



Department of Tourism

Government of Odisha

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<https://dot.odishatourism.gov.in>

No. **3863**

Date: 27.03.2023

CORRIGENDUM - 1

RFP NO: 3682/TSM, DATED 21/03/2023 for RFP for Leasing-cum-Development/Upgradation, Operation & Management of Tourism Properties of Department of Tourism, Odisha

1. Modifications to RFP for Leasing-cum-Development/Upgradation, Operation & Management of Tourism Properties of Department of Tourism, Odisha ' are given in Appendix - I.
2. Other terms and conditions of the RFP remains the same.

S/d-
Director and Addl. Secretary to Govt.

Appendix - I

Modifications to RFP for Leasing-cum-Development/Upgradation, Operation & Management of Tourism Properties of Department of Tourism, Odisha are given below:

SI	Clause Reference & Page No.	Clause as Published in RFP	Revised Clause
1.	Table-5, Page-12	Minimum net-worth (not before 31st March 2021 in INR Crore) CA Certificate must be furnished	Minimum net-worth (not before 31st March 2022 in INR Crore) CA Certificate must be furnished
2.	Schedule of Bidding Process ; Page-4	Department of Tourism, Govt. of Odisha (“DoT”) invites proposals from prospective bidders for Lease-cum-development/ Upgradation, operation & Maintenance of Tourism Accommodation Units/ Tourism Properties under Department of Tourism (DoT) namely Panthanivas Paradeep, Panthanivas Keonjhar, Yatrivas Satapada, Yatrivas Konark (part), TRC Gopalpur and BN Palace Paralakhemundi located in different parts of state of Odisha on Public Private Partnership (PPP) basis in accordance with the conditions and manner prescribed in this RFP document.	Department of Tourism, Govt. of Odisha (“DoT”) invites proposals from prospective bidders for Lease-cum-development/Upgradation, Operation & Maintenance of Tourism Accommodation Units/ Tourism Properties under Department of Tourism (DoT) namely Panthanivas Paradeep, Panthanivas Keonjhar, Yatrivas Satapada, and BN Palace Paralakhemundi located in different parts of state of Odisha on Public Private Partnership (PPP) basis in accordance with the conditions and manner prescribed in this RFP document.
3.	Clause-1.1, Page-5	Department of Tourism, Government of Odisha (hereinafter referred to as “DoT” or “Lessor”) owns accommodation units/ tourism properties under Department of Tourism (DoT) namely Panthanivas Paradeep, Panthanivas Keonjhar, Yatrivas Satapada, Yatrivas Konark (part), TRC Gopalpur, and BN Palace Paralakhemundi located in different parts of the state. DoT proposes to develop/ upgrade, operate, maintain, and manage the selected properties, as given in Table 2, under Public Private Partnership mode (the “Project”), without transfer of any manpower from DoT.	Department of Tourism, Government of Odisha (hereinafter referred to as “DoT” or “Lessor”) owns accommodation units/ tourism properties under Department of Tourism (DoT) namely Panthanivas Paradeep, Panthanivas Keonjhar, Yatrivas Satapada and BN Palace Paralakhemundi located in different parts of the state. DoT proposes to develop/ upgrade, operate, maintain, and manage the selected properties, as given in Table 2, under Public Private Partnership mode (the “Project”), without transfer of any manpower from DoT.

SI	Clause Reference & Page No.	Clause as Published in RFP							Revised Clause					
4.	Clause-1.3, Page-5	DoT has selected 6 (Six) properties/accommodation units in various locations of the State for development/ upgradation, augmentation, operation, and maintenance through Public Private Partnership. Among the properties listed in RFP, four properties namely-Yatrinivas Satapada, Yatrinivas Konark (Part), Panthanivas Keonjhar and Panthanivas Paradeep are presently operational whereas other properties namely-TRC Gopalpur, and BN Palace Paralakhemundi are not operational on the date of issuance of this RFP.							DoT has selected 4 (Four) properties/accommodation units in various locations of the State for development/upgradation, augmentation, operation, and maintenance through Public Private Partnership. Among the properties listed in RFP, four properties namely-Yatrinivas Satapada, Panthanivas Keonjhar and Panthanivas Paradeep are presently operational whereas other property namely- BN Palace Paralakhemundi are not operational on the date of issuance of this RFP.					
5.	Table-2, Page-5	Sequence of Bid Opening	Name of Property	District	Number of Rooms (Existing Facility)	Approx. Plot Area (in Acres)	Operational status	Sequence of Bid Opening	Name of Property	District	Number of Rooms (Existing Facility)	Approx. Plot Area (in Acres)	Operational status	
		1.	Yatrinivas, Satapada	Puri	26 Rooms + 1 Office + 1 Store Room + 6 Staff Rooms + 2 Restaurants	3.5	Operational	1.	Yatrinivas, Satapada	Puri	26 Rooms + 1 Office + 1 Store Room + 6 Staff Rooms + 2 Restaurants	3.5	Operational	
								2.	Panthanivas,	Jagatsinghpur	12 Rooms + 1	3.0	Operational	

