

**Bhubaneswar Development Authority****Akash Shova Building, Sachivalaya Marg, Bhubaneswar, Odisha 751001****Ph: +91-0674-2392801**No. 13941/BDA

BDA-ESTate2-ALLOT-0081-2025

Dated: 25/06/2026Corrigendum-1**E-AUCTION OF 6.448 ACRES OF LAND AT CHANDRASEKHARPUR
(ARYA VIHAR), BHUBANESWAR
On as-is-where-is basis**NO. 11495/ BDA, Dated 27/05/2026

Secretary, BDA on behalf of Bhubaneswar Development Authority (BDA) hereby notifies all prospective bidders that the last date for submission of proposals has been extended up to **04:00 P.M. on 15.07.2026**. The revised schedule is as follows:

Last Date and Time for Submission of Proposals	04:00 P.M. on 15.07.2026
Opening of Technical Proposals	05:00 P.M. on 15.07.2026
Online Auction	11:00 A.M. on 30.07.2026

A corrigendum in this regard has been uploaded on the BDA website for information of all concerned.

BDA reserves the right to cancel this invitation and/or invite fresh bids/e-auction, with or without amendments to this invitation, without incurring any liability or obligation and without assigning any reason thereof. BDA also reserves the right to accept or reject any or all proposals/bids, wholly or partially, without assigning any reason whatsoever.


Secretary

BDA, Bhubaneswar

No. 13941 /BDA, Bhubaneswar

Date: 25/06/2026

Corrigendum-cum-Responses to Pre-Bid Queries

RESPONSE TO THE QUERIES FOR "SALE OF LAND (LEASEHOLD) MEASURING AREA AC. 6.448 DEC.
PERTAINING TO PLOT NO. 258/11773 (PT), 267/11775, AND 309/11774 UNDER MOUZA
CHANDRASEKHARPUR, BHUBANESWAR, ON "AS IS WHERE IS BASIS" THROUGH E-AUCTION TO BE
HELD ON 14.07.2026.

Sr.	Query/Suggestion/Clarification sought by the bidders	Reply/Amended Clause
1.	Drain Passing Through the Group Housing Plot As per the RFP and site layout, a drain appears to be passing through the Group Housing Plot. Kindly clarify whether the successful bidder shall be required to retain and maintain the existing drain infrastructure, or whether BDA shall facilitate its relocation/diversion, if required for project development.	The responsibility for shifting/relocation of the drain shall rest solely with the successful bidder. Any expenditure incurred towards such shifting/relocation shall be borne entirely by the successful bidder. For detailed provisions and requirements in this regard, bidders are advised to refer to Clause 15(xxiv) of the Brochure.
2.	Permission for Mortgage Kindly clarify whether the successful bidder shall be permitted to mortgage the allotted land/leasehold rights in favour of financial institutions for availing project finance. Further, kindly confirm whether such permission shall be available for both the Commercial Plot and the Group Housing Plot, and specify the stage at which Permission to Mortgage (PTM) shall be granted.	The successful bidder shall be permitted to mortgage the allotted land only after payment of the Maximum Lease Premium (MLP), execution of the Development Agreement, and fulfillment of all conditions stipulated in the Brochure.
3.	Payment Schedule for Balance Bid Amount Kindly clarify whether any instalment/payment schedule has been prescribed for payment of the balance 70% of the quoted bid amount. If so, kindly provide the applicable terms and timelines.	Yes, the bidder may avail the option of paying the balance 70% of the quoted Maximum Lease Premium (MLP) in installments within a period of eight (8) months. However, under no circumstances shall the installment payment period extend beyond the timeline stipulated in the Brochure, i.e., eight (8) months from the date specified therein.

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		For detailed provisions governing the installment facility, including applicable terms, conditions, and timelines, bidders are advised to refer to Clause 7.4 of the Brochure.
4.	Soil Investigation Report Kindly provide the soil investigation/geotechnical report, if available, for the demised land to facilitate assessment of development feasibility and foundation requirements.	At present, no soil investigation/geotechnical report pertaining to the demised land is available with BDA. The successful bidder shall, at its own cost, risk, and responsibility, undertake all necessary soil investigations, geotechnical studies, and related assessments required for planning, design, and development of the project.
5.	Litigation Status Kindly confirm whether there is any ongoing, pending, or contemplated litigation, dispute, encumbrance, or legal proceeding affecting the title, possession, or development of the demised land.	As on the date of issuance of the Brochure, the demised land is free from all known encumbrances, charges, liens, claims, disputes, acquisitions, attachments, and third-party rights. Further, to the best of BDA's knowledge, there is no ongoing or pending litigation, arbitration, or other legal proceeding adversely affecting the title, possession, ownership, or development of the demised land.
6.	Conversion from Leasehold to Freehold Reference is invited to Section 13 (Execution of Development Agreement and Lease Deed), Clause (vi), which provides for the possibility of conversion from leasehold to freehold. Kindly clarify: - Whether any minimum holding period or other eligibility conditions apply for such conversion; - The procedure and approvals required for conversion; and - The applicable conversion charges, fees, duties, taxes, and other associated costs.	At present, the demised land is proposed to be allotted on a leasehold basis for a period of sixty-four (64) years, in accordance with the terms and conditions stipulated in the Brochure and the Development Agreement. Upon expiry of the lease term, the Bhubaneswar Development Authority (BDA) shall, at its sole discretion and subject to the prevailing policy, rules, and regulations in force at that time, decide whether to renew the lease or permit conversion of the property into freehold.
7.	Lease Rent Kindly confirm whether any annual lease rent, ground rent, or similar recurring charges shall be payable by the successful bidder. If applicable, kindly provide the applicable rates and escalation provisions.	Yes, Ground Rent shall be payable by the successful bidder in accordance with the applicable terms and conditions. As of the date of issuance of the Brochure, the annual Ground Rent is ₹2,032/- (Rupees Two Thousand Thirty-Two only). However, the Ground Rent shall be subject to revision from time to time in accordance with the applicable policies, rules, and regulations of BDA and/or the Government.

