



JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED

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Ref. No.: 826/2018

Date : 14/09/2018

RESPONSE TO PRE-BID QUERIES

DEVELOPMENT OF TOURIST COMPLEX, MAITHON UNDER PPP FRAMEWORK ON RENOVATE, OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS

RFP invited through NIT NO. PR190520 (Tourism) 18-19 and Ref. No.: 712 /2018 Dated 16.08.2018

No	Reference	Queries	Response
1.	RFP Clause 1.2.7	Kindly extend the time for payment of Annual Fee from first anniversary of signing of agreement to second anniversary of signing of agreement. This will help us to focus on operations of the property in the initial part, as the property requires substantial investment and marketing.	Kindly refer to Corrigendum 2.
2.	RFP Clause 1.2.7	Kindly reduce the minimum annual fee of 21,00,000 lakhs There is already an existing hospitality services in the vicinity of the property. It is very difficult to generate that much revenue to provide such fee.	Not Agreed. The terms and conditions of the RFP remain unchanged.
3.	RFP Clause 1.1.1	Increase of lease period: As per 1.1.1 of your Volume I is has been given lease period for 15 years. But as per our view this period is very less for making such place as a demanding tourist spot. It is a suggestion to kindly increase the lease period of 15 years.	Not Agreed. The terms and conditions of the RFP remain unchanged.
4.	General	Undertaking of water sports activities near the dam	Developer should apply, and get the requisite approvals and permits for water sports activities from the concerned Department.
5.	General	Provision of financial assistance in terms of subsidy from the authority is certainly needed as there is an huge investment envisaged for the renovation of the property, So kindly provide some financial support in the initial operation period	Not Agreed. The terms and conditions of the RFP remain unchanged.

6.	General	Opening of Bar -It has not any were written that BAR is allowed or not so kindly clear. And if allowed what are the criteria's ?	Agreed. Developer should apply, and get the requisite approvals and permits for operation of Bar as per prevailing rules.
7.	General	Electricity dues - What is the present status of Electricity Bill, if there are any dues who will clear? If in near future extra LOAD of electricity is required, How JTDC will help ?	All the outstanding dues will be cleared by JTDC prior to handover. The Developer will need to apply, and get appropriate connections in case of increase in load.
8.	General	The bidding documents did not specify that whose responsibility is development of approach road for the property.	JTDC will request the concerned Department for the upgradation of the approach road.
9.	RFP Clause 1.2.4	I have to state that the Bid security for the Project of Maithon high and needs to be reduced to a maximum level of Rs. 10 lacs only.	Not Agreed. The terms and conditions of the RFP remain unchanged.
10.	RFP Clause 1.2.7	Further being a remote property where flow of tourist from Jharkhand side is minimal and will require lots of marketing effort to generate revenue, we request you to put the reserve price of rent to a maximum of Rs. 12,00,000/- plus GST as it will need investment to the tune of rs.3 Crores plus marketing and advertisement efforts as well as the rooms on renovation will get reduced to 30-34 rooms only.	Not Agreed. The terms and conditions of the RFP remain unchanged.
11.	RFP Clause 1.1.1	Also the project will take longer time to get to no profit no loss level, the investor be given a long lease period of around thirty years .	Not Agreed. The terms and conditions of the RFP remain unchanged.
			Sd/- Managing Director JTDC