

CHENNAI METRO RAIL LIMITED



**Request for Proposal
Licensing of Built-up Bare Shell Shops/ Office Spaces at 9
Elevated Metro Stations: Koyambedu, Vadapalani, Ashok
Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount,
Guindy, Nanganallur Road and Meenambakkam along
Corridor- I & II**

(BD/RSS/RFP/03)

January – 2018

Chennai Metro Rail Limited

Admin Building, CMRL Depot,
Poonamallee High Road, Koyambedu, Chennai – 600 107

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Request for Proposal for Licensing of Built-up Bare Shell Shops / Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor- I & II

Name and address of the Bidder to whom issued:

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.....

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Date of issue

Issued by

Cost of RFP document: Hard Copy: Rs 40,000/- (Rupees Forty thousand only) inclusive of GST, Soft Copy: Rs 32,000/- (Rupees Thirty Two thousand only) inclusive of GST which is non-refundable

DISCLAIMER

- I. This request for proposal (RFP Document) for “Licensing of Built-up Bare Shell Shops/ Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II” contains brief information about the Shops/ Office Spaces, Qualification Requirements and the Selection process for the successful bidder. The purpose of the RFP document is to provide bidders with information to assist the formulation of their bid application (the ‘Bid’).
- II. The information (‘Information’) contained in this RFP Document or subsequently provided to interested parties (the “Bidder(s)), in writing by or on behalf of Chennai Metro Rail Limited. (CMRL) is provided to Bidder(s) on the terms and conditions set out in the RFP Documents and any other terms and conditions subject to which such information is provided.
- III. This RFP Document does not purport to contain all the information that each Bidder may require. This RFP Document has been prepared with a view to provide the relevant information about the Built up Bare Shell Shops/ Office Spaces for 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II available with CMRL. CMRL advises each Bidder to conduct its own investigations and analysis and satisfy itself of the accuracy, reliability and completeness of the information in this RFP Document and to obtain independent advice from appropriate sources. CMRL, its employees and advisors make no representation or warranty and shall not be liable in any manner whatsoever to the accuracy; reliability or completeness of the information provided in this RFP Document.
- IV. Intimation of discrepancies in the RFP Document, if any, may be given, by the Bidders, to the office of the CMRL immediately by the Bidders. If CMRL receives no written communication, it shall be deemed that the Bidders are satisfied with the information provided in the RFP document.
- V. Any character or requirement for the Built up Bare Shell Shops/ Office Spaces, which may be deemed to be necessary by the Bidder should be independently established and verified by the Bidder.
- VI. This RFP Document is not an agreement, offer or invitation by CMRL to any other

party. The terms for development of Built up Bare Shell Shops/ Office Spaces and the right of the successful Bidder, shall be as set out in separate agreements executed between CMRL and the successful Bidder broadly in the format setout herein.

- VII. CMRL reserves the right to accept or reject any or all Bids without giving any reasons thereof. CMRL shall not entertain or be liable for any claim for costs and expenses in relation to the preparation of the documents to be submitted in terms of this RFP Document.
- VIII. CMRL reserves the rights to cancel the entire bidding process without assigning any reasons and to recall again at its discretion with same terms or otherwise and parties offered proposal is not entitled any sort of claims in this regard.
- IX. Tenderers are asked to follow the CMRL website for tenders/ tender updates.

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CHAPTER 1

1. INTRODUCTION

- 1.1.** Chennai Metro Rail Limited (CMRL) is a joint venture of the Government of India (GoI) and the Government of Tamil Nadu (GoTN) for the construction of Metro Rail in the Chennai city with loan assistance from Japan International Co-operation Agency (JICA). The total length is 45 km (Phase 1 of the Chennai Metro Rail Project).
- 1.2.** Chennai Metro Phase 1 comprises of two corridors — Corridor 1 from Washermenpet to Airport covering a distance of 23.05 kilometers and the Corridor 2 from Central to St.Thomas Mount covering 22.00 kilometers. There will be 32 stations of which 19 will be underground and 13 will be elevated.
- 1.3** CMRL undertook the construction for Metro Rail and presently the Corridor-II from Nehru Park to St. Thomas Mount and Corridor-I from Little Mount to Airport stations of Phase - I, is in operation. Remaining sections of Phase - 1 are in various stages of construction.
- 1.4** As part of its existing mandate Chennai Metro Rail Limited (CMRL) has also undertaken to capture value from real estate in such a manner that on one hand it gives sustainable additional revenue to CMRL, and on the other hand facilitates CMRL commuters by providing one stop solution for their needs. Through this Bid, CMRL intends to select Licensee(s) to take up on 'License basis' the offered 20 built up Bare Shell Shops/ office bare spaces in its 9 stations of CMRL Network, as mentioned in Annexure-I

CHAPTER 2

2 NOTICE INVITING BID

2.1 The Station is easily accessible by road, sub-urban railway network and metro network from all parts of Chennai. It is proposed to grant Licensing Rights for commercial uses, as detailed in this document, approximately 2,497 sq.m area at locations in Street, Concourse, Platform and Link Bridge level as is available. This built-up area shall present a unique opportunity for retail players/offices/ bankers, etc.

2.2 CMRL invites sealed Bids from suitable Bidders who may be a registered sole proprietorship firm, a partnership firm or a company having registered office in India or a combination of above in the form of Joint Venture (JV) or Consortium, etc. for selection of a Licensee to grant Licensing of Built up Bare Shell Shops/ Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II – on “as is where is basis” for commercial activities except banned list of usages as detailed in Annexure-10.

a. The RFP Bidder may be any entity which is a registered sole proprietorship firm, a partnership firm or a company having registered office in India or a combination of above in the form of Joint Venture (JV) or Consortium.

b. Bid by a JV/Consortium of firms: In case of a Bid by a JV/Consortium of firms-

i. No change in the ownership shall be permitted during the 10 years of the License period. However the change in the percentage stake of JV/Consortium members may be permitted after expiry of initial five years period with the prior permission of CMRL.

ii. The Lead Member of the JV/Consortium shall maintain a minimum equity stake of 51% of the aggregate shareholding of the JV/Consortium during full tenure of License Agreement.

iii. Partners having less than 26% participation shall be considered as non-substantial partner and shall not be considered for evaluation which means that their eligibility shall not be considered for evaluation of JV/Consortium.

iv. All members of such entity shall be jointly and severally liable for the

performance of License agreement.

- v. The eligibility of all the members of JV/Consortium would be considered, in proportion of their share/ participation in the JV/Consortium.
- c. A Bidder shall not have a conflict of interest that affects the Bidding Process. Any Bidder found to have a conflict of interest shall be disqualified. A Bidder shall be deemed to have a conflict of interest affecting Bidding Process if a constituent of one Bidder is also a constituent of another Bidder.
- d. The Bidders shall enclose with its application an undertaking stating/ providing the Necessary supporting documents, including audited accounts and financial statements.

2.3 CMRL shall receive RFP Bids pursuant to this RFP document, in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by CMRL. RFP Bidders shall submit bids in accordance with such terms on or before the date specified in this document. The RFP Bidders are advised to visit the CMRL premises at the station/site and familiarize themselves with the proposed arrangements and all activities necessary in this regard.

2.4 Salient features of Bidding Process:

- a. CMRL has adopted a single-stage two packets Bidding Process for selection of a successful bidder to grant Licensing Rights for the commercial activities inside built up Bare Shell Shops/Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II.
- b. The Bidder shall along with his Technical and Financial Bid submit the interest free EMD (Bid Security) amount. The built-up spaces details offered for licensing along with the required EMD/Bid Security for is as follows:

Sl. No	Elevated station	Area (in Sq. Mtrs)	Level occupied	BD Space code	EMD / Bid Security in Rs
1	Koyambedu	65	Street	SKO-RS-03	50,000

2	Vadapalani	323	Concourse	SVA-RC-01	3,50,000
3	Vadapalani	240	Concourse	SVA-RC-02	2,50,000
4	Vadapalani	261	Concourse	SVA-RC-03	2,50,000
5	Vadapalani	72	Concourse	SVA-RC-04	1,00,000
6	Vadapalani	502	Link Bridge	SVA-RLB-01	5,00,000
7	Ashok Nagar	120	Street	SAN -RS-01	1,00,000
8	Ashok Nagar	230	Street	SAN -RS-02	2,00,000
9	Ashok Nagar	111	Street	SAN -RS-04	1,00,000
10	Ekkattuthangal	40	Street	SSI-RS-01	50,000
11	Ekkattuthangal	88	Street	SSI-RS-02	1,00,000
12	St Thomas Mount	48	Street	SMM-RS-01	50,000
13	St Thomas Mount	76	Concourse	SMM-RC-01	50,000
14	St Thomas Mount	60	Concourse	SMM-RC-02	50,000
15	Little Mount	60	Link Bridge	SLI-RLB-01	1,00,000
16	Guindy	120	Concourse	SGU-RS-01	1,00,000
17	Nanganallur Road	39	Street	SOT-RS-01	50,000
18	Nanganallur Road	33	Street	SOT-RS-02	50,000
19	Nanganallur Road	36	Concourse	SOT-RC-01	50,000
20	Meenambakkam	73	Platform	SME-RP-01	1,00,000

The interest free EMD shall be in the form of a Demand Draft drawn on any nationalized / Indian Scheduled Commercial Bank included in the 2nd schedule of RBI Act in 1934 in favour of “Chennai Metro Rail Limited” payable at Chennai. ***The RFP Application shall be summarily rejected if it is not accompanied with interest free EMD.*** The interest free EMD of the selected Bidder shall be adjusted against the Interest Free Security Deposit as per terms and conditions of the License Agreement. The interest free EMD of unsuccessful bidders shall be refunded after award of License, without considering any interest thereof. If the selected bidder withdraws his Bid at any stage, his Interest free EMD amount shall be forfeited by CMRL.

