



## JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED

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Ref. No.: 1117/2019

Date : 23/09/2019

### RESPONSE TO PRE-BID QUERIES

#### DEVELOPMENT OF AMUSEMENT PARK AT KANKE DAM PARK IN RANCHI UNDER PPP FRAMEWORK ON RENOVATE, OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS RFP invited through NIT NO. PR 215298 (Tourism) 19-20 and Ref. No.: 927/2019 Dated 24.08.2019

No	Reference	Queries	Response
1.	RFP Clause 1.2.7 (i)	5% escalation per year is very high so it should be reduced	Not Agreed. The terms and conditions of the RFP remain unchanged.
2.	RFP Clause 2. 2.3	Formation of SPV and Shareholding Commitments  For implementation of the Project, the Successful Bidder shall be required to form a SPV under the Companies Act, 2013 in accordance with this Clause. The Authority will enter into the Project Development and Management Agreement with the SPV.  We are ALREADY a Private Limited Company incorporated under the companies act since 2011. Is it Compulsory (for successful bidders) to form a SPV ?	Not Agreed. The terms and conditions of the RFP remain unchanged.
3.	RFP Clause 2.1.1 (b)	Kindly change the number of years from three to one year preceding the proposal due date for demonstrating the technical capability.	Not Agreed. The terms and conditions of the RFP remain unchanged.
4.	RFP Clause 2.1.1 (c)	Kindly change the number of years from three to one year preceding the proposal due date for demonstrating the financial capability.	Not Agreed. The terms and conditions of the RFP remain unchanged.
5.	General	Will a company apply for 2 or more Properties	An entity may apply for upto four Properties.
6.	General	What is the Project Development Expenses? is Rs. 50000.00 (inclusive of GST). Please confirm.	It is an expense incurred by the Authority in bidding process.
7.	General	The Annual fee payable will be applicable from which date ?	Refer clause 1.2.7 of RFP

8.	General	The Annual fee escalation compounded per year should be 2.5% (in place of 5%).	Not Agreed. The terms and conditions of the RFP remain unchanged.
9.	General	1.2.7 i of your terms and condition regarding compounding escalation of 5% on Annual Fee	Not Agreed. The terms and conditions of the RFP remain unchanged.
10.	General	<b>Road Approach-</b> Is there any possibility for separate road approach or we have to use the same common road for entering into the park?	The approach road is for common usage. However, the encroachments can be removed with the assistance of district administration.
11.	General	<b>Dismantling of musical fountain and shifting of its scrap</b> - During visit of site it was found that the area of musical fountain and the equipment used for the are not working. Can it should be dismantled and shifted at other place by JTDC? If it should be dismantled by the developer by its own cost JTDC should provide the place to dump the scrap.	The existing structure may be renovated and used by the Developer, and should be included in its Project Implementation Plan based on the terms and conditions in the Agreement. If dismantling is to be done, that should also be carried out by the Developer after requisite approvals.
12.	General	<b>Owners of small stalls at present</b> -If requires does JTDC permit the food stalls to other places inside the Park	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.
13.	General	<b>Parking-</b> Can we use the Striking Car area as parking because at present the area for parking is very small and it required more place for parking	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.
14.	General	<b>Charges for use of water-</b> Is there any charges for using water?	Developer should apply, and get the requisite approvals and permits for using the water from the concerned Department.
15.	General	<b>Separate road for Sarna Sthal-</b> Can JTDC will make a separate road for SARNA STHAL?	The Developer may provide separate access for Sarna Sthal in sync with the local requirements. The Developer may propose suitable arrangements as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.

16.	General	<b>Permanent structure or detachable</b> -Can we use prefabricated structures for Renovation. Can we Shift the food Stalls to other location inside the park?	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals. However, demolition of existing structures should be minimized, and carried out only after getting all the requisite approvals including from JTDC.
17.	General	<b>Land scaping or other renovation work</b> -For introducing some new rides land scaping is required to whether it should be permitted or not?	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.
18.	General	<b>Floating Restaurant</b> -Can JTDC allowed to open a FLOTAL restaurant on water near to the satires?	Developer should apply, and get the requisite approvals and permits for using the Dam from the concerned Department.
19.	General	<b>Electricity dues</b> - 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.
20.	General	<b>Permission of marriage parties</b> - Can we are allowed to Book some Part of Park and restaurant for Marriage Party, company meetings and other functions?	Events can be organized while making sure that the nature of park is not tampered with.
21.	General	<b>Road Approach for fishery department</b> -During visit it was found that there are also some places for fishery department and they also using the same parking area for their entry, can JTDC will make a separate approach for them? Can we are allowed to block the area which are inside the park using by the Fishery department	The Developer may provide separate access in sync with the requirements. The Developer may propose suitable arrangements as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.

22.	General	<b>Full closer of local pathway</b> -Can we are allowed to close the viewing part of the local Path way through sheet or other material to protect the park area from throwing of stone or other garbage's by some bad elements ?	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals. However, any modifications should not constrain the optimum usage of the local pathway in any manner, and should be planned in harmonization with local requirements.
23.	General	<b>Timing</b> - Is there any timing for Opening and closing decided by JTDC or it will be decided by the developer?	The Developer may propose suitable timings as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals. However, the timings should be in sync with local regulations.
24.	General	<b>Insurance</b> -Can JTDC will pay for Insurance charges?	Not Agreed. The terms and conditions of the RFP remain unchanged.
25.	General	Can we operate the Restaurant till late night or there is any provision for 24Hrs Café?	The Developer may propose suitable timings as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals. However, the timings should be in sync with local regulations.
26.	General	Will the Cage fishing area be given a separate entry/exit.	The Developer may provide separate access in sync with the requirements. The Developer may propose suitable arrangements as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.
27.	General	Is operating peddle boat & Motor boat allowed in the adjoining water body (Kanke Dam)?	Developer should apply, and get the requisite approvals and permits for using the Dam from the concerned Department.

28.	General	Will the approach road opposite to CMPDI campus be cleared from vegetable vendor by the Department before starting of contract period?	The approach road is for common usage. However, the encroachments can be removed with the assistance of district administration.
29.	General	Can we build sports facilities in the campus for kids/adults at our own cost	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.
30.	General	Can we plan to install ferry on the kanke dam water.	Developer should apply, and get the requisite approvals and permits for using the Dam from the concerned Department.
31.	General	Can we make temporary shed for sports activities?	The Developer may propose as part of its Project Implementation Plan based on the terms and conditions in the Agreement, and implement after requisite approvals.
32.	General	Do we need to retain or employee the existing staff of the kanke dam premises.	The Developer has freedom to decide about the deployment of existing staff. If the Developer decides on not retaining the staff, JTDC will transfer them based on its requirements.
			<b>Sd/</b> Managing Director