



DELHI DEVELOPMENT AUTHORITY
DDA ROSHANARA CLUB

ROSHANARA BAGH DELHI 110007

E-mail id – ddaroshnara@gmail.com

F. No .F1(14)DRC/DDA/CIVIL/2025-26 / 51

Date 05/06/25

CORRIGENDUM NO: 1

SUBJECT: CORRIGENDUM IN RESPECT OF NIT NO. 01/DRC/DDA/2025-26

Tender ID: - 2025_DDA_860398_1

The above-mentioned tender was invited in 16.05.2025 vide NIT NO. 01/DRC/DDA/2025-26 (Tender Id- 2025_DDA_860398_1)

1. Due to administrative reasons the date of receipt of E-tender in respect of the above referred work is being extended. Now the next date of above E-tender will be as under: -

- a. **Online Bid Submission End Date** - 12.06.2025 up to 03.00 PM
b. **Online Technical Bid Opening Date** - 13.06.2025 at 03.30 PM

2. Pre bid meeting was held on 27 May 2025 and only one Agency came for the same. In this regard, following modification/clarifications in above mentioned tender are tabulated as below: -

<u>S.No.</u>	<u>Doubts Raised in Prebid Meeting</u>	<u>Modified</u>
1	We propose revising the Reserve Price to 6,50,000 per month (plus GST), all-inclusive 7,67,000, to reflect realistic operational margins and align with market trends.	No change is proposed in NIT conditions.
2	The Clubhouse F&B facilities may remain exclusive to members and their guests. However, we request that the Banquet Hall, Dining Hall, Card Room (Conference Room), and Pool Side Cafe be made accessible to non-members as well under Pay & Play or private hire formats.	It is clarified that all facilities are exclusively for Members only.
3	We request that the license fee be payable on a monthly basis, in advance, by the 10 th of each month instead of quarterly. Additionally, electricity charges for AC, Exhaust, Fresh Air Units, Heaters, Dine in Light – being part of the DDA infrastructure-should be borne by Dda, as is the practice in other club. Licensee will borne the Electricity load of their Kitchen & Bar Equipment's.	The Licensee shall have to pay to the Licensor, the 'Monthly' License Fee in advance by the 10 th of each month. Water & Electricity charges will be borne by the licensee. All necessary approvals from concerned Departments, connections & fixing charges of electric sub meter, DJB flow meter, etc. will be borne by the licensee as per NIT conditions.
4	While the licensee shall provide all commercial kitchen equipment, we request DDA to provide the base infrastructure in all five kitchen areas, including exhaust systems, fresh air ducts, grease traps, and basic plumbing and drainage connections.	Whilst the basic exhaust and fresh air system would be provided in the licensed area, collection and disposal of food waste/garbage is to be done by licensee at its own cost following all statutory norms and as per the provisions of the NIT.
5	We request permission to display branding and cross promotional material within the licensed premises, subject to DDA approval.	Promotional Branding is permitted, within the licensed premises.