- c. Bidders are expected to carry out extensive survey of CMRL premises and analysis

at their own cost, before submitting their respective Bids for award of the License Agreement. CMRL shall provide necessary permission and assistance to the prospective Bidders in this regard. After submission of Bid, no Bidder shall be permitted to seek any clarification/ document from CMRL.

d. Schedule of Bidding Process

Sale of Tender Documents to Bidders	05/01/2018 to 27/01/2018 (on all working days between 10.00-17.00 hrs).
Date of Pre Bid Meeting	18/01/2018 on 11:00 hrs at CMRL Office-Admin Building, Koyambedu, Chennai -107.
Last Date of Receipt of Pre-Bid Queries	20/01/2018 up to 17:00 hrs.
CMRL Reply to Pre-Bid Queries	23/01/2018.
Date & Time of Submission of Sealed Bids	Latest by 15.00 hrs on 29/01/2018
Date & Time of Opening of Technical Bids	15.15 hrs on 29/01/2018
Date & Time of Opening of Financial Bids	Shall be notified separately
Validity of Bids	180 days from bid submission date

e. Schedule of Various Stages: The Selected Bidder shall follow the following time lines:

2.5

Stage of Activity	Time Period
Payment of Advance Quarterly License Fees and Interest Free Security Deposit to CMRL by Licensee.	Within 30 days of receipt of Letter of Acceptance
Date of Commencement of License Fees	150 days from Date of notice to Handing over/ taking over
Signing of License Agreement	Within 30 days after receipt of LOA and payment of due as per LOA

As on date of tender submission:

- i. CMRL/MoUD/Tamil Nadu - Government must not have banned business with the tenderer (any member in case of JV), or
- ii. Any central/state government department/PSU/other government entity or local body must not have banned business with the bidder (any member in case of JV) which is applicable to all ministries (approved by the committee of economic secretaries, Ministry of Commerce).

The bidder should submit this undertaking to this effect as per Annexure –14. In case at a subsequent date the successful bidder/licensee is found to have been banned for business as given above, CMRL shall be at liberty to and have full rights to cancel the allotment of shop/bare space and forfeit the Interest Free Security Deposit after adjusting any dues payable by the licensee.

- 2.6 Request for Proposal Document (non-transferable) can be obtained from the O/o-General Manager (P&BD), CMRL - Admin Building, CMRL Depot, Poonamallee High Road, Koyambedu, Chennai – 600107.**

Cost of RFP Application Fees (Non-refundable) is Rs. 32,000/- (Rupees Thirty Two Thousand only) including GST for downloaded document and Rs. 40,000/- (Rupees Forty Thousand only) including GST for purchased document. RFP Document cost shall be submitted in the form of Demand Draft drawn on any nationalized/scheduled commercial Indian Bank in favour of “Chennai Metro Rail Limited” payable at Chennai.

RFP document can also be downloaded from CMRL’s website www.chennaiemtorail.org/business_development and may be submitted along with document cost at the time of submission of RFP bids. ***RFP bids submitted without cost of RFP document by the bidders, who have downloaded the RFP document from CMRL’s website, shall be out rightly rejected. Late/ delayed RFP bid received after the stipulated date and time of submission of RFP bid shall also be rejected out rightly.***

During the course of Pre-Bid conference, the participants may seek clarifications and put suggestions for consideration. CMRL shall endeavour to provide clarifications and

such further information as it may consider appropriate and valuable suggestions shall be deliberated upon by CMRL. CMRL's point of view/response to queries will be uploaded on its website www.chennaietrorail.org/business development. Individual communication shall not be issued to any bidder. Only one representative of each interested participant shall be allowed to participate against a Space on production of any ID card issued by Government body. ***Pre Bid queries and any clarification with respect to tender can be forwarded to gmpd.cmrl@tn.gov.in and queries received after scheduled date shall not be replied.***

- 2.7** The bidders shall not have a conflict of interest that affects the Bidding Process. Any Bidder found to have conflict of interest shall be disqualified. A Bidder shall be deemed to have a conflict of interest affecting Bidding Process if a constituent of one Bidder is also a constituent of another bidder.
- 2.8** RFP Bid Form may be submitted on the prescribed date, by the notified time, and submitted to -

**The Office of GM/P&BD,
Admin Building, CMRL Depot,
Poonammallae High Road, Koyambedu,
Chennai – 600 107.**

CHAPTER 3

3 ELIGIBILITY CRITERIA FOR RFP BIDDERS

3.1 The bidder shall be evaluated first for fulfilling eligibility criteria. In case of a JV/CONSORTIUM, the eligibility of all the members of JV/CONSORTIUM would be considered, in proportion of their share / participation in the JV/CONSORTIUM. In case of JV/CONSORTIUM, partners having less than 26% participation will be considered as non-substantial partner and will not be considered for evaluation which means that their eligibility will not be considered for evaluation of JV/CONSORTIUM.

3.2 To be eligible for bidding process, the Bidder shall fulfill each of the following conditions simultaneously:

a) i) Bidders shall have a minimum average annual turnover as following:

Sl. No	Elevated station	Area (in Sq.Mtrs)	Level occupied	BD Space code	Turn Over
1	Koyambedu	65	Steet	SKO-RS-03	11 Lakhs
2	Vadapalani	323	Concourse	SVA-RC-01	93 Lakhs
3	Vadapalani	240	Concourse	SVA-RC-02	70 Lakhs
4	Vadapalani	261	Concourse	SVA-RC-03	76 Lakhs
5	Vadapalani	72	Concourse	SVA-RC-04	21 Lakhs
6	Vadapalani	502	Link Bridge	SVA-RLB-01	1.45 Crore
7	Ashok Nagar	120	Street	SAN -RS-01	28 Lakhs
8	Ashok Nagar	230	Street	SAN -RS-02	53 Lakhs
9	Ashok Nagar	111	Street	SAN -RS-04	26 Lakhs
10	Ekkattuthangal	40	Street	SSI-RS-01	11 Lakhs
11	Ekkattuthangal	88	Street	SSI-RS-02	23 Lakhs
12	St Thomas Mount	48	Street	SMM-RS-01	8 Lakhs
13	St Thomas Mount	76	Concourse	SMM-RC-01	13 Lakhs
14	St Thomas Mount	60	Concourse	SMM-RC-02	10 Lakhs
15	Little Mount	60	Link Bridge	SLI-RLB-01	21 Lakhs
16	Guindy	120	Concourse	SGU-RS-01	31 Lakhs
17	Nanganallur Road	39	Street	SOT-RS-01	10 Lakhs

18	Nanganallur Road	33	Street	SOT-RS-02	9 Lakhs
19	Nanganallur Road	36	Concourse	SOT-RC-01	10 Lakhs
20	Meenambakkam	73	Platform	SME-RP-01	18 Lakhs

ii) **TURNOVER:** It is certified that the average annual turnover for the last Three (3) years is INR-----/- (Rupees ----- only) as on 31st March 2017, as per the last three audited financial accounts. Bidder certifies that he/she/they, is/are participating in the following BD space codes -----.

iii) Copy of certified annual statement of assessment for the years----- proof in support of above statement.

iv) Bidder participating in more than one BD Space, at the time of evaluation sum of the individual BD Space turnover shall be calculated (added) and combined. Accordingly, to qualify for the financial evaluation of proposal, the bidder may be required to satisfy the cumulative turnover as required for the total number of built-up spaces for which bids are submitted by him. Mismatch if observed at any stage, the bid shall be treated as non-responsive and shall be summarily rejected.

Example

The eligible are follows:

If Bidder participates in two BD spaces namely SKO-RS-03 (Koyambedu) and SAN-RS-04 (Ashok Nagar). SKO-RS-03 has = Sl. No 1 (11 Lakhs) and SAN-RS-04 has =Sl. No 9 (26 Lakhs)

The turnover of Bidder shall be = Sl. No 1+ Sl. No 9

$$=11 \text{ Lakhs} + 26 \text{ Lakhs} = 37 \text{ Lakhs}$$

The minimum average annual turnover of a Bidder should Rs.37,00,000/- (Rupees Thirty Seven Lakhs only) for the preceding three financial years as per the audited balance sheets of the Bidders starting from the financial year 2014-15

v) The bidder is required to submit the last 3 (three) audited financial statements certified by a Chartered Accountant with stamp & signature. The last three FY shall be 2014-15, 2015-16 & 2016-17. Here, turnover shall mean turnover from all/single

(as applicable) sector(s) of business (es). The bidder shall submit audited financial statements including profit-loss account of last 3 financial years as indicated above.

vi) If audited financial statement for the last completed year is not available, the Bidder shall furnish a certificate from a statutory auditor in this regard. In case of a JV/CONSORTIUM subject to clause 3.1 above, the eligibility of all the members of JV/CONSORTIUM would be considered, in proportion of their share / participation in the JV/CONSORTIUM.

- b) Food related business bidder should have FSSAI / HACCP certificates. For Pharmacy related business, bidders should have proof of securing a Drug License, Registration with the State Drugs Standard Control Organization / Central Drugs Standard Control Organization etc.

If the Bidder had earlier entered into long term retail business which is currently under progress (as on date of notice for invitation of Bid on CMRL website), then each annual contract period of agreement completed successfully for such long term retail business shall constitute a separate agreement having completed successfully for the purpose of evaluating the above criteria.

3.3 The Bidder shall enclose following document along with its Bid:

- a) The Certificate(s) from its statutory auditors with its Bid providing the information sought in clause 3.2 as per format given in Annexure-4.
- b) Audited financial statements including Gross Turnover, Balance Sheet, Profit Loss Account, etc. for immediate preceding 3 (three) completed financial years. If audited financial statement for the last completed year is not available, the Bidder shall furnish a certificate from a statutory auditor in this regard.
- c) Food related business bidder should have FSSAI / HACCP certificates, to submit the same along with the tender document.
- d) For Pharmacy related business, bidders should have proof of securing a Drug License, Registration with the State Drugs Standard Control Organization / Central Drugs Standard Control Organization etc.
- e) Tenderers to submit earlier tenant records.
- f) An undertaking stating/providing the necessary supporting documents, including audited accounts and financial statements.

