

Memo No. C-170/HIDCO/Admn-4313/2025

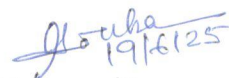
Date: 19.06.2025

Sub: "E-AUCTION FOR ALLOTMENT OF 166.50 KATHA (11137.50 SQ.M) LAND IN PREMISES NO. 34A, BELVEDERE ROAD UNDER WARD NO 74 OF KOLKATA MUNICIPAL CORPORATION (KMC) IN ALIPORE, KOLKATA, ON FREEHOLD BASIS FOR COMMERCIAL USE". e-Auction ID: 2025_WB_4710.

Reply to queries raised by prospective bidders in the pre-bid meeting held on 30.05.2025 at 3.00 pm and queries received through e-mail in connection with the above.

Sl. No.	Queries raised by intending bidders	Reply of WBHIDCO
1	Starting Price: As discussed, the starting price of Rs. 410.26 Crores is fixed as per Circle Rate, we have examined the Circle Rate is lower kindly advice;	The starting bid price mentioned in the NIA document has been calculated from the value received from IGR through written communication. We would like to request the prospective bidders to verify the IGR value through written communication with IGR instead of checking it online.
2	FAR: You had informed that the FAR will be 4.23 plus additional FAR (Metro & Green) plus 30,000 sq. ft. (for proposed Aquarium) – we shall be grateful if you kindly confirm the calculation to this effect as it will affect the viability and feasibility of the project;	Permissible FAR is 4.2375 in addition to equivalent floor area proposed for aquarium.
3	Ditch: As discussed the "Ditch" is a low land – we shall be grateful if you kindly let us know the recorded status of the "Ditch" and it is not recorded as water body / tank;	Confirmed. It is not recorded as water body / tank.
4	Commercial Use: As I requested if you kindly consider the use of the land is for "Residential / Commercial / Mixed" use. Please clarify on this;	The land will be used for "Commercial" purpose only including the aquarium.
5	Aquarium: You have advised that additional 30,000 sq.ft. plus other areas will be allowed for this purpose. Who will bear the construction cost for the same and who would operate the said facilities?	The H1 bidder will be responsible to bear the construction cost and operation of the said Aquarium.

Yours faithfully


General Manager (Commercial)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

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