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8.	Development Constraints and Utility Corridors Kindly confirm whether there are any development restrictions affecting the demised land, including but not limited to: • Height restrictions imposed by any statutory authority; • Existing or proposed High Tension (HT) electrical lines; • Existing or proposed gas pipelines; and • Any other utility corridors, easements, reservations, or restrictions that may impact development potential	At present, no constraint or utility corridor exists within the demised land, except for the existing drain located within the plot area. However, in the event that any utility, service line, or infrastructure is subsequently found within the plot area, the successful bidder shall be solely responsible for its shifting, relocation, protection, or diversion, as may be required for the development of the project, at its own cost, risk, and responsibility. BDA shall bear no liability whatsoever in this regard.
9.	Additional/ Purchasable FAR Kindly clarify whether purchase of additional FAR/FSI over and above the permissible base FAR is allowed for the subject plots. If permitted, kindly provide details regarding: • The maximum additional FAR/FSI that may be purchased; • The applicable premium/charges; • The approving authority; and • The process and conditions governing such purchase.	Yes, the additional FAR is over and above the base permissible FAR. The base FAR permissible for the project is 2.00, and any FAR required beyond the permissible limit shall be obtained by the successful bidder through purchase of additional FAR, in accordance with the applicable rules, regulations, and policies in force from time to time. The cost of such additional FAR shall be borne entirely by the successful bidder.
10.	Applicable Planning Regulations Kindly confirm the Building Bye-Laws, Development Control Regulations, Master Plan provisions, and any other planning regulations applicable for planning, design, approval, and development of the subject plots.	Bidders are advised to note that all applicable planning norms, building regulations, statutory provisions, and other requirements prescribed by the competent authorities from time to time shall be strictly applicable to the proposed development. The successful bidder shall be responsible for obtaining all necessary approvals, permissions, clearances, and sanctions as required under the prevailing laws, rules, and regulations.
11.	Refund of Earnest Money Deposit (EMD) Kindly clarify the timeline within which the Earnest Money Deposit (EMD) shall be refunded to unsuccessful bidders. Further, kindly confirm whether the refund shall be processed automatically and whether any deductions, charges, or procedural requirements shall apply	The Earnest Money Deposit (EMD) of unsuccessful bidders shall be refunded after issuance of the Provisional Allotment Letter to the successful bidder. For detailed provisions in this regard, bidders are advised to refer to Clause 8.14 of the Brochure. The refund of EMD shall not be processed automatically. Unsuccessful bidders seeking refund of their EMD shall submit the prescribed

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		application form for furnishing bank account details, as provided at Page No. 25 of the Brochure, duly filled in and signed. Upon receipt of the duly completed application, the EMD shall be refunded without any deduction, processing fee, charge, or additional procedural requirement, subject to verification of the details furnished by the applicant.
12.	Transfer to Subsidiary / SPV Kindly clarify whether the successful bidder can transfer or assign the allotted plot and/or development rights to its subsidiary, group company, or Special Purpose Vehicle (SPV). If permitted, kindly specify the applicable conditions and approval requirements	Not allowed
13.	Consortium Participation Kindly clarify whether participation in the e-auction through a consortium is permitted. If permitted, kindly specify the eligibility requirements, minimum qualification criteria, roles and responsibilities, and minimum shareholding/stake requirements applicable to the Lead Member of the consortium.	Not allowed
14.	One-Time Lease Rent Payment Kindly clarify whether the successful bidder shall have the option to convert the annual lease rent liability into a one-time lease rent payment after completion of the structure. If permitted, kindly specify the applicable terms, charges, and procedure for such conversion.	The Allottee shall be liable to pay ground rent as may be determined and prescribed by the BDA/Government from time to time, in accordance with the applicable rules, regulations, and Government instructions.
15.	Proposed Road Widening Adjacent to the Group Housing Plot. Kindly clarify whether the proposed road widening in the vicinity of the Group Housing Plot pertains to the road marked in yellow in the image below. If so, kindly provide details regarding any impact on the development potential of the subject plot.	There is no impact on the subject plot at present.