3.4 The bids shall be submitted by the bidder in two parts comprising of Technical Bid and

Financial Bid. The Technical Bid shall include the details for fulfilling eligibility criteria as laid down in this document. The Financial Bid shall include the financial offer of the bidder in the manner prescribed in this document. Both the Technical Bid and Financial Bid shall be submitted by the bidder on the same due date as mentioned in the RFP document. The offer of Bidder who does not fulfill the Eligibility criteria shall be summarily rejected.

CHAPTER 4

4.0 TERMS AND CONDITIONS

- 4.1** Commencement of License fees will be 150 days (30days Plan Approval period + 120 days Fit-out Period) from the date of issue of notice to takeover/ handing over, whichever is earlier. The License fee and other charges and taxes shall commence and become payable immediately after fitment period of 150 days from the date of handing over of the site/Commencement of License Agreement and shall be charged until the termination/ completion of agreement. The Successful bidder/ Licensee is expected to complete his furnishing / development work in all respects within this fitment period. No relaxation or further extension of the fitment period on any account will be given or considered. The Successful bidder/ Licensee voluntarily and unequivocally agrees not to seek any claim, Compensation on, damages or any other consideration whatsoever on account of not taking over physical possession of Scheduled allotted shop/space on date of deemed handing over, if applicable.
- 4.2** CMRL reserves its right to withdraw a few stations or locations approved from the License Rights. The Licensee hereby voluntarily and unequivocally agrees not to seek any claim, damages, compensation or any other consideration, whatsoever on this account. The Licensee shall vacate the premises of such stations within a period of 30 days from such intimation. The tenure of the license period shall be co-terminus with this license agreement.
- 4.3** There is a total area of 2,497 Sq.m (Approximately) which are being offered for licensing rights as detailed in Annexure-1 and shown in location plans placed at Annexure-12. The vacant built up Bare Shell Shops/ Office Space as mentioned in Annexure-1, shall be handed over on “*as is where is basis*” within 15 days from the date of receipt of full payment as stipulated in Letter of Acceptance.
- 4.4** The tenderer to quote over & above the reserved price and the License Fee per month per sq.m area of built up Bare Shell Shops/ Office Space shall be as quoted by the Licensee in Bid Form. The rates of License fee and conditions for other licensed spaces based on technical feasibility shall be derived as follows:

4.4.1 Additional Area

- a) If Successful bidder/ Licensee applies for any additional area at same level for commercial purpose as permitted by CMRL (except for banned list of usages as given in Annexure-10 of RFP), the same shall be provided on pro-rata basis of the prevailing license fee, if found feasible, on sole discretion of CMRL.
- b) The rate applicable for additional Bare Space / terrace shall be 50% of the rate applicable for built up Bare Shell Shops/ Office Space as on that date if the bare space / terrace is used only for parking and utilities purpose (such as stand by generators, air-conditioning plants, water storage, antenna etc and other related equipment). It shall be paid within fifteen (15) days of date of issue of LOA and before handing over of the additional area. The commencement of license fee for additional area will be 60 days including plan approval from the date of issue of notice to takeover/ handing over, whichever is earlier.
- c) Mezzanine floor, if required by the Licensee for commercial activities, may be permitted by CMRL subject to availability/feasibility. The License fee for mezzanine floor area shall be 100% of the rate applicable for built up Bare Shell Shops/ Office Space as on that date.
- d) In case of subsequent handing over of any additional area to the licensee, Interest Free Security Deposit shall be updated if the variation due to additional area is more than (+) 10% of the initial tendered area and it shall be deposited within fifteen (15) days of date of issue of LOA and before handing over of the additional area.

4.5 License Fees along with other dues shall be payable in advance by the Licensee to CMRL on quarterly basis before the 7 days of the end of previous quarter.

4.6 The License Agreement shall be executed within 30 days of receipt of Letter of Acceptance.

4.7 Area of built up Bare Shell Shops/ Office Spaces specified in RFP document are approximate. Actual area shall be measured at the time of handing over of the area. If there is any variation in area the License Fees shall be charged on pro-rata/ actual area basis. The actual area of built up Bare Shell Shops/ Office Spaces and bare Spaces for which license fee shall be chargeable, shall worked out based on following criteria :

1. Measurement of actual area of Built up Bare Shell Shops/ Office Spaces: Actual area

of built up Bare Shell Shops/ Office Spaces shall be the area of built up Spaces worked out based on outer dimensions of the covered area excluding the area covered by the walls & columns (including finishing), vent shafts, utility ducts, public toilets, common corridors and passages, staircases and balconies which are not being used for commercial activities.

2. Measurement of actual area of Bare Spaces: Actual area of bare Spaces shall be the area of clear Spaces available in open/ semi-covered Spaces.
3. In case of difference of opinion as to the quantum of actual area, stand of CMRL will be final and binding. The licensee voluntarily agrees not to seek any claim compensation or any other consideration on this account. The licensee shall be bound to take over the commercial space as per the actual area. Moreover, the Successful bidder/ licensee shall not be entitled to demand reduction in area.

4.8 Permissible Usage of Shops/ Office Spaces: Shops/ Office Spaces can be put for any activity except banned list of usage mentioned in Annexure-10 following the other terms and conditions of this Bid Document. Cooking with gas bank shall be not be allowed by CMRL and only Electrical cooking/ heating are permitted with prior written permission from CMRL. The successful bidder/ Licensee shall not create, permit or allow any offensive odours to occur in or escape from the Licensed Space. Successful bidder/ Licensee shall ensure proper storage of its eatable products in such a way that there is no contamination or decay of consumable products or its raw materials. The Successful bidder/ Licensee may be permitted to change the usage of space during the currency of license subject to prior written approval of CMRL. The Successful bidder/ Licensee shall be responsible for taking prior approval from all the relevant legal and statutory authorities as per the applicable laws for operation of its business.

4.9 Access in the CMRL system shall be through Smart Card as per prevailing charges. All the Licensee's personnel shall be required to possess ID card while working in CMRL's premises.

4.10 On completion/ termination of License Agreement, the Licensee shall handover the premises in as per last development plan with normal wear & tears. The Licensee shall not remove any facility, equipment, fixture, etc. which are integral part of the

development plan of the premises. However, the Licensee can remove movable assets without causing damage to the structure.

4.11 Security Deposit: Licensee shall pay Interest Free Security Deposit to CMRL which is one year license fee of first year. The interest free Security Deposit shall be accepted in the form of Demand Draft drawn on any Indian Scheduled Bank in favour of “Chennai Metro Rail Limited” payable at Chennai.

4.12 Tenure of License Agreement:

- a. Licensing Rights of built up Bare Shell Shops/ Office Space shall be for a period of 10 (Ten) years, unless otherwise terminated by CMRL or surrendered by the Licensee. The tenure of License Agreement shall commence from the date of commencement of License fees.
- b. The licensee shall have option to exit from the License Agreement only after issue of six month prior notice to CMRL. In this case, Security Deposit of the Licensee shall be refunded after adjusting the dues, if any, to be payable by the Licensee.
- c. If the licensee is exiting the License Agreement without issuing 6 months’ notice, the interest free Security Deposit shall be forfeited in favor of CMRL besides recovering other dues if any. Licensee shall not make any dispute and make any claims in this regard.
- d. No partial surrender of built-up-Shops/ Office Space/ individual shop shall be permissible.

4.13 The Successful bidder/ Licensee may be allowed for alteration/ renovation, interior design and partitioning of licensed spaces with the prior written approval of CMRL. In this case, no damage to any load bearing/ structural member, wall, columns and any service/ utility shall be permitted. Consequent to any alteration / renovation / partitioning of the licensed premise(s), for which prior written approval from CMRL has been taken by the licensee, if resulting in any increase/decrease in the handed over area, the variation shall not be considered for any change in the license fee or other payment terms. However, at the time of termination or natural completion of contract, CMRL reserves the right to ask the licensee to restore the licensed premises as per original allotment.

4.14 The Licensee has to do the interiors (including MEP and Safety requirements) of the Licensed Spaces on his own with approval from CMRL of the proposal.

4.15 Common water and drainage point near to the licensed space will be provided based on technical feasibility and from same the Licensee should do the internal distribution network of the built up shop including sanitary facilities if necessary on technical feasibility and approval from CMRL. However commercial applicable charges will be collected by CMRL for supply of water and provision of drainage facilities as per norms.

The successful bidder ensures that no polythene baggage is utilised / used at the tendered area / licensed area. Moreover, Successful bidder shall ensure the proper segregation of food waste i.e. dry and wet waste (if any) before disposal of same. Thereafter, the party has to ensure its disposal accordingly

4.16 Licensee can use the common staff toilet available in the CMRL metro stations. However the toilets inside the allotted space can be built by the Licensee subject to Technical Feasibility and approval from CMRL.

4.17 The power supply connection released for commercial activity shall be from Electrical Loads available from CMRL power network. However, if additional electrical load is required by the Licensee, the same may be arranged by CMRL based on feasibility. Licensee may provide split ACs, if required, at his own cost conforming to detailed specifications attached at Annexure-11(A). However, if the Licensee requires providing any other type of AC system such as VRV, Central Plant, etc., the same shall be provided with prior approval of CMRL, subject to technical feasibility. Availing power supply from outside agencies in CMRL metro stations is not permitted. Hence, for reliability of power supply, if desired, successful bidder can install their own UPS system at their own cost.

Any addition / up-gradation/ modification of existing electrical power system works if required, are to be taken up subjected to technical feasibility and approval from CMRL. If approved, same work can be carried out by successful bidder along with associated costs.

4.18 For any addition & alteration to the existing floor plan, structure, utilities, etc., the licensee shall be solely responsible for obtaining all necessary prior permissions/

approvals from the concerned bodies/ departments. CMRL shall restrain itself only up to forwarding/ applying for obtaining the permission/ approval from the other bodies/ departments. All other liaising, risk & cost in this regard shall be borne solely by the Licensee.

