

No. 5497/BDA, Bhubaneswar
BSABT 71/2026

Date: 13.03.2026

Corrigendum-cum-Responses to Pre-Bid Queries

RESPONSE TO THE QUERIES TOWARDS PROVISIONS OF REQUEST FOR PROPOSAL FOR "OPERATION, MANAGEMENT & MAINTENANCE OF FOOD COURT AT BSABT, BHUBANESWAR REQUEST FOR PROPOSAL"

RFP NO. 3982/BDA, Dated 20.02.2026

Sr.	Clause No. and Page Reference	RFP Provision	Query/Suggestion/Clarification sought by the bidders	Reply/Amended Clause
1.	Section -1 Clause No-10 / Page No-05	EMD (Bid) Security for an amount of INR 5,00,000/- (Rupees five lakhs only) is to be made online mode only i.e. in e-Procurement portal. The tender application shall be rejected if not accompanied by the EMD.	As per Govt. Of Odisha, Finance Dept. OM No. 21926/F dated 12.08.2015 (Copy enclosed) MSME Bidders are exempted from payment of EMD. Is it applicable to MSME Bidders in this case.	RFP Condition Prevail(s)
2.	Clause No-27/ Page No-08	The Concessionaire would receive rights for making additional investments in the form of movable assets, upgrading, and developing the 'Food Court', market, operate and maintain the center during the operation period.	Within the allotted lease area of 11399sqft. For food court one or two temporary bed can placed for night halt of food court officials/workers.	It is clarified that the selected bidder may place temporary beds within the allotted space of food court for the use of their officials and/or workers. It is further clarified that the same bed cannot be used for commercial purpose such as letting out dormitory space for outsider/visitors of the BSABT.

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3.	Section -3 Clause No-07 / Page No-11	O & M contract is for 15 Years (renewable on mutually agreed terms) from the date of signing of the O & M contract.	Is the contract will be for 15 years in one agreement from the date of agreement and then it will be renewed on each year if extended.	Yes It is clarified that the Contract shall be valid for a period of fifteen (15) years and shall be executed through a single Agreement covering the entire duration of fifteen (15) years , unless terminated earlier in accordance with the provisions of this Agreement.
4.	Section -3 Clause No-08 / Page No-11	CAM charges INR 16.00 per sq.ft	Implies the lease have to pay Rs.16*11399sqft= Rs. 182384/- per month or per 15 years. Clarification may be issued.	Yes
5.	Clause No-09 / Page No-11	Minimum monthly rent will be INR 65.00 per Sq ft.	It implies monthly rate will be RS. 65*11399 sqft = Rs. 1,82,3841/- & Bidder quoting much more than RS. 65/- per sq ft will be awarded.	Yes However, it is clarified that the minimum monthly rent shall be INR 7,40,935/- (Rupees Seven Lakh Forty Thousand Nine Hundred Thirty-Five only), calculated at the base rate of INR 65 per sq. ft. for a total area of 11,399 sq. ft. The contract shall be awarded to the H1 bidder quoting the highest monthly rent per sq. ft. above the said base rate.

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			If this amount per Rs. Per Sq ft. Will be reduced then more bidders will get opportunity for participation in bidding process.	RFP Condition Prevail(s)
6.	-	General	Is there any footfall study or demand assessment report available for the food court?	No
7.	-	General	Will existing outlets be allowed to continue selling similar food items, and will there be any restrictions on them during the license period?	Yes It is clarified that the existing outlets presently operating at the BSABT premises shall be permitted to continue their services and business operations, and no restriction shall be imposed on their functioning within the said premises.
8.	Section -3 Clause No-08 / Page No-11	CAM charges INR 16.00 per sq.ft	What facilities are included in the CAM charges of ₹16 per sq ft?	It is hereby clarified that the Authority shall provide Common Area Maintenance (CAM) services against the applicable CAM charges, limited strictly to the common areas of the premises. The selected bidders shall be responsible for all operational services, housekeeping, and maintenance within their respective outlets in the food court

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				area, and the Authority shall bear no responsibility in this regard.
9.	-	General	The RFP states that the food court must operate 24 hours. Can the operator adjust operating hours based on passenger demand?	<p>Yes</p> <p>It is clarified that the Food Court premises may operate on a 24-hour basis depending on demand and operational requirements. However, the selected bidders shall have the flexibility to determine and regulate the operating hours of their respective outlets based on business demand and operational feasibility.</p>
10.	-	General	Will BDA provide common seating infrastructure, or will it be entirely the responsibility of the licensee?	<p>No</p> <p>It is hereby clarified that BDA shall not be responsible for providing any infrastructure within the Food Court area. The selected bidders shall, at their own cost and responsibility, arrange and install all necessary infrastructure, fixtures, fittings, utilities, and equipment required for the operation of their respective outlets.</p>

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13/03/2026
SECRETARY
Bhubaneswar Development Authority
Bhubaneswar