

CUTTACK DISTRICT ADMINISTRATION

Pre-bid Queries & Responses – EOI FOR LEASING OUT OF BUILT-UP SPACE OF AREA 15,707 SQ. FT. IN BARABATI PALACE, BARABATI STADIUM, CUTTACK				
Pre-bid Meeting: 17/03/2025				
Sl. No.	EOI Document Reference(s) (Section & Page Number(s))	Content of EOI requiring Clarification (s)	Points of Clarification	Response
1	Para 11 Eligibility Criteria	The applicant should have experience in construction, development & management of projects preferably in Kalyan Mandap/ Banquet Hall/ Hotel only.	Is construction of convention centre, auditorium or management of same can be taken into consideration?	Experience related to construction of Convention Centre, Auditorium or management will be taken into consideration.
2	Experience	The Bidder should have experience in the construction of at least 1 (one) no. of building project work of not less than 50,000 Sq. ft. built up area in Cuttack/Bhubaneswar. The construction should be in Govt. / Semi-Govt. Sector/ PSU or Private Sector.	Is 50,000 sq. ft. in one building or in multiple buildings? Is sub-contract construction is taken into consideration? What is the format for private construction certificate?	<ul style="list-style-type: none"> • 50,000 sq. ft. in one building • sub-contract construction is not taken into consideration • For private construction certificate need validation from empaneled Architect or concerned Authority approval
3	General		What is the size of parking area which will be allotted?	To be provide opposite side of CMC Food Court
4	General		What is the place of Kitchen?	As per Bidder Convenience
5	Para 11 Eligibility Criteria	The Bidder should have experience in the construction of at least 1 (one) no. of building project work of not less than 50,000 Sq. ft. built up area in Cuttack/Bhubaneswar. The construction should be in Govt. / Semi-Govt. Sector/ PSU or Private Sector.	Kindly amend this clause as No construction license is required. “The construction should be in Govt. / Semi-Govt. Sector/ PSU or Private Sector” should be removed.	EOI condition prevails.

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6	Para 11 Eligibility Criteria	The applicant should have minimum average annual Turnover of Rs.30.00 Crores at least in last 03 financial years i.e. 2023-24, 2022-23 and 2021-22. Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	Kindly Amend this clause as The applicant should have minimum annual Turnover of Rs.30.00 Crores at least in 03 financial years i.e. 2023-24, 2022-23 and 2021-22. Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	The applicant should have annual Turnover of at least Rs. 45.00 Crores for the Financial Year 2023-24.
7	General		What about the existing Mission Shakti Café and Central Kitchen in the premises of Barabati Palace?	Mission Shakti Café and Central Kitchen in the premises of Barabati Palace to remain intact on as is where is basis until mutually decided otherwise.
8	General		Clarify on providing adequate Parking place for the Four wheeler.	Clarified earlier
9	General		Clarify on the details about the payment of Electricity, Water Supply and Municipality User Fees.	Apart from License Fee the bidder shall make payment of Electricity, Water Supply and Municipality User Fees as per actuals to the concerned Authority.
10	Para 8 Rent Period	License Period shall be for 10 years from the date of expiry of deferred rent period of 1 month or handover of possession whichever is later.	The license term period is 10 years, which is very less as we will undoubtedly have to invest large amounts of capital. Additionally, we suggest to increase this to 30 years at least for better feasibility.	EOI condition prevails.

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11	General		Secondly, as we will be investing a large capital, we request you to please register the lease deed at SRO.	Registration of license agreement may be undertaken at the cost to be borne by the selected bidder.
12	Para 11 Eligibility Criteria	The applicant should have minimum average annual Turnover of Rs.30.00 Crores at least in last 03 financial years i.e. 2023-24, 2022-23 and 2021-22. Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	We request you to change this to consider only last financial year turnover as we were impacted by Covid for the previous years which was not under our control.	Clarified earlier.
13	Para 12 Termination of Contract	The Authority may at its sole discretion may terminate the agreement without assigning any reason whatsoever, if the Authority finds any illegal activities or any activities in contravention to the approved use.	We believe this is a biased point as the Authority can terminate only if there is a default in the payment or default in the use of premises.	EOI condition prevails.
14	General		We want to understand that does the Mission Shakti operate inside the palace premises and do we have to give them space? Please clarify.	Clarified earlier.
15	General		We want to understand can we do modifications to the plan and interior of the palace	Internal modification is allowed with prior permission from the appropriate Authority as allowed by District Administration.
16	Para 11 Eligibility Criteria	The applicant should have minimum average annual Turnover of Rs.30.00	Additionally the turnover requirement should be minimum of 45 Cr for last financial year	Clarified earlier.

