

**OFFICE OF THE SUB-COLLECTOR, KEONJHAR  
( SANAGHAGARA DEVELOPMENT COMMITTEE )**

No. 2407 /SDC, Dated 20 / 02 2026

**NOTICE**

**OPEN AUCTION FOR THE LICENSING/LEASE OF  
"SANAGHAGARA PICNIC SPOT"**

Notice is hereby given to general public, individuals, reputed, experienced and eligible agencies/Firms for participation in an **OPEN AUCTION** for the licensing/lease towards management of **SANAGHAGARA PICNIC SPOT**, Keonjhar on a contractual basis for a period **3 (three) years**, i.e. **01.04.2026 to 31.03.2029** commencing from **01.04.2026**. Eligible individuals, firms and companies are invited to participate in the open auction, subject to the terms and conditions outlined in the auction document. Detailed auction documents, including complete terms and conditions, can be obtained from the office of the undersigned during working hours or downloaded from the District website **<https://kendujhar.odisha.gov.in>** starting from **20<sup>th</sup> February, 2026**.

  
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Sub-Collector, Keonjhar-cum-Chairman,  
Sanaghagara Development Committee,  
Keonjhar

Sub-Collector, Keonjhar-cum-  
Chairman, Sanaghagara Dev.  
Committee, Keonjhar

# OPEN AUCTION FOR THE LICENSING/LEASE OF "SANAGHAGARA PICNIC SPOT"

## Details of the Picnic Spot

- **Name:** Sanaghagara Picnic Spot
- **Location:** Anjar, Talakainsiari Grama Panchayat, Banspal Block, Sadar Sub-Division, Keonjhar

**Description:** "Sana" means small and "Ghagara" means waterfall. Sanaghagara is an exotic eco tourist spot, located only 6 kilometers away from Kendujhar town towards Sambalpur on National Highway-49.

The Sana Machakandana river has gently passed down the hills creating natural falls with enchanting beauty. Thousands of tourist from West Bengal, Jharkhand, Chhattisgarh and different parts of Odisha visit this spot every year for picnic and excursions. The calm, peaceful, relaxing, natural green forest environment with the beauty of water fall has been the best choice for nature loving tourist to visit Sanaghagara waterfall again and again. Although winter is the picnic season, Sanaghagara waterfall in Keonjhar is good to visit anytime in the year due to its cool climate. It is so popular that during picnic season time i.e. Nov-Jan, it is difficult to find a spot for picnic, if you are late to reach the spot. Though you can enjoy the beautiful view of waterfall from top but if you want to touch the water and for more view you have to go down through stairs. A boating area has also been developed to enjoy boating with pedal boats. There is also a proposal for establishment of retail outlet for promoting sales of rural products by ORMAS. In recent days, one cafeteria has also been developed by the Tourism Department .

## Scope of Work

The successful bidder shall be responsible for:

- Daily cleanliness, sanitization, and upkeep of the picnic spot, including garden maintenance, pathways, and toilets.
- Operation of cafeteria/snack bar and ensuring quality food service.
- Management of parking areas.
- Security and surveillance of the premises.
- Collection of entry/usage fees (as applicable).
- Ensuring safety measures for visitors.

  
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### **Key Auction Details**

- Auction Starting Value: **Rs.80.00 Lakhs**
- Non- Refundable Participation Money Deposit (PMD): **Rs. 1.00 Lakh**
- Last Date & Time for Deposit of PMD: **09-03-2026 (Monday) by 5.30 P.M.**
- Verification/Scrutiny of documents by the SDC/Tender Committee and Presentation Meeting (to be presented by the Individual/Agency/Firm): **10-03-2026 (Tuesday) from 11:00 A.M onwards**
- **Display of List of Qualified Participants (Qualified for participation in the Open auction) : 11-03-2026 (Wednesday) at 11:00 A.M**
- **Auction Date : 13<sup>th</sup> MARCH, 2026 (FRIDAY)**
- **Auction Time : 11:00 A.M. onwards**
- **Venue for Auction: Conference Hall, Office of the Sub-Collector, Keonjhar**
- Participation during time of Auction :
  - (1) **In case of individual, the Qualified Participant will only be allowed to take part in the auction. No authorized representative(s) will be allowed.**
  - (2) **In case of firm/agency/ company, one authorized representative will be allowed upon production of authorization letter.**
- **Inspection of Spot:** Interested bidders/Participants are strongly encouraged to visit the site to assess its conditions before participating in the auction. For a site visit, they may contact **the Spot Supervisor Mr. Chandrabhanu Dandsena, Mob. No.6372640883**
- **Minimum Reserve Price:** The minimum bid for the license is fixed at **Rs.80 lakh** (Rupees Eighty Lakh) only per annum. This amount is the starting bid amount from which the bidding/auction will begin.
- **Participating Money Deposit (PMD):** A **non-refundable** PMD of Rs.1.00 Lakh ( Rupees One Lakh) only must be submitted by all bidders/ participants in shape of Demand Draft/ Bank Draft issued by a Nationalised bank in favour of "Sub-Collector, Keonjhar-cum-Chairman, Sanaghagara Development Committee" payable at Keonjhar. The PMD must be submitted on or before the last date "Deposit of PMD" i.e. **on or before 09.03.2026 (Monday) by 05:30 P.M.** at the Office of the Sub-Collector, Keonjhar-cum-Chairman, Sanaghagara Development Committee. The PMD amount after the schedule date and time will not be received at any cost. This amount will not be calculated towards the final bid amount. No concerned will be allowed to participate in the auction process without submission of the PMD amount.

