

<b>“Queries concerning RFP for Development and Operation &amp; Maintenance of PWD Rest House, Patiala as Heritage Hotel on PPP mode in the State of Punjab.”</b>				
<b>30.07.2021</b>				
<b>S. No.</b>	<b>Ref.</b>	<b>Content of the Addendum 1 requiring clarification</b>	<b>Change/clarification requested</b>	<b>Response / Clarification</b>
1.	Addendum 1 Sr. No. 1	The scope of work will broadly include the Development of the Project Site into a Hotel with 3 star or above category facilities and commercial area (shops, showrooms, office spaces, food court, etc.) upto <b>50%</b> of the Total Built Up Area and its Operation and Maintenance thereof in terms of Section 7, Terms of Reference and the Concession Agreement.	Query was submitted during Pre-Bid that at least 50% of FSI allowed should be allowed to use as commercial area, but addendum dated 22 <sup>nd</sup> July 2021 referring to RFP clause 7.4(2) still allows only 50% of total built up area which in turn will only lead to 40,000-50,000 sq. ft. of commercial area. Patiala as a city does not till now have a reputed Hospitality brand chain which can in turn go upto a maximum of 60 rooms which will only cover 75,000 sq. ft. area, with this rest of FSI will remain unused Would request that 50% of FSI should be allowed for commercial use so that Patiala can have a good commercial and reputable brands can come in city, increase employment and give this city a great place of entertainment, shopping and stay.	Maximum built-up area for commercial development (shops, food courts, office spaces, etc.) should not exceed 50% of the Total Permissible Built-up Area / FAR of 1. In case the concessionaire avails additional FAR in future, the same proportion of commercial i.e. 50% of the FAR shall apply to any such additional FAR over and above the FAR of 1, on payment of proportionate ACF in lieu thereof as per the provisions of the RFP.
2.	Addendum 1, Sr. No. 2	Commercial area (shops, showrooms, office spaces, food court, etc.) subject to a maximum of <b>50%</b> of the total Built-up Area (BUA)		Maximum built-up area for commercial development (shops, food courts, office spaces, etc.) should not exceed 50% of the Total Permissible Built-up Area / FAR of 1.