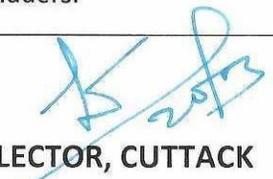
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		Crores at least in last 03 financial years i.e. 2023-24, 2022-23 and 2021-22.		
17	Para 11 Eligibility Criteria	Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	Furthermore, the net worth for all the partners or directors can be cumulatively be 10 Cr or it should be individual be 10 Cr ?	Net worth of bidder shall be considered for evaluation.
18	Para 8 Rent Period	License Period shall be for 10 years from the date of expiry of deferred rent period of 1 month or handover of possession whichever is later.	Lastly, the licensing period should be minimum 50 Years lease to make it profitable entity.	EOI condition prevails
19	Para 11 Eligibility Criteria	The applicant should have minimum average annual Turnover of Rs.30.00 Crores at least in last 03 financial years i.e. 2023-24, 2022-23 and 2021-22. Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	We suggest it should be increased to 12 Cr for last financial year. Additionally, we request you only for last financial year as the other years are covid affected which have abnormal turnovers, we suggest to either increase the turnover or keep it same but only consider for last financial year.	EOI condition prevails
20	Para 11 Experience	The Bidder should have experience in the construction of at least 1 (one) no. of building project work of not less than 50,000 Sq. ft. built up area in Cuttack/Bhubaneswar. The construction	Experience for construction should be minimum 1 Project of 1 Lakh Sq. ft.	EOI condition prevails

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		should be in Govt. / Semi-Govt. Sector/ PSU or Private Sector.		
21	Para 11 Eligibility Criteria	The applicant should have minimum average annual Turnover of Rs.30.00 Crores at least in last 03 financial years i.e. 2023-24, 2022-23 and 2021-22. Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	Firstly the turnover we feel is quiet less and it should be increased to minimum 40 Cr.	Clarified earlier
22	General		We also want to understand any partners or directors individual net worth will be acceptable.	Clarified earlier
23	General		Also as mentioned mortgage is not allowed, we need clarification on if loan can be taken NOC can be given?	Loan can be taken but the said property cannot be mortgaged.
24	Para 11 Eligibility Criteria Experience	The Bidder should have experience in the construction of at least 1 (one) no. of building project work of not less than 50,000 Sq. ft. built up area in Cuttack/Bhubaneswar. The construction should be in Govt. / Semi-Govt. Sector/ PSU or Private Sector.	That this requirement is significantly high, we request your good office to kindly consider reducing the built-up area to 10,000 Sq. ft.	EOI condition prevails
25	General		Clarification on Alteration of glass chamber at Barabati palace. We request clarification regarding the modification / alterations to the glass chamber	Clarified earlier

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			constructed at the corridor of Barabati palace, including the scope and extent of modification expected.	
26	Para 11 Eligibility Criteria Experience	The Bidder should have experience in the construction of at least 1 (one) no. of building project work of not less than 50,000 Sq. ft. built up area in Cuttack/Bhubaneswar. The construction should be in Govt. / Semi-Govt. Sector/ PSU or Private Sector.	Requesting to delete the clause.	EOI condition prevails
27	Page No. 6 Turnover	The applicant should have minimum average annual Turnover of Rs.30.00 Crores at least in last 03 financial years i.e. 2023-24, 2022-23 and 2021-22. Individual Net worth for Last FY (i.e FY 2023-24) should be at least Rs.10 Crores.	Relaxation of audited balance sheet amount to 25 Cr.	Clarified earlier.
28	General			The due date for submission has been extended till 26/03/2025 till 11:00 A.M. Technical bids will be opened on 26/03/2025 at 03.30 P.M. followed by financial bid opening for technically qualified bidders.


COLLECTOR, CUTTACK