

ADDENDUM - I

SUB: Expression of Interest (EOI) Notice No. CE/22/2021:-“Leasing of plot, admeasuring approximately 8171 sq.m for re-development of an Old Hospital premises and surrounding area at Baina , Vasco- Da – Gama for legally permitted commercial activities for a period of 30 years by e- Tender cum e- Auction process.”

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PRE - APPLICATION CONFERENCE QUERRIES CLARIFICATION

Sr. No.	Bidder's Query	MPT Reply
1.	a) What is the present condition of Old Baina Hospital premises.	a) The Old Baina Hospital building was constructed in the year 1984. After construction of new hospital building at Headland Sada, the operations / functions of the then existing old hospital at Baina was shifted to new hospital premises at Headland Sada in 2005 , since then the subject old Baina Hospital is lying vacant. The hospital building is in dilapidated condition.
2	b) What is the total area of the plot or existing plan dimensions.	b) The total area of the plot to be leased is 8171 sq.m . The plinth area of the building is 3063 sq.m . The area of the surrounding open land is 5108 sq.m . The areas given are approximate and at the time of handing actual area will be measured and handed over to the successful bidder.
3	c) What is the applicable lease rent for the premises and Is the applicable lease rent same throughout the lease period	c1)As per the Land Policy Guideline , lease rent for land with existing old structure for old Baina Hospital is Rs. 96 per sq.m per month or part thereof . c2)Lease rent for the surrounding land is 652 per 10 sq.m per month. c3) No. The lease rent will be escalated every year as per Land Policy guidelines. The rate of escalation is different for land and premises.
4	d) Give details of the various other existing structures on the plot	d)The Plot consist of Ground Plus Two Storey Building of Hospital and also a temporary sheds for parking of vehicles . Entire area is fenced with compound wall and gate.
5	e) What is the present life of old hospital building	e) The Old hospital building was constructed in the year 1984 and at present it is 37 year old.
6	f) Is the stability or feasibility tests carried out for the structure.	f)No, stability or feasibility tests are carried out for old Baina Hospital building.

7	g) Is the rate of Rs. 96 sq.m per month for land with the structure is applicable for the dilapidated structure also	g)The rate of Rs.96 per sq.m per month for land with structure is fixed by the TAMP and the same rate as lease rent will be considered in the e- tender. The structure with surrounding open area will be handed over to the successful bidder in as is where is basis for legally permitted commercial activities.
8.	h) Is survey plan of the area is available with MPT	i) The survey plan of the subject area is available with MPT, its PT sheet No. is 116 and Chalta No is 50.