



JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED

5, Mahatma Gandhi Marg, Main Road, Ranchi - 834001

Phone No: +(91) 651- 2331828, 2331643

Email: jtdcltd@gmail.com

Ref. No.: 1118/2019

Date : 23/09/2019

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. PR 215298 (Tourism) 19-20 and Ref. No.: 927/2019 Dated 24.08.2019

No	Reference	Queries	Response
1.	3.6.1	Security deposit: we propose you kindly make an arrangement to take security deposit as bank guarantee i.e. BG in your favor for minimum time frame of three years instead of Demand Draft, this will remit expenditure, will be added advantage for the selected developer, as demand draft is not a suitable form of keeping security.	Kindly refer to Corrigendum
2.	RFP Clause 2,1	As RFP technical eligibility condition already mention that participants should be owing at least one hotel and restaurant from last three preceding year from the proposal date which itself shows credibility of the participants. As mentioned in RFP technical eligibility on turnover is 2 crore 10 lakh as average turnover, we are proposing to reduce average turnover maximum up to 1 crore as for three years. So that participants having high vision are eligible to take part in bid.	Not Agreed. The terms and conditions of the RFP remain unchanged.
3.	RFP Clause 1.2.7	We propose you kindly make an arrangement of price escalation in per three years, per annum. 5 % escalation is not maintainable till 25 years, and price escalation should be calculated 5% after three year.	Not Agreed. The terms and conditions of the RFP remain unchanged.
4.	General	Bar license approval: As per your sites two sites including Maithan needs bar facility to grow as tourist resorts which is the strict requirement for the customers. So we request to provide easy and speedy approval of bar licence from your end.	Agreed. Developer should apply, and get the requisite approvals and permits for operation of Bar as per prevailing rules.

5.	General	Water sports activity: As mentioned in your RFP what are the limitation of the state government in providing approvals to run a full strength water sports and adventures activity in Maithon dam, concerned about area of use and approval from DVC.	Developer should apply, and get the requisite approvals and permits for using the Dam from the concerned Department.
6.	General	Transformer installation: we request your authority to help in the activation of sanction and installation of required kw at both sites Maithon.	For any kind of property improvement JTDCL will facilitate.
7.	General	we propose you kindly revise the annual fee of Maithon from twenty lakhs to ten lakhs as position is very disastrous as electrical wiring, plumbing , sanitation, doors and windows, fencing , approach road are not available .	Not Agreed. The terms and conditions of the RFP remain unchanged.
<p>Sd/ Managing Director</p>			