  
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### **Eligibility Criteria & Mandatory Documents**

- The participant/ bidder must be a legal entity (Individual /Proprietorship/Partnership/Company). (Proof of identity/Registration Certificate of Firm etc./ any other document issued by the Government needs to be attached with the application form )
- The participant should be a resident within the Keonjhar District. Proposal for Participation in the auction relating to the bidders belonging to other district will not be considered. (Proof of Residence Certificate issued in the current year 2026 needs to be attached with the application form )
- Average annual financial turnover during the last 3 years should not be less than Rs.10 Lakhs (applies only in case of agency/firm/ company only) (IT return certificate for the year 2022-2023, 2023-2024 & 2024-25 needs to be attached with the application form)
- The participant/ bidder should not have been blacklisted by any Government Department/PSU. (Declaration as prescribed in the application form)
- The participant/ bidder must obtain an experience certificate from the Assistant Director, Tourism, Keonjhar prior to participation in the bidding process. The experience certificate so obtained is required to be submitted with the application form. (Experience Certificate in Original to be attached with the Application Form)
- The participant should present a presentation as per his turn on **10.03.2026 from 11:00 A.M.** onwards regarding the innovative steps/action to be taken by him/her (if he/she become the successful bidder) for better management of Sanaghagara Picnic Spot, Keonjhar. **Only after successful qualification in this round, bidder can participate in the auction. During presentation of one bidder/participant, other bidder/participants will not be allowed to attend the presentation session. All should present strictly according to their turn.**

### **Terms and Conditions**

- Detailed auction documents, including complete terms and conditions, can be obtained from the office of the undersigned during working hours or downloaded from the District website (<https://kendujhar.odisha.gov.in>) **starting from 20<sup>th</sup> February, 2026.**
- An order will be issued in favour of the successful highest bidder for deposit of the finalized bidding amount within 7 days failing which the said auction stands cancelled.
- The successful bidder is required to deposit the **final bid amount (in advance) in 04 (four) installments per annum on or before the following dates as indicated in the Table below :-**

Installment	Period	Financial Year		
		2026-27	2027-28	2028-29
		Date of deposit	Date of deposit	Date of deposit
1 <sup>st</sup> Installment	From 1 <sup>st</sup> April to 30 <sup>th</sup> June	1 <sup>st</sup> April, 2026	1 <sup>st</sup> April, 2027	1 <sup>st</sup> April, 2028
2 <sup>nd</sup> Installment	From 1 <sup>st</sup> July to 30 <sup>th</sup> September	1 <sup>st</sup> July, 2026	1 <sup>st</sup> July, 2027	1 <sup>st</sup> July, 2028
3 <sup>rd</sup> Installment	From 1 <sup>st</sup> October to 31 <sup>st</sup> December	1 <sup>st</sup> October, 2026	1 <sup>st</sup> October, 2027	1 <sup>st</sup> October, 2028
4 <sup>th</sup> & final Installment	From 1 <sup>st</sup> January to 31 <sup>st</sup> March	1 <sup>st</sup> January, 2026	1 <sup>st</sup> January, 2027	1 <sup>st</sup> January, 2028

**1<sup>st</sup> installment for the period from 1<sup>st</sup> April to 30<sup>th</sup> June of the financial year 2026-27, must be deposited within 7 days from the date of issue of the order(s).** Non- deposit of dues within the stipulated time frame will subject to termination of the period of contract.

