

Pre-bid Queries and their Answers

S/No.	Queries	Response
1.	Are there any applicable FR norms for the Heritage properties being offered ?	Please refer RFP clause no 1.1.2.6
2.	Access Roads – Would there be an accessible 10 meter wide road provided by the government to the properties being offered ?	Please refer RFP clause no 2.6.1 “Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them. “ and 3.7.7 “After execution and registration of lease the selected bidder has to take possession of the property on as is where is basis within the stipulated time limit given by the authority. Failing which the allotment may be cancelled by the authority and all sums deposited by the bidder shall forfeited.
3.	Would all the projects qualify for Capital Subsidy under the Tourism Policy ?	Capital subsidy will be release as per Tourism Policy
4.	RFP Clause 2.6 - It is understood that during the construction period, Water and Power shall be provided by MP Tourism Board. Pl clarify.	Please refer RFP clause no 2.6.1 and 3.7.7
5.	Please Confirm that you will not reject the Final Bid as You have rejected our previous final bid ?	Please refer RFP clause 2.7.1 and 6.2 and Tourism policy Clause No. 2.13
6.	Due to Covid-19 Scenario Please confirm that You Will have less investment amount of heritage property Rs 10 Cr Which is Minimum investment amount for heritage property like Benazir palace.	No, because RFP document cannot be amended. All the clause and norms are fixed and applicable as it is .
7.	MPTB can provide a contour map of the land of Village Chakar (Khasra No. 99) Distt-Hoshangabad?	No, MPTB will provide TSM (Total Station Machine) of land Only.

(Approved by Addl. Managing Director)

S/No.	Queries	Response
8.	There will be an upfront reduction of stamp duty, or investor need to pay in full and the concession amount will later be refunded to him?	Please refer Tourism Policy (2016) Amended 2019 clause no. 8
9.	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.
10.	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.
11.	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
12.	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
13.	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.
14.	General Development guidelines on FAR, FSI, ground coverage height restriction needs to be.	The provisions of the Bhoomi Vikas Niyam 2012, will be applicable.

(Approved by Addl. Managing Director)

S/No.	Queries	Response
15	Please Clarify the RFP of Benazir Palace clause No. 2.2.20 In Writ Petition no 29003 of 2021 (Jabalpur Dated 03/01/2022), M/s Harcues Hotels and Resorts Pvt Ltd V/s The State of Madhya Pradesh and others, Hon'ble High Court Jabalpur has ordered " All further action of the respondents shall be subject to further orders of this court. " so the Hon'ble Court order shall be applicable for all bidders.	The WP 29003/2021, M/s Harcues Hotels and Resorts Pvt Ltd V/s The State of Madhya Pradesh and others, is file in Hon'ble High Court Jabalpur, So After and on the time of bidding process of heritage property Benazir palace ' the judgement of Hon'ble High Court Jabalpur is applicable.

(Approved by Addl. Managing Director)