of the project facilities. • Completion of Common Infrastructure & services within the site.
3	<i>As at the End of 32 months from Appointed Date</i> End Date _____ Milestone 3		<ul style="list-style-type: none"> • COD [Additional Facilities Commissioning Certificate] 	<ul style="list-style-type: none"> • COD [Additional Facilities Commissioning Certificate]

SCHEDULE 9**PROJECT DEVELOPMENT PLAN**

The Lessee shall submit the following within four months of the Appointed Date to the Project Engineer for obtaining the following approvals to the Project Development Plan

1. A Detailed Report on the Technical Plan covering the following sub-topics and shall provide the plan to meet the proposed Area specifications.
2. Detailed structural designs (including equipment specifications and installation plans), based on the output specifications provided by DDA as part of the Terms and Conditions of Lease deed).
3. Detailed estimates of quantities/ materials and detailed Technical Specifications related to major equipment and materials to be used.
4. Environment Impact Assessment & Environment Management Plan
5. Traffic Impact Assessment & Traffic Management Plan
6. Project Implementation plan with specific Milestones – The Implementation Plan is expected to address the following:
 - a. The Bidders should provide their plan for implementation of the Project including inter alia a GANTT chart/ an appropriate Time Activity Chart, showing Commissioning period, Phasing of development.
 - b. The Bidder should provide the details of engagement with the Architect Firm that have been associated & the contractor to be associated for construction of facilities.
 - c. A plan on the proposed Business Relationships Including:
 - (i) Operations plan:
 1. Proposed Operator tie-ups (if any) for the Convention and Exhibition Centre and for hotels, parking and commercial facilities. To be supported by MOU's & prior experience of the Operators
 2. Specialist agencies such as Exhibition Organisers, F&B services etc. proposed to be associated. To be supported by Expression of Interest documents.
 - (ii) Marketing Plan: Proposed plan to attract convention and leisure tourism, and cost/benefits thereof
7. Investment plan & intimation of Financial Closure which shall *inter alia* include:
 - Detailed Project Cost as per Table 1
 - Project Funding Structure

Table 1 - Project Cost

Details of Project Cost	Rs. In crores
Land & Site Development	
Construction and Other Civil Works	
Equipment and Technology	
Miscellaneous Fixed Assets	
Pre-Operative expenses	
Contingency	
Margin Money for working capital	
Interest during construction	
Total	

8. All related Clearances

SCHEDULE 10

SCOPE OF PROJECT ENGINEER

1. Role of the Project Engineer

The Project Engineer is expected to play a positive and independent role in discharging its functions, thereby facilitating the smooth implementation and operation of the Project. Broadly, the role of the Project Engineer is to:

- i) independently review, monitor and where required by the Lease Deed, to approve activities associated with the Design and Construction of the Project Facilities to ensure compliance by the Lessee with the Project Requirements,
- ii) report to the Parties on the various physical, technical and financial aspects of the Project based on inspections, site visits and Tests,
- iii) assist the Parties in arriving at an amicable settlement of disputes, should the need arise, and
- iv) review matters related to safety measures adopted by the Lessee for the Project.

2. Scope of Services

The services to be provided by the Project Engineer are listed below. In addition, the scope of services would also include such other functions as are required to be undertaken pursuant to specific provisions of the Lease Deed.

2.1 Implementation Period - Design and Planning

- a. The Lessee is required to submit the Drawings for the Project facilities and the Project Engineer shall review the same to ensure conformity with the Design Requirements.
- b. Review of the following submitted by the Lessee :
 - (i) Quality Assurance Plan;
 - (ii) Implementation Plan;

2.2 Implementation Period - Construction

- a. The Project Engineer would monitor, in accordance with Good Industry Practice, the progress in implementation and ensure compliance with the Construction Requirements. For this purpose the Project Engineer shall undertake, inter alia, the following activities and where appropriate make suitable suggestions:
 - (i) monitor the progress in implementation of the Project based on the Implementation Plan submitted by the Lessee;
 - (ii) review and approve the material testing and mix designs results and recommend special tests, where required, for materials and/or completed works, require removal/substitution of unsuitable materials and /or works and report deficiencies in respect of the same to DDA;

- (iii) review and monitor the quality assurance and quality control procedures followed by the Lessee;
- (iv) review the manpower and equipment deployed by the Lessee ;
- (v) monitor the Construction Works for conformity with the Project Requirements;
- (vi) verify the 'As Built' drawings for each component of the works prepared by the Lessee and require removal of deficiencies found therein;
- (vii) review the safety measures implemented;
- (viii) require, monitor and review the results of Tests to be carried out by the Lessee in accordance with the Construction Requirements;
- (ix) require suspension of whole or any part of the Construction Works if in its reasonable opinion the same does not conform to the Construction Requirements;
- (x) Certify to DDA that the Core Project Commissioning Certificate and the Additional Facilities Commissioning Certificate may be given
- (xi) review and assist in finalisation of the first annual O&M Plan prepared by the Lessee.

2.3 Operations Period

Review of operations of Project Facilities every 6 months to check compliance with the O&M Requirements

2.4 Breach of Obligations

If during the course or upon review / inspection undertaken by the Project Engineer or otherwise, it transpires that either of the Parties is in breach/ default of any of its obligations under the Lease Deed, the Project Engineer shall, under intimation to the other Party, require the defaulting Party to remedy such breach/ default within such time and in such manner as the Project Engineer may deem fit and in each case the same shall be recorded.

2.5 Meetings, Records and Reporting

- a. The Project Engineer would be required to participate in the Project review meetings held from time to time by the Parties, which are ordinarily expected to be held once a month during the Implementation Period and once every six months during the Operations Period as also to participate in emergency or extra-ordinary meetings of the Parties held to deal with any Emergency, Force Majeure Event or other exigencies.

- b. The Project Engineer shall, in the ordinary course, maintain record of the activities undertaken by it in discharge of its functions and responsibilities. This would include records in respect of the following:
- (i) Manpower deployed and other organizational arrangements of the Project Engineer;
 - (ii) Reviews of documents submitted to it by the Lessee to meet Project Requirements, such as manuals, Drawings, As Built drawings, schedules, plans and reports;
 - (iii) Inspections undertaken and notices/ instructions issued to the Lessee;
 - (iv) Review of compliance with Project Requirements;
 - (v) Tests;
 - (vi) Emergency (including accidents);
 - (vii) Force Majeure Events;
 - (viii) Breaches and defaults by the Parties; and
 - (ix) Handback Requirements
- c. During the project implementation period, the Project Engineer would be required to submit the following reports:
- Monthly Progress Report (including details of slippages and remedial measures)
 - Report on Tests and report on notices Issued
 - Commissioning Certificate (s)
 - Any supplemental or special report that may be considered necessary by the Project Engineer (including Emergency, Force Majeure, and breach of obligations).
 - Any other report as may be reasonably required by DDA or as may be necessary to give effect to the provisions of the Lease Deed.