

**Madhya Pradesh State Tourism Development Corporation
(MPSTDC) Paryatan Bhawan, Bhadbhada Road, Bhopal**

CORRIGENDUM

Tender No: 8315-A/334/TPU/2015

Bhopal dated 12/09/2015

Changes in RFP dated 10 August'2015 for development of land parcels at village Hanuvantia (Indira Sagar) Dhakna-Chapna & Ninod (Sanchi) and Mehndikheda (Mandu) through Private Sector Participation in Madhya Pradesh have been uploaded on www.mpstdc.com. The date for submission of bids has been extended to 30th September 2015 at 1500 hrs. Opening of Technical Bid will be on 30th September'2015 at 1600 hrs.

Managing Director

MADHYA PRADESH STATE TOURISM DEVELOPMENT CORPORATION
PARYATAN BHAWAN , Bhadbhada Road , Bhopal
ADDENDUM IN RFP DOCUMENT

Name of the Project	RFP for development of tourism facilities at land parcels of		
	<ul style="list-style-type: none"> • <input type="checkbox"/> Dhakna Chapna (Sanchi); • Ninod (Sanchi) ; • Mehandikheda (Mandu) ; • Hanuwantia (Indirasagar) – Parcel A&B ; • Phephariyakhurd (Indirasagar) <p style="margin-left: 20px;">In Madhya Pradesh.</p>		
Authority-Madhya Pradesh State Tourism Development Corporation Limited			
S. no.	Clause	Query	Clarification
1	Clause 2.1.3 (Mehandikheda)	<p>In Clause 2.1.3. of the document on your website, it is stated that for demonstrating technical capacity and experience, the Bidder shall, over the past 5 years preceding the Bid due date shall have experience in construction, operations and maintenance of resorts/cottages with at least 100 rooms/cottages with a constructed area of at least 5000 Sq M for past five years.</p> <p>I would like to seek clarification if our experience of working in tourism industry as tour operators for last more than twenty years which is an integral part of hospitality industry be sufficient to qualify to meet above criterion or not. As a tour operator, we have full understanding of tourism facility and resort and its requirements for tourists.</p>	<p>Working in tourism industry as tour operator will not suffice the technical requirements, the bidders should have specific experience in construction, operations and maintenance of resorts/cottages as mentioned in clause 2.1.3. Bidders if not meeting the criteria themselves are permitted to bid in consortium.</p>

2	Clause 2.1.3 (Dhakna-Chapna)	In <i>point</i> no. 2.1.3 I (A)-"Have experience in Construction, Operations and maintenance of resorts/cottages with atleast 25 rooms/cottages with a constructed area of atleast 3000 Sq. M. for past five years. "Whether this condition is restricted to have an experience of Resort/Cottages only or experience of running a Hotel would be eligible?	The bidders should have the experience of both construction as well as operations and maintenance of resorts/cottages as specified in clause 2.1.3 (A). Bidders if not meeting the criteria themselves are permitted to bid in consortium. Experience of Construction, operations and maintenance of hotels with atleast 25 rooms and with a constructed area of 3000 Sq M for past five years would be also eligible.
3	Clause 1.2.4 (Hanuwantia & Phephariakhurd)	In Indira Sagar lands you have demanded a bid security of Rs. 3.00 cr. each. Suppose somebody wants all the three lands, he/she will have to give you a refundable bid security of Rs 9.00 cr. for the land worth approx 50 lakh. It looks unreasonable. We have no issues in raising application money but giving you high cost refundable security which may or may not come back in time discourages people like us. Request you to reduce the same.	Clause 1.2.4 is modified as follows: A Bidder is required to deposit, along with its Bid, a Bid Security equivalent to <ul style="list-style-type: none"> • Rs. 1 Crore(Rupees One Crore Only) (the "Bid Security") for land parcel-A • Rs. 50 lakhs(Rupees fifty lakhs only) for each of land parcel B &C bid for, refundable not later than 60 days from the Bid Due Date or from the date of execution of agreement with the selected Bidder, whichever is later, except in the case of the highest Bidder. The Bidders will have an option to provide Bid Security in the form of a demand draft or a bank guarantee acceptable to the Authority, and in such event, the validity period of the demand draft or bank

			<p>guarantee, as the case may be, shall not be less than 120(one hundred twenty) days from the Bid Due Date, inclusive of a claim period of 60 (sixty) days, and which may be mutually agreed between the Authority and the Bidder from time to time. The Bid shall be summarily rejected if it is not accompanied by the Bid Security.</p>
4	<p>Clause 1.2.4 (Hanuwantia & Phephariakhurd)</p>	<p>As per clause 1.2.7 with respect to information & respect to information & instructions to bidders, we observe that in the NIT for Indra Sagar land parcel area mentioned at all the 3 places are different , upset price of all the three area are different but earnest money sought by you is same and quite high. In our view as per the PWD manual it should be less than the upset price.</p>	<p>The bid security is reduced as mentioned above</p>
5	<p>Clause 2.1.4 (Hanuwantia & Phephariakhurd)</p>	<p>You are seeking turnover of bidders to be Rs. 45 crores in a technical bid which again sounds very high. This needs to be reviewed to allow healthy competition among bidders.</p>	<p>The Net worth criteria is unchanged: (B) Financial Capacity: The Bidder shall have a minimum Net Worth (the "Financial) of Rs. 50,00,00,000/-(Rupees Fifty Crore Only) for land parcel A and Rs. 30,00,00,000/-(Rupees Thirty Crores Only) for Land Parcel B & C at the close of preceding financial year. In case of a Consortium, the combined technical capability and financial capacity of those Members, who have and shall continue to have an equity share of at least 26% (twenty six percent) each in the SPV, should satisfy the above conditions of eligibility.</p>