



उत्तर प्रदेश मेट्रो रेल कॉर्पोरेशन लि०

UTTAR PRADESH METRO RAIL CORPORATION LTD.

(Formerly Known as Lucknow Metro Rail Corporation Ltd.)

(भारत सरकार एवं उत्तर प्रदेश सरकार का एक संयुक्त उपक्रम)

(A JOINT VENTURE OF GOVT. OF INDIA & GOVT. OF U.P.)

No. UPMRC/CE-Contract/LKPD-09/2022-23

Dated: 27.01.2023

ADDENDUM-04

Name of work: LKPD-09: RFP for developing, setting up, operating and maintaining commercial spaces through licensing at various metro stations of N-S Corridor of Uttar Pradesh Metro Rail Corporation at Lucknow.

Addendum-04 along with replies to pre-bid queries of above tender is being issued and uploaded on CPP Portal. Revised excel file of BOQ has also been uploaded on CPP Portal.

For any further modifications/changes (if any), bidders are advised to stay updated on e-tendering portal (<https://etenders.gov.in/e procure/app>) for information please.

(Indrajeet Verma)

CE/Contract

Reply to Pre-Bid Queries LKPD-09

Tender LKPD-09: RFP for developing, setting up, operating and maintaining commercial spaces through licensing at various metro stations of N-S Corridor of Uttar Pradesh Metro Rail Corporation at Lucknow.

S. No.	Reference Clauses	Existing Clause	Details / Clarifications Required	UPMRC's Reply
1	<p>Clause 38.3 of Chapter-V, Page 28</p> <p>Clause 7.10(a) of ARTICLE-7, Page-128</p>	<p>The provision of gas bank as per the nature and requirement of license may be considered by UPMRC subject to operational feasibility and availabilities of space and as defined by UPMRC for gas bank.</p> <p>If any area in addition to the “space” being licensed is required for installing any equipment related to provision of utilities, such as stand by generators, air conditioning plants, water storage, Antenna etc and other related equipment, UPMRC may provide such space, subject to availability and technical feasibility. For additional space on the same level as the main licensed space, the rate shall be calculated on pro rata basis of accepted rates i.e. license fees accepted for the main licensed space. If the space is given on the terrace or basement then license fee of 50% of the main license fee shall be taken.</p>	<p>We require gas for functioning of ovens, kindly let us know the provision of space by UPMRCL for Gas Bank at the proposed locations.</p>	<p>As per tender conditions. Approval of exact location of Gas Bank shall be done by UPMRC after submission of detailed drawing by the concessionaire.</p>
2	<p>Clause 13.5 of ANNEXURE-12(G), Page 89</p>	<p>UPMRC shall provide Power Supply of single phase, 230V, 50Hz for a max. connected load up to 10kW, Electrical load requirement exceeding 10 KW shall be given on 3-phase, 415V, 50Hz subject to availability</p>	<p>Our requirement is 28 - 30 KW load for ground floor locations along with 3.5 core x 50 sq.mm Aluminium wire till Rominus premises. UPMRC need to provide the requisite load.</p>	<p>As per tender conditions.</p>
3	<p>Clause 7.7 (g) of ARTICLE-7, Page 128</p>	<p>Parking: The parking facilities provided as part of the station parking may be used and all charges, fees and rules shall apply as applicable to the general public and the commuters.</p>	<p>As we are in the delivery business, kindly tell us the availability of parking spaces, free reserves for 10-12 bikes that will be made available to TFL at each QSR locations on G.F.</p>	<p>As per tender conditions. Provision of dedicated space for parking may be considered, if feasible, on case to case basis.</p>
4	<p>—</p>	<p>.</p>	<p>Apart from Rominus front signage, we would be requiring a Pole signage / Bus stop signage at front of the premises.</p>	<p>Location and size of signage as proposed by concessionaire may be considered by UPMRC on case to case basis.</p>

