

GOVERNMENT OF MEGHALAYA

Directorate of Tourism
Nokrek Building, Shillong.

CORRIGENDUM-4

File No.: M/D TOUR/TECH/5/2024/5

Dated: 28th June 2024

Ref. No – M/D TOUR/TECH/5/2024/1, Dated 13th March 2024
M/D TOUR/TECH/5/2024/2, Dated 3rd April 2024
M/D TOUR/TECH/5/2024/3, Dated 30th April 2024
M/D TOUR/TECH/5/2024/4, Dated 28th May 2024

Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public Private Partnership

SI No	Ref. Page no.	RFP Ref. Section / Clause no.	Relevant RFP Provision / Clause	Amended / Revised RFP Clause
1.	9	Clause-7 Project Summary	Term of the Agreement (Concession Period) Up to Thirty (30) Years from the Appointed Date. The Concession Period shall be 30 (Thirty Years from the Appointed Date which includes Two Years for construction/ development. The Concession Period may be extended subject to satisfactory performance of the Concessionaire and terms and conditions as stipulated in the Concession	Term of the Agreement (Concession Period) Up to Forty-Five (45) Years from the Appointed Date. The Concession Period shall be 45 (Forty-Five) Years from the Appointed Date which includes Three Years for construction/ development. The Concession Period may be extended subject to satisfactory performance of the Concessionaire and terms and conditions as stipulated in the Concession Agreement and at the sole discretion of the Concessing Authority.

Sl No	Ref. Page no.	RFP Ref. Section / Clause no.	Relevant RFP Provision / Clause	Amended / Revised RFP Clause								
			Agreement and at the sole discretion of the Concessioning Authority.									
2.	9	Clause-8 Project Summary	Minimum Development Obligations (MDOs) The Minimum Development Obligation shall include development of a luxury facility Hotel (adhering to the minimum standards of a 4 Star Category Hotel) with all ancillary amenities including Rooms, Restaurants & Banquet facilities within 24 (twenty-four) months from the Appointed Date as per the specifications provided in the Concession Agreement.	Minimum Development Obligations (MDOs) The Minimum Development Obligation shall include development of a luxury facility Hotel (adhering to the minimum standards of a 4 Star Category Hotel) with all ancillary amenities including Rooms, Restaurants & Banquet facilities within 36 (thirty-six) months from the Appointed Date as per the specifications provided in the Concession Agreement.								
3.	12	1.1.3 1. INVITATION FOR PROPOSAL	This Request for Proposal (RFP) is for the selection of developer for “Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) mode on Public Private Partnership (PPP) (the “Project”) basis for a Concession Period of Thirty- (30) years from the Appointed Date	This Request for Proposal (RFP) is for the selection of developer for “Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) mode on Public Private Partnership (PPP) (the “Project”) basis for a Concession Period of Forty-Five (45) years from the Appointed Date								
4.	10 & 11	Clause-10 Project Summary	Consideration to Authority Capital subsidy and various incentives under Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 and Uttar Poorva Transformative Industrialisation Scheme (UNNATI)-2024 shall be applicable to the project.	Please refer Annexure -II								
5.	14	1.2	As per corrigendum -3, dated 28 th May 2024 <table border="1" data-bbox="674 1337 1361 1372"> <thead> <tr> <th>Event Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Event Description	Date			<table border="1" data-bbox="1384 1299 2080 1342"> <thead> <tr> <th>Event Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Event Description	Date		
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SI No	Ref. Page no.	RFP Ref. Section / Clause no.	Relevant RFP Provision / Clause		Amended / Revised RFP Clause	
		Schedule of Bidding Process	Start Date of Bid Submission	16 th June 2024	Start Date of Bid Submission	1 st July 2024
			Proposal /Bid Due Date	4:00 PM , 28 th June 2024	Proposal /Bid Due Date	4:00 PM, 23 rd July 2024
			Opening of Technical Proposal	28 th June 2024	Opening of Technical Proposal	4:30 PM, 23 rd July 2024
			Opening of Financial Proposal	To be announced	Opening of Financial Proposal	To be announced
			Letter of Award (LOA)	To be announced	Letter of Award (LOA)	To be announced

