



CUTTACK DEVELOPMENT AUTHORITY

Pre-bid Queries & Responses – EOI for allotment of land through E-Auction for undertaking Super Market/Hyper Market at Sector-12.
Pre-bid Meeting held on 16.12.2023 at 11:30 AM

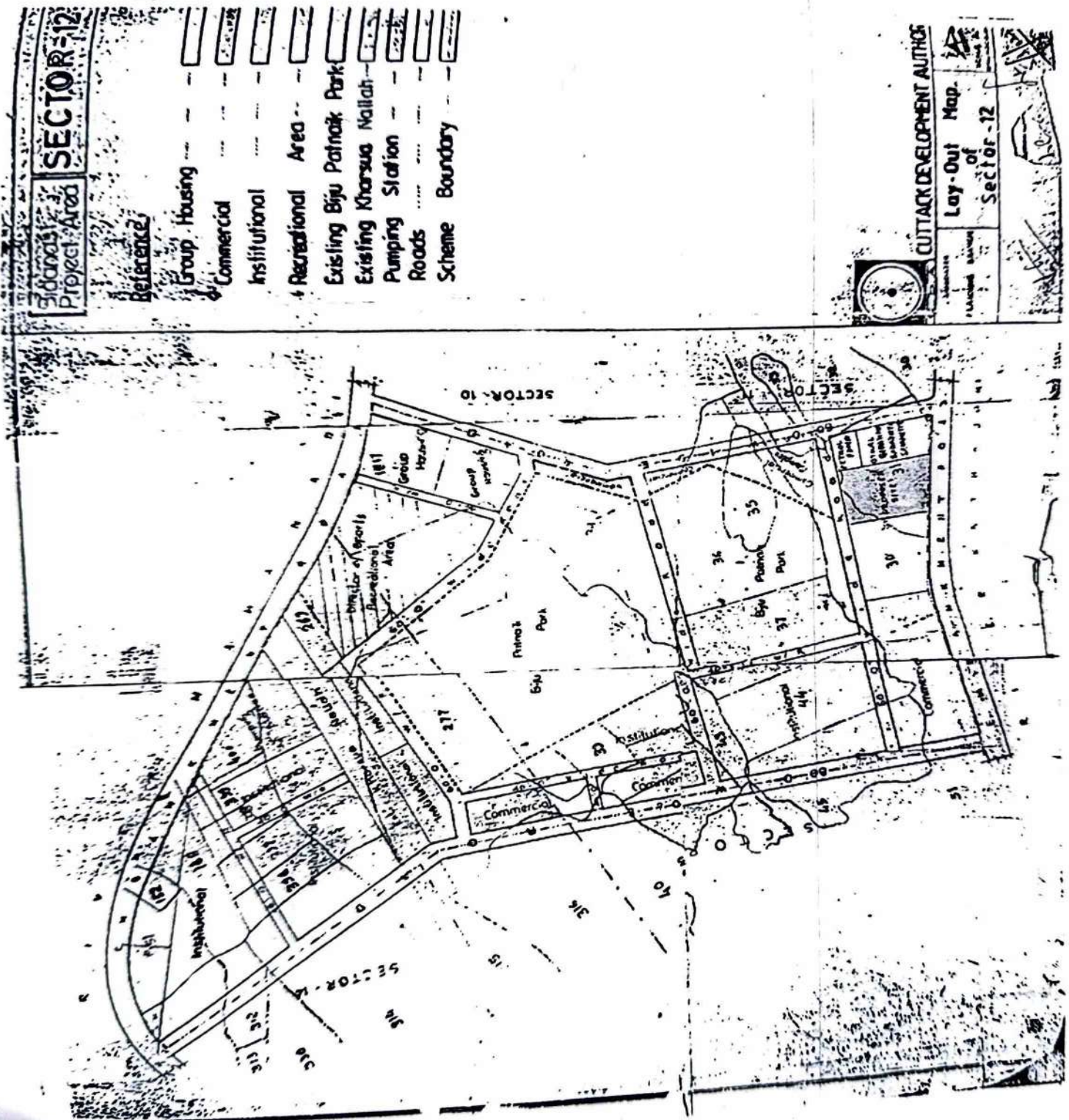
| Sl. No. | Query | Response |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1 | Plot layout with dimensions along with Google location of the plot | As per Annexure 1 |
| 2 | Ground Coverage and FAR, setback | As per prevailing ODA Building Standard & Rules 2020 |
| 3 | Lease period is not mentioned in the brochure | Long term lease preferably more than 50 years. |
| 4 | Need clarity on GST and TDS applicability | As applicable under prevailing act. |
| 5 | Point no. 3 of the brochure mentions conversion of land? if the land use is already mentioned as Super Market/ Hyper Market then why there is word land conversion in the clause? | It is a general format of brochure in respect of land allotment. This is a lease plot in favor of CDA. |
| 6 | Is there any criteria for minimum FAR usage? | As per prevailing ODA Building Standard & Rules 2020 depending upon of the width of approach road. |