5	Clause 2 of ANNEXURE-12, Page-77	The power supply connection released for commercial activity shall be from the available UPMRC power network, which is reliable having adequate redundancy. DG supply will not be made available. The power fed shall be from normal source without backup network, licensees may however, provide UPS / Inverter at their cost if they so desire. Installation of DG set may be permitted subject to availability of space and at mutually agreed rates for the spaces utilized.	Please confirm the space for the installation of D.G. set.	As per tender conditions
6	Clause 7.10(a) of ARTICLE-7, Page-128	If any area in addition to the “space” being licensed is required for installing any equipment related to provision of utilities, such as stand by generators, air conditioning plants, water storage, Antenna etc and other related equipment, UPMRC may provide such space, subject to availability and technical feasibility. For additional space on the same level as the main licensed space, the rate shall be calculated on pro rata basis of accepted rates i.e. license fees accepted for the main licensed space. If the space is given on the terrace or basement then license fee of 50% of the main license fee shall be taken.	Kindly let us know the space provided by UPMRC for AC outdoor units / Fresh air outdoor units/ Exhaust outdoor units, at each location. We will require 6 to 8 AC outdoor units. Also please specify the routing and ducting provisions provided by UPMRC at each G.F location.	As per tender conditions. Approval of exact location of AC outdoor unit shall be done by UPMRC after submission of detailed drawing by the concessionaire. Routing and ducting shall be made by licensee itself as per plan submitted by licensee and approved by UPMRC.
7	Clause 13, Chapter-V, Page-21 of tender document Clause 7.7(e)of ARTICLE-7, Page 127-128	Infrastructure facilities such as electricity, water and sewage disposal will be provided, subject to availability and technical feasibility. Priority for supply/provision of all such services will be given after operational requirements of UPMRC and after payment of due charges. The prospective bidders agrees voluntarily and unequivocally not to seek any claim, charges, compensation or any other consideration, whatsoever on account of non-availability/provision of these facilities. Water & Drainage: The Water/ drainage for licensed space shall be provided depending upon technical feasibility and availability. UPMRC Water charges as on date, if provided, shall be charged Rs. 1,200/- per month for spaces of carpet area up to 100 sqm and Rs. 2,000/- per month for spaces having carpet area above 100 sqm along with GST (if applicable at any instance of time). Water charge is to be escalated at the rate of 15% after every 3 years on compounding basis.	Kindly clarify whether UMRCL will provide sewerage provision at each ground floor locations.	As per tender conditions.

8	Clause 7.7(e) of ARTICLE-7, Page 127-128	Water & Drainage: The Water/ drainage for licensed space shall be provided depending upon technical feasibility and availability. UPMRC Water charges as on date, if provided, shall be charged Rs. 1,200/- per month for spaces of carpet area up to 100 sqm and Rs. 2,000/- per month for spaces having carpet area above 100 sqm along with GST (if applicable at any instance of time). Water charge is to be escalated at the rate of 15% after every 3 years on compounding basis.	UMRCL need to provide drainage provision at each ground floor locations which is mandatory for running any restaurant.	As per tender conditions.
9	clause 4.3(h) of ARTICLE-4, Page-116-117 of DLA	Entry and access in paid area by the workmen of the licensee shall be through smart card and its cost shall be borne by the licensee. Identity Cards shall be issued by UPMRC but these ID cards shall not be applicable for making journey in trains and entry/ exit to paid areas of Stations. Also, two numbers 'Authorization Pass' shall be issued to licensee for each outlet to permit entry/exit of licensee Staff/customers in paid area for use of washroom.	Need card base entry for all employees to access the toilet of that particular station.	As per tender conditions.
10	Clause 13, Chapter-V, Page-21 of tender document	Infrastructure facilities such as electricity, water and sewage disposal will be provided, subject to availability and technical feasibility. Priority for supply/provision of all such services will be given after operational requirements of UPMRC and after payment of due charges. The prospective bidders agrees voluntarily and unequivocally not to seek any claim, charges, compensation or any other consideration, whatsoever on account of non-availability/provision of these facilities.	Need water supply 24X7 with the connection till said premises.	As per Tender conditions.
11	_	_	Any front hindrance which is effecting the visibility and access need to be cleared before opening of the store, also front stairs provision need to be there for the access of customer's till said premises.	Requisite Action shall be taken by UPMRC on request of Licensee and as per site conditions.
12	_	_	Are we allowed to operate 24 hrs at each Ground Floor location?	Outlets located outside entry/ exit of stations can be operated 24 hours subject to permission from local authority.
13	clause 35.3.2 of Chapter-V, Page-26 of Tender Document	The Location(s) will be handed over to the Concessionaire on "as is where is" basis and UPMRC shall not be responsible for its renovation, maintenance and up-keep from the actual date of handing over.	Front Shutter need to be provided by UPMRCL at each Ground Floor location.	As per tender conditions