CORRIGENDUM-4: Annexure-I

Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public Private Partnership

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
Firm's Name - Mahindra Holidays and Resorts India Limited				
1	Clause no 1.1.3 Page no. 12	"Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) mode on Public Private Partnership (PPP) (the "Project") basis for a Concession Period of Thirty- (30) years from the Appointed Date	Can this be revised to 90 years?	Please refer Corrigendum-4 as above
2	Project Summary (Sl. No. -8) Page no. 9	Minimum Development Obligation The Minimum Development Obligation shall include development of a luxury facility Hotel (adhering to the minimum standards of a 4 Star Category Hotel) with all ancillary amenities including Rooms, Restaurants & Banquet facilities within 24 (twenty-four) months from the Appointed Date as per the specifications provided in the Concession Agreement.	Considering the time required for demolition of existing structure, construction of the project, procuring all permissions and licenses to operate the property and local weather. Can the authority revise the development timeline from 24 months to 48 months	Please refer Corrigendum-4 as above
3	Project Summary (Sl. No. -13) Page no. 10	Performance Security: The Successful Bidder has to furnish Performance Securities before signing the contract in the manner as mentioned below:	Considering the concessionaire is paying a fixed annual lease rental of more than INR 2 crore every year at an escalation of 10% every 3 years + a gross revenue share of 1% for each accounting year + Annual concession fee of INR 1 lakh	RFP condition prevails

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
		<ul style="list-style-type: none"> From the date of execution of the Contract till COD: INR 6.20 Crores with validity of 60 (sixty) days beyond Construction/Development period From COD till expiry of Concession Period: INR 6.00 Crore with validity of 60 (sixty) days beyond the Concession Period (equivalent to 3 years of threshold Annual Lease Rental) <p>Note: Performance Security of Concession Period shall be renewed and escalated every 5 years based on WPI of every fifth year</p>	<p>escalated at 10% every three years. Can the authorities revise the clause of performance security and make it non-renewable? Performance Security: Considering the concessionaire is paying a fixed annual lease rental of more than INR 2 crore every year at an escalation of 10% every 3 years + a gross revenue share of 1% for each accounting year + Annual concession fee of INR 1 lakh escalated at 10% every three years. Can the authorities revise the clause of performance security and make it non-renewable?</p>	
4	Project Summary (Sl. No. -15) Page no. 11	<p>Consideration to Authority</p> <p>A gross revenue share of 1% for each accounting year</p>	<p>Considering we are a timeshare company; we do not earn any revenue from rooms division. We would like to know if the authority can revise its consideration clause for timeshare companies and offer a fixed annual lease rental as an exception.</p>	RFP condition prevails
		<p>Escalation of 10% every three years for fixed annual lease rental and for annual concession fee</p>	<p>Escalation rate is very high. Can the authority revise the escalation rate to 6% every 3 years?</p>	RFP condition prevails
5	Clause 1.1.3 Page no. 12	<p>Size of land - 1.14 acre</p> <p>Existing Structure - a mix of wooden and concrete structure and comprises of Hotel</p>	<p>Can the authority confirm if the concessionaire will receive the 1.14-acre site in as is condition or after demolition of existing developments?</p>	<p>Project site will be transferred to the successful concessionaire as is where is basis.</p>

