

PRE-BID MEETING ON 14 BOT PROJECTS (19.06.2017) - CLARIFICATIONS TO QUERIES

S.No	Name of Agency	Details of Query	Clarifications to the Query
1	C.Srinivasa rao	<p>Sanga Reddy</p> <p>1) The Annual lease rentals are very high and it is around 4-5 times more than the current market rate adjacent to the proposed site.</p> <p>2)The entire road facing of the site was full occupied by street shops and the same to be removed before entering into the MOU/ lease Agreement.</p> <p>3)Entry from the Depot road should also be made available to the proposed site.</p> <p>4)The martorium period should be at least 2.5 years from the date of Building approval from the corporation/ municipality.</p>	<p>No change. Base Annual Lease Rentals(ALR) is fixed as per the BOT guide lines of Corporation.</p> <p>Corporation will provide necessary support to evacuate the road encroachments during the construction period and the Authorizee has to take pro-active role.</p> <p>Not possible as it is entry for the Buses entering into the Bus Station.</p> <p>The holiday period is as per BOT guide lines of the Corporation, hence 2 years holiday period from the date of land use conversion holds good.</p>
2	Om Sri Venkateswara Enterprise	<p>Sangareddy& Ibrahimpatnam</p> <p>1)Upfront amount reduction as per the rent reduction.</p> <p>2)Rent per Acre Rs.1,00,000/- only in this areas, other private lands.</p> <p>3)Rent enhancement 10% for every 3 yrs.</p> <p>4) 50% will be paid by RTC of Property Tax</p> <p>5) Holiday period will start from GHMC approval</p> <p>6) Holiday period required min.3 yrs.</p> <p>7) Construction experience reduction 50% as per BOT.</p>	<p>No change, as Upfront amount is arrived as per BOT guide lines of the Corporation,</p> <p>No change, as Base Annual Lease Rentals(ALR) amount is arrived as per BOT guide lines of the Corporation.</p> <p>No change, Annual enhancement is as per BOT guide lines of the Corporation.</p> <p>No change, same as above.</p> <p>The holiday period is as per BOT guide lines of the Corporation, hence 2 years holiday period from the date of land use conversion holds good. The holiday period includes time for obtaining permission.</p> <p>No change same as above.</p> <p>No change. Experience criteria fixed as per BOT Guide lines of Corporation.</p>
3	CH.SHYAM KIRAN	<p>Hanamkonda</p> <p>1) Fixation of market value for calculation of Annual Lease Rentals is above the registration CARD Value.</p>	<p>Corporation has fixed land value as per the BOT guide lines of the Corporation. Hence no change.</p>

4	M/s SPI Cinemas Private Limited, Chennai	<p>2)5% of the market value towards annual lease rentals is very high, request you to please review the same. Where as in certain B.O.T. Schemes from other Govt. Departments like tourism - etc., on it is usually fixed at about @2% of market value.</p> <p>3)It is understood that the land use has to be converted towards commercial usage as per municipal rules which is not completed by TSRTC without conversion for commercial usage, the bidding process of commercial usage cannot be achieved.</p>	<p>No change, same as above.</p> <p>The process of conversion of land use will be taken up by TSRTC and the bidder has to put his efforts for early approval alongwith the conversion charges. The lease commences only after the change of land use is approved and there is no change of time in Authorisation period.</p>
		<p>MSRD</p> <p>1) Built up area proposed in the RFP is 650000 sft, very high for a Multiplex as it occupies 3 floors height - Requested to reduce for a Multiplex.</p> <p>2)The Bid Security proposed in RFP document VOL-1 bid summary item no.21 is Rs 1.75 Crs in page No.26 and Rs 3.50 Crs in page no 26 Para no.4.9.1 - Which is to be considered.</p> <p>3)Upfront amount of Rs10.00 Crs payable is very high - To be waived completely as performance security is also insisted.</p> <p>4)The policy governing the proposal/project is not available- To be indicated.</p> <p>5) Guideline land value, project cost etc are not available- To be Indicated.</p> <p>6)The Scheduled project Completion date 36 Months- To be extended by another 12 months at least from the date of obtaining all necessary approvals.</p>	<p>No change, as the area proposed is 50% of the probable builtup area.</p> <p>Bid security is 3.50 Crs. only. In volume-1 page no.13, Item 20, there is a typographical mistake and the amount is shown as 1.75 Crs and it should read as 3.50 Crs. The amendment no.3 to this effect will be kept in website.</p> <p>Upfront amount cannot be waived off. Upfront amount of Rs.10.00 Crs.holds good.</p> <p>Complete particulars pertaining to BOT scheme of the Corporation are mentioned in the RFP document. It is bidders choice to plan and execute the nature of buildings as per the design.</p> <p>Approximate land value is Rs.289.00 Crs., Project Cost proposed is excluding land value Rs.350.00 Crs.</p> <p>No change, as Project Construction completion period is as per BOT guide lines of the Corporation.</p>