

**CORRIGENDUM**

Date: 28.11.2018

**Pre-bid Queries from prospective 'Bidders' & ADCL Responses for 'Vijayawada-Amaravati Gateway Projects'****I. M/s.LEPL GROUP:**

1. "Family Entertainment Center (FEC) with Multi-Level Car Park (MLCP)" Project. &
2. "Multiple Kiosk Food Court & Landscaped Parking" Project.

S. No.	Clarification Sought by the Bidder	Suggested Responses of ADCL, GoAP.
1	Lease amount mentioned is on a very higher side. Your calculation of Market Value is for the other side of the CANAL and to our knowledge this side of the road, with the FLYOVER also coming, it should almost HALF of the value what you gave. We want that to be reduced.	The Lease amount is computed @ 2% of the 'Basic Value' of the Land as per the concerned SRO Registers as per the prevailing Tourism Policy of Govt. of A.P., and the highest 'Basic Value' prevailing in this part of Vijayawada City is considered for the computation of 'Lease Amount'. Hence, RFP condition prevails.
2	There are some HT Lines passing near by the land parcels... what is the plan from ADC.	Suitable arrangements will be made by the Stake-holding Govt. Depts. of Gateway Projects viz., APTRANSCO, VMC, ADCL etc.
3	As per our understanding the SOIL Condition will be very loose and going TWO Basements for this building will be a difficult proposition, we require SOIL Study Report.	Soil Study Report will be arranged at the earliest.
4	Lease period - should be 66 years (33 + 33).	The proposed lease period is 33 Years + 33 Years on 'Right of First Refusal' basis for the additional Tenure of 33 Years.
5	For the FOOD KIOSKS and other projects: Concession Period or Moratorium Period is NOT Clear.	Concession Period is 33 Years only. Moratorium for the Payment of 'Revenue Share' is Six (6) Months to consolidate the 'Revenue Streams', after the 'Construction Period' of 'Six (6) Months' from the date of signing of the 'Concession Agreement'
6	For Food Kiosks - Point No 21 says 6 months from COD or 4 years from Concession Agreement and at the same time it says project to be completed in 6 months ...not clear.	There are some minor errors in some sentences in the RFP for "Multiple Kiosk Food Court". Please read the following Clauses as follows. <b>1. Clause No.1.5 (21) of RFP: (Page No.20)</b> "The 'Revenue Share' payable to the ADCL will be exempted for a period of Six (6) Months from COD or One (1) Year from date of signing of 'Concession Agreement' whichever is earlier, as a 'Moratorium Period' to the developer to consolidate the 'Revenue Streams' of the Selected Bidder / Concessionaire." <b>2. Clause No.1.5 (28) of RFP: (Page No.21)</b> "Such BG shall be equivalent to the 'Revenue Share' to be payable by the Selected Bidder for the

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		<p>2<sup>nd</sup> Year of 'Concession Period' and shall be valid till the end of the 4<sup>th</sup> Year of 'Concession Period'." <b>3. Definitions</b> (Page No.8.)</p> <p>'Revenue Share' shall mean the minimum amount / share in the Annual Turnover, payable by the Concessionaire to the Authority from 2<sup>nd</sup> to 3<sup>rd</sup> Years of Concession Period;</p>
7	Moratorium / Concession Period should be 5 years and after Moratorium period, you should get into REVENUE Sharing.	<p>The "Multiple Kiosk Food Court Project" with ample "Landscaped Parking" in the heart of prime commercial hub cum tourism destination area of Vijayawada city, will definitely take off immediately, considering various successful Drive-in Restaurants across the Vijayawada city. Hence no Moratorium Period is required for this project.</p> <p><b>'Three (3) Years' of 'Moratorium Period' is considered for 'Five Star Hotel' and 'FEC with MLCP' Projects.</b></p>
8	What about the time taken for the AUTHORITY Approvals, which are KEY to the earlier starting of the project. (any project).	The Stake-holding Govt. Departments will help the 'Selected Bidders' to obtain the required approvals on a fast track mode.
9	Construction period should be post Approval from Authority.	<b>Considering the 'Construction Period' after obtaining the required 'Plan Approvals' from the concerned 'Authority' (VMC) is considered for all the Three (3) Projects by the ADCL.</b>
10	Increase in lease should be 12% for every 3 years	RFP condition prevails as per the AP Tourism Policy.
11	Moratorium period - should be for a period of 5 years and should exempt not just Revenue share but the lease amount also	<p>More than '2 Years' of Moratorium Period may not be required for '5 Star Hotel &amp; FEC Projects' sites, which are proposed in the heart of prime commercial hub cum tourism destination area of Vijayawada City, considering the severe shortage of rooms and very high demand for 'Entertainment' in the new Capital Region of A.P. Regarding 'Lease Amount', RFP condition prevails as per the AP Tourism Policy.</p>
12	FSI why so less built-up area (permissible) on a 1.5 Acre land. Also you are talking of 50000 sqft commercial and 100000 parking (where in requirement is just 50-60% of Commercial built-up area. )	<p>The built-up area of 90,000 Sq.Ft., is only indicative proposed by the Conceptual Plan. You can explore permissible built up area as per the applicable Building Regulations.</p> <p>The proposed FEC is primarily positioned as MLCP to cater to the Prime Commercial Hub &amp; Tourism Destination Area of Vijayawada City.</p> <p>The Mandatory Parking for the proposed FEC with Multiplex is 66% of Commercial built-up area as per the applicable norms.</p>

**CORRIGENDUM****II. M/s. Sree Bhavana Sai Associates L.L.P (OSBA)****"5 Star Business Class Hotel with Convention Center & Serviced Apartments Tower"**

<b>S. No.</b>	<b>Clarification Sought by the Bidder</b>	<b>Responses of ADCL, GoAP.</b>
1	<p>We would like to bring to your kind notice that, the Government Land Value of <b>Rs.80,850/- Per Sq.Yrd.</b>, taken for the calculation of Lease Amount is present only in 2 Roads (Abdul Khader Street &amp; Nehru Road-Railway Station Road) in 1 Town Area. Whereas the Government Land Value at Municipal Corporation Office and surrounding areas is <b>Rs.19,100/- Per Sq.Yrd., only</b>, as per the List of Government Land Values obtained online by us, a copy of which, we are enclosing for your kind perusal. The Lease amount of <b>Rs.1.41 Crores Per Annum for 1<sup>st</sup> Year with 5% increase Per Annum</b>, which is computed based on Government Land Value of Rs.80,850/- Per Sq.Yrd., is exorbitantly very high. <b>No hotel will be financially viable with that kind of Lease Rentals per Annum with 5% increase Per Annum.</b> We request you to kindly consider the Government Land Value of <b>Rs.19,100/- Per Sq.Yrd.</b>, for the calculation of Lease Rentals, which is factual and actually present at the VMC Office Area, as per the documentary proof furnished for your information, so that we can come forward for bidding with a renowned Global Hotel Brand.</p>	<p>The Lease amount is computed @.2% of the 'Basic Value' of the Land as per the concerned SRO Registers as per the prevailing Tourism Policy of Govt. of A.P., and the highest 'Basic Value' prevailing in this part of Vijayawada City is being considered for the computation of 'Lease Amount'. Hence, RFP condition prevails.</p>

**Note: The last date for 'Bid Submission' is extended by 'One Week' up to Friday, 7<sup>th</sup> December 2018 for all the Three (3) Projects by the ADCL.**

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