



Brahmapur Development Authority

Court Road, Brahmapur, Odisha-760004

06802292797(O), 06802292033(F)
bda.brahmapur311@gmail.com
www.bdabrahmapur.in

No. 1283 /BeDA, Brahmapur, Dated 04-09-2025

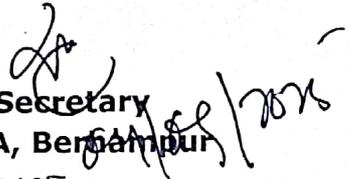
EXPRESSION OF INTEREST (EOI)

Sealed double-cover applications are invited from the reputed Firms/Agencies for the Operation and Maintenance of Rock Garden, Brahmapur for a period of Seven (07) years.

Detailed EOI with terms and conditions and other relevant information are available on the official website of the Brahmapur Development Authority: www.bdabrahmapur.in.

The complete EOI, duly filled in and super-scribed as "Expression of Interest (EOI) for Operation and Maintenance of Rock Garden, Brahmapur", should reach the office of the undersigned through Speed Post/Registered Post/Courier Service or by Hand on or before 20.09.25 up to 1:00 p.m.

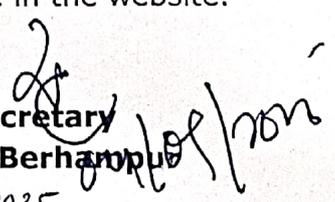
The Authority reserves the right to accept or reject any or all proposals without assigning any reason thereof.


Secretary
BeDA, Brahmapur

Memo No. 1284 /BeDA, Brahmapur

Date: 04-09-2025

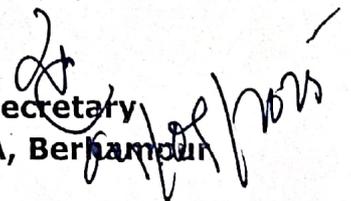
Copy to Issue & dispatch section, BeDA for information and requested to publish the EOI notice in the Notice Board and webcast the same in the website.

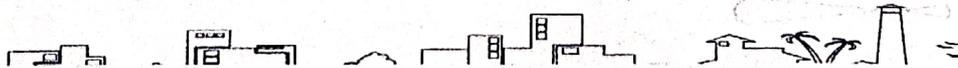

Secretary
BeDA, Brahmapur

Memo No. 1285 /BeDA, Brahmapur

Date: 04-09-2025

Copy to the Advertisement Manager, THE SAMBAD and THE PRAMEYA with a request to publish the same with minimum I&PR approved rate for one day on or before dt. 05.09.2025 & the font size of the letters of advertisement shall be of 08 pts. Also you are requested to submit the bill in duplicate for payment.


Secretary
BeDA, Brahmapur





Expression of Interest (EOI)

