

JAMMU & KASHMIR TOURISM DEVELOPNMENT CORPORATION

TOURIST RECEPTION CENTYRE SRINAGAR

INVITATION OF EXPRESSION OF INTEREST (EOI)

**NIT No.15/JKTDC of 2022-23**

**Dated.28-05-2022**

For & On behalf of Managing Director Jammu & Kashmir Tourism Development Corporation Limited (JKTDC), the undersigned invites Expression of Interest (EOI) from reputed firms, agencies, companies having expertise in managing & operating luxurious tented colonies/cities, for establishing tented accommodation at different identified tourist destinations of the Corporation on PPP mode.

|  |  |
| --- | --- |
| Description | Date |
| Sale / Upload of Documents | 30.05.2022 |
| Pre-Bid Conference /  Site Inspection | 06-06-2022 |
| Response & Queries Latest by | 09-06-2022 |
| Last date for submission of bids | 15-06-2022 |
| Date for opening of technical bid & evaluation | 17-06-2022 |
| Date for Financial bid opening and evaluation | 18-06-2022 |
| Letter of Award / Allotment | Within 7 days of date of opening of Financial Bid |

The tender documents consisting of qualifying information, eligibility, specification, set of terms and conditions of the contract and other details can be viewed/ downloaded from the website [www.iktenders.gov.in](http://www.iktenders.gov.in) & [www.jktdc.co.in](http://www.jktdc.co.in) as per schedule of dates given above.

-sd-

**General Manager (Ops)**

**Kashmir**

No: JKTDC/GMOK/919-24 Dated: 28-05-2022

Copy to the;

1. Managing Director JKTDC for kind information.
2. Joint Director Information Department Srinagar for wide publication of the above notice preferably Srinagar Times and Greater Kashmir. The bill to this account duly verified be forwarded to this office for release of payment in favor of the publisher.
3. Chief Accounts Officer JKTDC Srinagar/Jammu.
4. Company Secretary JKTDC Srinagar.
5. Manager T&T/ORS with the directions to upload on JKTDC Website.

**Request for Proposal**

**For**

**Selection of Operator for establishing**

**EcoRetreat (Luxurious Tents) at Different locations, in Jammu and Kashmir**



## Jammu & Kashmir Tourism Develoment Corpooration (JKTDC)

## Government of Jammu and Kashmir

[**https://www.jktenders.gov.in**](https://www.jktenders.gov.in)

[**https://www.jktdc.co.in**](https://www.jktdc.co.in)

## DISCLAIMER

The information contained in this **RFP Document** or **subsequently provided to Bidder(s) whether verbally** or in documentary form by or on behalf of the JKTDC, Govt. of Jammu and Kashmir or any of their employees or advisors, is provided to the Bidder(s) on the terms and conditions set out in this RFP Document and all other terms and conditions subject to which such information is provided.

This RFP Document is not an agreement and is not an offer or invitation by the Tendering Authority to any party other than the bidder who are qualified to submit the Bids (“Bidders”). The principle of this RFP Document is to provide the Bidder(s) with information to support the formulation of their Proposals. This RFP Document does not purport to contain all the information each Bidder may entail. This Document may not be apposite for all persons, and it is not possible for Tendering Authority, its employees, or advisors to consider the investment objectives, financial situation, and needs of each Bidder who reads or uses this RFP Document. Each Bidder should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this Document and where necessary obtain independent advice from appropriate sources. The Tendering Authority, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Document. The Tendering Authority may in its absolute discretion, but without being under any obligation to do so, update, improve or supplement the information in this RFP Document.

