

No. 3698 / Dated: 29/04 /2026

Invitation of Expression of Interest for lease of Roof Top area of Food Court of Lake View Park Tampara, Chatrapur, Ganjam

Zilla Parishad, Ganjam intends to lease on monthly rent basis one of its property available at Lake View Park, Tampara in Chatrapur of Ganjam District.

For The purpose, expression of interest in sealed envelope is invited from interested bidders/Parties/firms /Institutions as per the terms and conditions mentioned along with this notice.

To download the bid documents, terms & conditions the interested bidders are requested to Visit <http://ganjam.odisha.gov.in> (or) ganjam.odisha.gov.in

The last date for submission of expression of interest to Chief Development Officer-cum-Executive Officer, Zilla Parishad, Ganjam. Chatrapur, PIN-761020 is 17.05.2026 by 2.00 PM through Registered Post/Speed post/Drop box only (No other mode of submission is allowed).


CDO-cum-Secretary,
Tampara Lake
Development Society

Memo No. 3699 /

Dated: 29/04 /2026

Copy to DIO, NIC/DeGM, Ganjam, Chatrapur for information and necessary action.
He is requested to web hoist the above EoI notice in the district web-portal.


CDO-cum-Secretary,
Tampara Lake
Development Society

Property details of the proposed lease:

- The proposed lease area is situated at the Rooftop of the Food Court Building of Lake View Park, Tampara, Chatrapur, District Ganjam, Odisha.
- Lake View Park Tampara is a prime tourism destination in Ganjam district. The park offers scenic lake views, recreational activities, and an open-air ambiance that attracts a high number of visitors throughout the year.
- The location is well-suited for commercial food and beverage operations due to consistent tourist footfall.
- The area of the Roof Top is 2400 sq.ft. and one additional kitchen of 240 sq.ft. available in proposed space.
- The rooftop is a spacious open area suitable for multi-cuisine food stalls, single large restaurant setup, Cafe, lounge and event-based dining concept.
- The property has strong potential for evening dining and themed rooftop experiences.
- The proposed area has scenic lake facing surroundings, structural roofing and a safety parapet.
- Water supply connection, drainage provision and electrical points are available in the proposed area.
- The property shall be leased out on a monthly rental basis.
- Property will be leased on "As it is & Where it is basis".
- The bidders are requested to visit the location for better understanding of the property details prior to participation.


CDO-cum-Secretary
Tampara Lake Development Society

Instruction for bidders:

Annexure-B

01. Sealed offers are invited from interested individuals / firms / institutions for leasing of the roof top of the food Court of Lake View Park, Tampara, Chatrapur.
02. The bidders shall quote their offer above the upset price fixed by the Authority.
03. The bidder shall submit:
 - Tender Paper Cost: Rs. 5,000/- (Rupees Five Thousand only)
 - Earnest Money Deposit (EMD): Rs. 50,000/- (Rupees Fifty Thousand only)

The above amounts shall be submitted in shape of Bank Draft/Demand draft drawn in favour of Chief Development Officer-cum-Secretary, Tampara Lake Development Society, Chatrapur.
04. Bids without Tender Paper Cost and EMD shall be summarily rejected.
05. The duly filled-in application along with required documents must reach the following address: Zilla Parishad Office, Ganjam, Chatrapur, PIN – 761020.
06. The last date and time for submission is: 17.05.2026 up to 2:00 PM.
07. Applications received after the stipulated date and time shall not be entertained.
08. The Expression of Interest (EOI) / bids shall be opened on the same day i.e., 17.05.2026 at 3:00 PM in Mini Conference Hall, Zilla Parishad, Ganjam, Chatrapur.
09. Bidders or their authorized representatives may remain present at the time of opening of bids.
10. The upset price for the lease is fixed at: Rs. 30,000/- (Rupees Thirty Thousand only) per month, excluding taxes, electricity charges, and other statutory dues.
11. Bidders must quote an amount above the upset price.
12. The initial period of lease shall be 01 (One) year only from the date of execution of agreement.
13. The contract shall be awarded to the highest bidder, subject to fulfillment of all required eligibility criteria and submission of necessary documents.
14. The decision of the Authority shall be final and binding.
15. The successful bidder shall deposit Rs. 90,000/- (Rupees Ninety Thousand only) as Security Deposit after award of contract.
16. The Security Deposit shall be refunded after completion of lease period subject to fulfillment of all lease conditions.
17. The bidders shall submit a detail plan of the desirous project, it wants to take up on the proposed lease site.
18. Any conditional or incomplete bid shall be outrightly rejected.
19. The Authority reserves the right to accept or reject any or all offers without assigning any reason thereof.