for

Selection of Agency

for

Operation and Maintenance

of

Rock Garden, Brahmapur for the Period of 07 Years

EOI Notice No: 1283/BeDA, Brahmapur Dt.04.09.25

Last Date & Time of submission of EOI: 20.09.25 up to 1.00 PM

BRAHMAPUR DEVELOPMENT AUTHORITY

Court Road, Brahmapur, Ganjam (Odisha), Pin-760004

Email ID: bda.brahmapur311@gmail.com

Website: bdabrahmapur.in

Critical Information

SL. NO	INFORMATION/SUBJECT	DETAIL
01	NAME OF THE WORK	Selection of agency for Operation and Maintenance of Rock Garden, Brahmapur for the period of Seven (07) years
02	DATE OF ISSUE OF BID	04.09.2025
03	PRE-BID QUERY THROUGH EMAIL ONLY (EMAIL ID: bda.brahmapur311@gmail.com)	11.09.25 by 5.30 PM
04	DOCUMENT FEE (NON-REFUNDABLE)	Rs.10,000/- (Rupees Ten Thousand) only in the form of Bank DD in favour of <i>The Secretary, Brahmapur Development Authority</i>
05	EARNEST MONEY TO BE DEPOSITED	Rs.1,00,000.00 (Rupees One Lakh) only in the form of Bank DD in favour of <i>The Secretary, Brahmapur Development Authority</i>
06	LAST DATE AND TIME FOR BID SUBMISSION	20.09.25 by 1.00 PM
07	BID SUBMISSION PLACE	The Secretary, Brahmapur Development Authority, Court Road, Near Courpeta, Brahmapur, Ganjam (Odisha), PIN-760004
08	DATE AND TIME FOR OPENING OF TECHNICAL BID	20.09.25 at 4.30 PM
09	DATE OF OPENING OF FINANCIAL BID	To be Intimated
10	BID OPENING PLACE	Conference Hall, BeDA

Note: For further details, please visit www.bdabrahmapur.in. Any clarification, corrigendum and addendum will be placed on the above-mentioned website only. Queries may also be directed to Mobile No. 7978471829.

Sd/-
Secretary
BeDA, Brahmapur

Expression of Interest

Brahmapur Development Authority (BeDA) invites EOI from the prospective agencies for Operation and Maintenance of Rock Garden at Brahmapur.

Sl. No	Name of Work	Deliverables	Period
01	Selection of Agency for Operation and Maintenance of Rock Garden at Brahmapur	Interested parties shall have to submit documents as provided in the EOI.	Seven (07) Year

1. Introduction

The Rock Garden, developed by the Brahmapur Development Authority (BeDA), is the first of its kind in the state of Odisha and stands as a landmark project in urban beautification and tourism development. Located at Ambapua, Brahmapur, this unique destination is spread over 8 acres of land and has swiftly become a major attraction, drawing 300–400 visitors daily from across Odisha as well as from neighboring states.

Conceived as a harmonious blend of art, culture, nature, and recreation, the Rock Garden showcases remarkable features that appeal to both children and adults alike. A special highlight of the Garden is the stone carvings depicting world civilizations, which provide visitors with a cultural and educational experience while enhancing the aesthetic charm of the site.

The Rock Garden offers a wide range of facilities and attractions such as a children’s play zone, enchanting water fountains, a thrilling mirror maze, the innovative LED Park, and the interactive COSMOS exhibit. It also houses an open-air theatre for cultural performances and beautifully designed pathways for leisurely strolls. For visitor comfort, the premises are equipped with public toilets, adequate seating arrangements, landscaped green areas, a food court, and two dedicated vehicle parking spaces.

To further enrich the visitor experience, a Mini Planetarium will soon be operational, offering an exciting journey into the mysteries of the universe and making the Rock Garden even more appealing to science and astronomy enthusiasts. With such diverse attractions, the Rock Garden at Ambapua has already begun to establish itself as a premier recreational and cultural hub in the region.

To ensure seamless operation and maintenance (O&M) of this landmark facility, and to provide a safe, clean, and enjoyable environment for visitors, BeDA is inviting professional agencies with expertise in this field. The selected agency will be entrusted with maintaining the infrastructure, managing visitor amenities, and elevating the overall tourist experience—thereby contributing to the sustained growth of tourism in Brahmapur and Odisha as a whole.



2. Scope of Work

Brahmapur Development Authority is looking for a prospective agency that is ready to work with us as per the terms and conditions defined in the EOI. The Brief Scope of work involves:

- A. The successful bidder shall be responsible for the operation and maintenance of the entire Rock Garden.
- B. The scope of maintenance of the park shall include regular cleaning and upkeep of the premises, watering and nurturing of plants, trees and lawns, pruning and trimming of shrubs, maintenance of flower beds, pathways, benches and other park infrastructure. It shall also cover upkeep of lighting, irrigation systems, children's play equipment and ensuring overall cleanliness, safety and aesthetic appearance of the park. In addition, seasonal maintenance such as planting of seasonal flowers, replacement of dried or damaged plants, application of fertilizers and pesticides, and special care during different season shall form an integral part of the activities.
- C. Event management (get-togethers, cultural events, photography, film shooting) will be permitted inside the park, limited to 250 persons at the Open-Air Theatre (OAT). Events must not cause inconvenience to other visitors.