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
		Orchid, MTDC Office, Hotel Management Institute, a Mobile Tower and a storeroom.	<p>Can the authority share if there are any specific development norms which ought to be followed? Is the concessionaire allowed to develop a complete concrete structure?</p> <p>Considering the Matri temple is located adjacent to the site, will there be any kind of restrictions on project development and resort operations</p>	Development norms must be followed as per "The Meghalaya Building Bye laws -2021"
6	Clause no 3.2.6 Page no 29	<p>Financial Capacity</p> <p>NET WORTH - The Bidder shall have a Net Worth of Rs. 100 Crores (Rupees One Hundred Crores only) at the closing of the preceding Financial Year before the Bid Due Date.</p> <p>TURNOVER - Average Annual Turnover in 3 (three) years of last 5 (five) financial years i.e., 2018-19, 2019-20, 2020-21, 2021-22 and 2022-23 should be at least INR 250 crs (INR Two Hundred and Fifty Crore).</p>	<p>Considering that the given timeline includes pandemic years, and the net worth is INR 100 crores, this would result in many owner operator companies and operators to become ineligible for the RFP. Can the authority relook at the financial capacity and reduce the figures of Net Worth and Average Annual Turnover?</p>	RFP condition prevails
7	NA (General Queries)	<p>Key Project Documents</p> <p>Require clarity on Ownership history; Site plans with access road & existing plans of built-up structure</p>	<p>Key Project Documents:</p> <p>For making a proper assessment of the sites and its potential, it is requested to share the following documents.</p> <ul style="list-style-type: none"> ● Current land use and ownership of lands for both Plot A & B 	As mentioned in the RFP clause 2.4.1, 2.4.2. 2.4.3 and 2.4.4

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
			<ul style="list-style-type: none"> Site plans with details of access road and roads passing by the sites. Existing plans of the built-up structure to be shared along with the approvals. 	
Firm's Name - Marak Supply and Agencies				
1	Project Summary (Sl. No. -7) Page no. 9	Terms of Agreement: Up to Thirty (30) Years from the Appointed Date. The Concession Period shall be 30 (Thirty Years from the Appointed Date which includes Two Years for construction/development.	The concession period should not include the construction time. Also, construction time should be extended to 48-60 months.	Please refer Corrigendum-4 as above
2	Project Summary (Sl. No. -15) Page no. 11	Annual Lease Rental - As quoted by the Bidder above minimum threshold of INR 2.00 Crore escalated @ 10% in every three years.	Annual Lease Rent (ALR) should be reduced to Rs 50,00,000/- for better participation	RFP condition prevails
3		One-time Upfront Premium - Rs 5 Crs (Five crore only)	Onetime Upfront Premium- Rs 5 Cr (Five crore only). This point should be exempted as it is not feasible of a huge amount is being invested for construction.	RFP condition prevails
4		Revenue Share - 1% of Gross Revenue for each accounting year	Revenue Share - 1% of Gross Revenue for each accounting year. It should be either revenue sharing or annual lease rent	RFP condition prevails
5	Project Summary (Sl. No. -13) Page no. 10	Bid / Proposal Security:	Reduction for the same requested.	RFP condition prevails

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
		INR 1.24 Crore (Rupees One Crore and Twenty-Four Lakhs Only)		
6	Project Summary (Sl. No. -13) Page no. 10	<p>Performance Security: The Successful Bidder has to furnish Performance Securities before signing the contract in the manner as mentioned below:</p> <ul style="list-style-type: none"> From the date of execution of the Contract till COD: INR 6.20 Crores with validity of 60 (sixty) days beyond Construction/Development period From COD till expiry of Concession Period: INR 6.00 Crore with validity of 60 (sixty) days beyond the Concession Period (equivalent to 3 years of threshold Annual Lease Rental) <p>Note: Performance Security of Concession Period shall be renewed and escalated every 5 years based on WPI of every fifth year</p>	Reduction of the same equivalent to 1 year's lease amount.	RFP condition prevails
7	Project Summary (Sl. No. -13) Page no. 10	<p>Non-Refundable Bid Document Fee (Payable online):</p> <p>INR 1,24,000/- (Rupees One Lakh and Twenty-Four Thousand Only)</p>	<p>INR 1,24,000/- (Rupees One Lakh and Twenty-Four Thousand Only)</p> <p>A waiver / substantial reduction for female entrepreneurs</p>	RFP condition prevails

