



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



SELECTION OF AN OPERATOR FOR DESIGN, DEVELOPMENT, MANAGEMENT/ PROVIDING SERVICES TO RUN ECO-TOURISM ACTIVITIES AT NEUGAL PARK IN PALAMPUR FOREST DIVISION OF DHARAMSHALA FOREST CIRCLE IN THE STATE OF HIMACHAL PRADESH

(RFP Reference Number: Ft/ET/RFP/Neugal Park/195/03)

CORRIGENDUM NO. 1

Dated: 27 January, 2024

1. This Corrigendum is being issued by HP Ecotourism Society in relation to the Request for Proposal Document issued for “*Selection of an Operator for Design, Development, Management/ Providing Services to run Eco-Tourism Activities at Neugal Park in Palampur Forest Division of Dharamshala Forest Circle in the State of Himachal Pradesh*” (RFP Reference No. Ft/ET/RFP/Neugal Park/195/03 dated 15.01.2024) on the web portal <http://hptenders.gov.in/> on 15.01.2024. The purpose of this Corrigendum is to notify all Bidders about the revisions/ modifications required to be made to the Request for Proposal Document and Draft Concession Agreement.
2. **Clarification:**
 - (i) Although, the site of Neugal Park measures 1.50 (one point five) hectares in total, however, for the purpose of implementation of the Project, the Selected Bidder/ Operator shall be allowed to implement the Ecotourism Project only on an area measuring 1.00 (one) hectare approx., as identified and demarcated by the Nodal Officer/ Divisional Forest Officer (DFO), and the remaining surrounding areas falling outside such demarcated area of 1 hectare shall not be allowed to be used by the Selected Bidder/ Operator in any manner or for any purpose whatsoever.
 - (ii) Accordingly, wherever in relation to the term ‘Ecotourism Site’ reference to an area of 1.50 (one point five) hectares is appearing anywhere in the Request for Proposal Document or the Draft Concession Agreement, the same is to be considered by the Bidders as measuring approx. 1.00 (one) hectare only for the purpose of bidding and subsequent implementation of the Project.



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



- (iii) Further, Bidders are strongly advised to visit the site before submitting their bids in order to assess the Ecotourism Site where the Project is to be implemented. In this regard, the Bidders should contact the Nodal Officer/ DFO whose contact details are specified in this Corrigendum.
- (iv) Schedule-A (Particulars of Ecotourism Site) in the Draft Concession Agreement stands deleted. Therefore, Bidders to note that any reference to Schedule-A appearing anywhere in the Draft Concession Agreement shall have no relevance.
- (v) In line with the above clarifications, the provisions of Vol. I: Request for Proposal and Vol. II: Draft Concession Agreement for the Ecotourism Site at Neugal Park stands revised and modified. Bidders are requested to take these modifications into consideration for the purpose of bidding and implementation of the Project, if awarded.

3. The existing Clause(s)/ Sub Clause(s) of Vol. I: Request for Proposal and Vol. II: Draft Concession Agreement of Ecotourism Site at Neugal Park shall stand modified and replaced with the following amended Clause(s)/ Sub Clause(s) as given in the table below:

Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause
<i>Volume-I: Request for Proposal</i>			
1.	Clause 1.2.5 of the Request for Proposal, Page 16	Through the present Request for Proposal Document (“RFP”), the Authority is hereby inviting e-Bids from interested parties (the “Bidder”) through e-procurement on HP Govt. e-procurement portal https://hptenders.gov.in/ for “ Selection of an Operator for Design, Development, Management/ Providing Services to run Eco-tourism activities at Neugal Park in Palampur Forest Division of Dharamshala Forest Circle in the State of Himachal Pradesh ” (hereinafter referred to as the “Project” or “Eco-Tourism Project”) on an area measuring 1.50 (one point five) hectare at Neugal Park in Palampur Forest Division (hereinafter referred to as the “Ecotourism Site”). The brief	Through the present Request for Proposal Document (“RFP”), the Authority is hereby inviting e-Bids from interested parties (the “Bidder”) through e-procurement on HP Govt. e-procurement portal https://hptenders.gov.in/ for “ Selection of an Operator for Design, Development, Management/ Providing Services to run Eco-tourism activities at Neugal Park in Palampur Forest Division of Dharamshala Forest Circle in the State of Himachal Pradesh ” (hereinafter referred to as the “Project” or “Eco-Tourism Project”). <u>The Ecotourism Project shall be implemented on an area measuring approx. 1.00 (one) hectare only, falling within the total area of 1.50 (one point five) hectares of Neugal Park in Palampur Forest</u>



