

Eco-Resort (Ramchandi) Project

Query / Comment	Response
Can we use our own brand name?	As per the existing RFP, Lessee can use their brand name, but all display boards should mention that the property belongs to OTDC. No change in RFP terms.
Who will develop the bridge connecting the main road to the Site? For construction at the site – heavy vehicles will need to use the bridge	OTDC would not be responsible for the maintenance of the bridge. The Lessee is expected to develop and maintain / cause the bridge to be maintained. No change in RFP terms.
What can be done and what cannot be done regarding environmental issues (“Can we cut trees?”, “for development of water sports activities in the river / lagoon, we would be disturbing the flora and fauna? etc.)	As per the current RFP it is clear that any activity that does not violate an existing environmental rule / regulation or any Applicable Law / regulation can be carried on. OTDC cannot give any right to cut trees. No change in RFP terms.
No boundary wall exists – who will provide it? As per Bid Document, basic infrastructure will be provided by OTDC including adequate security to tourists. Compound wall is part of basic infrastructure and is necessary for security.	Fencing is already available. Boundary wall, if required, needs to be constructed by the Lessee. No change in RFP terms.
Lease Term of 10 years is too less – for an investment of Rs. 4-5 crore, one would need a minimum of 5-7 years to break-even. Suggested Lease Term – 20 years	Lease Term shall be up to 31 st September 2018
If some assets (like say TV) are rented), then will they be transferred to OTDC on termination?	All assets at the Project Site, developed and procured for the Eco-Resort business, shall be transferred to OTDC on termination, without any mortgage, lien or encumbrance.
Availability of power	OTDC has already deposited requisite amount with CESCO for 25 KVA power. Additional power, if required, would be the responsibility of the Lessee.

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<p>3 months from Appointed Date for COD is too short – suggested increase to 1 year:</p> <ul style="list-style-type: none"> - For maintaining zero discharge, it will take minimum 3 months to get the certificate from government – therefore COD cannot be achieved within 3 months of Appointed Date - Mobilization of material for tents will require more months - Noise Free Generator – To run such a generator, the existing wooden shed won't work – permanent construction would have to be implemented – that would require time for construction and appropriate clearance 	<p>Commercial Operations Date (COD) shall be defined as – Up-gradation of existing 20 cottages to be done in 3 months from Appointed Date.</p> <p>Further addition of 20 cottages to be done within 12 months from COD.</p> <p>Lessee only needs to ensure that effluent treatment system is installed to ensure zero discharge</p> <p>90 decibels is the accepted limit – which needs to be adhered to by the Lessee.</p>
<p>Why 2 hotels? One should look at number of rooms in a hotel than number of hotels without mentioning number of rooms.</p>	<p>The request of M/s Bihar Hotels & M/s Aristocrat Hotel to relax the eligibility criteria from minimum two hotels to one hotel cannot be entertained at this stage as OTDC is looking for a chain & eligibility criteria has been already approved by appropriate authority.</p> <p>No change in RFP terms.</p>
<p>Bid Validity of 12 months is fine – but why should OTDC be allowed to extend it beyond that? Sites have been earmarked for resort development in nearby locations – so bidder should not be bound to this project for more than 12 months. Since COD is being asked to be achieved within 3 months of Appointed Date, why 12 months Bid Validity?</p>	<p>Any extension of the Bid Validity beyond 12 months shall be with the consent of the Bidder.</p>
<p>Bid Security – please allow DD along with the option of payment through bank guarantee.</p>	<p>This request is accepted – bidders can submit demand draft as Bid Security.</p>
<p>Who is responsible for maintenance of the approach road that connects site with the main road?</p>	<p>OTDC would not be responsible for the maintenance of the approach road. Developer is expected to develop and maintain / cause the road to be maintained.</p> <p>No change in RFP terms.</p>

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<p>If 20 additional cottages that have been asked for, are relaxed, Lessee can use a part of the area for development of some kind of sanctuary – with total of 40 cottages on the Site however, enough space would not be left for such development</p>	<p>This cannot be accepted in this Project. No change in RFP terms.</p>
<p>Can the development of cottages be phased out? (how many cottages need to be made operational on COD?)</p>	<p>COD shall be defined as – Up-gradation of existing 20 cottages to be done in 3 months from Appointed Date. Further addition of 20 cottages to be done within 12 months from COD.</p>