14	clause 35.3.2 of Chapter-V, Page-26 of Tender Document	The Location(s) will be handed over to the Concessionaire on "as is where is" basis and UPMRC shall not be responsible for its renovation, maintenance and up-keep from the actual date of handing over.	Open shaft (if any) inside the premises need to be covered by UPMRCL.	As per tender conditions
15	-	-	Need approval for making the front entrance and fire exit door both as per the Layout with an access of staircase.	The licensee shall submit drawing/plan for the proposed outlet for approval of UPMRC
16	-	-	Three numbers of earthing required till said premises.	Earthing shall be permitted subject to availability of space and site conditions. The cost of such arrangement shall be borne by the Licensee.
17	-	-	Fire connection Tap-Off required near to the said premises.	Fire connection tap-off shall be provided from the nearest fire hydrant of UPMRC.
18	Clause 5.2, Article-5, Page-120 of DLA	Delay of Payment: If the Licensee fails to pay or partly pay the license fee and other dues by the due date, a 30 days' Cure Notice/Default Notice shall be issued to pay the outstanding license fee and other dues along with an interest of 18% (Eighteen percent) per annum on the amount of License Fee and other dues outstanding. Interest shall be charged on net outstanding dues for the actual day(s) of delay in payment. Interest shall continue to be accrued on monthly compounding basis until all the payable amount of License Fee and other dues are finally squared up.	Interest of 18% for delay in payment shall be applicable on electricity bills or not? if yes then 18% rate of interest for delay in payment for electricity is too high. Kindly relax this term/condition.	As per tender conditions.

Tender LKPD-09 : Summary sheet for Addendum-4

Tender LKPD-09: RFP for developing, setting up, operating and maintaining commercial spaces through licensing at various metro stations of N-S Corridor of Uttar Pradesh Metro Rail Corporation at Lucknow.

S. NO.	Existing Clause / Pg. No.	Clause in Existing Tender Document	Revised Clause	Revised Clause placed as Annexure/ Pg. No.
1	Clause no. 7, Details of spaces, Chapter-1: Notice Inviting Tender Page no. 5	-	Please refer revised list of spaces (Two spaces added in A1 Category at Sl. No. 7 & 8)	Please refer Annexure-A of Addendum-4 Page 5R
2	Clause no. 8; Chapter-IV: Introduction Page no. 18 &19	-	Please refer revised list of spaces (Two spaces added in A1 Category at Sl. No. 7 & 8)	Please refer Annexure-B of Addendum-4 Page 18R-19R
3	Clause 29.7; Chapter-V: Tender Document Page no. 23	If the Licensee fails to pay or partly pay the license fee and other dues by the due date, a 30 days' Cure Notice/Default Notice shall be issued to pay the outstanding license fee and other dues along with an interest of 18% (Eighteen percent) per annum on the amount of License Fee and other dues outstanding. Interest shall be charged on net outstanding dues for the actual day(s) of delay in payment. Interest shall continue to be accrued on monthly compounding basis until all the payable amount of License Fee and other dues are finally squared up.	If the Licensee fails to pay or partly pay the license fee and other dues by the due date, a 30 days' Cure Notice/Default Notice shall be issued to pay the outstanding license fee and other dues along with an interest of 18% (Eighteen percent) per annum on the amount of License Fee and other dues outstanding. Interest shall be charged on net outstanding dues for the actual day(s) of delay in payment. Interest shall continue to be accrued on monthly compounding basis until all the payable amount of License Fee and other dues are finally squared up. <u>If Balance/outstanding dues are more than IFSD/ Performance Security, UPMRC shall reserve the right to recover such dues from other contracts or any other amount of concessionaire available with UPMRC.</u>	Please refer Annexure-C of Addendum-4 Page 23R

