

**Minutes of Pre bid meeting (3<sup>rd</sup> Bid) for developing an Inland Container Depot (ICD) and Allied Facility on 28.5 Acres approx. at Dabram Mouza adjacent to NJP Railway Station held on 25 March 2015 at the Conference Hall of Siliguri Jalpaiguri Development Authority, Siliguri, West Bengal**

Members Present:

1. Ms. R. Vimala, IAS, Chief Executive Officer, SJDA
2. Shri T.K.Ray, Associate Planner, SJDA
3. Shri Debashis Dutta, Asst. Vice President, JLL, TA for SJDA
4. Representative of prospective bidders

The meeting commenced under the Chairmanship of CEO, SJDA.

Initiating the discussion, CEO, SJDA welcomed the participants. It was explained that purpose of Pre-bid meet is to educate the bidders regarding project scope and important provisions of the bidding documents and also to clarify any queries that the bidders may have in the subject RfP Document.

Thereafter, a short introductory session was carried on the attendees of the Pre-bid Meeting. After the introduction session, the Consultant had requested to present the Project synopsis and attain the queries of the prospective bidders on the RfP document.

The Consultant had presented a power point presentation comprising the Project Background, Regional Profile, Site Attributes, Project Structure, Eligibility Criteria, Proposal requirements, Key features of RFP and the Way forward. Thereafter, a discussion session was carried out to provide necessary clarification on queries of the prospective bidders. The Consultant in association with the SJDA official had attained all the queries on the RFP document and provides necessary clarification on such queries. All the clarifications and comments were recorded in the "Response to Queries" which is attached herewith as Annexure 1. It was also clarified in the meeting that the "Response to Queries" shall be part of the RfP Document.

Meeting concluded with thanks to the participants for their active participation.

*R.V.*  
27/3/15  
Chief Executive Officer

Siliguri Jalpaiguri Development Authority

*[Signature]*

**Annexure 1:**

SI.No.	QUERIES	REPLY TO QUERIES
1.	<b><i>Request for providing the Master Lease Agreement with the SJDA and the Railways</i></b>	The Copy of the Lease Agreement vide no. LTL/SJDA/IC DEPOT-NJP/2008-01 dated 01.09.2009 shall be available to the Preferred Bidder upon completion of the Selection Process.
2.	<b><i>Whether SJDA will take any in-principle approval from the Ministry of Commerce, Government of India before the Proposal Due Date for Developing the proposal Inland Container Depot Project</i></b>	The land has been provided to SJDA for developing Inland Container Depot and allied facilities. Accordingly, the lease agreement was executed between SJDA and Railways. Further, SJDA is willing to provide design flexibility to the Developer for developing the Project in accordance with the terms of the Concession Agreement. Hence, SJDA has no plan to obtain in principle approval before the Proposal Due Date
3.	<b><i>Whether Railway has provided any consent on the provision of requisite connectivity of railway lines upto the proposed railway siding area.</i></b>	The Project was approved by the Railway Authority vide Railway Board's L/No. 2006/LML/13/27 dt. 27.12.2006 with an objective to attract Railway traffic. For giving requisite railway connectivity to the proposed railway siding facility Railway Authority is finalising the estimate, upon request of SJDA. All these correspondence shall be made available to the Preferred Bidder before signing of the Concession Agreement.
4.	<b><i>Whether SJDA shall indemnify the Developer if requisite railway connectivity was rejected any subsequent time</i></b>	Obtaining all clearances/ approvals/ permits and otherwise as per the prevailing act, rules, regulations, notification etc. is the sole responsibility of the Developer at their own cost and risk. SJDA shall never indemnify the Developer for any delay and/ or rejection (partly/ fully) of such permission.
5.	<b><i>What will be the role of SJDA for getting customs notification and obtaining necessary licenses from different Govt. authorities</i></b>	SJDA will provide necessary administrative support in the course development process. The implementation responsibility will be with the Project SPV/ Developer. It was further clarified that the Developer shall be the person who has to obtain all necessary approvals, clearances from the Railways and other government authorities/ agencies. SJDA shall not, at any time, be applicant for this. Upon written request, SJDA shall provide requisite certification, NOCs and other recommendation as part of the main application.

Sl.No.	QUERIES	REPLY TO QUERIES
6.	<b><i>Request for waiver of Performance Security and the Annual Concession Fee for the Construction Phase</i></b>	The terms of the RfP Document shall prevail.
7.	<b><i>Whether 30 years Concession Period can be considered</i></b>	The terms of the RfP Document shall prevail (after considering the Parent Lease Agreement).
8.	<b><i>Whether additional land area shall be available for getting upto 50 meter width from existing 43 meter at the proposed railway siding area</i></b>	Additional land area for getting extra 7 meter wide railway siding area is available with SJDA. However, this extra land shall be considered by SJDA upon written request from the Preferred Bidder at the proportionate additional cost in terms of the Annual Concession Fee.
9.	<b><i>Whether Private Freight Terminal Policy shall be applicable for this Project</i></b>	The applicability of the Private Freight Terminal shall be assessed by the Developer and obtain necessary permission is this regard at their own cost and risk. However, Inland Container Depot shall be mandatory part of the project. SJDA do not have any objection for considering the policy in their project proposal for better viability of the project subject to the necessary approval from the competent authorities.

*R. S. J.*  
21/3/14

Chief Executive Officer

Siliguri Jalpaiguri Development Authority

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