

## **Clarification/ Addendum dated 06.07.22**

### **Name of Work: - EXPRESSION OF INTEREST FOR DEVELOPMENT OF AN ICONIC RIVERFRONT COMMERCIAL COMPLEX IN KOLKATA**

*Interested bidders are requested to take note of the following clarifications/ amendments/ modifications/ addition in respect of the EOI vide reference no. SMP/KDS/LAND/EOI/Armenian Warehouse Dated 17.05.2022.*

1. Land area under the erst. Strand warehouse has been revised from 4990sqm to 8360 sqm. Revised sketch plan is attached.
2. Queries as received in the prebid meeting are addressed in Table-A.

Table -A

SL	EOI CLAUSE / PAGE NO.	Sub-Section	CONTENT OF THE EOI REQUIRING CLARIFICATION	BIDDER'S QUERIES / SUGGESTION	SMPK REPLY
1	Page number 3	Proposal Due Date	Last date and time of submission of proposal – 30-06-2022 by 3:00 PM	The preparation of bid documents involves extensive work in niche domain and includes heavy paperwork and collation of data. Thereby, we would request the authority to kindly extend the proposal due date by at least 2 weeks.	Accepted extended till 30.07.2022 3pm
2	Page number 5, item 4	Scope of Work	1 The following usages will be permissible to be developed as part of the facility: 2 a. Boutique Hotel 3 b. High Street retail or shopping mall 4 c. Office spaces 5 d. Banquet Hall/Auditorium 6 e. Sports Complex f. Multilevel Car Parking	Pursuant to the received RFP, the given scope of work is too brief to assess the costs and man month inputs, thus we would request the authority to kindly elaborate the Scope of work so that the same can be referred for the above requirements. Additionally, request the authority to kindly share the product mix details.	The permissible land uses have been given in EOI by SMPK. Developer/Promoter will propose suitable product mix for the site in their Proposal. The EOI has been floated to invite ideas from different reputed Developers. At this stage SMPK is looking for development proposals from different prospective Developers. Detailed scope of work will be given during RFP stage.

3	Page number 6, item 5	Eligibility Criteria	The applicant should have proven track record of Commercial or Hospitality developments with Retail/ Hotel/ Mall/ Office spaces etc.	With reference to the given eligibility criteria, we request the authority to kindly elaborate the marking scheme basis which the consultant can showcase the required projects to fetch the maximum marks.	No marking to be done at EOI stage.
4	General		Entry Road from Strand Road i. What is the width of the entry Road ii. Will it be a private Road exclusive for the Property		i. 17.5 meters ii. depends on the design proposal
5	General		Armenian Ferry Jetty - Will be public or for private use of the property		Developer to give proposal keeping in mind that today it acts as a Public Ferry jetty.
6	General		Clarity on the Environmental Clearance		All statutory clearances to be obtained by the Developer.
7	General		Time frame for requisite clearance to commence work - will be provided by the SPMP		Will be specified during RFP stage.
8	General		Time Frame for Clear demarcated and Peaceful possession of the Land		Will be specified during RFP stage.
9	General		Lease Period - can be increased to 99 years from 30 years and Subsequent Renewal		Lease period increment from 30 years will be considered by SMPK. First right of refusal will be given to the existing developer.

3. Due dates for submission of the EOI have been further extended as per the following table:

Table -B

Event	Original Dates	Revised Dates
Availability of EOI document (as mentioned in EOI)	30.06.2022 till 3:00 pm	30.07.2022 till 3:00 pm
Reply of Pre-Bid Queries by the Authority (if any, as mentioned in EOI)	20.06.2022, until 5:00 pm	2.07.2022, until 5:00 pm
For submission of EOI (as mentioned in EOI)	30.06.2022 by 03.00 pm	30.07.2022 by 03.00 pm

4. This document is part and parcel of the original EOI.
5. All other terms & conditions of original EOI remain same.
6. Accordingly, prospective bidders are now requested to submit bid by 30.07.2022

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## Revised Sketch

