



No. JDA/EE ROB/RUB-IV/2017/UID: 11134291 /D-231

Date: 06-10-2017

Minutes of Pre Bid Meeting

The pre bid meeting for the work of "Operation and Maintenance of Tourist Facility Center, Choura Rasta, Jaipur, on Commercial License basis for 10 years." was held on dated 25/09/2017 at 4.00 PM in Manthan. Following officer were present.

1. Sh. N.C. Mathur, Dir Eng-I, JDA, Jaipur.
2. Sh. B.K. Sharma, Director (Finance), JDA, Jaipur.
3. Sh. Satish Goyal, Additional Director (R&D), JDA, Jaipur.
4. Sh. Tarun Sharma, S.E.-IV, JDA, Jaipur.
5. Sh. V.M. Johari, Executive Engineer (ROB/RUB-IV), JDA, Jaipur.
6. Sh. Ramesh Chand Gupta, A.O., JDA, Jaipur.
7. Sh. R.K. Sharma, Assistant Engineer, JDA, Jaipur.

Following representative of bidders was also present in the meeting :-

1. Sh. Akshay Gurnani, Managing Director (VETO), M/s Pink City Build Home (P) Ltd.

In addition to this a letter from Federation of Hospitality and Tourism of Rajasthan dated 25th Sept. 2017 was also received with some suggestions. The queries and suggestions from various bidders were discussed in the meeting, the outcome is as follows.

S.No.	Name of Firm	Query	JDA's Reply
1.	M/s PinkCity Build Home (P) Ltd. vide letter dated 25.09.2017.	1.The rent for the provided area for the contract should be in between of Rs. 1.5 Lacs to Rs. 2 Lacs per month.	The minimum License fee has been fixed vide Clause 4(vi) of ITB, after due deliberation.
		2.Construction of temporary steel structure should be allowed over there.	Only temporary internal changes as per Clause 7.3 of Article 7 of License Agreement are allowed.
		3.Permission of parking rights.	For parking, provisions as per Clause 3.4 of Article 3 of License Agreement are applicable.
		4.Granted permission for the occupancy of the crafts bazar, handicraft and jewellery exhibitions for precious and semi precious stones along with indian art display and sale in the open area.	Use and occupation of premises as per Article 5 is permitted, but any activity in set back area will not be allowed.
		5.Rent free period of 90 days for the installation should be provided.	After deliberation it is decided that After award of work Licensee shall pay to licensor as License fee as follows.



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			<p>A. For First Year:</p> <ul style="list-style-type: none">• After six months from award of work @32.50%.• After nine months from award of work @32.50%.• After twelve months from award of work @35.00%. <p>B. From second year onwards (from date of award)</p> <p>Licensee shall pay License fee as per clause 4.1 of Article 4 of License Agreement, Remaining terms and conditions of clause 4 shall remain same.</p> <p>Accordingly Clause 4(xiv) of ITB is being modified, Corrigendum-I dated 06.10.2017 is to be referred.</p>
		6.The provision of joint venture or SPV should be permitted so that in future our company shall if required have the right to incorporate a separate company with others for this purpose.	Yes JV is being allowed now, Corrigendum-I dated 06.10.2017 to be referred
		7.Traditional soft and folk music should be allowed.	Yes, under the provisions of Clause 5.1 of Article 5 of License Agreement, it is allowed.
		8.Pre-permission for bar.	Yes, Clause 5.1.5. of Article 5 of License Agreement to be referred.
2	M/s Federation of Hospitality and Tourism of Rajasthan vide letter dated 25.09.2017	1.To have a high standard eatery joint which could attract Foreigners as well as locals and this should be with some very good setups to give pink city culture.	No deliberation required.
		2.Since the open kitchen is located on second floor and is very small with common service to be run on the existing staircases which could be even used by the Customers as well since only one lift of small nature as such operations limitation and for a high end	Building is already completed. No deliberation is required.



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		customers/foreigners as well as local both.	
		3.JDA support for parking in front of the building, since Chaura Rasta project also carries parking limitation but we can work with you if you take day today control on agreed sharing in profit plus some fixed take off to sustain on monthly basis.	Parking provisions are already defined under Clause 3.4 of Article 3 of License Agreement.
		4.Since the open kitchen is located on second floor and is very small with common service to be run on the existing staircases which could be even used by the Customers as well since only one lift of small nature a such operations limitation and for a high end customers/foreigners as well as local both	This is mere repetition of point No 2, no more deliberation is required.
		5.Since lower ground floor is reserved for Medical & health department and towards the entry by service providers and suppliers for restaurant, the hygienic atmosphere with both the things passing thought the same passage is a very big issue besides could also be an issue if some serious illness case arrives to the Medical health centre situated on the lower ground floor	The Medical and Health department-Dispensary is running OPD and is using mostly separate entry from ramp in front setback, so, there is no such big issue of hygiene.
		6.The first floor of the building has been named as conference hall and art gallery where as it should not be the restrictions to use only for this, whereas if the operator feels that restaurant needs to be extended in this area as well it should not be the binding since the	It is clarified that the as per article 5 of License Agreement, JDA's main objective to develop this building is as "Tourist Facility Centre". The supporting activities like Restaurant are only a part of it for which there is adequate provision on II Floor and Terrace floor, however, this activity should not become the



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		permission is being given on a lease to the operators with a purpose of running of a restaurant and not any hotels of guest house or paying guest etc.	sole part of the activities thereby defying the main objective.
		7.Claus of sub-letting does not exists needs to be incorporated since have ground floor to be sublet.	Adequate provision under Article 11 of License Agreement already exists.
		8.Reduction in the lease amount to make it viable for bidder/operator.	Same as replied at point no. 1.
		9.The security needs to be reviewed since meant equal to the annual licence fee for the year.	Not accepted.
		10.The present empty building will require minimum 9 months for any eatery or bar to obtain food and other licenses, electricity connections, booking of space, furnishing and making décor etc. As such no lease RENT be charged for 9 months or earlier if so achieved	License period shall start from the date of handing over the physical possession as already defined under clause 4(xiv) of ITB.
		11.The clause with respect to turn over as the basis of eligibility may not be sound and may restrict the scope of parties to put their Bids and also many such parties may qualify who are loan ridden and could be running in huge losses as it suggested that parties who have experience of consumer industry with net-worth (Assets-liabilities) of more than 10 Crore be made eligible.	The modalities have been decided keeping in a view to have a healthy competition among the competent bidders. It does not require any further modification.
		12.Responsibilities of the Licensee where activities not permitted like retail shop where as 2 souvenir shop made available will require to	Souvenir shops under the objectives of "Tourist Facility Centre" are allowed for retail sale also.

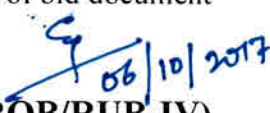


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		make retail sales and running of restaurant as well comes under retail sales as such this needs to be removed.	
		13.The licenses for liquor needs to be permitted since it would cater to both the customers Foreigners as well as local off course with the permission to be obtained by the operator as per Govt. licensing norms	Yes, all applicable permits are required to be obtained by licensee at his own cost from various Govt. Departments as already mentioned under Clause 5.1.5 of Article 5, of License Agreement.

The minutes of the pre bid meeting will henceforth become the part of bid document and agreement.


Executive Engineer (ROB/RUB-IV)
JDA, Jaipur.