

**AIRPORTS AUTHORITY OF INDIA
WESTERN REGION, DR. BABASAHEB AMBEDKAR
INTERNATIONAL AIRPORT, NAGPUR.**

NOTICE INVITING E-TENDER (NIET)

1. E-Tender is hereby invited for granting Licence for the following:

Name of Facility	Tender Processing Fees (in INR)	Earnest Money Deposit (EMD) (in INR)	Minimum Reserved License Fees (MRLF) (in INR)
<u>Vehicle Parking Rights at Remote Receiving Station, Wardha Road, Nagpur.</u>	Rs. 10,000/- (Rupees Ten Thousand only)	Rs. 101000/- (Rupees One Lakh One Thousand only)	Rs. 84100/- (Rupees Eighty Four Thousand One Hundred only) Per Month, Plus Applicable Taxes Extra

NOTE:

- a) Offers below MRLF will not be considered for award.
 - b) Highest quote/ offer over and above MRLF, shall be the sole parameter for selection of highest bidder.
 - c) License fees shall be the quoted fixed license fees. The quoted fixed license fees is subject to annual escalation as detailed in NIT.
 - d) In addition to the Concession Fees, the selected bidder shall be liable to pay:
 - (i) Utility/ Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified space rent is Rs.----/- Per Sqm. Per Month subject to annual escalation of 10%) for allotted cabins/ counters (provided at entry/ exit points and vehicle parking area).
 - (ii) All applicable Government Taxes including GST (presently at the rate of 18%) or at the rates declared by Government of India or State Government from time to time.
 - (iii) Charges for the consumption of the electricity and water consumed for the purpose of use of the said license as becomes due and payable and in ACCORDANCE with the directions of the Authority and at the rates as fixed by AAI from time to time.
2. **Location Details:** Drawing of Licence area layout along with detailed schedule of premises specifying area is at Appendix 3 & 4.
3. Period of Concession: Five (05) Years.

4. **Rate of Escalation:**

- a. License Fees shall be subject to annual escalation of 10 percent.
 - b. The first annual escalation will be applicable after completion of one year + ~~six months~~ ~~license period~~. Thereafter the same will be applicable after completion of subsequent one year period there from. Even if, on account of any delay whatsoever, licensee could not commence business operations on the expiry of gestation period stipulated in NIT, for the purpose of calculation of date on which 12 months of license are completed (date on which first escalation is applied) shall be deemed from next day of expiry of gestation period stipulated in NIT.
5. The prospective bidders are requested to go through the tender conditions and visit the site / airport to assess the feasibility of business / undergo proper diligence study and thereafter may bid in the Tender. No reduction in license fee will be entertained by AAI at any stage for whatever reasons.
6. Participants are advised not to give any conditional tender and adhere to the terms and conditions indicated in the tender documents provided by AAI. Conditional tenders would be summarily rejected.
7. **Business Incubation Period** shall mean a period of 15 days from the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA.

8. **Handing Over of Sites:**

- a. Sites will be handed over to the selected bidder upon fulfilment of conditions of award within the stipulated time of business incubation period.
- b. If the licensee fails to complete the conditions of award which are pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on 16th day of issuance of LOIA i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all conditions of award.
- c. In case tender process has been completed and successful tenderer has been awarded LOIA, but, concession/ license period of incumbent licensee is not over, then, date of hand over of site should not be later than 7th day of expiry of incumbent license or expiry of business incubation period (whichever is later). However, in extreme circumstances, if due to some reason, the vacant site could not be made available, the CIC in consultation with concessionaire can identify an alternate location for commencement of concession/ license.

9. **Gestation Period:**

- a. Gestation period of 30 Days, reckoned from the date of handing over of sites shall be permissible.