# Scope of Work

* 1. The Operator shall conceive, establish, operate, maintain, promote and market Eco Retreat Project (hereinafter referred to as “Tented Colony” or “Eco Retreat Project”).
  2. Operator shall arrange all furniture, electrical fixtures and other fixtures required for operation of the facilities. After completion of the tenure the Operators shall dismantle and remove all the infrastructure from the site.
  3. Develop concept plan, layout plan, working drawings and specifications for the site. The specifications and design of the Tented Colony may require to be modified as per the local needs and as per the direction of JKTDC.
  4. Operator shall setup and manage temporary structures (tented cottages, restaurants, conference hall, reception area, etc.) in compliance with minimum development obligation specified in this RFP. Operator shall comply with quality standards and observe environmental codes and safety norms, as applicable.
  5. Operator shall execute plumbing, sanitation, drainage, interior and exterior furnishing, as necessary and in conformity with standing laws and regulations..
  6. Operator shall project maintaining the location aesthetics, safety and a consistent theme, under approved terms as specified in this RFP.
  7. Operator shall manage the tent facility including, front office, kitchen, restaurant, room service, maintenance of toilets, drinking water facility, water supply, electricity supply, cleanliness, garbage disposal, security, upkeeping of the structures, etc. Operator shall depute skilled & trained manpower, as necessary.
  8. The quality of service shall be at par with any 3 star category hotels. Operator shall provide necessary power back-up at the site.
  9. Operator should obtain and comply with all statutory approvals, as necessary for the development, operation, maintenance, marketing and promotion of Tented Colony.
  10. Operator shall ensure emptying of soak pits on daily basis or as per requirements for the entire system pertaining to tents and other relevant structures (by mechanical means only). Such disposal, maintenance and cleanliness would be in the scope of work of Operator.
  11. The sludge tank capacity shall be adequate as per the requirements of the site and the machines shall have standard capacity vacuum pump. The suction machines will be used daily in 2-3 shifts for cleaning of drains/soak pits/septic tanks in the Tented Colony area managed by Operator.
  12. Operator shall ensure fire safety and other safety measures in the site as per the prescribed rules and regulations.
  13. In the backdrop of COVID-19, Operator shall take into consideration all guidelines and SoPs issued by Government from time to time in facility design, management and operations. Operator to deploy staff who are trained in COVID-19 handling and management.
  14. To attend to any critical situation, Operator shall provide for an emergency vehicle, doctor facility,an isolation room,rapid tesing facilities and also ensure an operational tie up with a hospital in the vicinity of the Project Site.
  15. Operator shall ensure proper first-aid / medical facilities to ensure timely support to any person in the Tented Colony.
  16. Operator shall be responsible to promote and market the product and shall fix tariff as per the norms and guidelines appropriate to the kind of facilities provided.
  17. Operator is at liberty to add any other component as deemed fit for promotion of their business with prior approval from the JKTDC.
  18. Operator shall be responsible for such other responsibilities which are not covered in the above stated scope but found essential for operation of the Tented Colony..

### JKTDC shall provide:

* 1. The Project Site for Eco Retreat destination shall be handed over to the preferred bidder on“as is where is ”basis(Infrastructure/utilities as available at the site)
  2. JKTDC will provide water supply connection and power supply connection at a designated point at the site. Further, extension of such utilities (including fittings and cabling) inside the Tented Colony will be done by Operator.
  3. Open area marked for parking of private and government vehicles nearest to the entry of the site.
  4. JKTDC shall assist in providing administrative support in getting approvals from various government departments for electricity, water supply, etc.
  5. JKTDC shall augment promotion of the event through its existing digital and other media assets. However, the primary responsibility of the promotion and marketing shall be of the Operator.
  6. JKTDC shall approve the concept submitted by selected Operator and overall control and supervision of the event.
  7. JKTDC shall assist in overall safety and security through local police.

### Rights of the Operator

* 1. Operator will be entitled to get all the revenue from operations in the Tented Colony on revenue sharing basis with Authority (JKTDC) through online mode while sharing all relevant data with the Authority.
  2. Operator may sublet facilities such as operation of restaurant, shacks, Room Service, House Keeping, Front Office, other similar activities in order to meet the requirements under this RFP after prior consent from JKTDC.

# Eligibility Conditions

To be eligible for pre-qualification and short-listing for evaluation of Technical and Financial Bid, a bidder shall fulfill the following eligibility conditions.

Bidders must read carefully the minimum conditions of eligibility (the “Conditions of Eligibility”) provided herein. Proposals of only those Bidders who satisfy the Conditions of Eligibility will be considered.

## General Eligibility Conditions

The bidder should be an entity incorporated / registered under the Companies Act 2013 or a Limited Liability Partnership registered under the LLP Act 2008 or Indian Partnership Act,1932 or a Sole Proprietorship firm. The bidder must submit a proof of Registration of the legal entity (Certificate of Incorporation, GST registration certificate)

## 4.2. Technical Eligibility Criteria

The Operator should have experience of curating, implementing & managing similar events satisfying given terms & conditions.

The Operator must have successfully implemented at least 2 similar projects of project cost of minimum INR 01 Crore each with at least 30 luxury air-conditioned tented accommodations, preceding the proposal submission due date.

Note: Documentary proof (Agreement / Work Order / Completion Certificate, etc) must be submitted to substantiate the claims.

