



# Hooghly-Chinsurah Municipality

Mahendra Mitra Road, Pipulpati, PO & Dist. - Hooghly, West Bengal.

Tel.: (033) 2680-2899/2319, TeleFax. (033) 2680-6091

Website:-www.hcm.net.in & E-mail id:-hoogch@yahoo.com

No \_\_\_\_\_/GEN-CM

Dated : 17.04.2017.

## NOTICE INVITING Expression of Interest.

In cancellation of earlier Notice Inviting Expression of Interest vide this office no.1818/Gen-CM dated 12/04/2017 for the development and operation maintenance of Bhagarathi River park under Hooghly Chinsurah Municipality in PPP Mode, *On behalf of the Councillors* of this Municipality the undersigned *once again* invites'expression of interest for the development and operation maintenance of Bhagirathi River Park under Hooghly- Chinsurah Municipality in PPP Mode for the under mentioned works, from suitable bonafide agency having experience for development and operation & maintenance of the river side , under this Municipality along the stretch from Hooghly Imambara to area surrounding Itkhola Ghat passing through Bandel Church . It is 2km long and width varying from 50M to 300M total area would be around 0.4sk km at present the land is low crossing the original river bank along the slope towards the river.

The river Park is envisaged to fulfill certain key objectives:- Entertainment, Educative exposure, Recreation Tourism , Religious Tourism ,Spiritual & Wellness Tourism , Heritage Tourism , Eco Tourism. The operator will have to submit and execute Plan, Development, Operation, Market and Maintain the property and provide all services to the visitors /guests /tourists of reasonable good quality and standards at their own cost within the period of **Three years**.

### 1.1 Applicable Provisions

- a) The project land will be provided to the Operator on lease basis for 33 years renewable thereafter on first preference basis for subsequent period of time on fulfillment of other conditions.
- b) The project land is free from lien, charge, mortgage, urban land ceiling, acquisition, requisition, impendence, attachment, trust, thika, debtor, pirate, Wakf and free from other encumbrances. Any issue related to nature of land, conversion etc. will be taken care of by Hooghly-Chinsurah Municipality.
- c) The project land and any asset built by the operator on the project land can be held on lien, charge, mortgage, hypothecation with Indian banks/ Financial Institutions for the purpose of obtaining funds for the purpose of development, operation and maintenance of the project only.
- d) The Operator is permitted to construct permanent structures related to the scope of the project only inside the project area.
- e) Hooghly Chinsurah Municipality will be responsible for supply of piped water to the project and collection of wastes and garbage from the project area on regular basis.
- f) The Operator is eligible for incentives like subsidies, waivers and benefits as per Tourism Policy of Govt. of West Bengal covered through notification no. 36-TW/5T-06/2015 dated 06.01.2015 of Tourism Department if the Government considers (Govt.of West Bengal).

2. Bid is to be submitted in two bid system:

1) Technical Bid : The bidder should have financial capability to undertake the Works , accordingly a copy of Bank credential of Rs. 5000000.00 ( Rupees Fifty lakh ) ,Copy of PAN, Income Tax return for the year 2014-15 & 2015-16 , Copy of Registration of Firm, credential of similar nature of works i.e. in a single work at least 40% of the project cost , is to be submitted in the Technical Bid along with the detailed project Report and Estimate of the development works and E.M.D. of Rs. 50000.00 ( Rupees Fifty Thousand only ) in Demand Draft drawn from any nationalised Bank in favour of “Chairman Hooghly-Chinsurah Municipality”, pay able at Chinsurah,.

2) Financial Bid. : In the financial bid, the bidder will have to submit the % of revenue of total revenue earning from the project to be given to this Municipality. (The revenue should not be less than Rs.25000.00 per month , if the revenue remitted on % basis is less than Rs.25000.00 then Rs. 25000.00 will have to be deposited **after completion period i.e. Three years per month..**

Two separate bid i.e. Technical bid and the Financial Bid in two separate sealed envelope is to be deposited in a single sealed envelope addressing to the Chairman, Hooghly-Chinsurah Municipality ,Mahendra Mitra Road, Pipulpati, P.O. & Dist. : Hooghly, Pin-712103. Superscripted “EOI for river side development.”

The last date of submission of the EOI is 05-05-2017 up to 2.30pm and it will be opened in the same day when the Bidder may remain present.

**The financial Bid of those Bidders will be opened Who will qualify in the Technical Bid on 08-05-2017.**

The successful Bidder will have to execute an agreement on non judicial Stamp paper of Rs.100.00 ( The cost of which will be borne by the Agency ) with specific terms and condition and submission of Security money of Rs.1000000.00(Rupees Ten lakh only )during execution of the Agreement in the Bank Account of this Municipality.

