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No. 1780 /BeDA, Brahmapur, Dated 29/10/2025

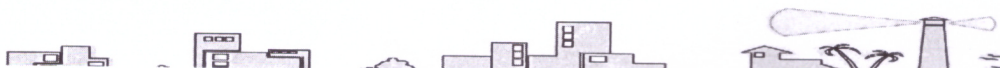
Notice for Pre-Bid Clarification

With reference to RFP Notice No. **1574/BeDA, Brahmapur**, dated **15.10.2025**, for **"Selection of Agency for Operation and Management of Eco Retreat Hub at Gopalpur-on-Sea in Ganjam District"**, it is hereby informed that the **attachment containing the pre-bid clarifications** is enclosed herewith.

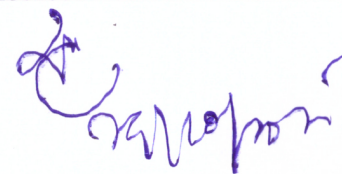
All other terms and conditions of the RFP remain unchanged.

Encl: Attachment.

Secretary
BeDA, Brahmapur



Pre-Bid Clarification			
RFP No. 1575/BeDA Dt-24.10.2025			
Project Name: RFP for selection of Agency for Operation and Management of Eco Retreat Hub Gopalpur-on-sea in Ganjam District			
Sl No.	Clause as per RFP	Queries of the Bidder - GAYATRI TECHNO SOLUTIONS, Brahmapur and Others	BeDA Clarification
1	Page no-7 Point no. 2.5 The operator shall not harm / damage the civil structure of the property, nor shall it make any additions to the existing structure.	Existing Infrastructure is not sufficient to cater the huge property. Whether permanent or temporary structure of PEB structures can be constructed with valid approval from the concern authority and BeDA?	1.Any additional infrastructure may be developed with prior approval from the competent authority. The cost for such works shall be borne by the operator during the moratorium period. Upon completion or termination of the contract, all such infrastructure shall be handed over to the authority in good condition. 2.For temporary structures, details are mentioned in Point No. 2.5 of the Scope of Work.
2	Page No. 7 Point No. 2.4 The Operator shall develop a conceptual plan for the project in line with the <i>Swadeshi</i> concept and shall undertake promotional activities for cultural heritage, handicrafts, local handlooms, tribal products, local cuisines, Dongria Kandha and other tribal crafts, eco-tourism, wildlife and nature, tribal art, etc.	Whether Craft or Food Kiosk can be sublet to different entity like Utkalika, Boynika etc. or it has to be managed by own.	This shall be the responsibility of the operator. However, if required, an NOC for such sub-letting may be issued by the competent authority on a case-to-case basis. Also, BeDA may provide a Draft Lease Agreement format for the same.
3	Page no-9 Point no-2.23 BeDA shall undertake the necessary repair and renovation work to make the facility operational within three months of the moratorium period, after execution of the contract agreement with the selected agency.	Section-1 : Immediate Maintenance and Structural Necessity Issues: 1. Reception area improvement - The current reception area suffers from severe water ingress and leakage during the rainy season, impacting guest comfort and staff operations. 2. AC and Electrical Overhaul-Due to prolonged site closure, all Air Conditioning (AC) units and some electrical systems are non-functional. 3. Vanue Repainting-The existing paintwork is significantly deteriorated due to exposure and extended closure, severely impacting the venue's aesthetic appeal. Action Required: 1. Structural modifications to the entrance and reception design are critically necessary to mitigate rainwater entry and ensure the area remains dry and welcoming. 2.Immediate sanction for a comprehensive overhaul, maintenance, and repair of all AC units and the entire electrical infrastructure. 3.Sanction for a comprehensive repainting and re-colouring of the entire Eco Retreat Hub to restore visual appeal and provide structural protection.	As per Point 2.23 under Scope of Work, the BeDA shall take necessary action.



16.10.2025
J. K. Das
Joint Secretary

		Section-2 : Infrastructure & Capacity Upgrades Operational Rationale: 1. Stall to Accomodation Conversion: To maximize venue utility and increase lodging capacity, the current count of stalls (16 Art & Craft, 14 Food Court) exceeds operational requirements. 2. New Swimming Pool: To significantly enhance the attraction and overall guest amenities of the hub, driving increased visitor traffic and higher occupancy. 3. Kitchen Facility Expansion: The existing kitchen facility is currently insufficient to handle large-scale catering requirements for events and a high volume of guests. 4. Mid Vanue Service Gate: The large size of the venue complicates logistics, supply movement, and efficient staff services. 5. Landscaping and Beautification: To enhance the aesthetic and visitor experience of the hub's exterior areas. Action Required: 1. Approval to convert a designated portion of the existing stalls into permanent, functional accommodation units (guest rooms). 2. Sanction for the construction of a dedicated swimming pool facility. 3. Approval for the construction of a new, larger, and modern kitchen facility to support full-scale operations. 4. Construction of a small, functional service gate in the middle of the venue to facilitate easy and efficient movement of supplies and services. 5. Approval for comprehensive landscaping work, specifically the planting of colourful flowers and ornamental plants in the open and surrounding area.	Any additional infrastructure may be developed with prior approval from the competent authority. The cost for such works shall be borne by the operator during the moratorium period. Upon completion or termination of the contract, all such infrastructure shall be handed over to the authority in good condition.
		Section-3:Operational and Fiancial Term 1. Vendor Agreement Authority-To ensure formal operation, revenue management, and adherence to professional standards for the stalls/shops within the Hub. 2. Reconsideration of Annual Lease Rental fee Escalation- Reference: Notice 8.3, Page 14 (10% compounded increase every two years). Action Required: 1. Approval and authority to draft, finalize, and execute formal lease/service agreements with all shop vendors (Art & Craft and Food Court stalls) operating within the premises. 2. Request for Reconsideration and approval of one of the following alternatives:	This shall be the responsibility of the operator. However, if required, an NOC for such sub-letting may be issued by the competent authority on a case-to-case basis. Also, BeDA may provide a Draft Lease Agreement format for the same.
Page no-14 Point no-8.2 The Lease Period can further be extended by another 10 years subject to mutual agreement between BeDA and Operator. Six months prior to the end of the Lease Period (15 years), the Operator and BeDA may mutually agree to extend the lease period by another 10 years. Lessee will not be required to pay any additional premium for such extension. Only, the rate of biennial escalation in the Annual Lease Rental shall be negotiated for the additional lease period.	Justification for Financial Term Adjustment: The existing limitation on performing significant development or construction work at the site severely restricts our ability to enhance the premises or services in a manner that would justify a frequent and high price increase to our customers. Our income is likely to remain largely stable over the initial period. The proposed 10% compounded escalation every two years is aggressive and will be difficult to manage given these revenue constraints. Proposal: Alternative A: Reduce the proposed increase from 10% every two years to 5% every two years. Alternative B: Extend the frequency of te increas making it 10% every 5 years.	The terms and conditions of the RFP unchanged.	


 Secretary
 Brahmapur Development Authority
 Bramapur-Gm.