



श्यामा प्रसाद मुखर्जी पोर्ट, कोलकाता  
SYAMA PRASAD MOOKERJEE PORT, KOLKATA

## Corrigendum I

### Architectural Design Competition

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The response to the queries received from various interested parties is attached herewith for kind perusal. The AutoCAD file of the site, Plan of the Old pump house and NCCB reports can be downloaded from the below Google drive link:

Google drive link-

[https://drive.google.com/drive/folders/1daRmB\\_pfSIgR0hSl24L\\_NfO-YidOsjx?usp=sharing](https://drive.google.com/drive/folders/1daRmB_pfSIgR0hSl24L_NfO-YidOsjx?usp=sharing)

Name of Folder- "Architectural Design Competition Data"

**Estate Manager  
(I/C),  
Estate Division  
Syama Prasad Mookerjee Port, Kolkata**

**RESPONSE TO QUERIES RECEIVED FOR ARCHITECTURAL DESIGN COMPETITION FOR ICONIC COMMERCIAL DEVELOPMENT ON STRAND ROAD, KOLKATA**

SL NO	FIRM/INDIVIDUAL	QUERIES	SMPK RESPONSE
1	<b>ANINDYA BASU &amp; ASSOCIATES</b>	The registration form has been uploaded on March 21, 2023 on your website. WHAT is the deadline for submission of the REGISTRATION form?	Registration Form to be submitted by 30 <sup>th</sup> April 2023 over email to moumita.gt@kolkataporttrust.gov.in
2		Is the form to be submitted along with competition design?	As above
3		What is the deadline for submitting <b>UNDERTAKING form &amp; APPLICATION LETTER?</b>	31.05.2023, 03:00 PM IST
4	<b>SUBHRENDU DAS</b>	Should we consider the document as a " <i>design idea competition</i> " since winning entries may not be considered for award of the design contract?	Yes
5		As per clause 3 (e) soil stability, wind velocity, geotechnical report, local flood data are to be factored in the design proposal. If these reports are available with the Port Authority, can copies of the same be made available to all participants?	May be checked from on line available resources
6		Can the drawings of the old pump house building/existing structures (plans, elevation and sections) along with the NCCB report be shared?	Plans of old pump house building & NCCB report attached (Ref Corrigendum I)
7		With regards the Eligibility criteria as per clause 6: <ul style="list-style-type: none"> <li>• Can the participants be a consortium of architects?</li> <li>• Is there a format of declaration of the consortium from SMP that we need to follow?</li> <li>• Can participants officially collaborate (form a consortium) with international associate experts who do not have registration from the Council of Architecture?</li> </ul>	<ul style="list-style-type: none"> <li>• Can the participants be a consortium of architects? - Yes</li> <li>• Is there a format of declaration of the consortium from SMP that we need to follow? - No</li> <li>• Can participants officially collaborate (form a consortium) with international associate experts who do not have registration from the Council of Architecture? - Yes</li> </ul>

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8	<b>M/s ANINDYA BASU &amp; ASSOCIATES</b>	Scale of site plan? Scale of site plan for PLOT #2?	All Site Plans to be in 1:500 scale
9		<b>Re: PLOT#1 on Strand Road</b> Plot Area = 4225 sqM, Expected BUA (as per SMP (KPT) brief) = 12675 sqM. Therefore, <b>assumed FAR = 3.00</b> Yet KMC FAR for 16M wide Rd (given in PDF dwg) <b>= 2.25 under ASSEMBLY/ MIXED USE category</b> Plz Clarify. Maximum BUA = 9500 sqM?	KMC Building Rules and any other regulations in vogue shall be applicable
10		<b>Re: PLOT#1 on Strand Road</b> Mini Auditorium / AV. Will the auditorium be required to have sloped seating?	No
11		<b>Re: PLOT#1 on Strand Road</b> Design brief recommends retaining outer Strand Rd facade, although building has been declared unsafe. Client recommends having some use within the shell of the rescued facade?	Architect may consider suitably
12		<b>Re: PLOT#1 on Strand Road</b> In case of existing outer strand road side facade. How to address fire tender egress passage for the building? Will SMP (KPT) apply for special consideration from Mayor/ WBFS to retain heritage facade part on front?	Retaining the façade is not compulsory Architect may give best suitable design option.
13		<b>Re: PLOT#1 on Strand Road</b> PARKING requirement is a major challenge because of shape of plot. Can the proposal have multi-tier (3 or more puzzle) parking on Surface and Basement?	Yes