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16.	Present status of the auctioned plots.	The subject plots, i.e., Plot Nos. 258/11773 (Pt.), 267/11775 and 309/11774 under Mouza Chandrasekharapur, Bhubaneswar, measuring Ac. 6.448 dec., were notified for disposal on a leasehold basis through e-auction vide Notice No. 11495/BDA dated 27.05.2026. Please refer clause 2.3 & 2.4 of the Brochure. The e-auction process is being undertaken by BDA on an "as is where is basis". Bidders are advised to refer to the BDA website for any subsequent updates regarding the status of the auction process.
17.	Whether the sale deed/conveyance deed has been executed in favour of the allottee.	The Sale Deed/Conveyance Deed pertaining to the demised land has been duly executed in favour of BDA. Accordingly, BDA holds lawful rights over the property on a leasehold basis and is authorized to allot the same in accordance with the applicable rules, regulations, and terms stipulated in the Brochure.
18.	Whether the plots are free from any encumbrance, litigation, or other restrictions.	As on the date of issuance of the Brochure, the demised land is free from all known encumbrances, charges, liens, claims, disputes, acquisitions, attachments, and third-party rights. Further, to the best of BDA's knowledge, there is no ongoing or pending litigation, arbitration, or other legal proceeding adversely affecting the title, possession, ownership, or development of the demised land.
19.	Details of annual lease rent payable and the period for which such lease rent is required to be paid.	Ground Rent shall be payable by the successful bidder in accordance with the applicable terms and conditions. As of the date of issuance of the Brochure, the annual Ground Rent is ₹2,032/- (Rupees Two Thousand Thirty-Two only). However, the Ground Rent shall be subject to revision from time to time in accordance with the applicable policies, rules, and regulations of BDA and/or the Government.
20.	Benefits, rights, and obligations available to the developer/allottee after execution of the agreement.	The selected bidder shall be eligible for construction of residential housing scheme within the time frame of 5 years as per the terms and conditions of the Brochure.

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21.	Details of the applicable DMA extension policy and the basis for calculation of the extension charge, including the applicability of the 1% charge, if any.	The successful bidder shall complete the entire project in all respects within a period of five (5) years from the date specified in the Development Agreement/ Brochure. In the event the successful bidder fails to complete the project within the stipulated period of five (5) years, BDA may, at its discretion and subject to fulfillment of the applicable conditions, grant an extension of up to two (2) years upon payment of liquidated damages equivalent to 1% of the applicable amount. A further extension of up to two (2) years may be granted upon payment of liquidated damages equivalent to 2% of the applicable amount. The grant of any such extension shall not be construed as a matter of right and shall be subject to the terms and conditions stipulated in the Brochure, Development Agreement, and applicable policies in force from time to time.
22.	Any other relevant information available in BDA records regarding the aforesaid plots.	All information and documents relating to the aforesaid plot, as available in the records of BDA and considered relevant for the bidding process, have been provided in the Brochure. Bidders are advised to carefully review the Brochure and satisfy themselves regarding all aspects of the plot before submitting their bids.
23.	Minimum Development/Construction capability of: At least 1,00,000 Sq Mtrs Residential/Commercial/ Institutional/Residential-cum-Commercial built-up space in a single project during the last 10 years (ending 31 Mar 2025). OR At least 2 numbers of Residential/Commercial/ Institutional/Residential-cum-Commercial projects with a built-up space 75,000 Sq Mtrs. Each, during the last 10 Years (ending 31 March 2025).	Minimum Development/Construction capability of: At least 1,00,000 Sq Mtrs Residential/Commercial/ Institutional/Residential-cum-Commercial built-up space in a single project during the last 10 years (ending 31 Mar 2025). OR At least 2 numbers of Residential/Commercial/Institutional/ Residential-cum-Commercial projects with a built-up space 60,000 Sq Mtrs. Each, during the last 10 Years (ending 31 March 2025).

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	The qualification criteria requiring one completed work of 1,00,000 sq.m. is acceptable. However, I request that the alternative requirement of 2 completed works of 75,000 sq.m. each be revised to two completed works of 60,000 sq.m. each.	
24.	Whether the lease tenure of 64 years is fixed for auctioned plots under the scheme.	At present, the demised land is proposed to be allotted on a leasehold basis for a period of sixty-four (64) years, in accordance with the terms and conditions stipulated in the Brochure and the Development Agreement. Upon expiry of the lease term, the Bhubaneswar Development Authority (BDA) shall, at its sole discretion and subject to the prevailing policy, rules, and regulations in force at that time, decide whether to renew the lease or permit conversion of the property into freehold.
25.	The meaning and applicability of the phrase "and/or actual remaining period".	
26.	In cases where the remaining lease period is less than 64 years, whether the allottee will be eligible for renewal or extension of the lease upon expiry.	
27.	Any other terms and conditions governing the lease period and its renewal.	

Radini
25/06/2016
Secretary

Bhubaneswar Development Authority