## Financial Eligibility Criteria

4.3.1. The Bidder should have minimum Average Annual Turnover of INR 03 crores in the last 3 financial years excluding Pandemic (COVID-19) i.e. for the financial years 2017-18, 2018-19 & 2019-20.

4.3.2. The bidder should have a cumulative turnover of INR 09 Crores for last 03 years.

4.3.3The turnover should be reflected in balance sheet/financial statement certified by a chartered accountant.

# Bid Evaluation Criteria

Only those Bidders who meet the minimum eligibility criteria shall qualify for evaluation of their Financial Bid.

### Financial Proposal Evaluation:

* + 1. The financial bid of only those bidders who qualify the technical evaluation will be opened for financial evaluation.
    2. Financial bid shall be in the shape of revenue sharing in percentage with the authority and the bidder who will offer maximum revenue percentage share and not less than 10% will be selected as the highest bidder (H1).
    3. The successful bidder will have to increase revenue share by 5% every year with the authority.

1. **Bid Processing Fee**

The proposal shall be accompanied with non-refundable bid processing fee of INR.10000.00 in the form of Demand Draft/ CDR/ FDR in favor of Managing Director JKTDC payable at Srinagar/Jammu.

Note: Bid without the requisite bid processing fee shall be treated as non-responsive and rejected.

# Earnest Money Deposit (EMD)

The Proposal shall be accompanied with Earnest Money Deposit (EMD) in the form of Demand Draft / Bank Guarantee issued by Scheduled Commercial Bank in favor of “Managing Director JKTDC” payable / en-cashable at Srinagar/Jammu. The EMD shall be applicable as prescribed in Table below. Proposals without the requisite EMD shall be treated as non-responsive and rejected. No exemption from submission of EMD is allowed. No adjustment of EMD with respect to other works previously lying in JKTDC is allowed. In respect of unsuccessful bidders EMD will be returned within 30 working days from the date of execution of the agreement between JKTDC and the successful/ preferred bidder (highest bidder). No interest will be paid on EMD.

The EMD of the successful bidder shall be retained without any interest and may be forfeited in the following cases:

1. If a bidder withdraws its bid during the period of validity of the Bid
2. In case of a successful bidder, if the bidder fails within the specified time limit to sign the agreement.

**Table7: Earnest Money Deposit**

|  |  |
| --- | --- |
| **Site Location** | **Earnest Money Deposit (INR)** |
| **Pahalgam** | **5,00,000.00** |
| **Yusmarg** | **5,00,000.00** |
| **Aru** | **5,00,000.00** |
| **Mammar** | **3,00,000.00** |

# Validity of Bid

Proposal shall remain valid for 90 days from the last date of submission of proposal. A proposal valid for a shorter period shall be rejected as non-responsive.

# Currencies of Bid and Payment

The prices shall be quoted by the bidder in Indian Rupees (INR) only.

# Disputes

All legal disputes are subject to the jurisdiction of Courts in J&K UT only.

# Addendum/Corrigendum /Notice

Any Addendum / Corrigendum / Notice etc. for this assignment issued by JKTDC will be hosted only on the websites <https://jktenders.gov.in_&> www.jktdc.co.in

# Acknowledgment by Bidder

It shall be deemed that by submitting the Proposal, the Bidder has:

1. Made a complete and careful examination of the RFP, general condition of contract, submission formalities and evaluation mechanism
2. Received all relevant information requested from JKTDC
3. Acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in this invitation document or furnished by or on behalf of JKTDC
4. Satisfied itself about all matters, things and information necessary and required for submitting the proposal and performance of all of its obligations thereunder;
5. Agreed to be bound by the undertaking provided by it under and in terms hereof.

JKTDC shall not be liable for any omission, mistake or error on the part of the Bidder in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to this invitation document or the selection process, including any error or mistake therein or in any information or data given by the JKTDC.

# Right to Reject any or all Proposals

Notwithstanding anything contained in this invitation document, JKTDC reserves the right to accept or reject any Proposal and to annul this selection Process and reject all proposals, at any time during the bidding process without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof.

**JKTDC, also, reserves the right to reject any Proposal if:**

1. At any time, a material misrepresentation is made or uncovered
2. The Bidder does not submit sufficient information as being asked for

# Submission of Proposal-Packing, Sealing and Marking

The Technical Proposal and Financial Proposal must be submitted on [www.jktenders.gov.in](http://www.jktenders.gov.in) and hard copies for technical evaluation of proposal must be submitted to the JKTDC Srinagar/Jammu in a sealed proposal or mailed at [md@jktdc.co.in](mailto:md@jktdc.co.in) [/ info@jktdc.co.in](mailto:/%20info@jktdc.co.in).