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| 7 | You have not mentioned e-auction website details nor you have mentioned e-auction closing time. Only start time and extension time is mentioned in the brochure. | Details of e-auction website will be shared with technically qualified bidder. The auction will have unlimited extension post schedule closure time i.e. 5 PM |
| 8 | Point no. 16 about construction completion. Kindly provide clarity on whether you are talking about starting the construction or store operation? Also what is the time limit for plan approval? | The selected bidder shall submit plan for approval and immediately after approval of plan the selected bidder shall complete construction as per the approved plan & timeline from CDA/CMC. Selected bidder shall start commercial operation within 12 months from the execution of lease deed. |
| 9 | Point no. 15 states we can take possession of plot after full payment, does this mean we can take the possession before the registration of lease deed and do barricading along with deployment of the security? | Barricading along with deployment of the security may be allowed after payment of 25% of Quoted Bid Amount however possession of plot and execution of lease deed shall be done after full payment of Quoted Bid Amount. |
| 10 | The address of plot is not given only sector no. and plot area is given, what about the plot no.? | The plot is located at Sector 12 beside Biju Patnaik Park as detailed in Annexure 1. The plot no is 30 (P) and 31 (P). |

Secretary

ANNEXURE - 1(a)



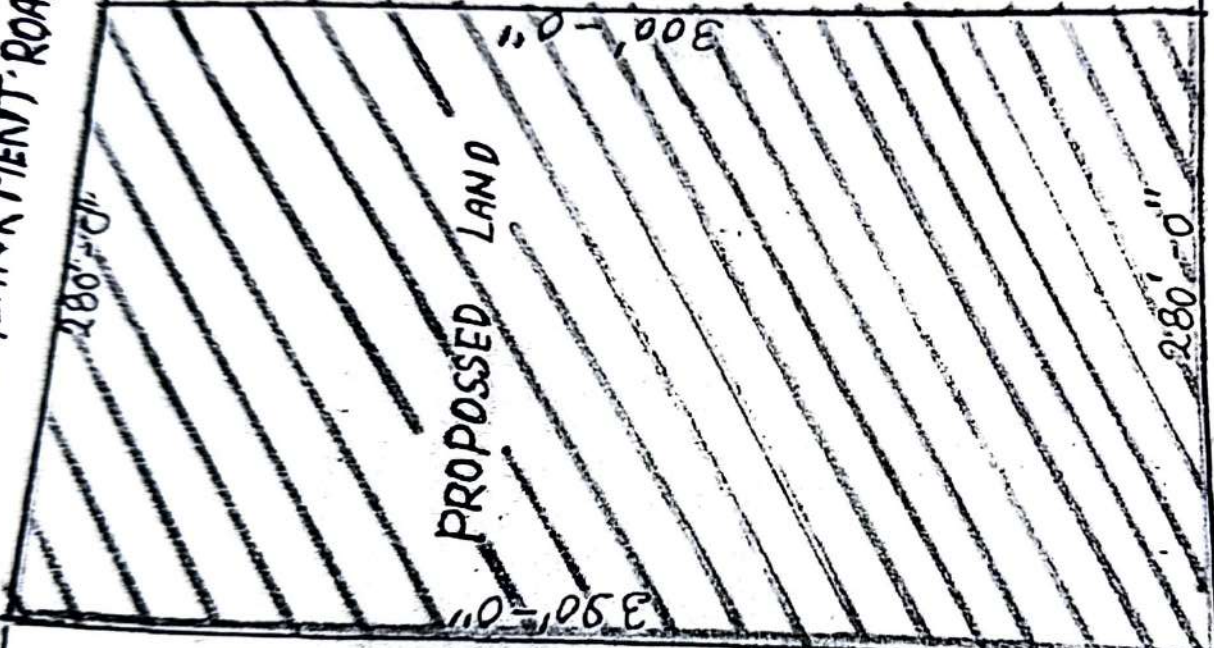
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KATHAJORI

RIVER EMBANKMENT ROAD

UTKALA BIPINA SAHAYTRA

PETROL PUMP
Proposed



PROPOSED LAND



(NOT TO SCALE)

(96600 SFT)

OLD
BASTI
(ENCLOSED)

6mth WIDE ROAD

180'W - ROAD

16.10.23

J.P.P. V.P.A.

P.M. GDA.

(B. P PERK)