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## **TERMS OF REFERENCES (TORS) OF TOURISM RESORT AT TAKHTBHAI ARCHAEOLOGICAL REMAINS**

Khyber Pakhtunkhwa Board of Investment and Trade (KP-BOIT) in collaboration with Tourism Corporation Khyber Pakhtunkhwa (TCKP) invited the private sector for setting up a modern International Standard tourism resort at the base of Takhtbhai Archeological Ruins (Buddhist remains) 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 in the field of tourism.
  - 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 Tourism Resort at Takhtbhai Archaeological Remains and address of the proposal submitting firm / party should reach KP-BOIT before 30<sup>th</sup> April, 2015.

5. Shortlisted parties will be asked to submit detailed technical and financial proposals of the project.
6. The competent authority reserves the right to accept / reject any / or all proposals by assigning reasons as per rules.
7. Incomplete and conditional proposals will not be entertained.

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

1. Area proposed is approximately 56 Kanals at the base of Takhtbhai (Mardan) Archaeological Ruins (Buddhist remains). The land will be made available to the investor on long lease initially for a period of thirty (30) years extendable for another fifteen (15) years on mutually agreed terms. The following facilities will be part of the scheme.
  - a) Hotel, Restaurant (Chalet type to blend in to the heritage).
  - b) Visual Tour Theater.
  - c) Art Gallery.
  - d) Art and Craft Shops.
  - e) Meditation Center (for Buddhist).
  - f) Hill Climbing.
  - g) Health Club.
  - h) Recreation Park.
  - i) Parking Area.
  - j) Emergency Medical facilities.
  - k) Back up Power Generation facility.
  - l) Restaurant, Tuck Shops and Rest Places for day tourist.
  - m) Any other facilities that the investor may like to propose with prior approval of the lesser.
2. 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 for further extension for which preference will be given to the existing lessee.
3. First one (01) year i.e. construction, project completion period will be treated as grace period with no lease amount to be charged.

4. One (01) year lease amount (to be commenced on 2<sup>nd</sup> year) will be paid in advance by successful bidder / investor at the time of signing of lease agreement and can be forfeited if commencement / start of the project does not take place as per schedule.
5. The successful bidder / lessee will carry out entire construction/developmental work at his own cost without any financial claim what so ever to the lesser.
6. Penalty of 1% of the yearly lease amount shall be levied for non-payment of lease amount in time on daily basis.
7. The interested party / parties should be technically and financially sound with supporting credential of capital input for the development of project.
8. The technical proposal should include technical details, construction plan, specifications, business plan and environmental assessment.
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 three (03) months from the award of contract.
  - b. Commence work within a period of four (04) months from the award date.
  - c. Complete the project for commercial run within one (01) year from the date of award.
10. The Tourism Department 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 environment 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 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.
14. Bidders are required to enclose the technical and financial proposals separately sealed and further sealed in collective envelope.
15. Qualifying parties on the basis of scores obtained in the technical proposals will be called for opening of financial proposals in their presence.
16. Provincial Government will facilitate for obtaining of all relevant NOCs.
17. The competent authority reserves the right to accept / reject any or all proposals with assigning reasons as per rules.
18. Incomplete and conditional proposals will not be entertained.
19. 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.