- D. The Selected Agency shall run an Augmented Reality (AR) / Virtual Reality (VR) system within the park premises, equipped with interactive, child-friendly applications.
- E. The agency shall maintain generator, CCTV, toilets, benches, lights, pavers, railing, fountains and all equipment. Qualified electrical operators must be engaged.
- F. The Selected Agency shall appoint a Facility Manager for the project, who shall remain accessible to the Authority at all times, as and when required.
- G. The agency must deploy adequate security personnel for the protection of assets and visitors.
- H. The Selected Agency shall ensure the safety, security and well-being of women and children within the park premises at all times, with special care, vigilance and attention to their needs.
- I. Compliance with all statutory Acts/Rules is mandatory.
- J. No plastic, smoking or alcohol inside the Garden. Signages must be installed.
- K. The Selected Agency shall have to arrange to display the details of facilities/service provisions with unit price & availability of time on site for the general information of the public.

SL No	Items/ Facilities	Rate per unit in Rs.
1	Entry fee (Children up to 5 years)	Free
2	Entry fee (Adult)	20.00
3	Mirror Maze	50.00
4	LED Garden	20.00
5	COSMOS	50.00
5	Vehicle Parking	10.00 (Two-Wheeler) 20.0Four-Wheeler)

**The price for Morning Walk (Daily & Monthly), Family Pass, Special Pass, and other add-on activities shall be jointly decided by BeDA and the selected agency. The agency shall issue money receipts/passes to visitors to ensure smooth entry and exit. The timing for Morning Walk shall be from 06:00 AM to 09:00 AM, or as jointly decided by BeDA and the agency. The revision of different fees shall be decided jointly by BeDA and the selected agency on an annual basis.*

- L. Agency will be responsible for arranging and maintaining the entire parking area. No vehicle is allowed inside the Garden. The parking is allowed only at the designated locations.
- M. The Successful Bidder shall maintain a uniform dress code for its employees along with a photo identify card with a neckband having a separate unique identification number to his staff deployed for the service at his own cost.
- N. The successful bidder shall print the tickets /booking forms at his own cost and submit them to BeDA Office for due authentication for the final use.
- O. The Successful bidder will provide first aid medical equipment at the spot. Agency will ensure all safety measures to prevent any mishappening. In case of any mishappening BeDA will not be held responsible
- P. The Successful bidder will provide adequate manpower for the smooth operation of the Garden including for sweeping and cleaning of pathway and park area, grass cutting, trimming of trees, watering of lawn area, Toilet etc.
- Q. Any waste material generated out of the running of the recreational activities in the Garden will be disposed of by the agency as per statutory requirements and laws.
- R. The successful bidder will be responsible for maintenance of all equipment of entire Rock Garden.
- S. The successful bidder will be responsible for deposition of monthly electricity bill of that area for consumption.
- T. No further permanent construction shall be allowed in the Garden premises without permission of the authority.
- U. The agency can use the open area inside the park for different amusement and adventure activities for revenue generation purpose with prior permission from BeDA.
- V. The selected agency may use the parking space and other open spaces for other purposes like Birthday Parties/ Marriage Functions/Other celebrated functions for revenue generation with temporary arrangements (other than inside the park area).
- W. The joint team comprising of BeDA and the agency will inspect the entire area periodically (Quarterly) for accessing the quality of maintenance.