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BID PAPER

SI No.	Information	To be filled by the bidder
1	Name of the Bidder	
2	Address: (Full Postal Address with PIN, Contact No., Email ID)	
3	PAN card No. (Individual/Firm)	
4	IT returns of last 3 Years	
5	Audited statement of accounts for last 03 years (Details enclosed Yes/No)	
6	Annual Turnover of last 3 years (Minimum:15.00 Lakhs per year)	FY 1: FY2: FY3:
7	Bid document cost details (DD No., Date., Bank, Amount):	
8	EMD details (DD No., Date., Bank, Amount):	
9	Experience in Similar Lease / Project (If any, attach supporting documents)	
10	Price Quoted towards Monthly Rent of the Premises (in Rs.) (Excluding electricity, water charges & applicable taxes and other statutory dues as and when required)	Rs. _____ per month

Note:

- The bidder shall submit **self-attested copies** of all documents in support of the above information.
- Incomplete or conditional bids shall be liable for rejection.
- Separate sheets may be attached wherever required.

Seal and signature with Date

Declaration by the Bidder

I / We hereby declare that:

1. The information furnished above is true and correct to the best of my / our knowledge and belief.
2. I / We have carefully read and understood all the terms and conditions of the tender and agree to abide by the same.
3. I / We shall be responsible for any false information submitted in this bid.
4. All required self-attested supporting documents are enclosed

Signature of the Bidder : _____

Name : _____

Name of Firm/Institution : _____

Date : _____

Place : _____

GENERAL TERMS AND CONDITIONS FOR THE LESSEE

● Roof Top Area of Food Court, Lake View Park Tampara

1. The lessee shall, subject to the terms and conditions of this agreement, pay the monthly lease rent at the rate approved through the EoI/Tender process.
2. The approved lease rent shall be exclusive of electricity charges, water charges, maintenance charges (if any), GST, and all other applicable taxes and statutory dues.
3. The agreed rate of rent shall be liable for revision upon renewal of lease after expiry of the initial lease period, as decided by the competent authority.
4. In case of renewal, the revised rent shall be calculated based on the rent prevailing during the previous year or as determined by the competent authority.
5. Routine maintenance, cleanliness, housekeeping, electrical fittings, plumbing fixtures, safety measures, furniture, décor, and operational equipment within the leased rooftop area shall be the responsibility of the Lessee during the lease period.
6. Any alteration, addition, temporary/permanent structure, kitchen setup, installation of counters, exhaust systems, chimneys, electrical fittings, lighting, signage, display boards, sound systems, or other fixtures shall be carried out only with prior written approval of the competent authority.
7. The rooftop area shall be deemed to have been handed over in its existing condition at the time of execution of the lease agreement.
8. Upon expiry or termination of the lease, the lessee shall hand over the premises in good and usable condition, subject to normal wear and tear.
9. The rooftop area shall be used strictly for food court, cafe, restaurant, refreshment stall, or tourism-related hospitality activities as approved in writing by Tampara Lake Development Society.
10. The lessee shall submit a detailed business and operation plan, including menu, seating arrangement, waste disposal plan, fire safety measures and staffing details at the time of agreement.
11. Preparation and sale of prohibited items, unlawful or objectionable activities, loud music without permission and any activity disturbing park visitors are strictly prohibited.
12. The District Administration, Ganjam, shall have priority right to use the rooftop area for official purposes, Government programs, inspections or VVIP visits as and when required.
13. The lessee shall not deny such usage when directed by the competent authority.
14. The lessee shall not sublet, transfer, assign or part with possession of the whole or any part of the leased premises without prior written permission of the Collector & District Magistrate, Ganjam and the CDO-cum-Secretary, Tampara Lake Development Society.

15. The lessee shall obtain and maintain all necessary licenses and registrations, including FSSAI registration, trade license, fire safety clearance, GST registration and any other statutory approvals required for operating a food establishment.
16. The lessee shall strictly comply with food safety standards, hygiene norms, waste management regulations and environmental guidelines.
17. Proper waste segregation and disposal shall be ensured. No waste shall be thrown into the lake premises or surrounding park area.
18. The lessee shall install fire extinguishers, emergency lighting and other required safety equipment as per Fire Safety norms and maintain them in working condition.
19. CCTV cameras shall be installed at appropriate locations for safety and security. Records shall be made available for inspection by the District Administration as and when required.
20. The premises shall remain open for inspection by authorized officers of the District Administration at any time.
21. The lessee shall be solely responsible for any accident, injury, fire incident, or mishap occurring during operations, safety of customers, staff and visitors.
22. The lessee shall obtain adequate insurance coverage and the lessor shall not be liable for any loss, damage or compensation arising from the lessee's operations.
23. Renewal of lease, if any, shall be subject to satisfactory performance, compliance with all terms and conditions, and approval of the competent authority.
24. If renewal is under consideration and the premises remain in occupation, rent at the existing rate shall be paid provisionally until final decision.
25. The lessee shall apply for renewal at least two (02) months prior to expiry of the lease period.
26. Either party may terminate the lease by giving three (03) months prior written notice.
27. The lessor may terminate the lease immediately in case of non-payment of rent for more than two months, violation of terms and conditions, engagement in unlawful activities, Serious breach of food safety or fire safety norms.
28. Any dispute arising out of this lease agreement shall be referred to the competent authority, whose decision shall be final and binding.
29. The successful bidder shall execute a formal Lease Agreement with Tampara Lake Development Society within the prescribed time after finalization of the bid.


CDO-cum-Secretary
Tampara Lake Development Society