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
8	Clause 3.3 Page no. 30	There can be a maximum of 2 (two) members in a Consortium.	Joint Venture Terms Request for changes in JV terms. Three partner min Technical partner should bring in the technical expertise and experience and not required to invest. Lead + 1JV partner should be responsible for the investments and other support	RFP condition prevails
Firm's Name: Hotel Polo Towers Group				
1	Clause 3.2.6 Page no. 29	Hospitality Experience The Bidder should have an experience of developing or owning or managing and operating hotel(s) / resort(s) property with a minimum of 750 keys in aggregate, in any 12 consecutive months during the past 10 financial years preceding the Bid Due Date. In case the Bidders participating in Consortium, at least 1(one) member of the consortium should independently meet the aggregate 750 keys threshold	In the eligibility criteria it states that a minimum of 750 rooms are required. In our understanding the development being envisaged is of around 100 rooms hence we would request you reduce the minimum room requirement to 100- 150 rooms	RFP condition prevails
2	Clause 3.2.6 Page no. 29, 30	Financial Capacity TURNOVER - Average Annual Turnover in 3 (three) years of last 5 (five) financial years i.e., 2018-19, 2019-20, 2020-21, 2021-22 and 2022-23 should be at least	Also, the minimum turnover required states 250 crores. This seems quite high, in our understanding hotel of this size would do around 25-30 crore turnover. we would request you to reduce the turnover requirement to 25-30 crores.	RFP condition prevails

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
		INR 250 crs (INR Two Hundred and Fifty Crore)		
Firm's Name - Atmosphere Hotels & Resorts				
1	NA	NA	Technical Partners: Technical partners: Hotel Brands can join equity investors as "technical partners", where the technical partner, would bring the experience criterion for the project and the equity investor would fulfil the financial qualifications criterion.	Please refer the consortium related clauses in RFP
2	NA	NA	Lease format of agreement: the land is being leased - which will not be mortgageable - so getting a loan on the project will be a problem. Will any financial institution of the state government be willing to give a loan on this agreement format, in which the owner of the land (state government), is a guarantor/ equity holder to the project.	Refer the attached draft concessionaire agreement
3	Clause 1.1.3 Page no. 12	Size of land - 1.14 acre Existing Structure - a mix of wooden and concrete structure and comprises of Hotel Orchid, MTDC Office, Hotel Management Institute, a Mobile Tower and a storeroom.	Handover of plot - should be unencumbered, after removing the cell tower and bar	Project site will be transferred to the successful concessionaire as is where is basis.
4	Project Summary (Sl. No. -8 &15) Page no. 9 & 11	Minimum Development Obligation The Minimum Development Obligation shall include development of a luxury	Part of the Concession Period. Construction period should be a minimum of 3 years, with no lease rental.	For construction period, please refer Corrigendum-4 as above.

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
		<p>facility Hotel (adhering to the minimum standards of a 4 Star Category Hotel) with all ancillary amenities including Rooms, Restaurants & Banquet facilities within 24 (twenty-four) months from the Appointed Date as per the specifications provided in the Concession Agreement.</p> <p>Annual Lease Rental - As quoted by the Bidder above minimum threshold of INR 2.00 Crore escalated @ 10% in every three years.</p>		For lease rental, RFP clause prevails
5	Project Summary (Sl. No. -15) Page no. 11	Revenue Share - 1% of Gross Revenue for each accounting year	The Revenue model of the government should be flexible to allow for lesser inventory/ higher category/ higher Brand of hotel, as this is a prime land and suitable for a 5-star hotel.	RFP condition prevails
Firm's Name - Saraogiji Enterprise				
1	Project Summary (Sl. No. -8) Page no. 9	<p>Minimum Development Obligation</p> <p>The Minimum Development Obligation shall include development of a luxury facility Hotel (adhering to the minimum standards of a 4 Star Category Hotel) with all ancillary amenities including Rooms, Restaurants & Banquet facilities within 24 (twenty-four) months from the Appointed Date as per the specifications provided in the Concession Agreement.</p>	Requested that the time period for construction be extended to 55-60 months.	Please refer Corrigendum-4 as above.