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14		<b>Re: PLOT#1 on Strand Road</b> Foot-over bridge connecting proposed site and Millennium park. Requirement of Minimum Height Clearance because of existing circular railway.	At least 5 meters
15		<b>Re: PLOT#1 on Strand Road</b> Foot-over bridge connecting proposed site and Millennium park. Does the proposal have to show: A) Millennium Park side landscape? B) Ramp descent for barrier-free access?	A) No B) Yes
16		<b>Re: PLOT#2</b> Iconic sculpture in garden. A) Is it a static sculpture or a dynamic sculpture? B) Will SMP (KPT) agree to maintain a dynamic sculpture?	Architect may propose suitably
17		<b>Re: PLOT#2</b> Iconic sculpture in garden. Max Height allowable for the Iconic sculpture	Depending on the land availability and surrounding areas the same may
18		<b>Re: PLOT#1 and PLOT#2</b> Submission of Model A) Is submitting MODELS mandatory or can be substituted with 3D image rendition/ animation video? B) If YES, are participants required to submit models for both proposals?	Physical models are not mandatory
19		Can all participants expect to be compensated – at least to cover the cost of submittals/ models etc – for participants?	No payment other than those specified in the notice are admissible
20		How does the architectural competition adviser propose to MAINTAIN ANONYMITY of submission and thereby, fair play standards?	The submitted documents would be dealt by SMPK maintaining full confidentiality
21		Will the architectural competition adviser SMP/ KPT declare at some stage the composition of the jury	May be declared later

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22		Jury Presentation: Is there a proposal for: A) Shortlisting of proposals and declaration? B) AV presentation of shortlisted proposals before jury?	All proposals will be called for Jury presentation
23	<b>IDEATE</b>	If possible, kindly share the CAD files of the pdf that are attached with the design brief.	To be shared
24		In the brief it is written 'greenfield development' for the design, so do we consider a clean site (remove the heritage structure) or design keeping the heritage structure? If we need to / can keep the heritage structure, then floor plans/elevations for the heritage structure would be required for proper space management	The old building is beyond repairs as per NCCB report hence may be removed completely or only the façade may be retained for elevation purpose as per discretion of Designer.
25		If more pictures of the site and the heritage structures can be provided it would be of great help.	Kindly conduct a site visit
26		Can we know the age of the parking structure present at site?	More than 50 years
27		Is the site at Howrah bridge a part of this same competition? If some reference images of that can be shared it would be of great help.	Yes, part of same competition. Images to be shared.
28		Regarding submission, do we need to submit the design with the Application form? no prior registration/application is required?	Registration Form to be submitted by 30 <sup>th</sup> April 2023 over email to moumita.gt@kolkataporttrust.gov.in
29		The design meeting that will take place on 3rd April, is it possible to join via video conference (zoom / g-meet)?	Online only
30		<b>ARCHIPELAGO</b>	Should we consider the width of the access road as 16m (as written in the survey plan)? The width should be confirmed as the governing building rules (like F.A.R & Height of the building) depend upon the same.
31	Are there any Existing trees on the site?		May be checked by site inspection
32	Is the Physical model mandatory? Is there any stipulated scale?		Physical models are not mandatory. Any suitable scale for best representation of design.

