



JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED

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Ref. No.: 151/2018

Date : 08/03/2018

RESPONSE TO PRE-BID QUERIES

DEVELOPMENT OF TOURISM PROPERTIES IN JHARKHAND ON RENOVATE, OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS (Ref No. 923/2017 dated 14.12.2017)

No	Reference	Queries	Response
1	DCA Clause 4.1	Request to JTDC to either reimburse the cost to repair the building or repair the building before handing over to the developer for Hotel Sheetal Vihar, Barhi	No change, bid condition stands. Property shall be provided on "As Is Where Is" basis.
2	DCA Clause 4.1	Request to JTDC to pay all the outstanding dues like electric bills, water bills, etc. on properties before handing to the developers	All outstanding dues will be cleared by JTDC before handing over the property to the developer
3	DCA Clause 4.1.2	Temple committee runs the Tourist Complex in Chatra. Request you to handover property free from all encumbrance	JTDC will provide encumbrance free property to the developer.
4	DCA Clause 4.1.2	Locals are running some properties. Request to handover encumbrances free property to the selected bidder.	JTDC will provide encumbrance free property to the developer.
5	DCA Clause 3.4.2	We request to remove the ceiling that a developer can operate 4 JTDC properties at max. This is restricting the competition, as we may not bid for a property now, considering the chances that there may be a better property to bid in the future. This hampers the competition and the Authority may not receive anticipated bids for the properties.	No change, bid condition stands
6	DCA Clause 5.7.3	We have observed that the properties are not constructed/ designed considering the increase in demand in next 10-20 years. We request you to allow the developer to reconstruct/ furnish the properties as per his analysis of the future demand. In addition, we request the Authority not to charge any additional amount for using additional FSI/FAR.	No change, bid condition stands

7	RFP Clause 1.3	Considering the number of holidays due to Christmas and New Year, it is difficult to submit the proposal by the due date. Thus, we request you to kindly extend the proposal due date by at least 2 weeks from response to pre-bid queries.	Please refer to corrigendum.
8	RFP Clause 2.1.1 b	Request you to reduce the minimum technical criteria for Tourist Information Centre, Jamshedpur	No change, bid condition stands
9	RFP Clause 1.2.7	Request you to reduce the Minimum Annual Fee for Jamshedpur	No change, bid condition stands
10	RFP Clause 1.2.4	Request you to reduce the Bid security amount for Hotel SheetalVihar, Bari and Tourist Complex, Itkhor, Chatra	No change, bid condition stands
11	RFP Clause 2.1.1 b	Request you to also consider the area operated / managed along with number of rooms for technical qualification as work orders are issued on the basis of area to operate / manage than the number of rooms / halls in a property	Bidder can provide a notarized affidavit regarding the number of rooms in a property. However, bidders should note that the qualification criteria requires operation and management of entire hotel.
12	PIM	The RFP/PIM document does not provide any information regarding footfall/ current revenues from any property. Thus, it is difficult for us to analyze the future revenues from the properties. We request you to provide the footfall data along with the current revenues for each of the property, so that, we can bid comprehensively.	Bidders are required to undertake their own assessment before bidding.

Managing Director
JTDC