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause
		particulars of the Ecotourism Site are specified under Schedule I.	<u>Division. The precise dimensions of the area measuring 1.00 (one) hectare approx. shall be identified and demarcated by the Nodal Officer/ Divisional Forest Officer in the presence of the Selected Bidder/ Operator in the manner specified in the Concession Agreement (hereinafter referred to as the "Ecotourism Site").</u> The brief particulars of Neugal Park are specified under Schedule I.
2.	Sub-Clause 2.2.2 of the Request for Proposal, Page 21	The Bidding Documents shall be available online and can be downloaded from the e-procurement portal http://hptenders.gov.in/ free of cost. However, prior to submitting/ uploading its Bid, the Bidder shall be mandatorily required to make payment of non-refundable Bid Document Fee of Rs. 25,000/- (Rupees Twenty Five Thousand Only) plus GST @18% i.e. Rs.29,500/- (Rupees Twenty Nine Thousand and Five Hundred Only) through RTGS/ NEFT to the Bank Account of HPECOSOC as per the details provided below: Name of the Bank: State Bank of India Name of Beneficiary: <u>APCCF-cum-CEO Eco-Tourism, HPECOSOC.</u> Account Number: 30192250526 IFSC: SBIN0004122.	The Bidding Documents shall be available online and can be downloaded from the e-procurement portal http://hptenders.gov.in/ free of cost. However, prior to submitting/ uploading its Bid, the Bidder shall be mandatorily required to make payment of non-refundable Bid Document Fee of Rs. 25,000/- (Rupees Twenty Five Thousand Only) plus GST @18% i.e. Rs.29,500/- (Rupees Twenty Nine Thousand and Five Hundred Only) through RTGS/ NEFT to the Bank Account of HPECOSOC as per the details provided below: Name of the Bank: State Bank of India Name of Beneficiary: <u>CCF-cum-CEO Eco-Tourism.</u> Account Number: 30192250526 IFSC: SBIN0004122.
3.	Clause 3.4.2 of the Request for Proposal, Page 32	For the purpose of visit to the Ecotourism Site, the Bidders are required to contact the below mentioned person(s): Name: <insert details> Address: <insert details>	For the purpose of visiting Neugal Park, the Bidders are required to contact the below mentioned person(s): Designation & Address: DCF Palampur Divisional Forest



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause
		Phone: +91- <insert details> Email : <insert details> Name: <insert details> Address: <insert details> Phone: +91- <insert details> Email : <insert details>	Officer Palampur Forest Division District Kangra HP Phone: 01894 232630, 9410992169 Email: dfoplphp@gmail.com, head-fordivpal-hp@hp.gov.in Range Forest Officer/ Block Officer Name: Sh. Ramesh Chand (RO) Phone: 9418671192 <u>Note: The Bidders should contact the above mentioned officers for visiting the Neugal Park site before submitting their bids in order to assess and familiarise themselves about the area/ proposed Ecotourism Site and the prospects for implementing the Project thereat in accordance with the terms and conditions of the Bidding Documents.</u>
4.	Sub-Clause 4.4.1 under Clause 4 of the Request for Proposal, Page 38 (<i>Bid Due Date</i>)	Bids should be submitted before <u><insert time></u> IST on the Bid Due Date at the address mentioned in Clause 4.3.3 in the manner and form as detailed in this RFP.	Bids should be submitted before 18:00 hrs. IST on the Bid Due Date at the address mentioned in Clause 4.3.3 in the manner and form as detailed in this RFP.
5.	Sub-Clause 5.2.1 of the Request for Proposal, Page 41 (<i>Performance Security</i>)	The Selected Bidder shall provide to the Authority, a Performance Security prior to signing of the Concession Agreement in the form of a Demand Draft issued by a Scheduled Bank in India having its branch in District Shimla, issued in favour of the “ CCF-cum-CEO Ecotourism, Mist Chamber, Khalini, Shimla ”, or through RTGS/ NEFT into State Bank of India Account of APCCF-cum-CEO Eco-Tourism , Account Number 30192250526,	The Selected Bidder shall provide to the Authority, a Performance Security prior to signing of the Concession Agreement in the form of a Demand Draft issued by a Scheduled Bank in India having its branch in District Shimla, issued in favour of the “ CCF-cum-CEO Ecotourism, Mist Chamber, Khalini, Shimla ”, or through RTGS/ NEFT into State Bank of India Account of CCF-cum-CEO Eco-Tourism , Account Number 30192250526, IFSC: SBIN0004122, for the due and