- b. No gestation period is to be permitted in case of renewal/award of the concession/ license in favour of the existing licensee in the same place (i.e. same area as well as location). However,
- i. where there is change in location or due to suspension of the business to carry-out modification at the existing area etc. in the concession/ license premises, normal gestation period, as defined above, may be permitted.
- ii. If there is increase in the area in the new license at the same location awarded to existing licensee, the gestation period would be applicable for the incremental area only (if he continues with the business from the existing area and needs development period for the incremental area). In this scenario, licensee shall continue to be billed on the basis of quoted license fee on pro-rata basis for existing area. Billing for the newly developed/incremental area shall be started after expiry of gestation period.

10. Eligibility Criteria:

1. Technical Eligibility Criteria:

- a) Minimum 2 years of Experience (during the last 7 years) of managing license for vehicle parking contracts at hospitals, airports, seaports, railways, metro rail stations, public vehicle park area of Public Authority, Commercial Complexes confirming to stipulations as listed in note below.

OR

- b) The manufacturer of automated vehicle parking solutions for car parking (who provides infrastructure, software & hardware and operate) having 2 years' experience in their line of business shall also be eligible to participate.

OR

- c) The Integrated automated car parking solution providers for car parking (who provide infrastructure, software & hardware and operate) having 2 years' experience in their line of business shall also be eligible to participate.

##(JV/Consortium is not eligible to participate in the Vehicle Parking Management tender)

Note:

- a) Applicants should submit any of the supporting documents like experience certificate/work order/work completion certificate/Statutory auditor certificate as the proof for claimed technical experience.
- b) The bidder shall submit an undertaking in a Rs.100/- Non-Judicial Stamp Paper in support of experience viz. status of Hospital/Commercial complex /public Authority etc. and authenticity of the experience documents submitted to AAI.

(ii) Financial Eligibility Criteria:

- a) Minimum Annual Gross Turnover requirement for the applicant (in INR): 0.20 crore.
- b) The financial criteria will be ascertained as per the Statutory Auditor Certificate.

The turnover requirement should be from business during any of the two (02) financial years in the last seven (07) financial years for which the technical experience has been claimed by the agency.

- c) Out of the minimum annual gross turn over requirement minimum 10 % shall be from the same kind of business. The turnover claimed should be congruous with the period in which experience claimed by the agencies.
- d) The Bidders turn over details should be supported with audited annual accounts for the respective financial years and it should be mandatorily certified by statutory auditor.

11. Only one e-tender document shall be sold to a single party either a firm or an individual. The proprietor of more than one company or firm will be considered as single party and one legal entity.

12. Any party either a firm or an individual falling under the following categories is not eligible:

- a. De-barred/black listed by CBI or AAI or Undertakings/ Departments like; Railway, Defence, or any other Department of Govt. of India, State Govt. Deptt. Etc. A declaration to this effect is also to be submitted by the party with tender documents.
- b. Parties facing action under PPE Act/ AAI Act, with AAI.
- c. Parties either an individual or a business establishment, who has been ordered by a Court of Law to pay the outstanding dues of AAI at any of the airports as a whole and has not paid such dues to AAI shall also not be eligible for the e-tender.
- d. If the entity participating in any of the tenders is a private or public limited company, Partnership firm or a Sole Proprietor and any of the Directors/Partners/Sole Proprietor of such company is also a Director of any other company or partner of a concern or a Sole Proprietor having established business with AAI and has outstanding dues payable to the Authority, then the said entity may not be allowed in AAI tenders.
- e. If the entity participating in any of the tenders is a private or Public Limited Company, Partnership Firm or sole proprietor and any of the Director/partners/sole proprietor of such company is also a Director of any other company or partner of a concern or a sole proprietor having established business with AAI and has outstanding dues payable to the AAI **except the dues pertaining to the current month i.e. the month in which the tender is invited**, then the said entity shall not be allowed to participate in AAI tenders. The disputed dues referred to an arbitrator for adjudication as per terms and conditions of the license agreement shall not form a part of outstanding dues

for the purpose of the acceptance of tender documents.

