



NAME OF WORK: Development / Beautification and Maintenance of Horticulture including lawn, gardens etc at Prayagraj Airport (Sector 1) -Notice Inviting Expression of Interest



EOI SUBMITTED FOR THE FOLLOWING SECTOR

Sector	Included Slot No.
(1)	(2)
<u>SECTOR-1</u>	Sector No 1 (a)

**AIRPORTS AUTHORITY OF INDIA
PRAYAGRAJ AIRPORT
PRAYAGRAJ 211012**



INDEX

NAME OF WORK: **Development / Beautification and Maintenance of Horticulture including lawn,gardens etc at Prayagraj Airport (Sector 1)**

THE DETAILS OF EOI DOCUMENT ARE GIVEN BELOW :

S. No.	Description	Page No.
1.	Cover page	01
2.	Index	02
3.	Notice Inviting Expression of Interest	03
4.	General Terms and Conditions	04-09
5.	List of Documents to be submitted	10
6.	Drawings	11
	Total	11

THIS EOI DOCUMENT CONTAINS 11 PAGES AS ABOVE INCLUDING COVER PAGES AND INDEX PAGE.

MANAGER (ENGG-C)/(OIC LAND)
FOR AIRPORT DIRECTOR, PRAYAGRAJ



AAI/PRJ/Beautification /2022-23

Date :- 25.05.2022

NOTICE INVITING EXPRESSION OF INTEREST

Subject: Development / Beautification and Maintenance of Horticulture including lawn, gardens etc on Air side of Prayagraj Airport(Sector 1)

- 1) Application for Expression of Interest (EOI) for the above-mentioned work, is invited from the reputed Agency/firms/ corporate Organizations/ CPSUs, on behalf of the Chairman, Airports AAI of India, at Prayagraj Airport.
- 2) EOI documents along with the Layout plan showing the area for Beautification / Development & maintenance can be downloaded from AAI's Website www.aai.aero.
- 3) The Expression of Interest from the interested Agencies shall be submitted to the Airport Director, Airports Authority of India, Prayagraj Airport , Prayagraj - 211012 up to 18:00 Hrs on 15.06.2022 **and the offer of EOI received will be opened on 16.06.2022 at 11:00 hrs.**
- 4) Interested Agencies may inspect the site on any working day between 10:30 hrs to 16:30 hrs up to 15.06.2022.
- 5) AAI reserves to itself the right to reject any or the entire request in full or in part, without assigning any reason thereof & to call for any details or information or extend the date and its time & its submission from any Agency.

Manager (Engg-civil)/OIC Land,
For Airport Director,
AAI, Prayagraj Airport



GENERAL TERMS AND CONDITIONS

Subject:- Development / Beautification and Maintenance of Horticulture including lawn,gardens etc at Prayagraj Airport(Sector 1)

- 1) The drawing (Please refer Plate1) showing the area for Development & maintenance of landscape / gardens duly signed by the Agency has to be returned while submitting the offer.
- 2) Agency shall maintain all the area / traffic islands / roundabout / Central Verge in accordance with the plans approved by the AAI.
- 3) The details of the Land/garden area for Development / maintenance / beautification is as given below.