# Documents to accompany the proposal

### PART – A (Technical Proposal)

The bidder must submit the following particulars / documents along with the Technical proposal failing which the proposal may be treated as non-responsive:

1. Covering Letter and Details of Bidder as per Annexure- I & II ,respectively
2. Bid Processing Fee
3. Earnest Money Deposit
4. The bidder shall submit their Company Registration Certificate, Photocopy of PAN Card, GST Registration.
5. Balance Sheets and Income Statements for the last three Financial Year duly certified by Chartered Accountant indicating the Annual Turnover for the mentioned years.
6. All the page of the tender document shall be signed and sealed by the Bidder at the lower left hand corner.
7. The Bidder should not be blacklisted by any Government Institution / Private Agency. A self-declaration of non-blacklisting shall be submitted.
8. Proof of work experience of similar nature in the form of Work-Orders and Client Certificates issued from the organizations in each such case has to be submitted in the format mentioned in Annexure-III.
9. The Bidder failing to submit all the specified documents shall be instantly rejected.

### PART – B (Financial Proposal)

The bidder must submit the Financial Proposal as per format provided in **Annexure-V***.*

# Amendment / Modification

At any time prior to the deadline for submission of Proposal, the JKTDC may, for any reason, whether at its own initiative or in response to clarifications requested by an Bidder, modify any of the terms mentioned in this invitation document by the issuance of Addendum /Amendment. All such amendments /addendum will be circulated to the bidders and will be binding on all. In order to abide by the issuance of the amendment or allow the bidder forgiving a reasonable time for considering an amendment into their proposal, or for any other reason, the JKTDC may, in its sole discretion, extend the Proposal Due Date.

# Language

The Proposal and all communications in relation to or concerning the selection process shall be in English language and strictly on the formats provided in this invitation document

# Late Submission

Proposal received after the deadline for submission prescribed by JKTDC will not been entertained and be rejected.

# Consortium

The Applicant may be a single entity or a group of entities (the “**Consortium**”), coming together to implement the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant. The term Applicant used herein would apply to both a single entity and a Consortium.

# Modifications and Withdrawal of Proposals

No modifications to the Proposals shall be allowed once it is received by JKTDC.

# Performance Security and Agreement

JKTDC shall issue a Letter of Award (LoA), along with the Draft Contract Agreement, to the selected Operator post completion of the evaluation process within 15 days of issuance of such LoA, the selected Operator would be required to submit Performance Security in the form of an irrevocable and unconditional Bank Guarantee from a Scheduled Commercial Bank.

The Bank Guarantee shall be drawn in favour of ‘Managing Director JKTDC’ and enter into the Agreement with JKTDC and start the work on immediate basis after issuance of LoA and execution of agreement. The performance security shall be retained till the completion of the Project. The performance security shall be forfeited at the sole discretion of JKTDC towards any liquidated damages that may be payable by the selected Operator, under the Terms of the Agreement.

# Annexures

### Annexure-I

(On the Letterhead of the bidder)

### To, Date:

**The Managing Director**

**JKTDCLimited**

Sub: RFP for Selection of Operator for establishing Eco Retreat (Luxurious Tents) at Different locations, in Jammu and Kashmir