- f. A declaration to the effect that the Tenderer does not fall under the categories a), b), c), d), e) and f) above has to be submitted in the Technical Bid. (Refer: Annexure: G). Following declaration will also be part of Annexure:G.

“I/ We declare that “No raid/seizure/search has been carried out and/or pending by a Regulatory Authority in respect of the license granted by AAI in any of the Airport premises either against me and/or any member of the consortium or against our/its associates or against any of the Directors/Managers/Employees” (In case if raids/seizure/search conducted, please furnish all such relevant details).”

13. E-Tender documents indicating full details of the licence can be seen in the e- tender documents uploaded on the NIC CPPP E-Tendering Portal at etenders.gov.in.

- a) The bids shall be submitted only on the NIC CPPP E-Tendering Portal at etenders.gov.in
- b) The bids shall not be accepted in any other form.
- c) The e-tendering process is online at NIC CPPP E-Tendering Portal at etenders.gov.in.
- d) Tenderers are requested / advised to get themselves acquainted for e-tendering participation requirement themselves at NIC CPPP E-Tendering Portal at etenders.gov.in mentioned above.
- e) Clarification needed, if any, may be sent through NIC CPPP E-Tendering Portal only.
- f) Cost of tender fees amounting to Rs.10,000/- (Rupees Ten Thousand only), shall be paid by the bidder before the scheduled time of e-tender submission through online mode i.e. payment gateway on CPP Portal only. No other mode of payment shall be acceptable.
- g) The amount of Earnest Money Deposit (EMD) of Rs.101000/- (Rupees One lakh One Thousand Only) shall be paid by the tenderers before the scheduled time of e-tender through online mode i.e. payment gateway on CPP Portal only. No other mode of payment shall be acceptable.
- h) A copy of the proof / challan of the above payments (i.e. cost of tender document and EMD) made through online mode i.e. payment gateway on CPP Portal is to be uploaded along with the technical bid documents to be submitted by the bidders (online).
- i) Non-submission of cost of tender document and EMD shall lead to disqualification of tenderers.
- j) E-bids shall be submitted in two bid system as follows:-
 - i. Technical bid – Earnest Money Deposit (EMD) and other documents as required under clause 3 of the general information / guidelines of Notice Inviting Tender.
 - ii. Financial Bid – As required under clause 4 of general information /guidelines of Notice Inviting Tender.

14. **Critical Dates:**

S. No.	Activity	Scheduled Dates and Time
1.	Download/Sale of e-Tender Document from NIC CPP portal	From 02.05.2022 18.00 Hrs. up to 23.05.2022 to 18.00 Hrs.
2.	Submission of queries related to e-Tender, if any; on NIC CPP portal only.	Up to 09.05.2022 18.00 Hrs
3.	Reply to the queries by AAI on NIC CPP portal	By 17.05.2022 18.00 Hrs
4.	Pre-bid meeting with the prospective bidders, if required.	On 09.05.2022 12.00 Hrs
5.	Online submission of Bids / Proposal(s) (Technical Bid as well as Financial Bid) on e-tender portal	Up to 23.05.2022 to 18.00 Hrs.
6.	Opening of Technical Bids / Proposal(s) (online only)	On 25.05.2022 at 15.00 Hrs.
7.	Opening of Financial Bids / Proposal(s) (online only)	On 06.06.2022 at 15.00 Hrs. The date is tentative and subject to be preponed or postponed at discretion of AAI.

2. In case bidder withdraws from tender process before last date of submission of technical bid date and time, 10% of EMD amount shall be forfeited.
3. After last date of submission of bid, at any stage if an agency withdraws from tender process, entire EMD amount shall be forfeited.
4. After opening of the technical bid and before opening of financial bid, if any agency withdraws from tender process, the EMD of the party shall be forfeited and the party liable to be debarred for participation in all the tenders of AAI managed Airport for one year from the date of debarment.
5. AAI reserves to itself the right to reject the conditional tenders without assigning any reason thereto. AAI reserves to itself the right to seek/obtain clarification on the documents submitted and shall be binding on the agency to clarify the same during the tender process and if required, during the currency of the contract.
6. AAI reserves to itself the right to reject any or all the tenders without assigning any reason thereof and to call for any other detail or information from any of the tenderer(s).
7. On acceptance of the tender, the name of the authorize representative(s) of the tenderer who would be responsible for taking instructions from authorized official of the AAI is to be intimated.