A. Sector 1

I. Sector 1(a) - Approx 9750.00 sqm

- 4) The total Land / garden area to be Developed / maintained is detailed as above and is marked in the attached drawing. The areas mentioned are approximate. Actual area shall be as per the site requirement Agency have to offer the Development / beautification plan for the entire area marked in layout plan including seasonal flower beds, small patches of carpet grass wherever required, etc. A minimum of 3 to 5 manpower shall be required to be deployed by the Agency for maintaining garden. However, manpower may be increased by Agency depending upon requirement. Expression of interest received for only a portion or for selective area will not be entertained and such offer shall be summarily rejected.
- 5) The interest agencies have to submit proposal with minimum garden development and maintenance expenditure of Rs. 25.00 Lakhs in contract period of three years.
- 6) Agencies are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their offers. Agencies shall be deemed to have full knowledge of the site whether he inspects it or not.
- 7) Airports Authority of India shall evaluate the proposals for Development / maintenance of garden which are submitted by the Agencies, and based on the evaluation the best proposal will be selected by AAI and the offer shall be decided accordingly. The decision of AAI in this respect will be final and shall be binding on all Agencies.
- 8) The Agency has to submit investment plan for the Development / maintenance of garden during the three years period along with Beautification proposal. The Agency shall submit the plan of execution and yearly amount of investment for the maintenance of garden along with the EOI, which will be the Evaluation criteria in finalizing the Agency. The

average Net worth of the firm for the past three years will also be considered for evaluation. The decision of AAI in this regard shall be final and binding on the Agency.

- 9) On acceptance of offer, the Agency has to sign the terms and conditions of the agreement on a non-judicial stamp paper of value of Rs. 100/- for which the cost shall be borne by Agency and this document will form part of the agreement.
- 10) A) The licensee has to deposit Rs. 1,00,000/- (Rs. One Lakh only) as refundable security deposited to “The Airports Authority of India, Prayagraj Airport” for due fulfilment and performance of the terms and conditions contained herein by the licensee.

B) In the event of the licensee committing any breach of the terms and conditions contained herein and on the licensee’s part to be observed for proper & adequate performance, the Authority may without prejudice to other rights and remedies, be entitled to forfeit the security deposit or any part thereof.

C) In such an event, the AAI shall terminate the agreement/contract and take over the possession of entire land area allotted to the Agency. The Agency shall be barred from participating in the fresh EOI. The Agency shall have no claim whatsoever and the decision of Officer-in-Charge shall be final in this regard.
- 11) The period of agreement is for THREE YEARS reckoned from fifteenth day from the date of issue of award letter This agreement can be reviewed by AAI every year within the above agreement period of three years depending upon the performance of the agency. AAI reserves to itself the right to terminate the Agency on account of unsatisfactory performance.
- 12) The Agency shall develop / maintain the said Garden in accordance with the plans approved by the AAI within a period of three months from the date of award.
- 13) The agency is permitted to provide placards inside the garden area as approved by AAI. The display of board by the Agency, the size, their locations etc are as under and in any case, it should aesthetically match with the environment:
 - a. The placard(s) of size (Maximum) 36" X 24"., i.e., 3 ft x 2 ft depicting on the top Airports Authority of India's name and logo followed by " Maintained by _____ " only to be provided.
 - b. AAI's name with logo is conspicuously displayed on the top. AAI's logo and letters indicating AAI's name should be of the same size as of the agency's Name/Logo.
 - c. The number of placards displayed should not be more than that specified



below at each location. The placards shall be displayed at reasonable distance(s) without affecting the aesthetic beauty of the garden. The decision of Airport Director, Prayagraj Airport on this matter is final and is binding on the agency.