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33		Do you want to consume the maximum available F.A.R.?	Yes																		
34		Will the winner be appointed as the consultant architect for this project?	Cannot be committed at this stage																		
35	<b>AUR</b>	For the plot size of 4225 Sqm, the built-up area specified in the competition brief is 12,675 Sqm, which is calculated using the FAR to be 3.  We are interested in knowing how you determined the built-up area as of KMP 2009.	KMC Building Rules shall be applicable																		
36		Due to the location being close to a river, are there any height restrictions?	No																		
37		What will be expected footfall on an hourly basis?	Kindly make suitable assumptions																		
		<p>What will be the capacity and area for the provided requirements? Shall we follow our assumption for the capacity which are as follows:</p> <table border="1"> <tbody> <tr> <td>a)</td> <td>Mini Auditorium with AV</td> <td>60 persons</td> </tr> <tr> <td>b)</td> <td>Banquet hall/Conference hall/Multipurpose hall with dining area and VIP dining rooms</td> <td>250 persons</td> </tr> <tr> <td>c)</td> <td>Multilevel Car Parking</td> <td></td> </tr> <tr> <td>d)</td> <td>Boutique shops/Retail outlets</td> <td>30 Shops</td> </tr> <tr> <td>e)</td> <td>Guest house</td> <td>15 rooms (single Rooms with attached toilet)</td> </tr> <tr> <td>f)</td> <td>Rooftop eatery like Café/ Themed restaurant</td> <td>200 persons</td> </tr> </tbody> </table>	a)	Mini Auditorium with AV	60 persons	b)	Banquet hall/Conference hall/Multipurpose hall with dining area and VIP dining rooms	250 persons	c)	Multilevel Car Parking		d)	Boutique shops/Retail outlets	30 Shops	e)	Guest house	15 rooms (single Rooms with attached toilet)	f)	Rooftop eatery like Café/ Themed restaurant	200 persons	Kindly make suitable assumptions
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38		Is there any budget limitation?	No but the proposal should be financially viable
39		Current site does not have setbacks, so if we follow KMP 2009 following will be the setbacks: Front : 5m Rear : 6m Side-01 : 5m Side-02 : 5m  Are these Set-Backs to be followed?	KMC Building Rules shall be applicable
40		As per brief we have two site plans, so is this competition for 2 sites?  Also, it's our sincere request to send the CAD file for Site Plan.	Yes 2 sites. CAD files to be shared
41	<b>AR. DEBASISH SARKAR</b>	if the survey drawings (DWG) of the competition site are available for reference. It would be helpful to have them to better understand the topography and existing trees, structures of the site.	To be shared
42		if there are any specific environmental norms that need to be taken into consideration while designing. This would help me ensure that my design is sustainable and eco-friendly.	No may consider suitably
43		if site visits are allowed, it would be beneficial to have a first-hand experience of the site and its surroundings.	Yes, site visit is possible
44	<b>SAMYA GHATAK</b>	On page number 2 (Slide number 5 of PDF), it is written- " The total area of the site is 4225 sqm. The site is located north-south direction and has a linear shape along the Strand road. " But the last page of the document has a drawing marked 340 sqm area.  I understand that this part is on the other side of the Ganga and detached from the main site. Also, it can be understood that this 340sqm is to be developed as a sculpture garden. Is this correct?  Is it required that the design solution should propose a connection between these two parts of the land across the river? Please	The site of area 340sqm is a separate site near Howrah bridge which is proposed as a sculpture garden.  No connection between these 2 sites possible.

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		elaborate on this	
45		Approximate capacity required for the following spaces- 1. Mini Auditorium - No of People? 2.VIP Dining - No. of Units? 3. Conference hall - No. of People? 4. Guest House - Number of rooms?	As per suitable assumption.
46		We are a group of two individual architects working together on the project.  In addition to FORM 1: APPLICATION LETTER, should we submit FORM 2: UNDERTAKING OR FORM 3: DECLARATION FROM THE INDIVIDUAL ARCHITECT?	Both Form 2 & Form 3 to be submitted
47		Do you have any limitation on No of sheets to be submitted? Is there any preferred sheet size?	No limitation on sheet no & size