- 4.19** The necessary fire protection system for existing accommodation has been provided by CMRL. Fire Alarm System with internal fire safety arrangements like sprinklers, smoke detectors within the License Spaces to be done by the Licensee after obtaining prior approval from CMRL. Any augmentation to existing fire protection system, if required for licensed Shops/ Office Spaces as per norms of CMRL and Tamilnadu Fire Services, shall be done by the licensee at his own risk & cost after obtaining necessary approval from CMRL as well as Tamilnadu Fire Services.
- 4.20** All statutory taxes, statutory dues, local levies, as applicable shall be charged extra and shall have to be remitted along with the License Fees for onward remittance to the Government. The Licensee shall indemnify CMRL from any claims that may arise from the statutory authorities in connection with this License Agreement.
- 4.21** The property tax applicable, if any, on the property of CMRL shall be borne by CMRL.
- 4.22** Payment of stamp duty on agreement, if any, to be executed in pursuance of this Bid shall be borne solely by Licensee.
- 4.23** Licensee has to pay other, Quarterly maintenance fee of Rs.125/ Sq Mtrs of actual area licensed as Common area maintenance charges to the Licensor and same shall be increased by 20% on compounding basis after completion of every three (3) years from the handing over of vacant Shops/ Office Spaces.
- 4.24** Infrastructure facilities such as electricity, water, sewage disposal and Chimney / Exhaust facilities, etc are subject to availability and technical feasibility, the prospective bidders agrees voluntarily and unequivocally not to seek any claim, damage, compensation or any other consideration, whatsoever on account of non availability/ provision of these facilities. Priority for supply/provision of all such services will be given after operational requirements of CMRL.
- 4.25** If during the License period, any loss of property and/or life takes place, the loss and account of the same shall be borne entirely by the Licensee and CMRL shall not be liable for any such claims. The Licensee would be responsible for the payments

arising out of any third party claims. The Licensee is advised to procure insurance for meeting such liabilities at his own cost. The Licensee shall not have any right to infringe the CMRL premises (other than the area licensed to him) and normal business, operation and commuters facilities of Metro Rail Services.

CHAPTER 5

5.0 SUBMISSION AND EVALUATION OF BIDS BY BIDDERS

- 5.1.** No Bidder shall submit more than one Bid for this RFP document.
- 5.2.** Notwithstanding anything to the contrary contained in this RFP, the detailed terms specified in the draft License Agreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the Bidder hereunder shall continue to have effect in addition to its obligations under the License Agreement.
- 5.3.** The Bid should be furnished in the format at Annexure 2-6, clearly indicating the financial offer in both figures and words, in Indian Rupees, and signed by the Bidder's authorised signatory.
- 5.4. Bid Variable:** The bidder has to quote license fees in both words as well as figures payable per month per sq.m area of built up Bare Shell Shops/ Office Spaces which shall be increased by **20% on compounding basis after completion of every three years** from the handing over of vacant Shops/ Office Spaces. If there is a discrepancy between words and figures, the amount quoted in words shall prevail.
- 5.5.** Interest free EMD: RFP Bidders have to deposit, along with its Bid, a refundable interest free EMD as mentioned in Clause 2.4 (b) of the RFP document. Bidders submitting bids for more than one built-up space shall be required to submit bid security/EMD for each built-up space for which bid is submitted. Mismatch if observed at any stage, the bid shall be treated as non-responsive and shall be summarily rejected. The Interest free EMD shall be payable in the form of a Demand Draft drawn on any Indian Scheduled Bank in favour of "Chennai Metro Rail Limited" payable at Chennai. The bid offer shall be valid for a period not less than 180 days from bid submission date. The interest free EMD of the selected Bidder shall be adjusted against the Interest Free Security Deposit due as per the License Agreement. The interest free EMD of unsuccessful bidders shall be refunded after award of License, without considering any interest thereof. The RFP Bid shall be summarily rejected if it is not accompanied by the Interest free EMD. If the bidder

withdraws his bid at any stage, his Interest free EMD amount shall be forfeited by CMRL.

- 5.6. The Bidder should submit a Power of Attorney as per the format at Annexure-5, authorizing the signatory of the Bid to commit the Bidder.
- 5.7. The documents including this RFP and all attached documents, provided by CMRL shall remain or become the properties of CMRL and are transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid. The provisions of this Clause shall also apply mutatis mutandis to Bids and all other documents submitted by the Bidders, and CMRL shall not return to the Bidders any Bid, document or any information provided along therewith.
- 5.8. The Bidder shall not have a Conflict of Interest that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. A Bidder shall be deemed to have a Conflict of Interest affecting Bidding Process if a constituent of such Bidder is also a constituent of another Bidder.
- 5.9. **Cost of Bidding:** The Bidders shall be responsible for all of the costs associated with the preparation of their Bids and their participation in the Bidding Process. CMRL shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.
- 5.10. **Site visit and verification of information:** Bidders are advised to submit their respective Bids after visiting CMRL Shops/ Office Spaces and ascertaining themselves the Shops/ Office Spaces conditions, traffic, location, surroundings, climate, availability of power, water and other utilities, access to station/ shop, handling and storage of materials, weather data, applicable laws and regulations and any other matter considered relevant by them.
- 5.11. It shall be deemed that by submitting a Bid, the Bidder has:
 - a) Made a complete and careful examination of the bidding documents;
 - b) Received all relevant information from CMRL;
 - c) Accepted the risk of inadequacy, error or mistake in the information provided in

the bidding documents or furnished by or on behalf of CMRL relating to any of the matters referred to in RFP document;

- d) Satisfied itself about all matters, things and information hereinabove necessary and required for submitting an informed Bid, execution of the license agreement in accordance with the bidding documents and performance of all of its obligations there under;
- e) Acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the bidding documents or ignorance of any of the matters hereinabove shall not be a basis for any claim for compensation, damages, claim for performance of its obligations, loss of profits, etc. from CMRL, or a ground for termination of the License Agreement by the Licensee;
- f) Acknowledged that it does not have a Conflict of Interest; and
- g) Agreed to be bound by the undertakings provided by it under and in terms hereof.

5.12. CMRL shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to RFP or the Bidding Process, including any error or mistake therein or in any information or data given by CMRL.

5.13. Verification and Disqualification: CMRL reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFP or the Bidding Documents and the Bidder shall, when so required by CMRL, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification, by CMRL shall not relieve the Bidder of its obligations or liabilities hereunder nor shall it affect any rights of CMRL there under.

5.14. Amendment of RFP

- a) At any time prior to the Bid Due Date, CMRL may, for any reason, modify the RFP by the issuance of Addenda/ Corrigenda.
- b) Any Addendum/ Corrigendum issued hereunder shall be uploaded on CMRL official website, www.chennaietrail.org.
- c) In order to afford the Bidders a reasonable time for taking an Addendum into

account, or for any other reason, CMRL may, in its sole discretion, extend the Bid Due Date.

- d) The Bidders are requested to get in touch with official website of CMRL i.e. www.chennaietrail.org for all updates on the Tender Document such as addendums, replies to queries, postponement of Bid schedules, etc. No claims or compensation shall be entertained on account of the Bidder having not read/noticed the updates, etc.

5.15. Preparation and Submission of Bids

- a) Format and Signing of Bid: The Bidder shall provide all the information sought under this RFP as per the format.
- b) The Bid and its copy shall be typed or written in indelible ink and signed by the authorised signatory of the Bidder who shall also initial each page, in blue ink. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialed by the person(s) signing the Bid.
- c) The Bidders who have down loaded the RFP Document from the CMRL's website, should carefully note the following instructions:
 - i. The Bidders should ensure that the complete RFP Document has been downloaded.
 - ii. The printout of RFP Documents should be taken on an 'A4' size good quality paper. The printout should be same as available on CMRL's website. The print should be legible and indelible.
 - iii. The downloaded RFP Documents should have tamperproof binding. Loose/spiral bound RFP Documents shall be rejected out-rightly.
 - iv. In case of any correction/addition/alteration/omission in the RFP Document observed at any stage, the bid shall be treated as non-responsive and shall be rejected out-rightly.

5.16. The Bid shall contain following envelopes:

- a) Envelope -1, marked as "Envelope-1 for Interest free EMD Amount and RFP document cost", containing Interest free EMD Amount and RFP document cost, if the RFP document has been downloaded from CMRL's website, or copy of

CMRL receipt of RFP document cost, if bid is purchased from CMRL office.

- b) Envelope-2 containing Technical Bid and marked as “Envelope-2 for Technical Bid”. The technical bid shall contain Bidders Application as per format given in Annexure-2 along with the necessary documents required as per Annexure 3-5 and as specified in clause-3.1 above. Bidder shall also enclose Audited financial statements including Gross Annual Turnover from business, Balance Sheet, Profit Loss Account, etc. for the last three completed financial years i.e. for 2014-15, 2015-2016 and 2016-2017.
- c) Envelope-3 containing Financial Offer as per Annexure-6 and marked as “Envelope-3 for Financial Bid”.
- d) Envelope -4: Copy of the Request for Proposal (RFP), Draft License Agreement, Addenda / Corrigenda , if any, duly signed and stamped on each page by authorized representative of the Bidder as acceptance of terms and conditions given thereof.

5.17. Sealing and Marking of Applications: Bidder shall submit the Application in the formats specified in Annexure-2 together with the documents specified above and seal it in an envelope and mark the envelope as “RFP Bid Document for Licensing Rights in CMRL Built up Bare Shell Shops/ Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, & Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II of Phase 1”

5.18. The above sealed envelopes are to be put in one big envelope and addressed to:

“General Manager (P&BD)”,

Admin Building, CMRL Depot,

Poonamallee High Road,

Koyambedu, Chennai - 600 107”

5.19. Bid documents submitted by fax, telex, telegram, mail/post or e-mail shall not be entertained and shall be summarily rejected. Only detailed complete RFP document in a physical format and properly sealed envelopes, as mentioned above, received prior to Application Due Date and time shall be taken as valid. Bid documents

received after the due date and time shall be summarily rejected. Applications received without due interest free EMD amount shall be summarily rejected.