**CO-ORDINATING INCHARGE/GM(ATM)
AAI, NAGPUR AIRPORT**

E-Tendering guidelines to the bidders

E-Tendering Participation Requirements: Interested bidders/tenderers willing to participate through e-tendering process are required to register themselves in the GOI Central Public Procurement Portal www.etenders.gov.in

For special Instructions to the Contractors/Bidders for the e-submission of the bids online through e-Procurement Portal [click here](#) or follow hyperlink given below:
<https://etenders.gov.in/eprocure/app?page=HelpForContractors&service=page>

Bidders Manual Kit available for download at the hyperlink given below:
<https://etenders.gov.in/eprocure/app?page=BiddersManualKit&service=page>

For any technical assistance with regard to the functioning of the portal, the bidders may contact the Help desk according to escalation matrix given below:

CPPP under GePNIC, Help Desk Services

- 1. For any technical related queries, please call the Helpdesk at 24 x 7 Help Desk Numbers: 0120-4200462, 0120-4001002**

Note- Bidders are requested to kindly mention the URL of the Portal and Tender Id in the subject while emailing any issue along with the Contact details. For any issues/clarifications relating to the tender(s) published, kindly contact the respective Tender Inviting Authority.

Tel : 0120-4200462, 0120-4001002

Mobile : 91 8826246593

E-Mail : support-eproc@nic.in

- 2. For any Policy related matter / Clarifications, Please contact Dept of Expenditure, Ministry of Finance.**

E-Mail : cppp-doe@nic.in

- 3. For any Issues / Clarifications relating to the publishing and submission of AAI tender(s)**

- a. In order to facilitate the Vendors / Bidders as well as internal users from AAI, Help desk services have been launched between 0800-2000 hours for the CPPP under GePNIC <https://etenders.gov.in>. The help desk services shall be available on all working days (Except Sunday and Gazetted Holiday) between 0800-2000 hours and shall assist users on issues related to the use of Central Public Procurement Portal (CPPP).

- b. Before submitting queries, bidders are requested to follow the instructions given in “**Guidelines to Bidders**” and get their computer system configured according to the recommended settings as specified in the portal at “**System Settings for CPPP**”.

4. In case of any issues faced, the escalation matrix is as mentioned below:

S. No.	Support Persons	Escalation Matrix	E-mail address	Help Desk Number	Timings
1.	Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950, EXT-3512 (6Lines)	0800-2000 Hrs.(MON-SAT)
2.	Sh. Sanjeev Kumar, Jr. Exe.(IT)	After 4 Hours of issue	sanjeevkumar@aai.aero	011-24632950, Ext- 3505	0930-1800 Hrs.(MON-FRI)
3	Name of Bid Manager	After 12 Hours	rajeshr@aai.aero	011-24632950 Ext-3078	0930-1800 Hrs.(MON-FRI)
4.	General Manager(IT)	After 3 days	gmit@aai.aero	011-24657900	0930-1800 Hrs.(MON-FRI)
5.	Commercial In-Charge	After 3 days	smitadharap@aai.aero	0712-2807519	0930-1800 Hrs.(MON-FRI)

***The Helpdesk services shall remain closed on all Govt. Gazetted Holidays.**

1. The above mentioned help desk numbers are intended only for queries related to the issues on e-procurement portal and help needed on the operation of the portal.
2. **For queries related to the tenders published on the portal, bidders are advised to contact concerned Bid Manager of AAI.**