

PROCEEDINGS OF THE PRE BID MEETING ON “LEASING OUT AND DEVELOPMENT OF TOURIST LODGE CHAHLANG, AIZAWL, MIZORAM ON DESIGN, BUILD, FINANCE, MAINTAIN, OPERATE, MANAGE & TRANSFER (DBFMOMT) BASIS” HELD UNDR THE CHAIRMANSHIP OF DIRECTOR, TOURISM DEPARTMENT.

Time : 12:00 Noon

Date : 30.05.2025

Venue : Office Chamber of Director, Tourism Department

RFP Reference No. 2025_DOF_467_1 Dt.15.05.2025

The pre-bid meeting was held under the Chairmanship of the Director, Tourism Department, Government of Mizoram. The Chairman welcomed the prospective bidder who chose to be present at the pre-bid meeting and requested issues to be raised and clarified. The issues raised and clarifications given on the relevant queries are as under :

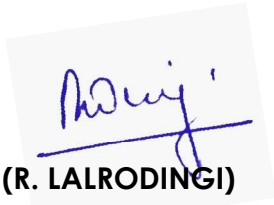
SL.NO	RFP REFERENCE WITH QUERY/ SUGGESTION	TOURISM DEPARTMENT'S REMARKS
1	On Page 3 , Clause 5, it says that the bid security shall be in the form of a Demand Draft. We request that an FD drawn on any Nationalised Bank be allowed.	Bid Security & Performance Security to be paid through online transfer to the Department's Bank Account
2	On Page 7 of the RFP, clause 20 states that the Annual Concession Fee is 5% of Upfront Concession fee, while clause 21 states that the minimum annual lease rent shall be 96 Lakhs Plus 12% GST. As such since both the clauses are not aligned, we believe that due to typing error, clause 20 may have been erroneously inserted. We request your kind action to the needful.	The Department shall put forth for Government's reconsideration
3	Similarly, on Page 72, Appendix 11, the Bid Value should be clearly stated as the Annual Concession Fee.	May be considered
4	On Page 20, it states that the bidder will require an Environmental Clearance. As per applicable laws, a project of this size may require only Consent to Establish and Consent to Operate from the Pollution Control Board. As such we request you to kindly edit the same.	The Para stands. Consent to Establish or Environmental Clearance will be required depending on the built-up area. The Successful Bidder shall

		apply for whichever is applicable as per law.
5	On pages 30 and 31, the lease periods are segregated into 3 - Initial/Construction and Operational. Given the time taking nature of a luxury hotel construction, we request that these lease periods be split rather than being included in the 30 years. We request the same be made 1+3+30 wherein the total lease period is 34 years from the appointed date. This will go a long way in terms of feasibility.	The Mizoram Sustainable Investment Policy 2024 does not permit term of lease beyond 33 years. The para stands.
6	Similarly on Page 7, Clause 19, it says that the Performance Security shall be in the form of a Demand Draft. We request that an FD/BG drawn on any Nationalised Bank be allowed. This is imperative as the project shall span decades, and such a large payout would strain the feasibility	To be paid through online transfer to the Department's Bank Account
7	On Page 19, Optional Facilities says that the minimum number of rooms shall be 100 for a 5 Star hotel whereas Essential Facilities state that minimum number of rooms shall be 80 for a 4 star hotel. Sir/Ma'am as you are aware, a 5 Star category hotel requires a much larger size per room and as such, in case of a 5 star category hotel, the minimum number of rooms should be 60. The hotel must be well suited to the needs of VIP's and other travellers and thus must present a spacious visage	May be considered
8	On Page 18, Essential Facilities says that the minimum number of covers for speciality restaurant shall be 75. However, from a feasibility perspective this number should be 25 as a speciality restaurant is mostly open only in the evenings	May be considered
9	On Page 32 Clause d says that in the 28th year, the agreement may be mutually extended by 2 10 year periods. As you are aware, hotels continuously require renovation and are long gestation projects. As such we request that the agreement be extendable by 2 30 year periods automatically, provided that the Annual Payments are not over due. This	The lease period stands. After the end of the 30+10+10 period depending on mutually agreed terms extension can be considered

	will go a long way in allowing the bidders to invest with confidence in such a prestigious project	
10	On page 36, Clause 4 carries the word, preceding Covid 19 for calculation of average turnover. Since the period preceding Covid 19 was many years ago, we suggest that the average turnover of Fy 21-22, FY 22-23 and 23-24 be taken	The mistake may be rectified

The representative present was satisfied with all the clarification given and it was informed that the corrections/additions/clarifications given, as discussed during the pre-bid conference would be uploaded on the web-site of the government e procurement portal. Corrigendum shall be issued after obtaining approval from the Government and uploaded on the portal. All the prospective bidders are required to take cognizance of the proceedings of the pre-bid meeting/corrigendum before formulating and submitting their bids as stipulated in the RFP/Bid-document.

The meeting ended with a vote of thanks to the Chair.



(R. LALRODINGI)

Director
Tourism Department,
Mizoram.

Signature Not Verified

Digitally signed by ZOCHHAWNKIMA
Date: 2025.06.13 13:38:55 IST
Location: Mizoram-MI