1. With reference to your RFP document, dated, I, having examined the RFP Documents and understood their contents, hereby submit my / our proposal for the subject RFP. The Proposal is unconditional and unqualified.
2. I acknowledge that the Authority will be relying on the information provided in the Proposal and the documents accompanying the proposal for selection of the Operator, and we certify that all information provided in the proposal and its Annexures along with the supporting documents are true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the proposal are true copies of their respective originals.
3. This statement is made for the express purpose of our selection as Operator for the design and execution of the aforesaid Project.
4. I shall make available to the Authority any additional information it may find necessary or require to supplement or authenticate the Proposal.
5. I acknowledge the right of the Authority to reject our Proposal without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
6. I certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
7. I declare that:
   1. I have examined and have no reservations to the Bidding Documents, including any Addendum issued by the Authority; and
   2. I have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in the RFP document, in respect of any tender or request for proposal issued by or any Agreement entered into with the Authority or any other public sector enterprise or any government, Central or State.
   3. I hereby certify that we have taken steps to ensure that in conformity with the provisions of the RFP, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
   4. the undertakings given by us along with the Proposal in response to the subject RFP and information mentioned for the evaluation of the bid capacity are true and correct as on the date of making the Proposal and are also true and correct as on the Proposal Due Date and shall continue to abide by them.
8. I understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any BID that you may receive, nor to invite the Bidders to BID for the Project, without incurring any liability to the Bidders, in accordance with the RFP document.
9. I certify that in regard to matters other than security and integrity of the country, we have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the project or which relates to a grave offence that outrages the moral sense of the community.
10. I undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the guidelines referred to above, we shall intimate the Authority of the same immediately.
11. I further acknowledge and agree that in the event such change in control occurs after signing of the Agreement up to its validity, it would, notwithstanding anything to the contrary contained in the Agreement, be deemed a breach thereof, and the Agreement shall be liable to be terminated without the Authority being liable to us in any manner whatsoever.
12. I hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the subject RFP and the terms and implementation thereof.
13. In the event of my / our being declared as the Selected Bidder, I / we agree to enter into a Agreement in accordance with the draft that has been provided to me / us by the Authority. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
14. I have studied all the Bidding Documents carefully and also surveyed the site(s). We understand that except to the extent as expressly set forth in the Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or relating to the Bidding Process including the award of Agreement.
15. I submit an EMD of Rs. \_\_\_\_/- (Rupees\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Only) to the Authority in accordance with the RFP Document for the site.
16. The documents accompanying the Technical Proposal, as specified in the RFP, have been submitted in separate files.
17. I agree and understand that the Proposal is subject to the provisions of the Bidding Documents. In no case, I shall have any claim or right of whatsoever nature if the project is not awarded to me or our Proposal is not opened or rejected.
18. The Financial Proposal has been quoted by me after taking into consideration all the terms and conditions stated in the RFP, draft Agreement, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the implementation cost.
19. I agree and undertake to abide by all the terms and conditions of the RFP document.
20. I shall keep this offer valid for 90(Ninety) days from the Proposal Due Date specified in the RFP.
21. I hereby submit our Proposal and Quote as indicated in Financial Proposal for undertaking the aforesaid project in accordance with the Bidding Documents and the Agreement.

In witness thereof, I submit this Proposal under and in accordance with the terms of the RFP document.

Yours faithfully,

### Date: (Signature, name and désignation

**Place: of the Authorized signatory)**

### Name & seal of Bidder

**Details of Bidder/Operator**

*(On the Letter Head of the Bidder)*

**Annexure-II**

* 1. **Name of the contact Person:**
  2. **Designation:**
  3. **Address:**
  4. **Mobile Number &Telephone Number:**
  5. **E-mail Address:**
  6. **Fax Number:**
  7. **Registration Number of the Company/Firm:**
  8. **If the Bidder has a registered office in India(Yes/No):**
  9. **Full address of Registered Office in India:**
  10. **Phone Number of Registered Office in India:**
  11. **Mobile Number of the contact personal Registered Office in India:**
  12. **GST Registration number:**
  13. **Average Annual Turnover:**

### Duly signed by the Authorised Signatory of the Bidder (Name, Title and Address of the Authorised Signatory)

**Annexure-III**

**Format for Projects of similar nature**

|  |  |  |
| --- | --- | --- |
| S.I | Parameters | Remarks |
| 1 | Project Title |  |
| 2 | Project Description |  |
| 3 | Location |  |
| 4 | Name of Client |  |
| 5 | Total value of work order(In Indian Rupees),as applicable |  |
| 6 | No.of manpower supplied |  |
| 7 | Period of Services rendered by the Bidder (Start date and End date) |  |
| 8 | Scope of Service |  |
| 9 | Other Information relating to Project |  |
| 10 | Nature and details of experience in similar field(Please attach relevant documentary evidence) |  |
| 11 | Copy of the work order, completion certificate to be submitted |  |

**Duly signed by the Authorised Signatory of the Bidder (Name,Title and Address of the Authorised Signatory)**

**\*** To be accompanied by work order as proof.

**Annexure IV**

### Financial Capability of Bidder

**Name of the Bidder:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S.**  **No.** | **Particulars** | **FY (2017-18)** | **FY(2018-19)** | **FY(2019-20)** |
| 1. | Turnover |  |  |  |
| 2. | Cumulative Turn over for 3 years |  | | |

*Note:*

* 1. Attach certified copies of Annual Audited Balance Sheets and ITR returns Certificate for the above mentioned 3 years.
  2. The above data must be submitted by Bidder, duly certified by Statutory Auditor such as Chartered Account

Signed

Signature of CA /Statutory Auditors

(Name of the Authorised Signatory)(with seal & registration no.)