- X. The representatives of the Authority shall have the right to visit the premises at any time, without prior notice, for the purpose of inspection and verification of compliance with the terms and conditions of the Agreement. The Selected Agency shall extend full cooperation during such inspections and shall promptly comply with any instructions or directives issued by the Authority in this regard.
- Y. Any damage to the BeDA property caused during the maintenance operation shall be made good or compensated by the contractor/firm.
- Z. BeDA shall hand over all equipment and machinery in proper working condition at the time of handing over the premises. The Selected Agency shall thereafter be responsible for the regular operation, upkeep, and preventive maintenance of the said equipment and machinery to ensure their uninterrupted functioning. Any repairs, replacements, or servicing required due to normal wear and tear shall be carried out by the Selected Agency at its own cost, whereas major replacements necessitated by structural defects, natural calamities, or force majeure events shall remain the responsibility of BeDA. However, the Selected Agency shall be responsible for carrying out periodic whitewashing, minor civil repairs, replacement of damaged lights, and other related works as may be required to maintain the aesthetic appearance and overall upkeep of the park.
- AA. The bid shall include the shopping complex and restaurant (excluding 2 shops that are already leased out).
- BB. Sub-leasing shall be permitted only for specific activities such as renting of shops in the food court/food zone, kiosks and stalls for souvenirs or utility items, operation of recreational facilities, and other allied commercial services, strictly with the prior approval of the Authority. The Sub-lessee shall be solely responsible for the operation, management, and safety of such activities. BeDA shall not, in any manner, be held liable or responsible for any legal claims, disputes, damages, accidents, or obligations arising from or in connection with the sub-leased activities.
- CC. The Agency shall, upon expiry or termination of the contract, hand over the entire structure along with all lights, fixtures and equipment in good and usable running condition without any claim for compensation, lien, or retention. Any damage or loss to the assets during the contract period shall be duly made good by the Agency at its own cost before handing over.
- DD. The scope of work may, at the discretion of the Authority, be modified, expanded or reduced from time to time and the Selected Agency shall be bound to implement and comply with such directions without any objection.
- EE. Consortiums are not allowed to participate in the bid.

3. Technical Bid

Sl. No.	Technical Criteria	Documentary Proof
1	Should not have defaulted/black listed by any Govt. Dept./PSU of India and there should not be any pending litigation against a bidder with the Central/State Government department.	Self-declared Affidavit on Non-Judicial Stamp of value 100 INR to be submitted.
2	Agency Should be a proprietor / Partnership Firm/Company/MSME registered.	Self-certified copy of incorporation or Udyog Adhar.
3	Should have GST Registration	Self-certified copy of the Certificate is to be submitted.
4	Should have PAN registration number.	Self-certified copy of PAN to be submitted
5	Must have a minimum average turnover of Rupees 03 Crore (Three Crore) in any of the financial year during last 3 years i.e. Financial Year 2021-22, 2022-23 and 2023-24	Copy of the Audit Report from authorized CA to be submitted.
6	The Company Should have a local office based in Odisha	Proof Document to be attached
7	Similar Nature of Work Experience in Govt. or Private Sector during last 5 years from the date of issuance of EOI Notice (Completed/On-going)	Self-certified valid document copy like work order/ agreement copy/ experience certificate of minimum 01 Acre land size of Park/convention centre/Nursey etc.
8	EMD should be in the name of the Secretary, Brahmapur Development Authority from any Nationalized/Scheduled bank payable at Brahmapur.	Demand Draft of Rs.1,00,000/-
9	Tender Paper Cost in the name of the Secretary, Brahmapur Development Authority from any Nationalized/Scheduled bank payable at Brahmapur..	Demand Draft of Rs.10,000/-
10	Profile of the organization.	Self-certified copy of the organization profile.

4. Financial Bid

- A. The bidder should quote only one rate above the base price for the bid otherwise the proposal will not be considered.
- B. The base price for Rock Garden is **Rs. 10,00,000/- (Rupees Ten Lakhs only) per annum**. Bidder has to quote accordingly. The highest quoted price will be the H1 Bidder.
- C. Prices will be quoted in Indian rupees in annexure I.
- D. The authority will not bear the burden of any other charges such as installation, maintenance, transportation charges etc. related to the project/scope of work.
- E. Bidders are requested to quote their price per Annum above the reserve price payable to the Brahmapur Development Authority including of applicable taxes.
- F. The prospective agency may visit to the Rock Garden before submission of the proposal for better understanding and assessing of revenue.