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
2	Project Summary (Sl. No. -15) Page no. 11	Annual Lease Rental As quoted by the Bidder above minimum threshold of INR 2.00 Crore escalated @ 10% in every three years.	Annual Lease Rental (ALR) should be reduced to Rs. 35,00,000/- so that more local parties will participate	RFP condition prevails
3	Project Summary (Sl. No. -15) Page no. 11	One-time Upfront Premium - Rs 5 Crs (Five crore only)	This clause shall not justify the huge investment to be made. Request for waiver of this amount of 5 Crore	RFP condition prevails
Firm's Name - RCM Enterprise				
1	Clause-7 Project Summary	Term of the Agreement (Concession Period) Up to Thirty (30) Years from the Appointed Date. The Concession Period shall be 30 (Thirty) Years from the Appointed Date which includes Two Years for construction/development. The Concession Period may be extended subject to satisfactory performance of the Concessionaire and terms and conditions as stipulated in the Concession Agreement and at the sole discretion of the Concessing Authority.	The time for construction should not be included in the concession period and should be extended to 50-60 months	Please refer Corrigendum-4 as above
2	Project Summary (Sl. No. -15) Page no. 11	Annual Lease Rental As quoted by the Bidder above minimum threshold of INR 2.00 Crore escalated @ 10% in every three years.	Annual Lease Rental (ALR) Should be reduced to Rs. 30,00,000/- (Rupees Thirty Lakhs) only so as to enable more eligible parties to be a part of the tender process.	RFP condition prevails.

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
3	Project Summary (Sl. No. -15) Page no. 11	One-time Upfront Premium - Rs 5 Crs (Five crore only)	One-time upfront Premium - Rs 5 cr (Five crore only). Since a huge amount will be spent on construction, we feel that this clause should be exempted.	RFP condition prevails
4	Clause no 2.7 Page no 24		It should be either revenue sharing or Annual Lease Rental	RFP condition prevails
Firm's Name - APEEJAY SURRENDRA PARKS HOTEL LIMITED				
1	Clause-7	Term of the Agreement (Concession Period) Up to Thirty (30) Years from the Appointed Date.	Duration of the agreement which is currently at 30 years	Please refer Corrigendum-4 as above
2	Project Summary	The Concession Period shall be 30 (Thirty) Years from the Appointed Date which includes Two Years for construction/development. The Concession Period may be extended subject to satisfactory performance of the Concessionaire and terms and conditions as stipulated in the Concession Agreement and at the sole discretion of the Concessing Authority.	Completion of the project currently at 24 months	Please refer Corrigendum-4 as above
3	Clause 3.3.3 Pg 31		Total investment - Rs 124 CR for a min of 28 rooms, Also, the JV terms should be modified so that local entrepreneurs can tie up with good hotel chains which shall benefit both entrepreneur and government.	For development of a 4-star category hotel having 120-130 keys, the project cost was estimated to be INR 124 Cr. However, the project cost would vary depending upon business

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
				planning and requirements of successful concessionaires.
4	NA	NA	Requirement of minimum investment to be made by consortium members	As above
5	Project Summary (Sl. No. -15) Page no. 11	One-time Upfront Premium - Rs 5 Crs (Five crore only) Annual Concession Fee - INR 1 Lakh escalated @ 10% in every three years. Annual Lease Rental - As quoted by the Bidder above minimum threshold of INR 2.00 Crore escalated @ 10% in every three years. Revenue Share - 1% of Gross Revenue for each accounting year	Financial Structure - Upfront premium + ACF + ALR + Rev share, which will have a combined effect on the viability for the project	RFP condition prevails
6	NA	NA	Requesting if all the building approvals and operating approvals are facilitated by the department and approved by the concerned departments in a fixed time frame, a practice being adopted by various states for a faster execution of the projects	It is the responsibility of concessionaires to accord all required statutory approvals for development of a 4-star hotel and, Authority shall facilitate to the successful concessionaire to get approvals on a fast-track mode with proper procedure.
Firm's Name - Lemon Tree Hotels Limited				
1	Project Summary (Sl. No. -15) Page no. 11	Annual Lease Rental - As quoted by the Bidder above minimum threshold of INR 2.00 Crore escalated @10% in every three years	The minimum bid lease rent is set at Rs. 2 Crore. Will there be any provision for an increase in this amount during the lease term.	RFP condition prevails

