



STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT CORPORATION OF UTTARAKHAND LTD.

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Ref : NIT No 138 /SIIDCUL/2023 Dt : 23/12/2023

Reply to Pre-bid Queries of

RFP for Allotment of Land for Institution/Service Industry at Charba, Dehradun, Uttarakhand.

Sl. No	Query	Response
	<ul style="list-style-type: none">With reference to the NIT No 138 /SIIDCUL/2023 Dt : 23/12/2023 the last date of submission of the bid is hereby extended upto 05.02.2024 and the opening of technical bid shall be held on 06.02.2024.	
1.	Clause B Page 6 is there a possibility to increase completion period beyond 3 years based on the type of project planned for the land?	As per Service Sector Policy.
2.	Clause C(i)(1) page 6 Eligibility mentions individual or partnership firm, LLP/OPC/Private or Public Limited Company. Please clarify that this includes section 8 company as well and there are no restrictions for submitting a bid as a section 8 Private Limited Company.	No restriction for section 8 company as it is also a legal entity.
3.	Clause C(ii)(v) Under Financial Eligibility Parameters Employment Details is blank. Is there any eligibility requirement for the mentioned parameter?	As per service sector policy: University with investments in ECA greater than 200 cr. within 9 years with employment of 2000. College with investments in ECA greater than 100 cr. within 9 years with an employment of 1000.
4.	We aspire to establish various educational institutional, such as a university and school, which, in accordance with the law, must operate under a Section 8 company. Additionally, we plan to develop a commercial and residential colony, which is required to fall under a private limited company jointly to achieve the objectives. In other words, there are two companies (group companies of PW) through which we intend to bid. PW Foundation (Section 8 company) under which University will be established and run and Pen & Pencil for all the other activities as mentioned above. The university will need about 30% land. Please confirm if the two companies should bid together or independently.	The two companies may together bid by forming JV or SPV entity. As mentioned below on point no 7.
5.	If answer to query 11 is 'yes' do we have to submit the Earnest Money/ Security deposit jointly or separately for both the companies.	Only one EMD is to be submitted per application.
6.	My we obtain the draft lease agreement for review and to understand its clauses, terms, and conditions?	Draft lease agreement can be shared later on.
7.	We (PW Group companies) are planning to bid for the land for the establishment and operations of the following: 1. University (University of Innovation) 2. A School (up to senior secondary) 3. A test preparation institute for preparation of competitive exams like IIT JEE, NEET, UPSC, NDA etc. 4. Residential and recreational infrastructure and facilities. 5. Commercial (around 5% of the land area) activities Please confirm if the above will be allowed as per land use.	95% of the total land shall be used for University, School, Institute for preparation of competitive exam and residential & recreation infrastructure. The residential infrastructure shall only meant for staff quarters not for sale. Remaining 5% may be used for commercial activity purpose.