5.20. Bid Submission Date: The Bid shall be submitted on or before due date and time at the address provided in the manner and form as detailed in this RFP document. Any bid application received after due date and time as prescribed in RFP document shall be summarily rejected.

a) Late Tenders: Any bid application received after due date and time as prescribed in bid document shall be summarily rejected. CMRL may, at its sole discretion, extend the deadline for submission of tenders by issuing an amendment, in which case all rights and obligations of CMRL and the Bidder previously subject to the original deadline will thereafter be subject to the deadline as extended.

b) Tenders shall not be modified or withdrawn by the Bidder after the date of submission. Withdrawal of tender during the interval between date of tender submission and expiration of the Tender Validity Period would result in forfeiture of the EMD.

5.21. CMRL shall open the Technical Bids on the Due Date of Bid Submission, at the place & time specified in this document and in the presence of the Bidders who choose to attend. CMRL will subsequently examine and evaluate the Technical Bids in accordance with the Eligibility Criteria set out in this RFP document.

5.22. The sealed Financial Bid shall be kept in safe custody of CMRL and shall be opened on a subsequent date after evaluation of eligibility. Financial Bid of only those Bidders, whose submissions are found to fulfill the eligibility criteria as stipulated in chapter-3 above, shall be opened. The offer of Bidder, who does not fulfill the Eligibility criteria, shall be summarily rejected. The time of opening of Financial Bid shall be informed separately to the eligible Bidders and eligible Bidders can be present to witness the opening of the Financial Bid.

5.23 To facilitate evaluation of Bids, CMRL may, at its sole discretion, seek clarifications in writing from any Bidder regarding its Bid.

5.24 Evaluation of Bid: The evaluation and assessment for the selection of the Bidder shall be based on the Bid Variable i.e., the rate of License Fee per month per sq.m quoted by the Bidder. The Technically Eligible Bidder, quoting the highest rate of License fee per sq.m per month in respect BD space shall be the highest Bidder whose

offer shall be evaluated and assessed by CMRL. The bidder quoting below the Reserve price is summarily rejected.

5.25 Tests of responsiveness:

Prior to evaluation of Financial Proposals, CMRL shall determine whether each Financial Proposal is responsive to the requirements of the Bid Document. A Financial Proposal shall be considered responsive only if:

- i. It is received as per the prescribed formats.
- ii. It does not contain any condition or qualification; and
- iii. It is not non-responsive in terms hereof.

CMRL reserves the right to reject any Financial Proposal which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by CMRL in respect of such Bid.

5.26. After evaluation of Bids, Letter of Acceptance (“LOA”) shall be issued, in duplicate, by CMRL to the Selected Bidder and the Selected Bidder shall, within 7 (Seven) days of the receipt of the LOA, sign and return the duplicate copy of the LOA in acknowledgement thereof. In the event the duplicate copy of the LOA duly signed by the Selected Bidder is not received by the stipulated date, CMRL may, unless it consents to extension of time for submission thereof, appropriate the Interest free EMD of such Bidder as Damages on account of failure of the Selected Bidder to unconditionally accept the terms of LOA.

5.27. The Successful Bidder is required to submit Interest Free Security Deposit within 30 (Thirty) days from the date of issuance of Letter of Acceptance. In case the bidder fails to submit Interest Free Security Deposit within 30 days from date of issuance of LOA, penal surcharge payable to CMRL only in the form of Demand Draft of scheduled Bank for late payment of Interest Free Security Deposit shall be applicable as follows:

Days from date of issue of LOA	Rate of penal surcharge per annum
Up to 30 days	NIL
31 st to 45 th day	@ 3% flat on LOA amount

Even After 45 days of issuance of LOA, if Bidder fails to comply with LOA terms & conditions, the LOA may stand cancelled and Earnest Money submitted will be forfeited by “Chennai Metro Rail Limited”. No further request for extension in making payment of LOA amount may be considered. The bidder voluntarily and unequivocally agrees not to seek any claim, compensation, damages or any other consideration whatsoever on this account.

- 5.28** Successful Bidder is required to deposit quarterly Advance Licensee Fee along with the required Interest Free Security Deposit within thirty days (30) of receipt of Letter of Acceptance, failing which Letter of Acceptance shall stand cancelled and amount of interest free EMD shall be forfeited by CMRL. The bidder voluntarily and unequivocally agrees not to seek any claim, compensation, damages or any other consideration, whatsoever on this account.

After acknowledgement of the LOA and deposit of dues as mentioned above, the Selected Bidder shall execute the License Agreement within the period prescribed in RFP document. The Selected Bidder shall not be entitled to seek any deviation, modification or amendment in the License Agreement.

- 5.29.** Notwithstanding anything contained in this Bid document, CMRL reserves the right to accept or reject any Bid offer and to annul the Bidding Process and reject all Bid offers, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reason therefore. In the event that CMRL rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

- 5.30. Confidentiality:** Information relating to the examination, clarification, evaluation, and recommendation for the Bidders shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising CMRL in relation to, or matters arising out of, or concerning the Bidding Process. CMRL shall treat all information, submitted as part of Bid, in confidence and shall require all those who have access to such material to treat the same in confidence. CMRL may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or CMRL or as may be required by law or in connection with any legal process.

CHAPTER 6

6.0 MISCELLANEOUS

- 6.1** The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Chennai shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Bidding Process. During the bidding process no dispute of any type would be entertained. Even in such cases where CMRL asks for additional information from any bidder, the same cannot be adduced as a reason for citing any dispute. All disputes between the successful bidder and CMRL shall be settled as per the Dispute Resolution procedure elaborated in the Draft License Agreement. The courts at Chennai shall have the sole & exclusive jurisdiction to try all the cases arising out of this License agreement.
- 6.2** CMRL, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;
- a)** Suspend and/ or cancel the Bidding Process and/ or amend and/ or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
 - b)** Consult with any Bidder in order to receive clarification or further information;
 - c)** Retain any information and/ or evidence submitted to CMRL by, on behalf of, and/ or in relation to any Bidder; and/ or
 - d)** Independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Bidder.
- 6.3** It shall be deemed that by submitting the Bid, the Bidder agrees and releases CMRL, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the Bidding Process and waives, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

6.4 The RFP and License Agreement are to be taken as mutually explanatory and, unless otherwise expressly provided elsewhere in this RFP, in the event of any conflict between them, the priority shall be in the following order:

a) License Agreement

b) RFP Document;

i.e., the License Agreement shall prevail over RFP Document.

Annexure-1

Details of Built up Bare Shell Shops/ Office Spaces offered at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor- I & II

Sl. No	Name of Metro Station	Area (in Sq.Mtrs)	Level occupied	BD Space code
1	Koyambedu	65	Street	SKO-RS-03
2	Vadapalani	323	Concourse	SVA-RC-01
3	Vadapalani	240	Concourse	SVA-RC-02
4	Vadapalani	261	Concourse	SVA-RC-03
5	Vadapalani	72	Concourse	SVA-RC-04
6	Vadapalani	502	Link Bridge	SVA-RLB-01
7	Ashok Nagar	120	Street	SAN -RS-01
8	Ashok Nagar	230	Street	SAN -RS-02
9	Ashok Nagar	111	Street	SAN -RS-04
10	Ekkattuthangal	40	Street	SSI-RS-01
11	Ekkattuthangal	88	Street	SSI-RS-02
12	St Thomas Mount	48	Street	SMM-RS-01
13	St Thomas Mount	76	Concourse	SMM-RC-01
14	St Thomas Mount	60	Concourse	SMM-RC-02
15	Little Mount	60	Link Bridge	SLI-RLB-01
16	Guindy	120	Concourse	SGU-RS-01
17	Nanganallur Road	39	Street	SOT-RS-01
18	Nanganallur Road	33	Street	SOT-RS-02
19	Nanganallur Road	36	Concourse	SOT-RC-01
20	Meenambakkam	73	Platform	SME-RP-01

Note-1: Areas indicated above are approximate. Actual area measured at the time of handing over of the area shall be final. If there is any variation in area the License Fees shall be charged for actual area handed over.

Note-2: All Shops/ Office Spaces offered on license basis are on “as is where is basis”.

Note-3: All Shops/ Office Spaces can be utilized for any activity except the activities

specified in banned list as per Annexure-10.

Note-4: Bidders who propose to download and use this Bid document are required to collect the location plans for the above Shops/ Office Spaces from the office of the GM/P&BD, CMRL, Admin Building, CMRL Depot, Poonamallee High Road, Koyambedu, Chennai – 600 107., between 10:00 hrs to 17:00 hrs on all working days, free of cost on production of identity proof and authority letter of the Bidder. The plans are to be duly signed and submitted along with the Bid.

Letter Comprising the RFP Bid

(On Official letterhead of the Bidder)

No:

Dated:

General Manager/P&BD

Admin Building, CMRL Depot,

Poonamallee High Road,

Koyambedu, Chennai – 600107.

Tamil Nadu

Sub: RFP bid for Licensing Rights of Built Shops/ Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor- I & II.

Sir,

With reference to above subject, I/we, having examined the Bidding Documents and understood their contents, hereby submit my/our Bid for the aforesaid Licensing Rights for commercial activities in built up Bare Shell Shops/ Office Spaces on fixed License Fees basis at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor- I & II. The Bid is unconditional and unqualified.

1. I/ We acknowledge that CMRL shall be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Licensee for the aforesaid subject, and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
2. This statement is made for the express purpose of our selection as Licensee for the aforesaid subject. I/ We shall make available to CMRL any additional information it may find necessary or require to supplement or authenticate the Bid.
3. I/ We acknowledge the right of CMRL to reject our Bid without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

4. I/ We declare that:
- (a) I/ We have examined and have no reservations to the Bidding Documents, including Addendum/ Corrigendum, if any, issued by CMRL; and
 - (b) I/ We do not have any conflict of interest in accordance with provisions of the RFP document; and
 - (c) I/ We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as stipulated in the RFP document, in respect of any Bid or request for proposal issued by or any agreement entered into with CMRL; and
 - (d) I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of the RFP, no person acting for us or on our behalf has engaged or shall engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
 - (e) The undertakings given by me/us along with the Application in response to the RFP for the above subject were true and correct as on the date of making the RFP Application and are also true and correct as on the Bid Due Date and I/we shall continue to abide by them.
 - (f) I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the above subject, without incurring any liability to the Bidders, in accordance with provisions of the RFP document.
 - (g) I/ We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by CMRL in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the above mentioned subject License Agreement and the terms and implementation thereof.
 - (h) In the event of my/ our being declared as the Selected Bidder, I/we agree to enter into a License Agreement in accordance with the draft that has been provided to me/ us prior to the Bid Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
 - (i) I/ We have studied all the Bidding Documents carefully and also surveyed the CMRL Shops/ Office Spaces. We understand that except to the extent as expressly set-forth in the License Agreement, we shall have no claim, right or title arising out of any

documents or information provided to us by CMRL or in respect of any matter arising out of or relating to the Bidding Process including the award of License Agreement.