Place: Date:

**Annexure-V**

### FINANCIAL PROPOSAL

### To,

**Managing Director**

**JKTDC Limited**

Ref: RFP for Selection of Operator for establishing Eco Retreat (Luxurious Tents) at Different locations, in Jammu and Kashmir

We, the undersigned, offer to provide the services of the Operator for establishing and maintaining eco retreat (luxurious tents) in accordance with your Request for Proposal dated [\_\_\_\_\_\_\_\_\_\_\_\_] and our Financial Proposal as per details mentioned below:

|  |  |
| --- | --- |
| **Site** | Quantum of revenue share  (in Percentage) |
|  |  |

Note: GST shall be added separately, as applicable.

Our Financial Proposal shall be binding upon us for the assignment and this proposal would be valid in accordance with the proposal validity mentioned in the subject RFP from the last date of submission of proposal.

The quantum of revenue share percentage quoted above shall remain firm till the completion of the event.

The Financial Proposal is without any condition.

Yours faithfully,

For and on behalf of (*Name of Bidder*)

### Duly signed by the Authorised Signatory of the Bidder (Name, Title and Address of the Authorised Signatory)

### Annexure VI

### Specification of Tented Accommodation

|  |  |
| --- | --- |
| **Item No.** | **Description** |
|
| 1 | Tented Accommodation: **Presidential** Luxury Swiss Cottage Tents (with tropical appearance of tent)( accommodation - to be built over a wooden platform of at least 1 ft height. Luxurious Cottage tents (temporary structure)with plywood flooring furnished with majestic interiors and spectacular exteriors, air-condition, carpeting, running hot water, 24-hour power supply, pedestal fan and all furnishing. All tents shall be of size of **1500 sqft** with two bedrooms with all furniture, one lounge area with sofa set, one dining arrangement with all furniture, tea / coffee maker, dressing room, attached bathrooms (two WC toilet), pedestal fan, AC & heater, flat screen TV, non-alcoholic mini bar,luxury toiletries, front seating area,fire alarm and good quality of curtains(includings hower curtain in bathroom). |
| 2 | Tented Accommodation: **Premium** Swiss Cottage Tents(with tropical appearance often)(confirming to facility of a 3-star accommodation - to be built over a wooden platform of at least 1 ft height. Tents shall be of temporary structure with all furniture, air-condition, carpeting, running hotwater,24-hour power supply, pedestal fan and all furnishing(confirming to facility of a3-star accommodation)  All tents shall be of size of **550 sqft** which shall include bedroom (double bed), attached bathroom (WC toilet),tea/coffee maker, toiletries, sitting area and spacious front porch. |
| 3 | Tented Accommodation: **Deluxe** Swiss Cottage Tents (temporary structure)with air-condition, carpeting, furniture, hot running water, 24-hour power supply, pedestal fan, etc. (confirming to facility of a 3-star accommodation to be built over a wooden platform of at least 1 ft height. All tents shall be of size of **380 sqft** which shall include bedroom (twin bed), attached bathroom (WC toilet),toiletries and spacious front porch. |
| 4 | O&M of the tents including room service, housekeeping, sanitation, consumables, change of linen etc. |

|  |  |
| --- | --- |
| **Item No.** | **Description** |
|
| 5 | **Air Conditioned Restaurant & Bar with facade as per instruction of JKTDC with attached toilets (M& F):** P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star restaurant with extra hand wash basin. Providing150 to 300 mm raised platform with 19 mm thick fire-retardant Plywood / block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden /steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC.The lights should be enough up to the satisfaction of JKTDC and if required extra lighting shall be done without any extra cost.  The entire area should be air conditioned and temperature should be maintained between 23 to 26 degree Celsius equally distributed. Agency need to cover internal walls with using theme decorative flex with frame of height 6ft to 8ft as per requirement is a part of scope of work. All materials have to be fire-retardant material and necessary documentation evidence / certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.  The structure should be ready before five days of the start of the event.  **Size-20Mtr x20Mtr=400SqmeachMinPax=50each** |

