

### **Pre-bid Queries and their Answers**

S/No.	Queries	Response
1	RFP Clause 2.6 - It is understood that during the construction period, Water and Power shall be provided by MP Tourism Board. Pl clarify.	No
2	RFP Annexure-1 - It is understood that preferably Resorts should be located near and around Riverside, lakes, hills, forest, water body etc. Shall MP Tourism Board provide motorable road from National/ State/Village Highway to Resort?	Please refer RFP clause no 2.6.1 and 3.7.7
3	RFP Clause 1.1.3 - Onetime Upfront Premium' and 'Selected Price Bid' are two terms used in clause no.1.1.3. Are both terms same?	In this clause both are same. If you are Highest bidder then you have to submit total premium amount with GST which you have quoted in the bid and pay 1% amount of bid amount with GST per annum as a lease rent.
4	RFP Clause 1.2.5 - Pl clarify that 'Performance Security' 10% of the project cost is to be paid additional to Onetime Upfront Premium' & annual lease rental equal to 1% of the Selected Price Bid	Yes, highest bidder has to submit 10% of the project cost as Performance Security along with One-time Premium amount & annual lease rental equal to 1% of the Selected Price Bid before signing the lease deed.
5	RFP Clause 2.1.3 - For meeting the Technical Requirements: i) How many minimum rooms in Hotel are required? ii) Is Restaurant required in/near the Hotel? iii) Do Guest House or Homestay having investment more than 2 crore also qualify under clause no.2.1.3.	(i) As per defined hotel definition in tourism policy 2016 amended 2019 (ii) As per defined hotel definition in tourism policy 2016 amended 2019 (iii) No
6	ANNEXURE-1 : The definitions given in this annexure are meant for new projects to be constructed as per this NIT or for the Technical capacity requirements?	New project to be considered as per defined in tourism policy 2016 amended 2019

(Approved by Managing Director) 

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7	RFP Clause 2.1.3.1 - For claiming the experience of at least 2 years in operation of said property/properties, whether one or all documents are required to be submitted?	All documents are required along with respective years of lodging and catering (restaurant and bar) bill copy to be submitted.
8	RFP Clause 2.6 - Whether all permissions from Forest, Environment are taken by MP Tourism Board for construction of Resort in the subject plot?	Permission Shall be obtained by the investor as per prevailing rules and procedure.
9	How MP Tourism Board shall assist Investor in getting different permissions from various other Authorities during construction of Resort?	MP tourism Board will assist in getting permissions from relative departments.
10	What is the technical qualification for land at village Lawakhedi dist-Sihore Area 10 hect. ?	Owners/Operators of wellness Centre having investment not less than Rs. 5.00 crore in a single project, minimum 5 years experience.
11	What is the processer if H-1 bidder not submitted premium amount and withdraw his bid?	Refer the clause of Tourism Policy 2016 amended 2019 clause no 2.8 "If the premium amount is not deposited in time limit, allotment shall be cancelled with forfeiture of earnest money and land shall bare-bid. In such event, such bidder shall not be allowed to bid in re-bid as an individual, in partnership or in consortium."
12	What happen if single bidding is done in any tender?	Please refer RFP clause no. 2.7.1 "Notwithstanding anything contained in the RFP, the Authority reserves the right to accept or reject any bid and to annul the bidding process & reject all bids any time without any liability or any obligation for such acceptance, rejection or annulment and without assigning any reasons therefore.
13	Is construction work allowed in land near forest?	All the rules of Eco sensitive zone are applicable for land parcels near forest. (If land comes under the eco sensitive zone)

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14	Would like to clear that DPR should be submitted after the bidding process i.e., once the higher bidder is selected?	Project Appreciation:- Under this item the bidder should provide a brief description/concept plan/layout and means of finance with brief understanding of the project.
15	Kindly clarify whether the subsidy of 15% as per tourism policy of 2019 shall be applicable on the investment made by the bidder in this project.	Provision of the Policy prevailing as on date of operation of the project will be applicable.
16	RFP Clause 1.2.2- Bid validity: it is submitted that a time limit of 180 days be put on the bid.	Already mentioned in RFP that it is 180 days from the bid due date.
17	RFP Clause 1.2.5- (A) Bid security : It is requested that the bid security be returned to untuneful bidders within 30 days of announced the selected bidder.	NIC tender portal immediately returns the bid security of unsuccessful bidder automatically.
18	RFP Clause 1.2.5 (B)- When will the performance security released?	The amount of the performance security shall be kept valid up to 3 (three) years after commissioning of the project: for avoidance of any doubt the performance Security shall be refunded after 3 (Three) years from the date of successful operation of the project.
19	Kindly clarify whether the property can be mortgaged in concerned bank after registration in bidders favour for arranging loan for investment of development of land	Please see clause 14 (Financial loan from bank and financial institute) of lease deed attached with RFP
20	General- Clarification is sought on the timeline within which the authority shall handover the land to the lessee.	Immediately after signing of lease deed and submission of performance security.
21	General Development guidelines on FAR, FSI, ground coverage height restriction needs to be.	The provisions of the Bhoomi Vikas Niyam 2012, will be applicable.
22	Performance Security to be in the form of bank guarantee as being done by lot of states in the country.	Performance Security may be given in the form of bank guarantee or FDR.

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