- (j) I/ We offer due Interest free EMD to CMRL in accordance with the RFP Document. The documents accompanying the Bid, as specified in RFP, have been submitted in a separate envelope and marked as “Enclosures of the Bid”.
- (k) I/ We agree and understand that the Bid is subject to the provisions of the Bidding Documents. In no case, I/we shall have any claim or right of whatsoever nature if the licensing rights as mentioned in above subject are not awarded to me/us or our Bid is not opened or rejected.
- (l) The financial offer has been quoted by me/us after taking into consideration all the terms and conditions stated in the RFP, draft License Agreement, addenda /corrigenda, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the project cost and implementation of the project.
- (m) I/ We agree and undertake to abide by all the terms and conditions of the RFP document.
- (n) I/We agree and undertake to be jointly and severally liable for all the obligations of the Licensee under the License Agreement for the License period in accordance with the Agreement. To comply with all applicable laws, regulations including labour laws and indemnify CMRL fully against any issues arising out of noncompliance of applicable laws.
- (o) I/ We shall keep this offer valid for 180 (one hundred and eighty) days from the Bid Due Date specified in the RFP.
- (p) The EMD DD(s) are being enclosed as per the following details:

S.no	BD Space Code	EMD DD No. & Date	EMD details	EMD amount

- (q) I/ We hereby submit bid documents i.e. RFP documents and Draft License Agreement duly signed on each page as token of unconditional acceptance of all terms and conditions set out herewith.

(Following declaration is to be submitted only by the Bidders who have downloaded the RFP document from CMRL's website)

I / We declare that the submitted RFP documents are same as available on CMRL's website. I / We have not made any modification / corrections / additions etc. in the RFP Documents. I / We have checked that no page is missing and all pages are legible and indelible. I / We have properly bound the RFP Documents. In case at any stage, it is found that there is any difference in the downloaded RFP Documents from the original RFP Documents available at CMRL's website, CMRL shall have the absolute right to reject my/ our bid or terminate the license agreement after issue of Letter of Acceptance, without any prejudice to take any other action as specified for material breach of conditions of Bid/ License Agreement.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the RFP document.

Yours

(Signature, name and designation of the Authorised signatory)

Name and seal of Bidder/Lead Member

Date:

Place:

General Information of the Bidder

1.
 - a. Name:
 - b. Address of the corporate headquarters :
 - c. Address of its branch office(s) in India:
 - d. PAN & GST details (Copy to be attached):
2. Details of individual(s) who shall serve as the point of contact/ communication for CMRL within the Company:
 - a. Name
 - b. Designation
 - c. Company
 - d. Address
 - e. Telephone Number
 - f. Fax Number
 - g. E-Mail
3. In case of Consortium/JV:
 - a. The information above (1 & 2) shall be provided for all the members of the consortium.
 - b. Information regarding role of each member :

S. No.	Name of Member	Proportion of Equity to be held in the Consortium	Role*
1			
2			
3			

* *Specify whether Lead Member / Ordinary Member*

Signature

(Name of the Authorised Signatory)

For and on behalf of (Name of the Bidder) Designation

Place:

Date:

Annexure-4

Certificate of Statutory Auditor with regard to Eligibility of the Bidder

(On the Letterhead of the Statutory Auditor)

We have verified the relevant statutory and other records of M/s [Name of Bidder], and certify that the Gross Annual turnover of M/s (Name of the Applicant) from the Business of alone in the last 3 completed financial years is Rs. -----.

Year wise details of Gross Annual Turnover from the business of alone are as under:

Name of Bidder or member of JV/CONSORTIUM	Turnover		
	2014-15	2015-16	2016-17
Name of Bidder or member(1) of JV/CONSORTIUM			
Name of Bidder or member(2) of JV/CONSORTIUM			
Name of Bidder or member(3) of JV/CONSORTIUM			
TOTAL			

(i) Turnover as brought out in the audited annual financial results is to be indicated in above table and certified by the statutory auditor of the applicants.

(ii) Gross Annual Turnover from business of for each member of JV or CONSORTIUM shall be indicated separately without consideration of ratio of participation in the current tender.

Name & address of Applicant's Bankers:

**Signature and Seal of the Statutory
Auditor clearly indicating his/her
membership number**

Power of Attorney of Bidder

Know all men by these presents, We (name and address of the registered office) do hereby constitute, appoint & authorize Mr./Ms._____ (name and residential address) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid, including signing and submission of all documents and providing information / responses to CMRL, representing us in all matters before CMRL, and generally dealing with CMRL in all matters in connection with our Bid.

We hereby agree to have deemed ratified all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

(Signature)

(Name, Title and Address) of the Attorney

For

Accepted

Note:

- 1. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the 30 fulfillment(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.*
- 2. It should be on non-judicial stamp paper of Rs.100/- at least duly notarized with supported by copy of Board of Resolution passed for this purpose only in case of company.*

A. Financial Proposal Submission Form (Cover 3)

Date

To

The General Manager (P&BD).

Chennai Metro Rail Limited (CMRL)

Admin Building, CMRL Depot,

Poonamallee High Road,

Koyambedu, Chennai – 600107.

Dear Sirs:

We, the undersigned, pleased to provide our financial proposal for RFP for Licensing of Built up Bare Shell Shops/ Office Space with code(s) _____ for _____ Elevated Metro station:

In accordance with your Invitation for tender dated----- [Insert Date] and our Technical Proposal, our attached Financial Proposal is for the sum of ----- [Insert amount(s) in words and figures]. This amount is exclusive of all the taxes, cess duties and levies and detailed breakup is given below

Our Financial Proposal shall be binding upon us subject to the modifications resulting from Contract negotiations, up to expiration of the validity period of the Proposal.

No Commissions and gratuities paid or to be paid by us to agents relating to this Proposal and Contract execution.

We understand you are not bound to accept any Proposal you receive. We remain,

Yours sincerely,

Authorized Signature [In full and initials]: _____

Name and Title of Authorised Signatory: _____

Name of Firm/ Agency: _____

Address:

Bid Form

(To be submitted by the Bidder on his Letterhead)

Name of the Bid: Bid for Licensing of Built up Bare Shell Shops/ Office Space at metro station.

Period of License: Ten (10) years.

I/ We hereby submit our Financial Bid for the captioned Bid. If the License is awarded to me/us,

I/ We agree to make the following payments to CMRL as per terms and conditions set forth in the Request for Proposal (RFP) Document.

Sl. No	Name of Metro Station	BD Space Code	Location	Area (Sq.m) [A]	Reserve Price (per Sq.m per Month in Rs) [B]	Licensee Fee (per Sq.m per Month in Rs) [B]	Total Amount (per Month in Rs) C=A x B]
1	Koyambedu	SKO-RS-03	Street	65	345		
2	Vadapalani	SVA-RC-01	Concourse	323	632		
3		SVA-RC-02	Concourse	240	632		
4		SVA-RC-03	Concourse	261	632		
5		SVA-RC-04	Concourse	72	632		
6		SVA-RLB-01	Link Bridge	502	632		
7		Ashok Nagar	SAN -RS-01	Street	120	506	
8	SAN -RS-02		Street	230	506		
9	SAN -RS-04		Street	111	506		
10	Ekkattuthangal	SSI-RS-01	Street	40	567		
11		SSI-RS-02	Street	88	567		
12	St. Thomas Mount	SMM-RS-01	Street	48	351		
13		SMM-RC-01	Concourse	76	351		
14		SMM-RC-02	Concourse	60	351		
15	Little mount	SLI-RLB-01	Link Bridge	60	753		
16	Guindy	SGU-RS-01	Concourse	120	551		
17	Nanganallur Road	SOT-RS-01	Street	39	553		
18		SOT-RS-02	Street	33	553		
19		SOT-RC-01	Concourse	36	553		
20	Meenambakkam	SME-RP-01	Platform	73	523		

**License fee will be escalated at 20% for every 3 years of the previous year license fee.*

Consortium Agreement/Memorandum of Understanding

This Consortium Agreement/Memorandum of Agreement is executed at Chennai on this _____ day of, 2018.

BETWEEN

Mr. R/o OR M/s. _____, a Company incorporated under the Companies Act, 1956/2013 and having its Registered Office at _____ acting through its duly authorized by a resolution of the Board of Directors dated _____ (hereinafter referred to as the 'LEAD MEMBER' which expression unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest, legal representatives, administrators, nominees and assigns) of the ONE Part;

AND

Mr. R/o OR M/s _____, a Company incorporated under the Companies Act, 1956/2013 and having its Registered Office at _____ and _____, acting through its duly authorized by a resolution of the Board of Directors dated _____, (hereinafter referred to as the ('Participant member') which expression unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest, legal representatives, administrators, nominees and assigns) of the OTHER/SECOND PART

AND

Mr. R/o OR M/s _____, a Company incorporated under the Companies Act, 1956/2013 and having its Registered Office at _____ and acting through its Registered Office at _____ duly authorized by a resolution of the Board of Directors dated _____ (hereinafter referred to as the ('Participant member') which expression unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest, legal representatives, administrators, nominees and assigns) of the THIRD PART]

Whereas Chennai Metro Rail Limited (hereinafter referred to as 'CMRL') has invited Bids for the "Licensing of Built-up-Shops/ Office Spaces & bare Spaces at 9 Elevated Metro Stations: Little Mount, Guindy, Nanganallur Road, Meenambakkam, St. Thomas Mount, Ekkattuthangal, Koyambedu, Vadapalani, & Ashok Nagar along Corridor I & II" in terms of the Bid documents issued for the said purpose and the eligibility conditions required that the Bidders bidding for the same should meet the conditions stipulated by CMRL for participating in the bid by the Consortium for which the Bid has been floated by CMRL.

