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**TERMS OF REFERENCES (TORS)  
OF TOURIST RECREATION, SPORTS FACILITIES, THEME PARK  
AT  
HUND, DISTRICT SWABI (INDUS RIVER ON M1 MOTORWAY)**

Khyber Pakhtunkhwa Board of Investment and Trade (KP-BOIT) in collaboration with Tourism Corporation Khyber Pakhtunkhwa (TCKP) invited the private sector for setting up tourist resort at Hund, District Swabi (Indus River on M1 Motorway) as per following terms of references:

**A) Requirement for Pre-qualification:**

1. The firm / party should be a registered entity / firm as per law.(Supporting by documentary evidence)
2. Possesses National tax Certificate. (Copy required)
3. The received EOIs shall be evaluated on the following criteria:
  - a) Corporate profile and general experience.
  - b) Experience in related and tourism field.
  - c) Management Experience / HR Skills.
  - d) Financial standing ( Present net worth and financial turnover of the Firm / Company ) with details of assets / properties of the company and / or its Directors (should be backed by documentary evidence / financial statements).
4. Complete proposals in all respect containing the technical information and financial worth of the bidders / firms in a sealed envelope clearly marked EOI /

Pre-qualification documents for (mention project name) and address of the proposal submitting firm / party.

5. The competent authority reserves the right to accept / reject any / or all proposals by assigning reason as per rules.
6. Incomplete and conditional proposals will not be entertained.

**B) Details of the project for shortlisted bidders / firms:**

1. Area proposed is approximately 400 Kanals at Hund adjacent to M1 Motorway leading to the right side of guide bank. The land will be made available to the investor on long lease initially for a period of thirty (30) years. The following recreational facilities, sports, entertainments will be part of the scheme.
  - a) Restaurants.
  - b) Day Rooms.
  - c) Lake, Boating and water sports.
  - d) Fishing points.
  - e) Indoor sports facilities.
  - f) Parks.
  - g) Horse Riding.
  - h) Swimming Pool.
  - i) Tennis / Badminton Courts
  - j) Shopping Center.
  - k) Play Area, fun rides.
  - l) Mosque
  - m) Parking Area.
  - n) Public Wash Rooms
  - o) Other recreational facilities
  - p) Emergency Medical Aid
  - q) Backup power generation facility.
  - r) Any other facilities that the investor may like to propose with the approval of competent authority.
2. Land will be available to private investor on long lease initially for a period of thirty (30) years, extendable for another fifteen (15) years.

3. Annual lease / rent will be fixed on the basis of highest offers by the bidder and will be enhanced at 10% yearly during the initial lease period of 30 years however maximum 15% increase may be expected with mutual consent for further extension of fifteen (15) years for which preference will be given to the existing lessee.
4. One year lease amount will be paid in advance by successful bidder / investor on signing of lease agreement and can be forfeited if commencement / start of the project do not take place as per schedule.
5. Penalty of 1% of the yearly lease amount shall be levied for non-payment of lease amount in time on daily basis.
6. The interested party / parties shall be technically and financially sound with supporting credential of capital input for the development of project.
7. Shortlisted bidders will be required to submit separate technical and financial proposals about the project.
8. The successful bidder / lessee will carry out entire construction/developmental works and install machinery and equipment at his own cost without any financial claim what so ever to the lesser.
9. The successful bidder / party will be required to:
  - a. Fulfill all requirements (By Laws) of the Local Building control authority and other local laws including approval of site plans for resort / project within a maximum period of two (02) months from the award of contract.
  - b. Commence work within a period of three (03) months from the award date.
  - c. Complete the project for commercial run within one (01) year from the date of award.
10. The TCKP will prepare a detailed "Lease Agreement" covering each and every aspect of the project jointly sign with the successful bidder.
11. Use of land will not be permitted for purpose other than the purpose explained in the TOR and subsequent lease agreement.
12. Ensure not to damage the flora and fauna of the area.
13. **a) Technical Proposals:**
  - i. Proposal layout of the project including but not limited to the facilities as mentioned in clause 1.

- ii. Environmental impact of the project.
- iii. Cost of project and financial arrangement.
- iv. Management Capabilities.
- v. Type of construction / equipment / machinery and time of completion.

**b) The Lease Bid;**

- i. The lease bid i.e. lease amount with minimum increase of 10% yearly for initial 30 years to be submitted in a separate sealed envelope marked as (Lease Bid). The lease bid envelope will be opened for only qualifying parties.
- 11 Qualifying parties on the basis of scores obtained in the technical proposals will be called for opening of financial proposals in their presence.
- 12 Provincial Government will facilitate for obtaining of all relevant NOCs.
- 13 The competent authority reserves the right to accept / reject any or all proposals with assigning reason as per rules.
- 14 Incomplete and conditional proposals will not be entertained.
- 15 The Competent Authority reserves the right to amend ToR's for shortlisted parties at the time of issuance of Request for Proposal (RFP) to pre-qualified parties / firms as per requirement.