SI	Clause Reference & Page No.	Clause as Published in RFP					Revised Clause						
		2.	Yatrinivas, Konark (Part)	Puri	23 Rooms + 1 Office + 1 Store Room + 1 Restaurant + 4 Staff Room, 1 Banquet Hall	5.0	Operational		Paradeep		Restaurant + 1 Kitchen + 1 Store Room + 1 Conference Hall + 1 Mini Conference Hall + 1 Office		
		3.	Panthanivas, Paradeep	Jagatsinghpur	12 Rooms + 1 Restaurant + 1 Kitchen + 1 Store Room + 1 Conference Hall + 1 Mini Conference Hall + 1 Office	3.0	Operational	3.	Panthanivas, Keonjhar	Keonjhar	17 Rooms + 2 Conference Halls + 2 Store Rooms + 1 Kitchen + 1 Office Room	0.7	Operational
		4.	TRC, Gopalpu	Ganjam	1 Administra	4.79	Not Operat	4.	BN Palace, Paralakhemundi	Gajapati	30 Rooms	21.06	Not Operational

SI	Clause Reference & Page No.	Clause as Published in RFP						Revised Clause
			r		tive Block + 1 AC Dining Hall + 1 Food Court+ 2 Toilet Blocks (1 Gents +1Ladies) + 14Rooms + 1Receptio nBuildin g for Tourists + Vehicle Parking Area + 1 Open Stage		ional	
		5.	Panthan	Keonjh	17 Rooms	0.7	Operat	

SI	Clause Reference & Page No.	Clause as Published in RFP						Revised Clause		
			ivas, Keonjhar	ar	+ 2 Conference Halls + 2 Store Rooms + 1 Kitchen + 1 Office Room		ional			
		6.	BN Palace, Paralakhemundi	Gajapati	30 Rooms	21.06	Not Operational			
6.	Table-3, Page-9	Sl. No.	Name of Property		Lease Period		Sl. No.	Name of Property		Lease Period
		1.	Yatrinivas, Satapada		30 Years		1.	Yatrinivas, Satapada		30 Years
		2.	Yatrinivas, Konark (Part)		30 Years		2.	Panthanivas, Paradeep		30 Years
		3.	Panthanivas, Paradeep		30 Years		3.	Panthanivas, Keonjhar		30 Years
		4.	TRC, Gopalpur		30 Years		4.	BN Palace, Paralakhemundi		30 Years
		5.	Panthanivas, Keonjhar		30 Years					
		6.	BN Palace, Paralakhemundi		30 Years					
7.	Table-4, Page-10	Sl. No.	Name of Property	Minimum Development Obligations			Sl. No.	Name of Property	Minimum Development Obligations	
		1.	Yatrinivas, Satapada	Redevelop/ Renovate, Augment, Furnish and Operate			1.	Yatrinivas	Redevelop/ Renovate, Augment, Furnish and Operate	