AND WHEREAS in terms of the bid documents all the parties jointly satisfy the eligibility criteria laid down for a bidder for participating in the bid process by forming a Consortium between themselves.

AND WHEREAS all the parties hereto have discussed and agreed to form a Consortium for participating in the aforesaid bid and have decided to reduce the agreed terms to writing.

NOW THIS CONSORTIUM AGREEMENT/MEMORANDUM OF AGREEMENT HEREBY WITNESSES:

1. That in the premises contained herein the Lead Member and the Participant Member having decided to pool their technical know-how, working experiences and financial resources, have formed themselves into a Consortium to participate in the Bid process for "Licensing of Built-up-Shops/ Office Spaces & bare Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II" in terms of the Bid invited by Chennai Metro Rail Limited., (CMRL).
2. That all the members of the Consortium have represented and assured each other that they shall abide by and be bound by the terms and conditions stipulated by CMRL for awarding the Bid to the Consortium so that the Consortium may take up the aforesaid "Shops/ Office Spaces & bare Spaces". "Shops/ Office Spaces & bare Spaces" in case the Consortium turns out to be the successful bidder in the bid being invited by CMRL for the said purpose.
3. That all the members of the Consortium have satisfied themselves that by pooling their technical know-how and technical and financial resources, the Consortium fulfills the

pre-qualification/eligibility criteria stipulated for a bidder, to participate in the bid for the said Bid process for “Licensing of Built-up-Shops/ Office Space at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II”.

4. That the Consortium have agreed to nominate any one of, _____ and as the common representative who shall be authorized to represent the Consortium for all intents and purposes for dealing with the Government and for submitting the bid as well as doing all other acts and things necessary for submission of bid documents such as Bid Application Form etc., Mandatory Information, Financial Bid. etc. and such other documents as may be necessary for this purpose.
5. That the shareholding of the members of the Consortium for this specified purpose shall be as follows:
 - (i) The Lead Member shall have percent (___%) of shareholding with reference to the Consortium for this specified license agreement.
 - (ii) The Participant Member shall have (___%) of shareholding with reference to the Consortium for this specified license agreement.
6. That in case to meet the requirements of bid documents or any other stipulations of CMRL, it becomes necessary to execute and record any other documents amongst the members of the Consortium, they undertake to do the needful and to participate in the same for the purpose of the said project.
7. That it is clarified by and between the members of the Consortium that execution to this Consortium Agreement/Memorandum of Agreement by the members of the Consortium does not constitute any type of partnership for the purposes of provisions of the Indian Partnership Act and that the members of the Consortium shall otherwise be free to carry on their independent business or commercial activities for their own respective benefits under their own respective names and styles. This Consortium Agreement is limited in its operation to the specified project.
8. That the Members of the Consortium undertake to specify their respective roles and responsibilities for the purposes of implementation of this Consortium Agreement and the said project if awarded to the Consortium in the Memorandum to meet the requirements and stipulations of CMRL.

IN FAITH AND TESTIMONY WHEREOF THE PARTIES HERETO HAVE SIGNED THESE PRESENTS ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN.

Enclosure: Board resolution of each of the Consortium Members authorizing:

- (i) Execution of the Consortium Agreement, and
- (ii) Appointing the authorized signatory for such purpose.

Affidavit (Duly Notarized)

(To be given single bidder / separately by each consortium member on Stamp Paper of Rs. 100)

I, S/o., resident of the(Insert designation) of the (Insert name of the single bidder/consortium member if a consortium), do solemnly affirm and state as follows:

1. I say that I am the authorised signatory of (insert name of company/ consortium member) (hereinafter referred to as “Bidder/Consortium Member”) and I am duly authorised by the Board of Directors of the Bidder/Consortium Member to swear and depose this Affidavit on behalf of the bidder/consortium member.
2. I say that I have submitted information with respect to our eligibility for Chennai Metro Rail Limited (hereinafter referred to as “CMRL”) Request For Proposal (‘RFP’) for licensing of built up Bare Shell Shops/ Office Spaces (hereinafter referred to as “Shops/ Office Spaces”) at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam along Corridor I & II and I further state that all the said information submitted by us is accurate, true and correct and is based on our records available with us.
3. I say that, we hereby also authorize and request any bank, authority, person or firm to furnish any information, which may be requested by CMRL to verify our credentials/ information provided by us under this Bid and as may be deemed necessary by CMRL.
4. I say that if any point of time including the License period, in case CMRL requests any further/ additional information regarding our financial and/or technical capabilities, or any other relevant information, we shall promptly and immediately make available such information accurately and correctly to the satisfaction of CMRL.
5. I say that, we fully acknowledge and understand that furnishing of any false or misleading information by us in our RFP shall entitle us to be disqualified from the tendering process for the said project. The costs and risks for such disqualification shall be entirely borne by us.
6. I state that all the terms and conditions of the Request for Proposal (RFP) Document have been duly complied with.

DEPONENT

VERIFICATION:-

I, the above named deponent, do verify that the contents of paragraphs 1 to 6 of this affidavit are true and correct to my knowledge. No part of it is false and nothing material has been concealed. Verified at _____ (place), on this the _____ day of 2018.

DEPONENT

Undertaking for Responsibility

On Rs. 100/- stamp paper duly notarized.

As a lead member of the consortium of ____ companies – namely (Complete name with address) jointly & severely undertake the responsibility in regards to the license agreement with CMRL in respect of Licensing of Built-up-Shops/ Office Spaces:-

1. That, We solely undertake that (Name of the Company/ consortium member) shall conduct all transactions/ correspondences and any other activity in connection with License agreement pertaining to Built up Bare Shell Shops/ Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam with CMRL.
2. That, all consortium members are jointly or severely responsible for all commitments/ liabilities/ dues etc to CMRL.
3. That, we further confirm that, the stake holding of lead member- (Name of the company/ consortium member) shall always remain more than 51% and we, all consortium members, insure that there shall be no change in the stake holding of all parties during license period of license agreement.
4. We also confirm that our consortium was made on Dt. _____ for seeking, licensing rights of CMRL Shops/ Office Spaces at 9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road & Meenambakkam and in support of which a copy of our Board Resolution is attached with this Undertaking.

(Authorised / CEO of all ____ consortium members to sign on undertaking with witness signatures)

Witness 1. _____

LIST OF USAGES BANNED/ NEGATIVE LIST

1. Any product / Service the sale of which is unlawful /illegal or deemed unlawful under any Indian act or legislation.
2. Any product the storage and sale of which may lead to or be considered as a fire hazard; such as fire crackers, industrial explosives, chemicals etc.
3. Sale of open liquor and alcohol based drinks or beverages.
4. Sale of tobacco and tobacco products.
5. Use of plastic bags/ Articles is prohibited.
6. Coal/ Gas based cooking strictly prohibited.
7. Advertisement at any location and in any format.
8. ATM's.

Rules and Guidelines for Release of Electric Power (9 Elevated Metro Stations: Koyambedu, Vadapalani, Ashok Nagar, Ekkattuthangal, St. Thomas Mount, Little Mount, Guindy, Nanganallur Road and Meenambakkam)

1. Electric power required for commercial activity within footprint of metro station is required to be sourced from existing available source of CMRL at stations. Availing power supply from outside agencies in CMRL is not permitted. The disbursement of power at different stations shall be dealt with individually under separate connections.
2. The power supply connection released for commercial activity shall be from the available CMRL power network, which is reliable having adequate redundancy.
3. Licensee may provide split ACs at his own cost conforming to detailed specifications attached as Annexure-11A. However, if the Licensee requires to provide any other type of AC system such as VRV, Central Plant, etc., the same shall be provided with prior approval of CMRL.
 - a) Electric Power available at low voltage switch gear room in one of the feeder at Main Panel. Internal distribution with metering arrangement to be done Licensee with approval from CMRL.
 - b) CMRL provides power supply and the actual consumption charges to be paid to CMRL based on rates prescribed by the TANGEDCO on time to time basis.
4. Supplying and laying including end termination of suitable size (rating suitable for allowable electric load) LT FRLS cable (from source to nearest point) as per standard specifications.
5. At the end of the contract (pre-mature surrender/termination, natural completion, etc.) all cable, electric meter, connected software, etc. shall be sole property of CMRL. The Licensee voluntarily and unequivocally agrees not to seek any claim, damage, compensation or any other consideration whatsoever on account of time and costs associated, in making provision of electricity.
6. Power Supply will be given after ensuring all safety compliance and completion of electrical and fire safety works in leased premises in all respect.
7. During tenure of temporary power supply Rs.500/- per week per KW or part thereof shall be charged over and above applicable tariffs.

Specification of Air Conditioner

Split type air conditioners conforming to IS:1391(Part-2)-1992 with amendment No.1 fitted with hermetically sealed air compressor operating on refrigerant R-22 suitable for wall mounting and conforming to following specifications. Split AC shall be preferably five star rated. Approved makes are Hitachi / O-general / Daikin / Carrier.

General Technical Requirements

1. Air conditioners shall be suitable for 230V, 50 Hz single phase AC supply, capable of performing the functions as Cooling, Dehumidifying, Air circulating and Filtering.
2. The air conditioners shall be fitted with hermetically sealed type suction cooled reciprocating or discharge cooled rotary compressor (as applicable), compressor unit operating on Refrigerant R-22 with suitable rated capacitor start electric motor. It shall be equipped with overload protection. These shall be mounted on resilient mountings for quiet operation. The compressor shall conform to IS:10617 part (1)-1983 (amendment 1 & 2). Rotary compressor shall be covered by manufacturers test certificate.
3. The air conditioners shall be complete with automatic temperature control and cut - in and cut-out etc. for temperature range 16 degrees to 30 deg. C. The differential of the thermostat for cut-in and cut-out shall not be greater than +/- 1.75 deg. C. The Air conditioners may either be provided with adjustable step less type mechanical thermostat or electronic thermostat as per IS:11338:1985.
4. The filter pads provided shall be washable.
5. The cabinet of the evaporator unit and condensing unit shall be made from galvanized steel sheet of 1.0mm thick with galvanized coating thickness of 120 gm / sq. mtr and shall be provided with stiffness for robust construction and shall have rounded corners, steel parts/front panel etc. shall have stove-enameled finish preceded by undercoat of anti-corrosive primer paint phosphate and through cleaning of the surface. Alternate methods of corrosion protection like plastic powder coating, electrostatic paintings are also acceptable in lieu of stove enameled finish.
6. Overall power factor of the unit shall be at least 0.85 at capacity rating test conditions.
7. Maximum power consumption of the split air conditioners shall be at capacity rating test conditions.
8. Galvanized sheet shall conform to IS: 277/2003.

