

List of Queries for Jog Project

Sl. No.	Queries	Queries
1.	What are the qualification criteria in terms of number of years in business, Turnover requirements and Net worth criteria?	The Qualification criteria are as set out in Section 3.3 and 3.6 of the RFP document.
2.	What would be total cash outflow from the investor in terms of Lease fee if any, payments to advisors if any etc?	As the project is developed on BOT basis the Bidder would need to quote the concession payment payable to JMA for the stipulated period. Payment to advisors On acceptance of LOA, the successful Bidder shall pay “Proposal Processing Charges” of Rs Five Lakh as DD or Cheque in favor of Infrastructure Development Corporation (Karnataka) Limited as stipulated in Clause 2.34.1 of the RFP document.
3.	What is the extent of land to be allotted?	The Total land that would be allotted for development would be approximately 2 Acres.
4.	Will there be any favorable advantage to us, for additional Project cost and extra features if considered by us as part of the development in comparison to the minimum expected as per the bid document.	The evaluation would be as per the terms set out in the RFP document, however as part of the technical evaluation, the proposed plan, facilities envisaged etc would be evaluated therefore the Bidder providing additional facilities would be obtain more marks.
5.	Kindly clarify the site location, extent, exact boundary of the project site and the developments adjacent to the site.	The site plan and the details of the location are enclosed with these responses.
6.	Please provide us with the exact requirement as the type of hotel, no. of rooms, types of rooms, (Cottages/tree houses/suits etc.), banquet halls, meeting rooms etc.	The hotel could be designed in Malnad style. The facilities that are envisaged to be developed include ayurvedic spa, pool side bar, 32 rooms, restaurant facility. However the Bidder is supposed to make their own assessment and present the same as a part of the technical proposal.

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7.	Could we develop any other activities outside the project facility?	Any development envisaged shall be restricted to the 2 acres project site only.
8.	Could we go along with hotel operator as an Associate instead of a consortium member?	No, the operator would need to be a company and member of the consortium.
9.	Will we have monopoly protect for some time at least in the area, awaiting further communication?	No.
10.	Are there any height restrictions imposed?	Only ground floor and first floor is allowed for construction.
11.	Please suggest the extent of upfront payment or an estimate of the concession payment	The upfront payment would be Rupees Five Lakh payable on the date of signing of agreement by the successful Bidder. The concession payment is the bid parameter and hence would need to be quoted by the Bidder.
12.	Is water supply guaranteed round the year?	Water supply to the site is guaranteed round the year.
13.	Would the JMA obtain the clearances for the developer?	JMA would only assist the Bidder in getting required clearances.
14.	Please provide the data with regard to the flow of tourists round the year for the preceding years	The data regarding the flow of tourist is enclosed in Annexure 1.
15.	Please list out the nearest airport & railway station to the project site.	The nearest airport is Mangalore which is 291 KM from Jog, however a new Greenfield airport is being developed in Shimoga. The nearest railway station is Shimoga which is 105 Km from Jog
16.	Will the bid due date be extended as it would be otherwise be difficult for submission of the proposals.	The Bid due date is extended from 18th August to 28 th August 2008.
17.	Will the JMA consider providing with extra land, as 2 acres is very small land for development of a full fledged	No extra land would be provided.

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	resort/ business class hotel?	
18.	Would JMA guarantee that the view of the Jog from the hotel site would not be obstructed by any other construction coming up in future?	JMA would ensure that the view of the jog falls from the complex would not be disrupted by any construction or development.
19.	Is this project a JV of the developer with JMA or a mere lease agreement?	The project is not a joint venture, however the Land would be provided to the Successful bidder for development of the hotel on a BUILD OPERATE TRANSFER (BOT) basis. The property after the concession period would return back to JMA or extended incase of mutual agreement between the Bidder and JMA.
20.	We understand from the presentation that there is a 10 room lodge providing accommodation @ Rs. 300 to 400 and another lodge with 10 rooms providing accommodation @ Rs 400 to 500. These two facilities within a distance of just a few feet away from the proposed luxury hotel in a gated community will be causing discomforts to the residents of both the luxury hotel as well as the lodges which needs to be looked into.	As informed in the pre bid meeting, the existing accommodation cannot be shifted or demolished. However the Bidder could suitable methods for ensuring privacy.
21.	Design detailing will not be possible for us to provide now, as we will need at least two months after successful bid, to conclude an appropriate design.	Detailed designs are not expected in the technical proposal, only concept plans could be provided.
22.	Entry fee into the complex will be an operational hazard for the hotel operations within the complex.	The decision to exempt the entry charges for the guests of the hotel would be decided by Deputy Commissioner, Shimoga.

Annexure 1

Tourist information							
Consolidated tickets issued for the from June 2006 to May 2007							
Month	Adult	Children	Bus	Minibus	Auto	4wheeler	2Wheeler
June	2592	0	68	111	24	1033	566
July	5035	0	97	235	49	2771	1024
August	11908	0	114	378	73	4553	1500
September	4753	0	168	295	35	2146	962
October	3652	0	106	241	41	1739	751
November	1416	0	101	92	17	509	237
December	3631	0	275	335	17	1494	528
January	2799	0	246	326	69	1372	844
February	953	0	102	163	21	696	485
March	1128	0	68	105	11	438	350
April	1181	0	70	173	9	625	322
May	1453	0	99	227	15	896	371
Total	40501	0	1514	2681	381	18272	7940
Consolidated tickets issued for the from June 2007 to May 2008							
Month	Adult	Children	Bus	Minibus	Auto	4wheeler	2Wheeler
June	2088	0	50	175	19	1097	419
July	6629	0	119	522	73	4342	1391
August	11756	0	208	942	82	6743	1891
September	6338	0	268	532	48	3679	1132
October	5231	0	225	517	64	2848	956
November	2877	0	157	318	23	1505	674
December	4250	0	465	588	29	2145	762

Tourist information							
January	3899	0	253	311	71	1378	998
February	2325	0	109	176	24	826	591
March	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0
Total	45393	0	1854	4081	433	24563	8814

Year	2002		2003		2004		2005		2006		2007	
Month	Indian	Foreign	Indian	Foreign	Indian	Foreign	Indian	Foreign	Indian	Foreign	Indian	Foreign
January	13675	78	23031	129	23985	72	30695	281	27590	397	26170	162
February	10690	72	11635	81	11305	123	12944	149	22038	88	25935	340
March	8675	120	8500	61	9130	68	8701	16	15245	173	17350	120
April	6260	84	5190	33	77105	22	8501	10	18135	76	19705	66
May	7484	58	7415	29	13310	26	14890	8	20610	14	26260	17
June	12120	4	11872	16	57710	26	18080	11	31890	16	26990	9
July	11690	6	49770	27	65860	23	55750	17	44630	33	197940	17
August	20800	45	57965	35	67340	42	145449	32	283885	44	464580	14
September	15640	22	27265	28	47680	33	51465	38	46940	35	162625	19
October	22855	41	36190	28	46855	37	64385	21	42775	46	124449	45
November	19960	45	13695	32	35695	43	40210	149	21315	35	42545	90
December	34445	115	30285	70	43520	166	37231	221	60705	71	71000	104
Total	184294	690	282813	569	499495	681	488301	953	635758	1028	1205549	1003