SI	Clause Reference & Page No.	Clause as Published in RFP		Revised Clause	
			<p>Lessee shall develop at least 60 lettable rooms with at least 3-Star Hotel facilities and certification within a period of 36 months from the date of signing of the Agreement</p>		<p>Lessee shall develop at least 60 lettable rooms with at least 3-Star Hotel facilities and certification within a period of 36 months from the date of signing of the Agreement</p>
		2.	<p>Yatrinivas, Konark (part)</p> <p>Redevelop/ Renovate, Augment, Furnish and Operate</p> <p>Lessee shall develop at least 75 lettable rooms with at least 3-Star Hotel facilities and certification within a period of 36 months from the date of signing of the Agreement</p>	2.	<p>Panthanivas, Paradeep</p> <p>Redevelop/ Renovate, Augment, Furnish and Operate</p> <p>Lessee shall develop at least 60 lettable rooms with at least 3-Star Hotel facilities and certification within a period of 36 months from the date of signing of the Agreement</p>
		3.	<p>Panthanivas, Paradeep</p> <p>Redevelop/ Renovate, Augment, Furnish and Operate</p> <p>Lessee shall develop at least 60 lettable rooms with at least 3-Star Hotel facilities and certification within a period of 36 months from the date of signing of the Agreement</p>	3.	<p>Panthanivas, Keonjhar</p> <p>Redevelop/ Renovate, Augment, Furnish and Operate</p> <p>Lessee shall develop at least 50 lettable rooms within a period of 24 months from the date of signing of the Agreement</p>
		4.	<p>TRC, Gopalpur</p> <p>Redevelop/ Renovate, Augment, Furnish and Operate</p> <p>Lessee shall develop at least 60 lettable rooms with at least 3-Star Hotel facilities and certification within a period of 24 months from the date of signing of the Agreement</p>	4.	<p>BN Palace, Paralakhe mundi</p> <p>Redevelop/ Renovate, Augment, Furnish and Operate</p> <p>Lessee shall develop at least 50 lettable rooms within a period of 36 months from the date of signing of the Agreement</p>

SI	Clause Reference & Page No.	Clause as Published in RFP			Revised Clause		
		5.	Panthanivas, Keonjhar	Redevelop/ Renovate, Augment, Furnish and Operate Lessee shall develop at least 50 lettable rooms within a period of 24 months from the date of signing of the Agreement			
		6.	BN Palace, Paralakhemundi	Redevelop/ Renovate, Augment, Furnish and Operate Lessee shall develop at least 50 lettable rooms within a period of 36 months from the date of signing of the Agreement			
8.	Table-5, Page-12	SI.	Name of Properties	Minimum net-worth (not before 31 st March 2021 in INR Crore) CA Certificate must be furnished	SI.	Name of Properties	Minimum net-worth (not before 31 st March 2022 in INR Crore) CA Certificate must be furnished
		1.	Yatrinivas, Satapada	50	1.	Yatrinivas, Satapada	50
		2.	Yatrinivas, Konark (part)	50	2.	Panthanivas, Paradeep	40
		3.	Panthanivas, Paradeep	40	3.	Panthanivas, Keonjhar	30
		4.	TRC, Gopalpur	50	4.	BN Palace, Paralakhemundi	40
		5.	Panthanivas, Keonjhar	30			

SI	Clause Reference & Page No.	Clause as Published in RFP		Revised Clause			
		6.	BN Palace, Paralakhemundi	40			
9.	Table-6, Page-13	SI.	Name of Properties	Bid Application Fee (INR)	SI.	Name of Properties	Bid Application Fee (INR)
		1.	Yatrinivas, Satapada	5,000/-	1.	Yatrinivas, Satapada	5,000/-
		2.	Yatrinivas, Konark (part)	5,000/-	2.	Panthanivas, Paradeep	5,000/-
		3.	Panthanivas, Paradeep	5,000/-	3.	Panthanivas, Keonjhar	5,000/-
		4.	TRC, Gopalpur	5,000/-	4.	BN Palace, Paralakhemundi	5,000/-
		5.	Panthanivas, Keonjhar	5,000/-			
		6.	BN Palace, Paralakhemundi	5,000/-			
10	Table-7, Page-14	SI.	Name of Properties	Earnest Money Deposit (INR)	SI.	Name of Properties	Earnest Money Deposit (INR)
		1.	Yatrinivas, Satapada	5,00,000/-	1.	Yatrinivas, Satapada	5,00,000/-
		2.	Yatrinivas, Konark (part)	5,00,000/-	2.	Panthanivas, Paradeep	5,00,000/-
		3.	Panthanivas, Paradeep	5,00,000/-	3.	Panthanivas, Keonjhar	5,00,000/-
		4.	TRC, Gopalpur	5,00,000/-	4.	BN Palace, Paralakhemundi	5,00,000/-
		5.	Panthanivas, Keonjhar	5,00,000/-			