5. **Submissions of Bids-** The bids have to be submitted in Speed Post/ Registered Post/ Courier or by Hand at the Office of Brahmapur Development Authority, Court Road, Near Courtpetta, Brahmapur, Ganjam (Odisha), PIN-760004 as per the scheduled date and time. The bidder shall be required to submit a technical and financial bid (mention properly to indicate Technical and Financial Bid) in separate sealed envelopes put in bigger sealed envelope super scribed as **"EOI for Operation and Maintenance of Rock Garden, Brahmapur for the period of 07 years"** and mentioning Name of the Agency, Address Contact and Email at the left side of the cover.

6. Evaluation of Bids

- a. Tendering authority shall carry out a detailed evaluation of the substantially responded bids. Tendering authority shall check the bid to determine whether they are complete, whether any computational errors have been made or required sureties have been furnished.
- b. Arithmetical error shall be rectified on the following basis
 - 1. If there is a discrepancy between the unit price and total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail and the total price shall be corrected by the purchaser.
 - 2. In case of discrepancy between words and figures, the amount in words shall prevail.

- c. If any bid is found substantially non-responsive shall be rejected by the evaluation committee.
- d. Tendering Authority may waive any minor infirmly or non-conformity or irregularity in the bid which does not constitute a material /service deviation.
- e. Tendering Authority shall evaluate in detail and compare the substantially responsive bids.
- f. Bidders who qualify in the technical round will be called for a detailed presentation through power point to evaluate the technical understanding and capability of the bidders. The tendering authority has all the rights to reject or select the bidders for further evaluation based on detailed presentation and demonstration of capabilities given by the bidder.
- g. The Financial bid will be opened only when a Bidder qualifies in the Technical Bid.
- h. The Shortlisted Agency quoting the highest price bid shall be the preferred bidder.
- i. The decision taken by the tender committee shall be final and binding to all participating bidders. It cannot be challenged in any court of law.

7. Terms and Conditions

- A. The bidder should submit (self-attested) documentary proof in support of the above condition and shall also submit a clause-by-clause compliance certificate. The incomplete offers i.e. financial or technical bids for partial items instead of bidding for the whole list of requirements will be summarily rejected without any further correspondence.
- B. **Payment Terms-** The Selected Agency shall make payment of the Agreement Fee to BeDA in advance on a quarterly basis, with effect from the date of execution of the Agreement, and on or before the 1st day of each quarter. In the event of default, the license in respect of the said property shall be liable for cancellation; provided, however, that under special circumstances and at the sole discretion of the Authority, an extension of up to one (1) month may be granted, subject to the payment of interest on the defaulted amount at the rate of twelve percent (12%) per annum, calculated on a daily basis from the due date until the date of actual payment. If the payment is not received within the extended period, this Agreement shall stand automatically terminated without any further notice to the Agency, and the Authority shall forthwith resume possession and take over the structure, without any liability to pay compensation or reimbursement of cost.