9. Standard evaluation of cooling capacity shall be done by connecting indoor and outdoor units with piping of 5 meters Length with six bends of standard radius. Connecting copper tubing shall have dimensions suitable for the compressors offered with model.
10. Refrigerant used shall be Freon-22.
11. Inbuilt protection in IDU against electrical faults shall be provided. Compressor current shall not flow through Indoor units.
12. The indoor units made of ABS/HIPS shall be of flame retardant and impact resistant life. ABS/HIPS indoor unit cabinet shall pass inflammability test requirement for Grade V-O as per UL-94. For impact resistance the unit duly packed, when dropped from a height of 1 Mtr. shall show no damage.
13. Display shall be LED/LCD and provided on indoor unit or on Handset or on both. These displays shall be selectable.
14. Remote control (Cordless) shall be provided with one On/Off timer, selecting Fan speed (Three speeds) and setting up of temperature.
15. Outdoor units noise level to be within 70+/-5db at 1 meters distance.
16. Layout plan of locating outdoor and indoor AC units with interconnecting copper pipes to be submitted to CMRL for approval.
17. Proper barricading of Outdoor units should be provided so that it will not cause any inconvenience to commuters.
18. Responsibility of safeguarding indoor, outdoor units with copper refrigerant pipes lies with Licensee and CMRL is not responsible for any damage/ theft of the same.
19. The condensate drains from various indoor units to be properly interconnected to reach the station main drain such that it doesn't litter around station premises.
20. The Licensee to make good of the walls while breaking for any installation of copper/ drain pipes.
21. Installation of pipes, Insulation and cables beyond 6.0 Meters, if required:
 - i. Suction line copper pipe of 0.70mm thickness.
 - ii. Liquid line copper pipe of 0.70mm thickness.
 - iii. Expanded polyethylene foam or other suitable insulation tubing for suction line

- copper pipe.
 - iv. Drain pipe (15mm dia flexible PVC pipe).
 - v. Suitable capacity 2 core PVC insulated copper wire 2.5mm to electrically connect both the units with each other.
22. Installation: Location of ODU is to be finalized after approval from CMRL. The installation at site shall comprise the following work:
- i. Mounting/Fitting indoor & outdoor units at the respective locations.
 - ii. Laying refrigerant piping and connecting both the units after drilling hole/holes in the wall, if required. The thickness of the copper tubing shall not be less than 0.70mm.
 - iii. Insulating the suction pipe with expanded polyethylene foam 5mm tubing or other suitable.
 - iv. Laying 15mm drain pipe to throw out the condensate water being formed in the indoor unit and connecting it to station drain.
 - v. Leak testing the entire system.
 - vi. Charging Refrigerant gas in the unit.
 - vii. Suitable electric wiring between indoor and outdoor, up to switch AT location of indoor unit. Switch/Socket/Plug is also included.

SPECIFICATIONS FOR ELECTRICAL WORKS

1. Licensee is required to prepare all the plans/drawings for Electrical & Fire work to be carried by them and obtain prior approval of CMRL before execution. The work is required to be executed as per IE rules and through a licensed Sub Contractor. All costs associated with provision of electricity will be borne solely by the Licensee. The Licensee hereby voluntarily and unequivocally agrees not to seek any claim, damages, compensation or any other consideration whatsoever on account of time and cost associated in making provision of electricity.
2. For Elevated station load up to 10 KVA shall be given in single phase & in case of underground stations load up to 5KVA shall be given. Load above this shall only be given in three phase. License is required to balance load at his end so that no unbalancing occurs at CMRL end.
3. Cables up to 6 Sq.mm. will be of Copper conductor and above 6 Sq.mm. Aluminum conductors may be used. However in case of underground station, use of Aluminum conductor cable is not allowed. Cables for single phase shall be three core, with one core as earth. For three phase load four core cables along with separate 2 nos. of 8 SWG GI wires shall be used for earthing. For underground stations, 2 separate earth wire of 8 SWG copper conductors shall be used.
4. For elevated stations all wires shall be FRLS. Cables shall be armoured, XLPE, FRLS. In case of Underground stations all wires and cables shall be armoured, XLPE FRLSZH and conform to NFPA-70, BS-6724 and BS-6724.
5. The meter box along with MCB & ELCB will be metallic and without any holes. DP MCB & ELCB is required for single phase supply. TPN MCB and ELCB is required in case of three phase. ELCB, cables, MCB rating for main connection shall be as per table-E-1.
6. Use of any PVC material is not permitted in the underground stations.
7. Licensee will provide their proposed protection philosophy with proper discrimination with upstream breaker and seek approval from CMRL.
8. Specification for all materials / works must follow the standards, codes and specifications as used by CMRL in the E&M works. If any item/ equipment/ work is not covered in standards, codes and specifications of CMRL, then the same has to be procured / installed from reputed manufacturer/ make in line with relevant IS/IEC standard with prior

approval of CMRL.

9. In case, the Licensee draws power more than the sanctioned load, electricity connection may be disconnected. The electricity connection will be restored on first occasion only when Licensee pays necessary penalty as per TANGEDCO norms and removes excess load. On the subsequent occasion, CMRL reserves the rights to revoke the license and forfeited the interest free security deposit.
10. Only Galvanized Cable tray, Conduit, Cable Ladder shall be allowed.
11. Internal wiring of luminaries (Light Fittings) and Signage in signage's panel shall also be FRLSZH in case of UG stations.
12. All Plastic accessories used in luminaries shall be non-flammable material, meeting all the NFPA requirements, preferable by UV and shall be suitable for application at UG station conforming to UL – 94 standards on flammability of material.

Fire Safety Requirements

Bare Space: This category includes ATMs, Retails Outlet provided as bare space for a maximum area of 100 Sq m. Under this category, only fire Extinguishers are required is detailed in below in Table-1

Table -1

Type & Specification: BIS approved stored pressure extinguisher as per IS 15683:2006 and of type 'A', 'BC' or 'ABC' conforming to risk protection as per IS 2190:1992. (Kg and Liters can be converted in same ratio i.e. 5Kg = 9 Liters)

Extinguishing medium inside extinguishers must be of their respective approved IS specification and of capacity:-

AREA

Up to 10 sq. m.	Above 10 sq. m. and below 50 sq. m.	Above 50 sq. m. and below 100 sq. m.
One Fire Extinguisher of 2 KG capacity	One Fire extinguisher of 4 KG capacity	Two Fire extinguishers, one of 5 KG and another of 9 Liters Water Type

The existing shops up to an area of 250 sqm. are integrated design part of a Metro Station. In addition to other Fire Safety measures each shop is to be provided with Fire Extinguisher as per Table-1.

For Shops of area above 100 sqm. and less than 250 sqm, fire Extinguishers of capacity 10 KG and another of 18 Liters Water, these should be distributed in at least four units at two places remote to each other.

For bigger spaces, licensee is required to obtain details of recommended suppression and detection system from CMRL in the beginning.

PLANS OF BUILT UP BARE SHELL SHOPS/ OFFICE SPACES FROM KOYAMBEDU, VADAPALANI, ASHOK NAGAR, EKKATTUTHANGAL, ST. THOMAS MOUNT, LITTLE MOUNT, GUINDY, NANGANALLUR ROAD AND MEENAMBAKKAM.

Note: The location plans have not been uploaded on web site due to security concerns. However, location plan shall be part of the Bid document if the same is purchased from the CMRL and if the Bidders desires to submit their Bid after downloading the Bid Document from the website of CMRL, they may collect the location plans for the Built up Bare Shell Shops/ Office Spaces and bare Spaces from the office of the General Manager (P&BD), CMRL, Admin Building, CMRL Depot, Poonammallae High Road, Koyambedu, Chennai – 600107, between 10:00 hrs. to 17:00 hrs. On all working days, free of cost on production of identity proof and authority letter of the Bidder. The duly signed location plans issued from CMRL shall be submitted along with Bid.

UNDERTAKING FOR DOWNLOADED TENDER DOCUMENT

We here by confirm that, we have downloaded / read the complete set of tender documents /addendum/clarifications along with the set of enclosures hosted on CMRL website of www.chennaiMetroRail.org. We confirm that we have gone through the Tender Documents, addendums and clarifications for this work placed up to the date of opening of bids on the CMRL website www.chennaiMetroRail.org. We confirm our unconditional acceptance for the same and have considered for these in the submission of our financial bid. We/I hereby give our acceptance to all the terms and conditions of the Tender Document as well as the draft licensee agreement.

Company Name _____

Name _____

Signature _____ Date: _____

Postal Address _____

E-Mail ID _____

Phone _____ FAX _____

Company Seal:

Annexure-14

Undertaking for not being banned for business by any Govt. Organisation / PSU / etc.

(On official letter head of the company)

I/We hereby declare, confirm and undertake that:

“As on date of Tender submission (i) CMRL/MOUD/Tamil Nadu - Govt. has not banned business with me/us or (ii) Any Central/state Government department/PSU/Other Government entity or local body have not banned business with us which is applicable to all ministries (approved by the committee of economic secretaries, Ministry of Commerce)”.

STAMP & SIGNATURE OF AUTHORISED SIGNATORY

Note:

1. In case of JV/Consortium, the undertaking shall be submitted by each member of the JV/Consortium.
2. The undertaking shall be signed by authorized signatory of the bidder or constituent member in case of JV/Consortium.