|  |  |
| --- | --- |
| **Item no** | **Description** |
|
| 6 | **Air Conditioned Reception with facade as per instruction of JKTDC with attached toilets (M & F)**:  P/E braced and tied Aluminium Clear span Structure Hanger(German Hanger)with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire-retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star hotel lobby. Partitions shall be made in prefabricated aluminum sections(height up to 2.50m) with laminated panels with arrangements for doors, glass windows for reception area with waiting lounge and providing necessary tables, sofa, chairs, dustbins, theme, pantry and drinking water facilities, providing Porch with carpet and wooden platform and work station is a part of scope of work. Providing150 to 300 mm raised platform with 19 mm thick Fire-retardant Plywood/block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden/steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. Necessary minimum 20 nos. electrical points (5/15A plug points),wall fan/ ceiling fan/ pedestal fan/ exhaust fan as per requirement, General lighting (using Tube lights /PAR lights / Metal / Halogen / CFL / LED lights, etc.) for inside Hanger. The lights should be enough upto the satisfaction of OTDC and if required extra lighting shall be done without any extra cost. The entire area should be air conditioned and temperature should be maintained between 23 to 26 degree Celsius equally distributed. Agency need to cover internal walls with using theme decorative flex with frame of ht. 6ft to 8ft as per requirement is apart of scope of work. All materials have to be fire-retardant material and necessary documentation evidence/certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.  The structure should be ready before five days of the start of the event.  **Size-15Mtr x15Mtr=225Sqm** |

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| **Item no** | **Description** |
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| 7 | **Air Conditioned Conference Hall with facade as per instruction of JKTDC with attached toilets (M &F)**: P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire-retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star banquet with high-resolution displays of up to 4K for improved image clarity and agency should provide versatility, high audio quality and data transmission while providing complete control over conference proceedings. Partitions shall be made in prefabricated aluminium sections (height up to 2.50m) with laminated panels with arrangements for doors, glass windows for Conference area with waiting lounge and providing necessary tables, sofa, chairs, dustbins, theme, pantry and drinking water facilities, providing porch with carpet and wooden platform is a part of scope of work. Providing150 to 300 mm raised platform with 19 mm thick fir- retardant plywood/block boards supported by wooden logs and covered with good quality of synthetic carpet. Front façade with minimum 6 mm ply fixed on wooden/steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. Necessary minimum 20 nos. electrical points (5/15A plug points),wall fan/ ceiling fan/ pedestal fan/ exhaust fan as per requirement, General lighting (using Tube lights /PAR lights / Metal / Halogen / CFL / LED lights, etc.) for inside Hanger. The lights should be enough upto the satisfaction of OTDC and if required extra lighting shall be done without any extra cost.The entire area should be air conditioned and temperature should be maintained between 23 to 26 degree Celsius equally distributed. Agency need to cover internal walls with using theme decorative flex with frame of ht. 6ft to 8ft asper requirement is a part of scope of work.All materials have to be fire-retardant material and necessary documentation evidence/certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.  The structure should be ready before five days.  **Size-15Mtr x25Mtr=375SqmPax= 100** |
| 8 | Kitchen to supply to the cafeteria(**should be adjoining the restaurant**)Size:250sq.m**each** |
| 9 | FireExtinguishers10KG(CO2&ABC) as per requirement |
| 10 | FireExtinguishers5KG(CO2&ABC) as per requirement |
| 11 | Operation and Management of the Restaurant, Bar & Kitchen including HR should be done by qualified Persons who have handled work of similar nature, earlier. The qualified manpower should be fluent in speaking English as well as Hindi languages. |

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| **Item no** | **Description** |
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| 12 | Air-Conditioned SPA catering to 5 lodging guests at a time (Erection over build up area of 10mX10m) |
| 13 | SPA-Operation and Management |
| 14 | Entry Gate / Thematic craft with eco-friendly material: The height of welcome arches shall be minimum4m to 5m providing Bamboo/MS steel structure with 10 to 12 mm plywood wherever required with necessary framings and bracing. Gate shall be supported on required foundations embedded to be designed by a competent structural designer or as approved by a professional advisor. |
| 15 | Wall Branding(Wall or Janta Maidan) |
| 16 | Logistics Stalls(5x5m)with furnishings |
| 17 | Horticulture(Plants & flowers) |
| 18 | The matic pathway for entry(10x10m) |
| 19 | Performance Stage with backdrop (60 sq.m. X 1m open) with seating for min. 100 pax. Minimum sound & light arrangement to suffice setting. |
| 20 | Synthetic Carpeting |
| 21 | VIP Lounge with lobby (Hanger Area of 10m x 15m) - A/C, on raised wooden platform (1 ft) with complete furnishing with attached toilets (M&F) Conference facility in boardroom setup for at least 20personswithAVtechnology. |
| 22 | Business centre with 5 desktops, one photocopier cum scanner cum printer within tercet access (5mx5m) |
| 23 | Mesh Carpet on Ground |
| 24 | CCTV Camera with setup |
| 25 | Bouncers |
| 26 | Security Guards Male |
| 27 | Security Guards Female |
| 28 | Silent Generators125KVA |
| 29 | Parking Attendant |

