

CORRIGENDUM-II

With reference to the Pre-bid meeting held on 30.07.2018 and subsequent extension of last date of submission of bids to 5th September, 2018, clarifications to the pre-bid queries are as under :

S. No.	Pre-bid queries	Clarifications
1	<p>Clarifications with regard to construction of temporary/permanent structures :</p> <p>a. Whether Temporary structure like Tent, Structure on bamboo for marriages etc. allowed.</p> <p>b. Whether Changing Reception Area to Coffee Shop would be allowed.</p> <p>c. Whether Additional constructions /additions/alternations, if any, required for statutory licenses, fire license etc. would be allowed.</p> <p>d. Construction of temporary structure on 40000 sft. on iron guider consisting of rooms, banquet area and other revenue generating outlets. The front elevation of this would be the best in the industry which will be designed by internationally famous art designer.</p>	<p>No changes in the RFP document.</p> <p>Please refer to clause 3.1.3(z) of the RFP document.</p> <p>Any permanent structure resulting in increase in FAR / material changes is not permitted.</p> <p>The Hotel has huge potential for conducting marriages etc. The bidder may take the benefit of temporary structures which must be as per permissible norms and accordingly quote in his business plan.</p>
2	<p>Whether Swimming Pool making allowed? It is required for above 3star rating. Bidder has to maintain 3 Star and above rating.</p>	<p>No change in the RFP document.</p> <p>Only those components allowed which does not amount to building envelope, additional FAR or any permanent structure. Further, for any such change, prior approval would have to be sought from ITDC. Further it must be as per the permissible norms of local authority within allowable FAR.</p>
3	<p>Queries with regard to Shifting of Kitchen etc. :</p> <p>a. Shifting of Kitchen and AC Plant is treated structural change. How will it be done when restriction has been laid.</p> <p>b. Whether Demolishing rooms to make larger kitchen, converting suites into two rooms would be allowed</p>	<p>No change in the RFP document</p> <p>a) For Shifting of Kitchen, ETP etc., please refer to page No. 7 of the RFP document.</p> <p>b) Any change must be as per the permissible norms of local authority within allowable FAR and with the prior approval of ITDC.</p>
4	<p>Exemption of MSEs from bid security</p>	<p>MSE,s Exemption as per MSME Act/Guidelines are allowed.</p>

5	Exit from the Agreement	Refer clause 7.1.6
6	Whether existing licenses of the Hotel can be used for temporary period till the operator gets the fresh, new licenses.	No Please refer to Page No. 7 of the RFP document.
7	The tenure of the O&M agreement is co-terminus with the lease agreement. Kindly confirm the recourse available to the bidder in the event the bidder has made the investment and lease agreement is subsequently cancelled by the Odisha Government for any reason whatsoever	No change in the RFP document. Please refer to Page No. 6 of the RFP document.
8	There is restriction on mortgage rights. It should be allowed as RFP indicates that the Bidder shall return the assets free from any encumbrances. Further, any bidder has limited financial resources of his own and have to resort to assistance from bankers.	No change in the RFP document. Refer to clause 11.6 and clause 3.1.3(i) of O & M Agreement
9	Timelines :	
	a. For HT/LT Shifting	It is understood that the bidder shall complete it in a time of 6 months.
	b. When to give performance security	The Successful bidder will be issued LoI which will mention when to give the performance security.
	c. When to execute O & M Agreement	Refer clause 10.6.2. LoA will mention when to execute O & M Agreement. Also refer clause G of Recitals given in O & M Agreement which mentions after submission of Upfront fee and Performance Guarantee
	d. When will be the COD	Refer definition of COD given in O & M Agreement. It will be after Appointed date and as approved by ITDC. Maximum time period between Effective date (date of execution of O & M Agreement) and Appointed date is 90 days as per clause 4.2.

The last date for submission and opening of bids is extended upto 10.09.2018 keeping the same timing.

Other terms & conditions of RFP remain unchanged.