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause
		IFSC: SBIN0004122 of HPECOSOC, for the due and faithful performance by the Selected Bidder/ Operator, within 15 (fifteen) days from the date of issuance of the LOA. The Performance Security shall be for an amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) or an amount equivalent to first year's Annual Concession Fee, whichever is higher.	faithful performance by the Selected Bidder/ Operator, within 15 (fifteen) days from the date of issuance of the LOA. The Performance Security shall be for an amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) or an amount equivalent to first year's Annual Concession Fee, whichever is higher.
6.	Sub-Clause 6.1 under Clause 6, Page 41 (<i>Opening of Bids</i>)	The Bid Evaluation Committee constituted by the Authority shall download all the Bids received on the e-procurement portal on <u><insert date & time></u> in the presence of the Bidders who choose to attend. The representatives of the Bidder attending the opening of Bids should carry out the authority letter.	The Bid Evaluation Committee constituted by the Authority shall download all the Bids received on the e-procurement portal on 16.02.2024 at 15:00 hrs. in the presence of the Bidders who choose to attend. The representatives of the Bidder attending the opening of Bids should carry out the authority letter.
7.	Clause 8.1 of the Request for Proposal, Page 46 (<i>Pre-Bid Meeting/ Conference</i>)	A Pre-Bid meeting/ conference of the interested Bidders shall be convened both online and offline mode at the time and date specified in Clause 2.3.1. The link for online meeting: https://hpfd.webex.com/meet/hpfd.itlab The offline meeting shall be held at the following address: The CEO cum APCCF (Eco-Tourism), Ecotourism Society of Himachal Pradesh ("HPECOSOC"), Mist Chamber, Khalini, District Shimla,	A Pre-Bid meeting/ conference of the interested Bidders shall be convened both online and offline mode at the time and date specified in Clause 2.3.1. The link for online meeting: https://hpfd.webex.com/meet/hpfd.itlab The offline meeting shall be held at the following address: Office of Principal Chief Conservator of Forest (HoFF), Himachal Pradesh, Conference Hall, Forest Head Quarters, Arayan Bhawan, Talland,



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause				
		Himachal Pradesh-171002	Shimla, Himachal Pradesh-171001.				
8.	Point no. 2 under Schedule-I of the Request for Proposal, Page 49 (<i>Site Details</i>)	N32°07'50.79 E76°31'57.02 Elevation : 1348 Mtrs	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="width: 50%;">Latitude</th> <th style="width: 50%;">Longitude</th> </tr> </thead> <tbody> <tr> <td>32° 7'31"N</td> <td>76°31'45"E</td> </tr> </tbody> </table>	Latitude	Longitude	32° 7'31"N	76°31'45"E
Latitude	Longitude						
32° 7'31"N	76°31'45"E						
9.	Point no. 10 under Schedule-I of the Request for Proposal, Page 49 (<i>Site Details</i>)	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Total Area (in Ha)</td> <td style="width: 50%;">1.50 Ha</td> </tr> </table>	Total Area (in Ha)	1.50 Ha	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Total Area (in Ha)</td> <td style="width: 50%;">1.50 Ha*</td> </tr> </table> <p><u>*The total area of Neugal Park is 1.50 (one point five) hectares. However, for the purpose of this RFP, only an area measuring 1.00 (one) hectare approx. as identified and demarcated by the Nodal Officer/ DFO out of the total area of 1.50 (one point five) hectares shall be available to the Selected Bidder/ Operator where the Ecotourism Project will be implemented.</u></p>	Total Area (in Ha)	1.50 Ha*
Total Area (in Ha)	1.50 Ha						
Total Area (in Ha)	1.50 Ha*						
10.	Annexure 5 of the Request for Proposal, Page 64 (<i>Checklist</i>)	Bid Security by way of Demand Draft or FDR for an amount of Rs.5 lakhs in favour of “ <u>APCCF-cum-CEO Ecotourism</u> , Mist Chamber, Khalini, Shimla” issued by a Scheduled Bank in India.	Bid Security by way of Demand Draft or FDR for an amount of Rs. 5 lakhs in favour of “ <u>CCF-cum-CEO Ecotourism</u> ”, Mist Chamber, Khalini, Shimla” issued by a Scheduled Bank in India.				