P2

6	We suggest that F&B operations be allowed 7 days a week without any closures, as even one closed day results in business loss.	<i>The point is accepted and 07 days operations will be permitted for F&B Services and banqueting.</i>
7	We propose that food and beverage prices be based on market rates and quality, to be clearly listed on an attractively designed menu for transparency.	<i>No restrictions have been imposed on the pricing in the NIT. It is expected that the pricing is reasonable.</i>
8	Licensee intends to use its own branded crockery and cutlery. we will ensure the design is aligned with DDA aesthetics and seek prior approval.	<i>The Licensee is permitted to use their own branded cutlery with the Logo of DDA inscribed prominently.</i>
9	We request that DDA continue managing the waste disposal of common areas, kitchen, Bar and provide regular cleaning and maintenance for the front-of-house spaces.	<i>Collection and disposal of food waste/garbage is to be done by licensee at its own cost following all statutory norms and retaining the NIT conditions.</i>
10	Security arrangement for the premises, including F&B areas, should be managed by DDA.	<i>No change is proposed in NIT conditions.</i>
11	CCTV systems installed by DDA should remain under DDA's operation. F&B operator will install and manage separate surveillance in leased F&B areas.	<i>No change is proposed in NIT conditions. However, considering that it is akin to a heritage structure, all necessary approvals be obtained from DDA prior to the installations of cameras and execution of associated Works.</i>
12	In line with general club practices, we propose that DDA obtains licenses for Health Trade, Eating House, and Bar operations, with operational and documentation support from the F&B Operator. Bar revenue may be shared on a 50:50 profit basis.	<i>No change is proposed in NIT conditions. All necessary Licenses would have to be obtained by the Licensee.</i>
13	We request waiver of booking charges for members using banquet Halls & Conference Hall. For non-members, nominal charge may be applied. We also propose removing the refundable security deposit requirement to encourage regular bookings.	<i>No change is proposed in NIT conditions.</i>
14	The guest rooms should be fully furnished and maintained by DDA. The F&B Operator shall function solely as a hospitality partner with 50% revenue share. All utilities and damages arising from guest use to be borne by DDA or the guest.	<i>No change is proposed in NIT conditions.</i>
15	We request that the license fee be calculated per sq. metre or greater transparency, and quotes be structured in two parts for ready-to -operate and upcoming areas.	<i>No change is proposed in NIT conditions.</i>
16	We suggest functional zoning: converting Main Club Hall into a Banquet Hall, card Room into a Conference Room, and Dining Hall into a Club Restaurant, Independent access points should be created for Bar, Banquet Hall, Club House and others F&B areas.	<i>No change is proposed in NIT conditions.</i>
17	We request that the kitchen adjacent to the bar be upgraded with a covered structure and fitted with basic infrastructure like exhaust, fresh air, water inlet/outlet system, and a layout plan.	<i>No change is proposed in NIT conditions. However, the licensee may utilize the space as convenient.</i>

18	We recommend that DDA conduct regular pest control activities throughout the premises.	No change is proposed in NIT conditions.
19	To accommodate a variety of events, we request that two lawns be included in the license for use as social event spaces.	No change is proposed in NIT conditions.
20	We request that the Cricket Ground Area be made available for private events after 7 :00 PM, subject to DDA's approval and applicable event norms, DDA may levy a separate rental charge for the usage of this space. This will enhance the club's versatility for hosting exclusive evening functions while ensuring revenue generation for DDA."	No change is proposed in NIT conditions.
21	Clarity on Fitment Period.	Fitment period of One month is allowed after the signing of the Agreement. For which licensee will not be charged any license fee & it will be used for carrying out necessary fitment of relevant equipment. During this period, no commercial activity, within the licensed premises can be done by the Licensee.

3. In addition to the above, the following to be ensured and will be applicable: -


- (a) Licensee must take all necessary NOC's from Fire department, FSSAI, Excise, MCD, etc. and deposit the same to the office of Secretary of that Complex.
- (b) Bye Laws/ Rule & Regulations of the Complex will be provided to the licensee & it will be duty of licensee to abide with these bye laws.
- (c) After contract ends, the licensee must clear the area with removal of any tentages, temporary structure, etc. within 15 days from the date of completion of contract, failing which a penalty @ 5% of annual license fee will be charged on a weekly basis. This will be deducted from the security deposited by the licensee.


05/06/25

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DDA Roshanara Club

Copy to

1. Commissioner (Sports), DDA
2. Director (Systems), DDA - through e-mail for uploading on DDA Website.
3. Secy Coord., Sports Wing, DDA
4. Secy. DDA Contractor's Welfare Association Vikas Minar, I.P. Estate, New Delhi.
5. Secy. DDA Builders's Association, E-18, Vikas Kutir, New Delhi.
6. The General Secretary, Delhi Contractor's Welfare Association (Regd.), 306, Masjid Moth, N.D.S.E., Part-II, New Delhi-110049.
7. All Secretaries of DDA Sports Complexes for displaying on their Notice Boards.
8. AAO/DRC.
9. A.E. (Civil)/DRC.
10. Notice Board, DRC


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