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
2	Project Summary (Sl. No. -15) Page no. 11	One-time Upfront Premium - Rs. 5 Crs (Five crore only)	Is the upfront premium of Rs. 5 Crore refundable? If so, will the refund be processed at the end of the lease term, or will it be on an annual basis	Upfront premium of Rs. 5 Crore is not refundable.
3	Project Summary (Sl. No. -13) Page no. 11	Bid/Proposal Security: INR 1.24 Crore (Rupees One Crore and Twenty-Four Lakhs Only)	Will the bid security deposit of Rs. 1.24 Crore be refunded at the end of the lease term, or is it refundable annually	Bid security deposit of Rs. 1.24 Crore shall be refundable after signing of concessionaire's agreement with the successful bidder.
4	Project Summary (Sl. No. -13) Page no. 11	Non- Refundable Bid Document Fee (Payable online) INR 1,24,000/- (Rupees One Lakh and Twenty-Four Thousand Only)	Please specify the purpose of the refundable amount of Rs. 1,24,000.	Bid document fee of Rs. 1,24,000/- is not refundable
5	Clause no 1.1.3 Page no. 12	"Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) mode on Public Private Partnership (PPP) (the "Project") basis for a Concession Period of Thirty- (30) years from the Appointed Date	After 30 years of lease period, is there a provision to extend it further? How many years it can be extended for	Please refer corrigendum-4 as above and attached draft concession agreement
6	NA	NA	Will the hotel be eligible to receive GST reimbursement under both the State scheme (MIIPP-2024) and the Central scheme (UNNATI-2024), or will it be limited to only one of these schemes? We understand that GST will be charged at applicable rate and the reimbursed, please reconfirm? Please confirm	<ul style="list-style-type: none"> ● Reimbursement of Net SGST under Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 and Net CGST under Uttar Poorva Transformative Industrialisation Scheme

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
			whether this reimbursement will be after deducting input tax credit or gross GST? Lastly, will this reimbursement start from first year of operations itself?	<p>(UNNATI)-2024 shall be applicable.</p> <ul style="list-style-type: none"> ● Net SGST/ Net CGST to be calculated after deducting input tax credit. ● Reimbursement of Net SGST/ Net CGST shall start from first year of operation of hotel. ● However, for details guidelines, please refer the guidelines mentioned in the following policies. <ul style="list-style-type: none"> ● Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 and ● Uttar Poorva Transformative Industrialisation Scheme (UNNATI)-2024 ● Refer Annexure-II for calculation which is indicative.
7	NA	NA	<p>Interest Subvention</p> <p>Regarding the 5% interest subvention, is this provided as a refund or as an upfront deduction in the interest cost? Is it just limited to 7 years, even if the debt tenure is 15 years?</p>	<ul style="list-style-type: none"> ● For interest subvention, please refer the following policies. <ul style="list-style-type: none"> ● Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 and ● Uttar Poorva Transformative

