

Dated: 29th December 2021

**Request for Proposals for Development of Business Hotel-cum-Commercial Complex at Patel Nagar
in Dehradun, Uttarakhand**

<u>Sl. No.</u>	<u>RFP Reference</u>	<u>Issue</u>	<u>Response</u>
1	RFP Clause No. 1.1.7	Project cost estimate	FAR is as applicable under relevant rules and regulations in force. Regarding the estimates, the bidder is free to make own estimates.
2	RFP Clause No. 1.1.8	Construction period allowed 2 years is too less to complete. The period for Licenses/ permits related to Construction should be separately allowed.	Construction period of 2 years is reasonable. Hence, more time is not permitted. No change in the provisions of RFP in this regard.
3	RFP Clause No 1.1.10	Moratorium from payment of Annual Concession Fee.	Moratorium is permitted during construction period or compliance of Conditions Precedents by Concessioneing Authority, whichever is later.
4	RFP Clause No. 1.1.15	All sanctions/ licenses related to Construction/ development of project should be Jointly handled by Deptt & Agency selected as O& M agency.	Conditions Precedent by Concessioneing Authority and Concessioner are clearly identified. Hence, no changes in the RFP in this regard.
5	RFP Clause No. 1.2.4	Exemption from payment of Tender Fee and EMD for MSMEs.	Startups, Micro and Small enterprises will be exempted from payment of Tender Fee and EMD. However, exemption is not available in case of JV / Consortium unless other partners are also among these enterprises. In lieu of EMD “Bid Security undertaking” will be acceptable as per present policy.
6	RFP Clause No. 1.2.5	Experience in development of Residential Projects also to be considered for technical eligibility.	Permitted for construction / development category
7	Clause 2.2.1 of RFP	Permission for Registered Societies to participate	Permitted. However, the Societies should have the mandate for undertaking such projects in their Articles and Memorandum of Association.
8	RFP Clause No. 2.2.4/2.2.5	Consideration of qualification of partners / members in case of JV / Consortium	Qualification could be met individually or collectively by members of JV / Consortium
9	Article 2 of DCA part of RFP	Concession Period	Concession period will be for 30 years followed by a re-bidding with Right of First Refusal (RoFR) for the current Concessioner provided the offered proposal is within the range of 20% from H ₁
10	Article 11 of DCA	Permit LDR or similar banking products to raise the finance.	Permitted. To be read as added to Clause 11.1.1

11	Schedule M of DCA part of RFP	List of Prohibited Activities	Following activities are deleted from the list: (i) Any activity involving commercial exploitation of Lake water like Pisciculture, other than those envisaged under the Project (ii) Organizing sports like cricket, hockey, volleyball and football (iii) Activities involving pets and animals (iv) Organizing marriages and other parties
12	Other Query	Details of Contact Person	Mr. Jaspal Singh Chauhan, DTDO. Dehradun. Mobile No. 706 003 8441
13		Second Pre bid meeting	At 2:30 PM on 06 th January 2022. Participation through VC is also permitted. Link shall be shared on request.
14		Contacts for seeking clarification	Email pppcell.utdb@gmail.com and cc to procurement.utdb@gmail.com May also contact during office hours only on mobile Nodal Officer (DTDO, HQ) 789 573 7015 or Procurement Consultant 779 555 3455