



**TRANSPORT DEPARTMENT
GOVERNMENT OF WEST BENGAL**

Responses to Pre-bid Queries

with respect to

REQUEST FOR PROPOSAL

for

**Long Term Lease of Surplus Land at Tollygunge and Belgachia
depots of The Calcutta Tramways Company (1978) Limited**

20th March 2015

Responses to Pre-bid Queries with respect to Request for Proposal for Long Term Lease of Surplus Land at Tollygunge and Belgachia depots of The Calcutta Tramways Company (1978) Limited

Sl. No.	Query	Response
1	Will the bid amount be inclusive of service tax or any other tax as may be applicable in the future?	No. Bid amount is exclusive of service tax or any other tax as may be applicable.
2	Do the interested bidders, who had earlier submitted bids for lease of the said identified and demarcated portion of the land of the Tollygunge and Belgachia Depot, need to submit a fresh Qualification Bid?	Yes. For details please refer to the RfP document dated 11 th February, 2015 along with the Corrigendum No.1 dated 25 th February, 2015. (for both Tollygunge and Belgachia depots)
3	Can the date for collection of bid documents and submission of bids be extended?	<ul style="list-style-type: none"> • Last date for procuring bid documents has been extended to 25th March, 2015 till 3 pm • Last date for submission of bids has been extended to 31st March, 2015 till 4pm
4	What will be the applicable FAR and land usage rules for the land parcels?	The FAR and land usage will be as per applicable KMC Building Rules.
5	As per clause 1.5.1 of the bid document, 95% of the amount of Financial Bid shall be the lease premium to be paid? What about the balance 5%?	Please refer to clauses 1.2.8 and 1.2.9 of the RfP document dated 11 th February, 2015.
6	What is the timeline for procuring urban land ceiling clearance?	The Department will not procure urban land ceiling clearance and it will have to be obtained by the Selected Bidder. Please refer to clause 1.2.4 of the RfP document dated 11 th February, 2015.
7	What is the minimum number of qualified bidders required for opening of the Financial Bid?	This would be decided by the Finance Department, Government of West Bengal (GoWB) after receiving the final bids.
8	Can a relaxation be provided, if the Selected Bidder fails to form the SPV within 30 days of the date of issue of LOI?	Please refer to clause 2.4 of the RfP document dated 11 th February, 2015. No relaxation will be provided.
9	Will the Financial Bid amount change if the area of the land parcel is more or less than what is mentioned in the RfP document?	No. Bid Amount will remain the same.
10	Clarification regarding Selected Bidder's responsibility towards payment of property tax, duties etc. from the date of handover of possession of land.	Please see clause 2.2 of the Proforma Lease Deed. The Selected Bidder shall be required to pay all taxes and duties from the date of commencement of the lease.
11	Is change in consortium allowed before formation of SPV?	No. Change in consortium is not allowed before formation of SPV.