- C. **Performance Security-** The Successful Bidder shall furnish a Performance Security in the form of a Bank Guarantee, issued by any Nationalized / Scheduled Bank, in favour of the Secretary, Brahmapur Development Authority, for an amount equivalent to the Annual Contract Price. The Performance Security shall be submitted at the time of signing of the Contract, within fifteen (15) days from the date of issuance of the Letter of Acceptance (LOA). The said Bank Guarantee shall remain valid and enforceable for the entire duration of the Contract and shall be liable for invocation by the Authority in the event of any breach, default, or non-performance on the part of the Successful Bidder.
- D. **Period of Contract and Termination** – The Contract shall remain valid for a period of Seven (07) years from the date of execution of the Agreement, with a lock-in period of Four (04) years. During the lock-in period, neither Party shall be entitled to terminate the Contract except in the event of a material breach, default, insolvency, fraud, or force majeure, duly established in accordance with the provisions of this Agreement. Upon expiry of the lock-in period, the Contract may, subject to the satisfactory performance of the Successful Bidder, be extended for a further period of up to Three (03) years on such terms and conditions as may be mutually agreed upon by the Parties in writing. After the expiry of the lock-in period, either Party may terminate the Contract by giving not less than six (06) months' prior written notice to the other Party, provided that all obligations accrued up to the effective date of termination are duly fulfilled. Notwithstanding anything contained herein, the Authority shall be entitled to terminate the Contract forthwith, without prejudice to any other rights or remedies available under law or this Agreement, in the event of persistent default, non-performance, or breach of any of the terms and conditions by the Successful Bidder, in which case the Performance Security furnished by the Successful Bidder shall be liable to invocation and forfeiture, without prejudice to the Authority's right to claim such further damages or compensation as may be permissible under law. Upon successful completion of the Contract, or upon its expiry or termination by mutual consent without any default on the part of the Successful Bidder, the Performance Security shall be released to the Successful Bidder, subject to the clearance of all dues and obligations arising under this Agreement.
- E. **Enhancement of Lease Price:** The lease price shall be subject to automatic enhancement of 5% on the existing rate after completion of every 02 (Two) years during the lease period.
8. **Force Majeure** – Neither Party shall be held liable for any failure to perform or delay in the performance of its obligations under this Agreement if such failure or delay is caused by or arises from any event beyond the reasonable control of the affected Party, including but not limited to acts of God, natural disasters, floods, cyclones, earthquakes, epidemics or pandemics, fire, war, civil commotion, riots, terrorism, strikes, lockouts, government actions, or

any other circumstances of a similar nature (hereinafter referred to as "Force Majeure Event"). The Party affected by a Force Majeure Event shall promptly notify the other Party in writing of the occurrence of such event and the expected duration thereof and shall use all reasonable efforts to mitigate the impact and resume performance of its obligations as soon as reasonably practicable. The obligations of the affected Party shall be suspended for the duration of the Force Majeure Event, provided, however, that if the Force Majeure Event continues for a period exceeding One Hundred and Eighty (180) days, either Party shall have the right to terminate this Agreement by giving Thirty (30) days' prior written notice to the other Party, without any liability except for obligations accrued up to the date of termination.

Details of Applicant

a. Name of the Individual/ firm/company:		
b. Name of the contact person:		
c. Designation of Contact Person:		
d. Company/Firm Registration Details:		
e. Address:		
f. Contact Telephone/ Mobile number:		
g. E-mail ID:		
h. Aadhar Details:		
i. PAN Card Details:		
j. GST Details:		
k. Experience Details		
l. Turnover:	Financial Year	Amount in INR
	2023-24	
	2022-23	
	2022-21	

(On the Letter Head of the Applicant)

* Valid documents to be submitted in support of Sl. d, h, i,j, k and l.

Duly signed by the Authorized Signatory of the Applicant (Name, Title and Address of the Authorized Signatory)

* CA-certified copies must be submitted for the Average Annual Turnover certificate for the past three years and the Net Worth certificate for last FY 2023-24, along with supporting documents, including the audited balance sheets for the last three financial years.

Annexure-I

Financial Bid Format

Subject: Operation and Maintenance of Rock Garden, Brahmapur for the period of 07 years

Sl. No.	Reserve Bid PriceRs 10,00,000/- (Rupees Ten Lakh) per Annum only	Agency Name	Quoted price per Annum in Rs.
1			
In Words			

* The quoted rate is excluding of GST and other statutory taxes.

Authorized Signature with Seal

Bidder's Name:

Bidder's Address:

Contact No.:

E-mail ID: