

**CHENNAI METRO RAIL LIMITED**

(A Joint Venture of Govt. of India & Govt. of Tamilnadu)

Tender for Licensing of Built-up Bare Shell Shops / Office Spaces at 8 Elevated Metro Stations along Corridor I & II of Phase 1

Tender Reference: BD/RSS/RFP/03 & BD/RSS/DLA/03  
**PRE-BID QUERIES RECEIVED AND CMRL's REPLY**

**Pre-bid meeting dated 27/03/2018**

S.No	Name of the Person	Queries / Suggestions raised	CMRL Reply
1	Mr. N. Abdul Salam Director, Savoury Seashell	<b>Ashok Nagar (Size:230 Sq. Mt):</b> 1. In the space provided to us we would like to put glass partitions in the front hence we need permission to alter the wall with glass window and doors. By doing so the restaurant will have a best Look.	May be permitted at licensee cost subject to technical feasibility. Any works carried out in this regard will have to be done under the direct supervision of CMRL Civil wing. All approvals in this regard needs to be taken by the licensee in writing from CMRL Civil wing prior to start of any such works.
		2. There is a gate aside the bus stand which is so small, people have difficulty in accessing it and the visibility is also less. We Kindly request you to permit us to make the gate little bigger.	There is another gate very close to bus stop may be utilized for access. However, this may also be examined and any alteration / changes to the gate should be done at licensee cost using similar material with the prior written permission of CMRL Civil wing.
		3. We need permission to install our signage over the boundary area near the door.	Based on operational feasibility and site conditions CMRL may approve signages at your licensed premises, subject to feasibility, signages may be permitted at boundary also, subject to

			size being determined by CMRL.
		4. We need a small space to set up our pantry area since the space provided to us will only be sufficient to setup our restaurant.	As per tender terms and Conditions.
		5. We need the details of supply of water, electricity, drainage system and civil work related and its cost.	As per tender terms and Conditions.
		6. Another major thing is half of our food products are cooked using charcoal and gas, rest we can do it with electric Oven. Hence we need permission to use gas cylinder and charcoal oven. This will give better taste to our food. We can maintain the originality of the dishes.	May be examined subject to Technical and Operational feasibility. However, if approved all Fire related approvals as per extent laws / rules needs to be obtained by Licensee at his own cost. DFRS approval is also to be obtained by the Licensee. All such works are to be done with prior approval and supervision of CMRL Operation, Fire Officer and Safety Officer.
		7. This is small requirement if possible can we shift the bus stand little further.	Not in purview of CMRL.
		<b>Vadapalani (Size: 323 Sq. Mt)</b> 8. In this site our major difficulty is we are located right near to Gate no2 which is not being used at the moment. Since our restaurant is located inside the building in the 1st floor only people who will have access to the metro station can only use our restaurant. Our request is if you can make a door access in the wall near to inside lift (lift to link bridge) and near gate no2 and give us permission to access through	May be permitted at licensee cost subject to technical feasibility. Any works carried out in this regard will have to be done under the direct supervision of CMRL Civil wing. All approvals in this regard needs to be taken by the licensee in writing from CMRL Civil wing prior to start at any such work. CMRL engaged one security staff for security checks and cost of CMRL engaged employee to borne by Licensee if required.

	Gate no2 then common people also can come to our restaurant using Gate no2.	
	9. Since we are implementing the above point we will have a good crowd and for that we will be requiring a parking space in the near by area. Hence we Kindly request you to give the parking area near the Gate no2. Or do you have a tie-up with Forum mall for parking, if so Kindly let us know the details.	Vadapalani metro station has parking facility (Two wheeler) may be utilized as per tender terms and conditions.
	10. We also need the details of supply of water, electricity, drainage system and civil work related and its cost.	As per tender terms and Conditions.
	<b>Common Details:</b> 11. If all the agreement work is completed, the charges for rent when it will start, because we need time to setup the restaurant and complete the renovation work and during the period we will not have any sales.	Kindly refer RFP Clause 2.5 & 4.1 and DLA Clause 3.1
	12. Do we have Generator backup on both the sites?	No.
	13. We will be requiring space for wash area and space for building toilets	Subject to Technical Feasibility and after prior written approval of CMRL Civil team, the same may be permitted within your space. You can alter for your requirements without any effect / damage to CMRL structures. It may be noted all such works will have to be done under CMRL Civil wing supervision.
	14. In the renewal clause it is mentioned that rent will be increased by 20% on completion of every succeeding 3 years, we kindly request you consider the percentage of	As per tender terms and Conditions.

		hike from 20% to 15%.	
2	Mr. A.K Srinivasan TN-Marketing, MedPlus Pharmacy	1. Can you Provide the 3 Phase electricity load about 5KW	Yes. Indicate your electrical load in the time of plan submission.
		2. Can you provide the space for Sign Board in and around the Premises and also Street side Board	Based on technical feasibility and site conditions CMRL may approve signage's with restricted sizes. The size & location of signage determined by CMRL will be final and binding.
		3. Can you provide the minimum parking space? Without any Fees.	No. As per tender terms and Conditions
		4. Normally the commercial term of Rental Enhancement is 15% at every 3 Years. Is any consideration possible?	As per tender terms and Conditions.
		5. Security deposit is 10 month of rental period	As per tender terms and Conditions.
		6. Can you provide the Air conditioner installation provisions ( AC outdoor Fixing )	Subject to technical feasibility the placement of AC outdoor unit will be at station building roof-top installed by licensee. Kindly refer RFP Clause 4.4
		7. Any Fire alarm provisions	As per tender terms and conditions. Internal fire safety measure as per norms / fire department rules, etc. must be done by Licensee.
		8. Can you provide the PROPERTY TAX RECEIPT copy for the rental premises? ( It is must for Drug License )	Not applicable.
		9. Vadapalani Bare shell shop having around 323 Sq.meter. Can you provide part of that shop. That means 30-50 Sq.m for Medplus Pharmacy	As per tender terms and conditions.
3	Mr. V. Vidhya Sagar Director, Firstman Management Services (P) Ltd	1. Facilities available at each station: Water extension (For us to construct private restroom facilities) Common rest room facility Parking Facility.  Kindly provide the details for all the stations so that it would help us quote for the tender accordingly.	For common rest room facility: Subject to Technical Feasibility and after prior written approval of CMRL Civil wing, the same may be permitted within your space. You may alter as per your requirements without any effect / damage to CMRL structures.  For parking facility kindly refer DLA Clause 3.11 & 5.5 e)

This reply to pre-bid queries forms the part of the tender document (technical bid) and is required to be signed and sealed by the bidder while submitting bids to CMRL.

11.04.2018

  
General Manager (P&BD)