



CUTTACK DEVELOPMENT AUTHORITY

LICENSING OF COMMERCIAL SPACE AT CUTTACK NETAJI BUS TERMINAL (CNBT), CUTTACK

Pre-bid Meeting held on 30.09.2023 at 3:00 PM

Sl. No.	RFP Section, Clause & Page No.	Description	Observation/ Request for Clarification	Response
1	Section N, Page No. 3	"License Period" means a period of Five (05) years subsequent to handover of site.	"License Period" means a period of Fifteen (15) years subsequent to handover of site.	Agreed
2	Chapter 5, Clause 5.3, Page No. 12	The tenderer to quote over & above the reserve price of INR 8.50 Lakhs (Rupees Eight Lakhs Fifty Thousand) per month for the tenable license area i.e. 17,000 sq. ft. in the financial bid form	The tenderer to quote over & above the reserve price of INR 2.00 Lakhs (Rupees Two Lakhs) per month for the tenable license area i.e. 10,000 sq. ft. in the financial bid form. We have visited the location in 1st and 2nd floor, however there will be lot of wastage of space. We request you to please keep minimum commitment on space of 10,000 sq. ft. but in case someone is using more than 10,000 sq. ft. then the license fee may be increased accordingly.	RFP condition prevails
3		License Period	Kindly increase the License Period from 5 years to 20 years from the date of handover.	Clarified earlier
4		Reserve Price	Kindly reduce the reserve price from INR 8.50 Lakhs to INR 3.00 Lakhs per month for the tenable license area i.e. 17,000 sq.ft.	RFP condition prevails
5		Reserve Price	Commercial licence fee should be 25-30/- per sq.ft. on carpet area of entire two floors (17000 sq.ft. approx)	RFP condition prevails
6		License Period	The lease period should be 30 years minimum.	Clarified earlier
7	Clause 5.10, Page No. 13	Security deposit	Security deposit should be maximum of 10 lakhs.	RFP condition prevails

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8	Annexure 6, Financial Bid Format	Escalation	Escalation of 15% after every 3 years.	RFP condition prevails
9	Right to Sub-License, Clause 4.4.1, Page No. 53	Sub-lease	Sub lease clause	It is clarified that there is no sub-lease provision . Kindly refer Clause 4.4.1, Page No. 53
10	General		3 phase Power supply, water, power back up, lift, parking, paid maintenance all should be provided by the authority to the Lessee.	Shall be the responsibility of the Licensee . Kindly refer Clause 6.7, Page No.18 (Site Visit)

-Sd/-
Secretary