

**Request for Proposals for Development of Hotel Alaknanda as a 5-Star Hotel on DBFOT  
Basis in Haridwar, Uttarakhand**

<b><u>Sl. No.</u></b>	<b><u>Issue</u></b>	<b><u>Response</u></b>																
1	Proposal / Bid Validity	The Proposal / Bid shall be valid for a period of not less than 120 (One Hundred Twenty) days following last date for proposal submission (i.e., <b>“Bid Due Date”</b> ).																
2	Bank Details for payment of Tender Fee and EMD	<table border="1"> <tr> <td>Beneficiary Name</td> <td>CEO Uttarakhand Tourism Development Board Dehradun</td> </tr> <tr> <td>Bank's name</td> <td>Indian Bank</td> </tr> <tr> <td>Account Number</td> <td>50517934250</td> </tr> <tr> <td>Branch</td> <td>Nimbuwala, Garhi Cantt</td> </tr> <tr> <td>Address</td> <td>Nimbuwala, Garhi Cantt, Dehradun</td> </tr> <tr> <td>IFSC</td> <td>IDIB000N599</td> </tr> <tr> <td>GST No.</td> <td>05AAALU0031F1ZK</td> </tr> <tr> <td>PAN</td> <td>AAALU0031F</td> </tr> </table>	Beneficiary Name	CEO Uttarakhand Tourism Development Board Dehradun	Bank's name	Indian Bank	Account Number	50517934250	Branch	Nimbuwala, Garhi Cantt	Address	Nimbuwala, Garhi Cantt, Dehradun	IFSC	IDIB000N599	GST No.	05AAALU0031F1ZK	PAN	AAALU0031F
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3	Can Concessionaire start Construction work or they have to wait for getting all NOCs?	The Concessionaire can take up appropriate construction related activities as permitted by rules and regulations of local bodies.																
4	Any Penalty clause is applicable, if Project gets delayed due to delay in Local clearance or any other reasons?	The Concessionaire is responsible for obtaining all required permissions. However, the Concessioneing Authority shall extend all possible cooperation. In case of any delays and penalties / rights of the authority shall be as per relevant provisions in the Concession Agreement.																
5	The Annual Concession Fee (ACF)	Notwithstanding reference anywhere in RFP / DCA, the Annual Concession Fee shall be Rs. 50 Lakhs per year plus percentage of the Gross Revenue quoted in the Financial Proposal. There shall be an annual increment in the Concession fee of Rs. 50 (fifty) Lakhs (first year) with 5% over the previous year amount. Such increment is not applicable for revenue share component.																
6	Performance Security	Notwithstanding reference anywhere in RFP / DCA, the Performance Security shall be not less than Rs. 6 (six) crores with BG validity of one year and same should be renewed every year one month before expiry during the entire Concession period.																
7	Site Visit	Prospective bidders may visit the site any time. Kindly contact Executive Engineer, UTDB Mob. No. 975 986 0793.																
8	Can the existing Hotel be operated while further construction goes on?	No. Existing building should be demolished and new construction should be taken up.																
9	Fulfilment of O&M experience as e	The bidder has to fulfil the criterion for past																

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	eligibility criterion	experience with regard to O&M of 5-star category hotel under Category1 or Category2 or Category3 or otherwise, should provide an undertaking for O&M tie-up as per RFP/DCA.
10	Exemption from payment of Tender Fee and EMD for MSME units	Micro and Small enterprises registered anywhere in India are eligible for exemption from payment of Tender Fee and EMD. But this exemption is not available in case of JV.
11	Can the Wellness and Spa centres be outsourced?	Can be outsourced subject to provisions of the Concession Agreement.
12	Is a Bar allowed in the Hotel?	As per the local area law.
13	Possible to get guarantee from UTDB for getting loans?	UTDB will not provide any guarantees nor the Concessionaire is permitted to offer the property as collateral guarantee. However, the Concessionaire can avail the loan facilities subject to provisions of the Concession Agreement. Further, any such agreements should be approved by the Concessioning Authority.
14	Terms and Conditions for agreement with hotel operator	Terms shall be as mutually agreed between them subject to provisions of the Concession Agreement.
15	Incentives for the investors / developers	Not available for PPP Projects.
16	Queries and suggestions from prospective bidders.	All queries are analysed and appropriate addendum is uploaded on e-portal for benefit of all prospective bidders.
17	Revision in approved plans	The approved plans are already included in the RFP. However, the Concessionaire is at liberty to apply afresh revised plans and get the necessary approvals from the appropriate authorities after getting clearance from the Concessioning Authority (UTDB).
18	Whether LLP is permitted to bid?	LLP is also permitted.
19	Construction Plan, Design Parameter, Design, Drawing and Construction Methodology	The Construction Plan, Design Parameter, Design, Drawing and Construction Methodology should be approved from a reputed institution like Indian Institute of Technology, Roorkee; School of Planning and Architecture, New Delhi; etc.
20	Last date for submission of Proposal	Extended till 27 <sup>th</sup> June 2022, but no change in time.