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| **Item no** | **Description** | |
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| 30 | Chemical Toilet at various locations | |
| 31 | LED Par | |
| 32 | LED Moving Wash | |
| 33 | Wire manager | |
| 34 | Necessary cable splitters and all supporting hardware | |
| 35 | General Lighting with passage lighting-150W-400W LED Flood Light (Min300Nos) and Decorative/Theme light alongwith pole,fixture, lamp,junction box,etc | |
| 36 | VIP Seating-Leather Sofa(single seater) | |
| 37 | VIPSeating-LeatherSofa (Two-seater) | |
| 38 | LEDWall (18ftX32ft) | |
| 39 | NOCs for all types of event mentioned in the RFP | |
| 40 | Flags | |
| 41 | Umbrella/shade element | |
| 42 | Shacks:Size12x10m With Raised Platform of 1Ft Height ,Carpeting, Furnishing & Furniture, Kitchen Area With Water Connection, Proper Drainage And Power Supply | |
| 43 | Brochure(26Pages) With Content Development, Approvals and Distribution | |
| 44 | Welcome Kit Within lay Content Sheets and FileType Cover | |
| 45 | Cabling behind tents: laying of 4 core150 mm main cabling behind the tents.Putting up distribution boards and extensive cabling to be laid underground | |
| 46 | Fire alarm putting up fire alarms within each room & structure with hooters and main panel in reception | |
| 47 | EPBX Setting in All Tents &other Structures | |
| 48 | Tshirt and caps for guests | |
| 49 | Sand Artist Workshop: Daily Workshop For The Guests From 3PM Onwards till 5PM | |
| 50 | Yoga Workshop:Daily Workshop For Guests From 8 AM to 9AM | |
| **Itemno** | | **Description** |
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| 51 | | Flower setup, Bouquet and Balloon release on Inauguration day |
| 52 | | Signages and flags for Beach management |
| 53a | | Golf Cart |
| 53b | | Wheel Chair |
| 54 | | Wiremesh fencing |
| 55 | | Live performance Artist |
| 56 | | Ambience as per presentation,the me elements |
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| 58 | | All–Terrain Vehicles With Dedicated off-Road Track |
| 59 | | Rifle Shooting |
| 60 | | Archery |
| 61 | | Bicycles (Organising of Biking Events /Guided Tours) |
| 68 | | Watch Tower(6X6sqm) with minimum10ft height with furniture |
| 70 | | The sludge tank capacity shall be adequate as per the requirements of each site and the machines shall have standard capacity vacuum pump.The suction machines will be used daily in 2-3 shifts for cleaning of drains/soak pits/ septic tanks in the Tented Colony area managed by Operator |
| 71 | | Energy Supply/Power Charges |
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**Note:**

1. All construction must be temporary in nature without any concrete structure.
2. All necessary support infrastructure including, but not limited to, drinking water facilities, sewage collection arrangements, electrical cabling inside Tented Colony area will be arranged by Operator. JKTDC will provide necessary support in way of obtaining necessary permissions from the concerned government departments, as required.
3. No sewage wastage to be disposed off in nearby area. Necessary arrangements must be made to collect sewage and dispose off at desginated locations.
4. Operator must arrange sufficient capacity of diesel generator so alternate source of power generation in case of failure of electricity.
5. General facilities for all the three types of tents:

* A double fly ridge tent made from cotton canvas water proof 450 GSM.
* Sturdy metal poles (socketed) for compact packing. Accessories shall include iron pegs, pins, hammer and ropes or any material of higher quality.
* The quality of design, workmanship and service shall be good and consistent with international standards

1. Defective, cracked or torn materials shall not be used.
2. All tents shall be firmly grounded and stable against wind force and dead loads, taking into account the surrounding environment. Tents shall be designed and maintained considering adverse weather conditions.
3. Joinery and supports should be properly engineered with a good finish Water flow and pressure should be uniform in toilets of each tent.
4. All tents shall have good quality furniture, fixtures and fittings Fire safety system (fire sprinklers/ extinguishers /alarms) shall be installed, as per the standards. All the furniture should be firm, comfortable, traditional and meeting the functional requirements
5. Operation and management of tents shall include room service, sanitation, consumables, change of linen, etc.
6. Operator shall provide details of infrastructures, facilities and services to be offered. The implementation part shall be subject to JKTDC’s approval.
7. Other T&C as may not be contained here & above, shall be governed by the standing rules.