SI	Clause Reference & Page No.	Clause as Published in RFP		Revised Clause																				
		6. BN Palace, Paralakhemundi	5,00,000/-																					
11	Table-8 Sl.1), Page-18	MINIMUM NET WORTH (ON OR BEFORE 31ST MARCH 2021): <table border="1" data-bbox="430 540 1129 1328"> <tr> <td data-bbox="430 540 640 667">Yatrinivas, Satapada</td> <td data-bbox="640 540 1129 667">INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks</td> </tr> <tr> <td data-bbox="430 667 640 800">Yatrinivas, Konark (part)</td> <td data-bbox="640 667 1129 800">INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks</td> </tr> <tr> <td data-bbox="430 800 640 933">Panthanivas, Paradeep</td> <td data-bbox="640 800 1129 933">INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks</td> </tr> <tr> <td data-bbox="430 933 640 1066">TRC, Gopalpur</td> <td data-bbox="640 933 1129 1066">INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks</td> </tr> <tr> <td data-bbox="430 1066 640 1200">Panthanivas, Keonjhar</td> <td data-bbox="640 1066 1129 1200">INR 30 Crore (20 marks) For every additional INR 03 Crore – 4 marks</td> </tr> <tr> <td data-bbox="430 1200 640 1328">BN Palace, Paralakhemundi</td> <td data-bbox="640 1200 1129 1328">INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks</td> </tr> </table>		Yatrinivas, Satapada	INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks	Yatrinivas, Konark (part)	INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks	Panthanivas, Paradeep	INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks	TRC, Gopalpur	INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks	Panthanivas, Keonjhar	INR 30 Crore (20 marks) For every additional INR 03 Crore – 4 marks	BN Palace, Paralakhemundi	INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks	MINIMUM NET WORTH (ON OR BEFORE 31ST MARCH 2022): <table border="1" data-bbox="1159 548 1892 1076"> <tr> <td data-bbox="1159 548 1375 675">Yatrinivas, Satapada</td> <td data-bbox="1375 548 1892 675">INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks</td> </tr> <tr> <td data-bbox="1159 675 1375 808">Panthanivas, Paradeep</td> <td data-bbox="1375 675 1892 808">INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks</td> </tr> <tr> <td data-bbox="1159 808 1375 941">Panthanivas, Keonjhar</td> <td data-bbox="1375 808 1892 941">INR 30 Crore (20 marks) For every additional INR 03 Crore – 4 marks</td> </tr> <tr> <td data-bbox="1159 941 1375 1076">BN Palace, Paralakhemundi</td> <td data-bbox="1375 941 1892 1076">INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks</td> </tr> </table>	Yatrinivas, Satapada	INR 50 Crore (20 marks) For every additional INR 05 Crore – 4 marks	Panthanivas, Paradeep	INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks	Panthanivas, Keonjhar	INR 30 Crore (20 marks) For every additional INR 03 Crore – 4 marks	BN Palace, Paralakhemundi	INR 40 Crore (20 marks) For every additional INR 04 Crore – 4 marks
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SI	Clause Reference & Page No.	Clause as Published in RFP			Revised Clause					
12	FORM-1, Page-22	S	Name of Property	Yes/No	SI.	Name of Property	Yes/No			
		I.								
		1	Yatrinivas, Satapada					1.	Yatrinivas, Satapada	
		2	Yatrinivas, Konark (part)					2.	Panthanivas, Paradeep	
		3	Panthanivas, Paradeep					3.	Panthanivas, Keonjhar	
		4	TRC, Gopalpur					4.	BN Palace, Paralakhemundi	
		5	Panthanivas, Keonjhar							
6	BN Palace, Paralakhemundi									
13	Cl. 6 (Check list, Sl. 7); Page-21	Form – 7 Net Worth Proof of Net worth Certificate not before 31 st March 2021, duly certified by Chartered Accountant			Form – 7 Net Worth Proof of Net worth Certificate not before 31 st March 2022, duly certified by Chartered Accountant					
14	FORM-6, Page-28	Format for Net Worth: As on 31 March 2021			Format for Net Worth: As on 31 st March 2022					

S/d-

Director and Addl. Secretary to Govt.