S. No.	RFP Clause & Page Number	RFP Clause Description	Queries/Suggestions/Clarifications sought by bidders	Response to Queries
				Industrialisation Scheme (UNNATI)-2024 ● Refer Annexure-II for indicative calculation of interest subvention
8	NA	NA	What is the basis of calculating the capital investment subsidy under MIIPP-2024 and under UNNATI-2024 Is the hotel eligible to receive the capital investment subsidy under MIIPP-2024 (Rs. 15 Crore + Rs. 1.25 Crore) and under UNNATI-2024 (Rs. 7.5 Crore), or is it limited to only one of these subsidies?	● Capital investment subsidy is applicable for this hotel project as per policy of <ul style="list-style-type: none"> ➤ Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 and ➤ Uttar Poorva Transformative Industrialisation Scheme (UNNATI)-2024 ● Refer Annexure-II for indicative calculation of capital investment subsidy.
9	NA	NA	When is the capital investment subsidy disbursed? We would appreciate a detailed schedule for the release of this subsidy. Will it be adjusted against the debt by direct disbursement to the lender or the company will receive the subsidy	Disbursement of capital subsidy shall start after start of hotel operation. Refer the guidelines laid down in the MIIPP -2024 / UNNATI -2024 schemes.
10	NA	NA	Please provide details on the EPF subsidy	Refer MIIPP -2024 policy
11	NA	NA	is the hotel eligible to benefit from both schemes, MIIPP-2024 and UNNATI-2024	Refer MIIPP-2024 policy and UNNATI-2024 scheme

CORRIGENDUM-4: Annexure-II

Re-development, Operation and Maintenance of Orchid Hotel, located at Shillong City under Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public Private Partnership

1. Highlights of Capital Investment Subsidies and Incentives under Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024

- a) Capital Investment Subsidy - 30% with cap of Rs. 15 Cr.
- b) Other subsidies such as rainwater harvesting, power generating sets, green energy, wastewater management etc.
- c) Reimbursement of employer's contribution to EPF
- d) Net SGST reimbursement for a period of 15 years subject to a ceiling of 150% of FCI
- e) 5% interest subvention for 7 years

2. Uttar Poorva Transformative Industrialization Scheme, 2024

- f) Capital Investment Subsidy - 50% with cap of Rs.7.5 Cr.
- g) Net CGST reimbursement for 10 years
- h) 5% interest subvention for 7 years
- For download MIIPP-2024 Policy - <https://investmeghalaya.gov.in/resources/homePage/17/megeodb/policies/mipp2024>
- For download UNNATI -2024 scheme - <https://unnati.dpiit.gov.in/Document/Gazette-Notification-Of-Unnati-Scheme-2024>

Indicative Capital Investment Subsidies and Incentives under MIIPP-2024 (INR Mn)																		
Component	Year-1	Year-2	Year-3	Year-4	Year-5	Year-6	Year-7	Year-8	Year-9	Year-10	Year-11	Year-12	Year-13	Year-14	Year-15	Year-16	Year-17	Year-18
Capital Investment	Construction Period			75														

Power Generating Set				5														
Stamp Duty & Registration Fees				5														
Rainwater Harvesting				1														
Wastewater recycling				1.5														
Net SGST reimbursement				1.9	4.2	4.2	4.4	4.6	4.8	5.1	5.3	5.6	5.9	6.2	6.5	6.8	7.1	7.5
Total				89.4	4.2	4.2	4.4	4.6	4.8	5.1	5.3	5.6	5.9	6.2	6.5	6.8	7.1	7.5
Indicative Capital Investment Subsidies and Incentives under UNNATI Scheme -2024 (INR Mn)																		
Component	Year-1	Year-2	Year-3	Year-4	Year-5	Year-6	Year-7	Year-8	Year-9	Year-10	Year-11	Year-12	Year-13	Year-14	Year-15	Year-16	Year-17	Year-18
Capital Subsidy				75														
Net CGST Reimbursement				1.9	4.2	4.2	4.4	4.6	4.8	5.1	5.3	5.6	5.9					
Interest Subvention				41.3	38.3	35.4	32.4	29.5	26.5	23.6								
Total				118.2	42.6	39.6	36.8	34.1	31.4	28.7	5.3	5.6	5.9					
All Total				207.6	46.8	43.7	41.2	38.7	36.2	33.7	10.7	11.2	11.7	6.2	6.5	6.8	7.1	7.5

-Sd/-
Director of Tourism
Govt. of Meghalaya, Shillong