  
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- The successful bidder will execute an agreement with the undersigned for management of Sanaghagara Picnic Spot, Keonjhar and to abide to all the terms and conditions mentioned in the auction notice. The agreement will be executed soon after deposit of the finalized bidding amount.
- The licensee will be solely responsible for obtaining all necessary permits and licenses to operate the site.
- The authority reserves the right to accept or reject any or all bids/ participation proposals without assigning any reason thereof.
- Mandatory deposit of requisite documents along with the application form containing the Original Demand Draft/Bank Draft for the PMD **on or before 09-03-2026 (Monday) by 5.30 P.M. at the office of the undersigned.** The bidder must produce the original documents for due verification during the time of submission of the application.
- There is a Fee structure for visiting the picnic spot, for picnic purpose, for boating, rent of shops etc. as indicated below. The successful bidder will abide to the fee structure and cannot enhance the fee structure as per his wish or desire.
  - Entry Fee @ Rs.20/- per person
  - 2 Wheeler parking fee @ Rs. 20/- per vehicle
  - 3 Wheeler parking fee @ Rs.30/- per vehicle
  - 4 Wheeler parking fee @ Rs.50/- per vehicle
  - Bus Parking fee @ Rs.100/- per vehicle
  - Picnic & cleaning fee up to 20 persons @ Rs.100/-
  - Picnic & cleaning fee above 20 persons @ Rs.200/-
  - Boating fee per person for 20 minutes @ Rs.30/-
  - Monthly rent of each shop – Rs.1500 per month
- Sanaghagara picnic spot as a composite consisting of toilet complex & rest room, shopping complex, picnic pindis, parking yards, view points, water jetty, selfie-zone, pathways, entrance gate, ticket booking counter etc. will be leased out to single successful bidder.
- The successful bidder is not allowed to sub-lease full or part of items of tender to third party for operation & maintenance.
- The successful bidder will keep the spot under CCTV surveillance round the clock at his own cost.
- The successful bidder will allow authorities like Addl. District Magistrate, Keonjhar/ Sub-Collector, Keonjhar / Assistant Director, Tourism, Keonjhar / Tahasildar, Keonjhar / Banspal/ Block Development Officer, Banspal/ Sadar Keonjhar or other higher authorities for inspection as & when required.
- The successful bidder will not engage child labour for supporting works at this spot.
- The successful bidder should have its own adequate man power for operation & maintenance. Further, bidders should have handled such type of firms/ hospitality / man power / earlier so as to be eligible.
- The successful bidder will engage local work force for auxiliary works in view of local demand.

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- If any contentious issue arises later on, the matter will be decided by the SDC Members and decision of the SDC will be full and final.
- Tender will be terminated, the period of contract will be curtailed if he/she violates the term & conditions, agreement as fixed by the Tender Committee/ SDC or situation demands otherwise.
- Tourist spots will be opened from 6:30 A.M. to 06.30 P.M. in view of security reason.
- The auction money so deposited will not be returned to bidder due to financial loss as occurred from natural calamities or any other reasons thereof.
- The successful bidder will operate & maintain the spot in the present condition; no extra structures/ works / facilities etc. will be provided by the 1st party i.e. SDC, Keonjhar.
- The successful bidder has no right to damage the natural/ man-made resources or renovate any works without permission to that effect. Total amount (INR) as per applicable will be collected/ levied from the bidder, if the structures is affected by damage/ theft/ fire etc. during the tenure period.
- Running payments like electricity consumption, drinking water supply, CCTV maintenance, signage, man power, security & sanitation, colour of building & maintenance etc. will be borne by the bidder in respect of tourist spots during the tenure period.
- In no circumstances, licensing period will be extended beyond the time limit fixed during the contract.

**Right to Accept/Reject**

The Sub-Collector, Keonjhar-cum-Chairman, Sanaghagara Development Committee, Keonjhar reserves the right to accept or reject any or all auction process without assigning any reason thereof.

- For further details, please contact the office of the undersigned during office hours.

Email id : [subcol.keon-od@nic.in](mailto:subcol.keon-od@nic.in)  
[erokeonjhar@gmail.com](mailto:erokeonjhar@gmail.com)

  
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Sub-Collector, Keonjhar-cum-Chairman,  
 Sanaghagara Development Committee,  
 Keonjhar

## OPEN AUCTION APPLICATION FORM FOR THE LICENSING/LEASE OF "SANAGHAGARA PICNIC SPOT"

1	Name of the Individual / Firm/ Company/Agency	
2	Name of the Owner / Proprietor	
3	Permanent Address in Full (Supporting Residence Proof to be attached)	
4	Present Business address for Correspondence	
5	Communication with Telephone No./ Mobile No./ WhatsApp No.	
6	PAN & Aadhaar No. (copies to be attached)	PAN :- AADHAAR :-
7	3 year IT Return Certificate ( to be attached in case of firm/ agency/ company only )	
8	GST Registration No. (in case of firm/ company ) (Copy to be attached)	
9	Copy of Experience Certificate obtained from the Asst. Director, Tourism, Keonjhar ( Original Copy to be attached)	
10	Details of DD/BD No. & date & Bank Details of the Participation Money Deposit	
11	List of any other Documents, if any	
a.		
b.		

I declare that the particulars furnished above are true to the best of my knowledge and I accept all terms and conditions of this tender without any objections.

Place :

Full Signature of the Participant

Date :

Full Postal Address with Contact No.

### **UNDERTAKING**

"I, \_\_\_\_\_ [Participant], do hereby solemnly undertake that I shall be liable to pay all requisite dues by due date as fixed by the SDC. I further undertake that in case of failure to pay within this stipulated time, I will be liable for termination of the contract and will not take shelter in any court of law"

Full Signature of the Participant

### **DECLARATION**

"I/We, \_\_\_\_\_ [Name], [Designation] [Company/ Firm], hereby confirm and declare that myself / our firm / organization / company is not presently blacklisted, debarred, suspended or banned by the Government of India, any Central or State/ UT Government department, public sector undertaking, or any of their agencies for any reason whatsoever.

I/We understand that any false declaration will be a breach of the Code of Integrity and may result in penal actions, including debarment for a specified period and termination of the contract, without prejudice to any other rights or remedies available to the procuring entity.

Full Signature of the Participant