Sector 1

I. Sector 1(a) - 10 Nos

- d. It is to be ensured that display on signboards is not any kind of advertisements and it does not infringe the right of advertising Agency who are granted contract by AAI on revenue basis. The location for the signboard displaying the name of the agency shall not be the same location where AAI has given advertisement rights to some other agency or proposed for advertisement site may be furnished during beautification planning stage and subsequently whenever such proposal is received, in order to avoid occurrence of any dispute.
- 14) The Agency shall not use the said Garden for any other purpose except for beautification and maintenance of the same as a Garden.
 - 15) In case of any mis - happening / casualty while carrying out the landscape work / maintenance of landscaped area by the labor / workforce of the agency, AAI shall not be responsible for any Mis-happening and not liable to pay any compensation whatsoever in this account.
 - 16) The remodeling and reconstruction of the island would be as approved by the AAI but at the party's own cost.
 - 17) The Agency shall not put up any structure whether permanent or temporary without the due approval of the AAI.
 - 18) The Agency shall not raise any objection against contract awarded by AAI to other Agency in the said garden.
 - 19) The Agency shall not let out the said Garden to any other Agency.
 - 20) The Agency shall be responsible for any damage, loss or injury whatsoever that may be caused to the said Garden or any other belongings of the AAI and/or any of their underground works if any. In case such damages or injury or losses are caused, the Agency shall be liable to make good all such damages or injury or losses, and shall forthwith pay the AAI the damages of compensation for such losses or injuries suffered by the AAI to the entire satisfaction in all respects of 'AAI'.
 - 21) The 'AAI' shall not be liable to pay any compensation for any additions, alterations, omissions, damages or defacing caused to the said Garden as a result of work being carried out by the AAI, or by any accident. However, before carrying out any such work by the AAI intimation will be given to the Agency.
 - 22) The site shall be assigned to the Agency for development beautification and



maintenance on payment of nominal license fee of Re.1/- (Rupee One only) per annum.

- 23) Nothing contained herein shall be construed as conferring upon the Agency, any right or interest over the land or property of the AAI either as the Licensee or Lessee of land or part of it for any purpose whatsoever
- 24) The provisions of the AAI Act, 1994 (as amended in 2003) and the rules framed there under (Chapter V-A - Eviction of Unauthorized occupants etc. of Airport Premises) which are now in force or which may hereafter come into force, shall be applicable for all matters provided to the said Act.
- 25) All disputes and differences arising out of or in any way touching or concerning this Agreement , except those decisions which are otherwise herein before expressly provided for or to which the AAI Act, 1994 (as amended in 2003) and the rules framed there under (Chapter V-A- Eviction of Unauthorized occupants etc. of Airport Premises) which are now in force or which may hereafter come into force, are applicable, shall be referred to the sole arbitration of a person to be appointed by the Chairman of the AAI or incase the designation of Chairman is changed or his office is abolished by the person for the time being entrusted; whether or not in addition to other function with the functions of the Chairman, Airport AAI of India, by whatever designation such person may be called and if the arbitrator so appointed and is willing to act on sole arbitration of some other person to be similarly appointed and willing to act as sole arbitrator, there will be no objection to any such appointment that the arbitrator so appointed is a servant of the AAI and that he had to deal with the matters to which this Agreement relates and that in the course of his duties as such servant of AAI, he had expressed views on all or any of the matters in dispute or difference. The arbitrator may, with the consent of the Agency, extend from time to time the time for making the publishing of award.
- 26) Any dispute arising out of this License Agreement shall be referred for any adjudication including the matters before, Arbitration or any other Tribunal / Court within the exclusive jurisdiction of Prayagraj.
- 27) Water required for the subject work can be taken from the treated water of STP with AAI for this purpose at the available source. In case due to scarcity of this water or non-availability of water with AAI for this purpose due to any reason the Agency has to make his own arrangements for water and the agency shall not have any claim from AAI on this matter. The agency will be permitted to make bore well in the premises of the garden for water source, at their own cost. Any water pipe line required for the watering shall also be done by the agency at their own cost. The layout of the pipe line shall be got approved by AAI before execution. Any road / kerb cutting required



for the pipe line work or any other works shall be got repaired by the agency to the original condition to the satisfaction of AAI.