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause
<i>Volume-II: Draft Concession Agreement</i>			
11.	Array of Parties in Draft Concession Agreement, Page 4	The Himachal Pradesh Eco Tourism Society (“ HPECOSOC ”) acting through its Chief Executive Officer-cum- Pr. Chief Conservator of Forests , Eco-tourism, Himachal Pradesh Forest Department, Government of Himachal Pradesh and having its registered office at Mist Chamber, Khalini, Shimla, Himachal Pradesh-171002 (hereinafter referred to as the “ Authority ” which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) of One Part;	The Himachal Pradesh Eco Tourism Society (“ HPECOSOC ”) acting through its Chief Executive Officer-cum- Additional Pr. Chief Conservator of Forests , Eco-tourism, Himachal Pradesh Forest Department, Government of Himachal Pradesh and having its registered office at Mist Chamber, Khalini, Shimla, Himachal Pradesh-171002 (hereinafter referred to as the “ Authority ” which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) of One Part;
12.	Recital C. of the Draft Concession Agreement, Page 5	The Authority has accordingly identified a total of 13 (thirteen) ecotourism sites for undertaking ecotourism activities on different forest lands in the State, which have a high potential of attracting tourists and visitors. In this regard, one of the ecotourism site identified by the Authority is at Neugal Park in Palampur Forest Division of Dharamshala Forest Circle admeasuring about 1.50 (one point five) hectare (hereinafter referred to as the “ Ecotourism Site ”). The brief particulars of the Ecotourism Site are provided under Schedule A hereof;	The Authority has accordingly identified a total of 13 (thirteen) ecotourism sites for undertaking ecotourism activities on different forest lands in the State, which have a high potential of attracting tourists and visitors. In this regard, one of the ecotourism site identified by the Authority is an area measuring approx. 1.00 (one) hectare of land falling within 1.50 hectares area of Neugal Park in Palampur Forest Division of Dharamshala Forest Circle; this area measuring 1.00 (one) hectare approx. shall be identified and demarcated by the Nodal Officer/ Divisional Forest Officer as per the provisions of the Concession Agreement (hereinafter referred to as the “ Ecotourism Site ”);
13.	Sub-Clause (xxxiii) of Clause 1.1 of the Draft	“ Ecotourism Site ” means land/ area admeasuring 1.50 hectare (approx.) located at Neugal Park in Palampur Forest	“ Ecotourism Site ” means land/ area admeasuring 1.00 (one) hectare approx. which is identified and demarcated by the



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



Sr. No.	Section/ Clause No.	Existing Clause	Revised/ Modified Clause
	Concession Agreement, Page 10 (<i>Definitions</i>)	Division of Dharamshala Forest Circle in the State of Himachal Pradesh, whose particulars with Google image and coordinates (longitude and latitude) are specified in Schedule-A , but shall be determined more precisely on ground during joint inspection carried out in terms of Clause 4.3 when the exact area of the site shall be identified and demarcated by the Nodal Officer in the presence of the Operator and accepted by the Operator, on which the Ecotourism Project is to be implemented;	<u>Nodal Officer/ DFO in the manner set forth in Clause 4.3, out of the total area of 1.50 (one point five) hectares</u> of Neugal Park falling in Palampur Forest Division of Dharamshala Forest Circle in the State of Himachal Pradesh <u>where the Ecotourism Project shall be implemented by the Operator;</u>
14.	Sub-Clause 3.3.1 under Clause 3.3 of the Draft Concession Agreement, Page 22 (<i>Procedure for grant of access to Ecotourism Site and its demarcation</i>)	On a mutually agreed date on any working day, both the Operator's representative and the Nodal Officer or its nominee duly authorized on his behalf, shall visit the Ecotourism Site. The Nodal Officer or its nominee shall in the presence of the Operator's representative demarcate/ fix the boundary points of the Ecotourism Site by way of pillars so that the <u>precise area of land i.e. 1.50 (one point five) hectare</u> which shall constitute the Ecotourism Site, is clearly demarcated and identified for the purpose of the Project (the " Ecotourism Site ").	On a mutually agreed date on any working day, both the Operator's representative and the Nodal Officer/ DFO or its nominee duly authorized on his behalf, shall visit the Ecotourism Site. The Nodal Officer or its nominee shall in the presence of the Operator's representative demarcate/ fix the boundary points of the Ecotourism Site by way of pillars so that the boundaries of the land <u>measuring 1.00 (one) hectare approx. at Neugal Park</u> which shall constitute the Ecotourism Site, is clearly demarcated and identified for the purpose of the Project (the " Ecotourism Site ").
15.	Schedule A of the Draft Concession Agreement, Page 73	Particulars of the Ecotourism Site	Schedule-A stands deleted.

4. Any further change/ modification in the RFP Document and Draft Concession Agreement will be made available on the portal <http://hptenders.gov.in/> in form of an Corrigendum.



ECOTOURISM SOCIETY OF HIMACHAL PRADESH (HPECOSOC)
UNDER THE AEGIS OF
HIMACHAL PRADESH FOREST DEPARTMENT (HPFD)
(GOVT. OF HIMACHAL PRADESH)



5. **This Corrigendum No. 1 shall form part of the RFP Document and the Draft Concession Agreement.** All other provisions/ terms and conditions of the RFP Document and Draft Concession Agreement shall remain unchanged.

Sd/-
CEO cum APCCF (Eco-Tourism)
Ecotourism Society of Himachal Pradesh