### 2.1 Bidder/Operator’s responsibilities

- g) Post signing the agreement with Hooghly-Chinsurah Municipality the Operator shall complete the obligations and make the Project operational as per the moratorium period i.e. 3 years.
- h) All activities including operation and maintenance will be under taken by the agency with their own cost.
- i) The Operator shall, during the construction period designate and appoint suitable officers/representatives as it may deem appropriate.
- j) After handing over the site to the Operator, the Operator will complete the construction, landscaping, installations etc. as may be needed to make the Project operational. In case the operations are achieved before the moratorium period of Three years, the Minimum Assured Annual Revenue Share shall be payable from the date of start of itself .If the Operator fails to make the project within the moratorium period, the Minimum Assured Annual Revenue Share shall be payable from the date of expiry of moratorium period.
- k) The operator is required to complete construction and commence operations within 3 years form the date of signing the agreement or building plan approvals which ever is later

## 2.2 Minimum Service Obligation:


The Operator shall at its own cost and expense:

- a) The Operator must run the property at the awarded site as a well-maintained and good quality entertainment park / nature park / resort facility.
- b) Operator is entitled to set the tariff terms for all facilities and services it provides at the property and is entitled to change the tariff whenever it deems fit. However at the end of each quarter the operator will provide a detailed break up of the revenue at the end of each quarter.
- c) Commission architectural sketches along with site maps, boundaries and survey numbers.
- d) Provide a detailed building/installation schedule containing planned facilities with square footage, year of construction details in a tabular form.
- e) Obtain all Applicable Permits in conformity with the Applicable Laws and be in compliance with thereof at all times during the Service Period;
- f) Procure and maintain in full force and effect, as necessary, appropriate proprietary rights, licenses, agreements and permissions for materials, methods, processes and systems used in or incorporated into the Project;
- g) Appoint, supervise, monitor and control the activities of Contractors / Staff or any other service provider under their respective Project Agreements as may be necessary.
- h) Develop, implement and administrator a surveillance and safety program for the Project/Project Facility and the users thereof and the personnel engaged in the provision of any services under any of the Project Agreements including correction of safety violations and deficiencies, and taking of all other actions necessary to provide a safe environment in accordance with Applicable Laws and Good Industry Practice;
- i) Take all reasonable precautions for the prevention of accidents on or about the Project Site/Project Facility and provide all reasonable assistance and emergency medical aid to accident victims;
- j) Not to place or create nor to permit any contractor or vendor or service provider or any other person claiming through or under the Operator to create or place any Encumbrance over all or any part of the Project Assets, or on any rights of the Operator therein, save and except as expressly set forth in this Agreement;
- k) Be responsible for safety including **Fire safety**, soundness and durability of the Project Facility including all structures forming part thereof and their compliance with the Specifications and Standards;
- l) Ensure that the Project Site remains free from all encroachments and take all steps necessary to remove encroachments, if any;
- m) Operate and maintain the Project always during the Operations Period in conformity with this Agreement including but not limited to the Specifications and Standards, the Maintenance Programme and Good Industry Practice;
- n) Remove promptly as per Good Industry Practice, from the Project Site, all surplus construction machinery and materials, waste materials (including, without limitation, hazardous materials and waste water), rubbish and other debris (including without limitation accident debris) and keep the Project Site in a neat and clean condition and in conformity with the Applicable Laws and Applicable Permits.
- o) Provide access to the auditors and inspectors of AUTHORITY whenever AUTHORITY chooses to conduct such audit or assessment.
- p) All necessary clearances and permits required from the relevant authorities should be obtained by the Successful Bidder and the Successful Bidder shall adhere to all relevant guidelines/ recommendations / standards/ requirements prescribed by statutory bodies, Central/ State Government and its ministries / agencies, professional bodies and associations as applicable including adherence to labour laws to Employee State Insurance, Provident Fund, etc.
- q) The successful bidder may be further permitted to construct additional rooms/facilities including convention hall, amphitheatre, open air movie theatre, etc. as may be required to make the property more attractive to tourists. All such addition can be either permanent/ semi-permanent constructions after obtaining all requisite permissions and clearances from the competent authorities.

## 2.3 Licenses & Approvals

All operation related licenses will be the responsibility of the successful bidder(s). Obtaining bar and liquor license, if required, is also responsibility of the successful bidder. The developer is responsible for obtaining all the facility related licenses. This Municipality shall assist the Successful Bidder (s) on the best effort basis for the same. The responsibilities of the Authority include:

- 1) Conversion of land, if needed
- 2) Facilitation of permits to begin construction on the proposed site as charged specified in the Building rules.
- 3) Access to Project Area and permissions to upgrade the same at a later date
- 4) Supply of water as per provision of the Commercial Rental connection.
- 5) Collection of waste & garbage as specified fees there of.
- 6) Provide the developer a concession period of 33 years extendable by 66 years upon meeting the development obligations as envisaged in the proposal.

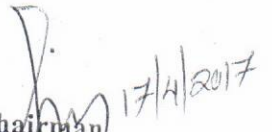
  
Chairman  
Hooghly Chinsurah Municipality

Memo No. 1874/15/GEN-CM

Dated: 17-04-2017

Copy Forwarded for information and for favour of wide circulation to:

1. The Sabhadhipati, Hooghly Zilla Parisad.
2. The Chief Engineer, M.E.Dte., Bikash Bhavan. Salt Lake City, Kol- 91.
3. The Addl. Chief Engineer (South), M.E.Dte., Bikash Bhavan. Salt Lake City, Kol- 91.
4. The Executive Engineer, Hooghly Division, M. E Dte, Hooghly.
5. The Director, SUDA, ILGUS Bhaban, Kol-700106, Sec-IV.
6. The Project Director, CMU, ILGUS Bhaban, Kol-700106, Sec-IV. - To upload in the website of M.A. Deptt., Govt. Of West Bengal.
7. The District Magistrate, Hooghly.
8. All CIC/All Councilors.
9. The Sub-Divisional Officer, Hooghly Sub-Division.
10. E.O./F.O. of this Municipality.
11. The District Information & Cultural Officer, Hooghly.
12. O.S./Accountant of this office.
13. Office File.
14. Office notice Board, HCM
15. Municipal website, HCM

  
Chairman  
Hooghly Chinsurah Municipality