- 28) The Agency shall make his own arrangements for power supply for which necessary limited authorization required from AAI shall be given to the Agency. In case if AAI is giving the electricity supply then the electricity, charges will be levied based on the commercial tariff approved by AAI from time to time. The electricity meter shall be provided by the Agency at his own cost. The licensee shall pay a security deposit of Rs.10,000 in the form of Demand draft in favor of Airports AAI of India, Payable at Prayagraj, if power supply is provided by AAI. This security deposit shall not carry any interest
- 29) The AAI shall not be responsible for any damage to the fencing grill etc. and other garden features. The entire watch and ward in safeguarding the garden is the responsibility of the Agency.
- 30) The work should be so created and designed, as not to cause impediment for movement of traffic or not to create any visual obstruction or other hazards. The Agency shall observe all traffic rules, regulations and directions issued from time to time by the AAI.
- 31) Inside the proposed garden area, drains, cables, manholes et c. are available. In case of any repair works, AAI may have to excavate the earth and do the repair work and there shall not be any objection for any compensation from the Agency for this activity.
- 32) The Agency who offers schemes for beautification shall submit three sets of drawing and photographs for AAI's approval and records.
- 33) The Agency shall observe all rules/ regulations and directions issued from time to time by the AAI.
- 34) In the event of default or if the site is required by the AAI for its use or for any other reason in the interest of the AAI, the AAI shall be at liberty to terminate the Agreement by giving 60 days written notice.
- 35) In the event of termination of the Agreement, the Agency shall remove the name plates/boards belonging to him at his own cost. The plants and other permanent fixtures (i.e. the asset and the fully developed area) shall become the property of the AAI and the entire asset shall be handed over to AAI. In the event of the Agency failing to remove the fittings/boards and other belongings from the site, AAI is at liberty to get them removed at the risk and Cost of the Agency.
- 36) AAI reserves to itself the right to modify or remove any or all the green areas as and when necessary due to operational requirement, Commercial related activities, and any other Airport related activities and no compensation in



this regard shall be entertained.

- 37) The airport belongs to AAI. All men and vehicles shall be permitted to enter the aerodrome operational area only on possession of the security passes issued by airport- in charge. The agency shall apply in writing in advance of the commencement of work for issue of security passes and shall submit a list of personnel concerned with their addresses and shall satisfy the Airport Director who shall, at his discretion, have the right to issue of passes to control the admission of agency , his agents, his staff and workmen. The agency shall ensure that his men shall work in areas/zones allotted to them. Passes shall be deposited with the Airport Director on demand and in any case immediately after completion of work. The agency's staff/workmen shall observe all the rules promulgated from time to time by the concerned authorities such as prohibition of smoking & lighting, search of persons on entry and exit, keeping to specified routes etc. Any person found violating the security rules laid down by the authorities will be expelled from the area without assigning any reason whatsoever and agency shall have no claim on this account. The agency shall obtain the necessary security clearance and get their security programme approved by BCAS without which the entry passes will not be issued. The necessary charges for issue of passes, security clearance etc shall be borne by the agency.
- 38) The Agency shall follow the minimum wages and statutory requirements like PF & ESI to the labors involved.
- 39) The Agency shall not terminate the agreement before the expiry of the period of the agreement except by giving 180 days' notice in writing.
- 40) GST or any other tax payable because of this license has to be paid by the Agency.
- 41) AAI reserves itself to accept/or reject any of the offer without assigning any reasons.
- 42) The agency shall sign in place provided below as a proof of acceptance of terms and conditions return the same along with their offer

Signature of Issuing Officer

Signature of the Agency

with seal and stamp



DETAILS TO BE SUBMITTED BY AGENCY

1	Name & Address of Agency in full	
2	Telephone/ Fax No.	
3	Contact person & his Telephone No.	
4	Brief profile of agency / company	To be attached in a separate sheet giving a brief profile of agency / company.
5	Sector No. for which EOI being submitted (Mentioned only 01 sector).	
5	Acceptance letter i.r.o. acceptance of terms & conditions of contract/EOI	
6	Layout plan / sketch of proposed development and beautification plan.	
7	Estimate / Proposed expenditure details i.r.o. development of garden sector.	
8	Estimate / Proposed expenditure details i.r.o. maintenance of garden sector (Year wise).	
9	Photographs of the maintained garden in AAI or other sites by agency (If any).	
10	Net worth certificates of the firm for the last 03 years.	
11	Any other document.	

Signature of the Agency
with seal and stamp

Plate – 1