4	Clause 33; Chapter-V: Tender Document Page no. 25	In case mezzanine floor is built by the licensee for ground floor space at metro stations, additional license fee @ 50% of the license fee of the space will be payable by licensee to the UPMRC. Interest Free Security Deposit (IFSD) shall have to deposited as per actual monthly license fee charged for the space within 15 days period from the date of start of Shop's operation, failing which it shall be treated as Licensee's Event of Default. Mezzanine Floor can only be constructed by the licensee only after approval of the UPMRC. For areas/ spaces with lower height, intermediate slabs may be permitted with approval of UPMRC for storage of utilities, shall not be charged.	In case mezzanine floor is built by the licensee for ground floor space at metro stations, additional license fee @ 50% of the license fee of the space will be payable by licensee to the UPMRC. Interest Free Security Deposit (IFSD) shall have to deposited as per actual monthly license fee charged for the space within 15 days period from the date of start of Shop's operation, failing which it shall be treated as Licensee's Event of Default. Mezzanine Floor can only be constructed by the licensee only after approval of the UPMRC. For areas/ spaces with lower height, intermediate slabs <u>(with vertical clearance less than 5 ft.)</u> may be permitted with approval of UPMRC for storage of utilities, shall not be charged. Mezzanine floor constructed exclusively for the purpose of storage shall also not be charged, however, the mezzanine used for any other purpose shall be charged at the above rate. <u>Mezzanine floor, if constructed shall be charged @ 50% of license fee of the space.</u>	Please refer Annexure-D of Addendum-4 Page 25R
4	Annexure-1: Drawing/Sketch (Attached) Page no. 48	-	Please refer revised list of spaces (Two spaces added in A1 Category at Sl. No. 7 & 8	Please refer Annexure-E of Addendum-4 Page 48R
5	Drawing No-7: Badshah Nagar station- Ground Level PD Area	Drawing no.7	Please refer revised drawing no. 7 R, page no. 55 R (one space added in drawing as 09-BA1-05) Please refer revised drawing no. 7 R1, page no. 55 R1 (One space added in drawing as 09-BH1-03)	Please refer Annexure-F of Addendum-4 Page 55R Please refer Annexure-G of Addendum-4 Page 55R1
6	Annexure 7; Technical Bid Form Page no. 67	-	Please refer revised list of spaces (Two spaces added in A1 Category at Sl. No. 7 & 8	Please refer Annexure-H of Addendum-4 Page 67R
7	Clause 3.1.1; Article-3, Draft License Agreement Page No. 109	Construction of mezzanine floor by the licensee shall be permitted adhering to prescribed norms, after due approval from UPMRC. For areas/ space with lower height, intermediate slabs may be permitted with approval of UPMRC for storage of utilities. The same shall not be	Construction of mezzanine floor by the licensee shall be permitted adhering to prescribed norms, after due approval from UPMRC. For areas/ space with lower height, intermediate slabs <u>(with vertical clearance less than 5ft.)</u> may be	Please refer Annexure-I of Addendum-4 Page 109R

		<p>charged. Mezzanine floor constructed exclusively for the purpose of storage shall not be charged, however, in case, the mezzanine used for any other purpose shall be charged at the above rate@ 50% of license fees of the space. Interest Free Security deposit (IFSD) shall be submitted as per actual monthly license fee charged for the space within 15 days period from the date of start of Shop's operation, failing which it shall be treated as Licensee's Event of Default.</p>	<p>permitted with approval of UPMRC for storage of utilities. The same shall not be charged. Mezzanine floor constructed exclusively for the purpose of storage shall not be charged, however, in case, the mezzanine used for any other purpose shall be charged at the above rate@ 50% of license fees of the space. <u>Mezzanine floor, if constructed shall be charged @ 50% of license fee of the space.</u> Interest Free Security deposit (IFSD) shall be submitted as per actual monthly license fee charged for the space within 15 days period from the date of start of Shop's operation, failing which it shall be treated as Licensee's Event of Default.</p>	
11	Annexure-1: Drawing/Sketch (Attached), Draft License Agreement, Page No. 165.	-	Please refer revised list of spaces (Two spaces added in A1 Category at Sl. No. 7 & 8)	Please refer Annexure-J of Addendum-4 Page-165R
12	-	BOQ in excel format	<u>Revised excel file of BOQ uploaded in finance cover on CPP Portal</u>	

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4	09-DU1-03	Durgapuri	Ground Floor	292	31562
5	09-MN1-03	Munshipulia	Concourse-unpaid	479	74943
6	09-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	31320
7	09-BH1-03	Bhootnath	Ground-Floor	134	47760
8	09-BA1-05	Badshah nagar	Ground-Floor	200	35575
Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.					
7 9	09-BA2-04	Badshah Nagar	Ground-unpaid	678	117158
8 10	09-BA2-05	Badshah Nagar	Ground-unpaid	795	137376
9 11	09-HZ2-03	Hazratganj	Concourse-unpaid	874	297335
10 12	09-IT2-03	IT College	Concourse-unpaid	604	57535
11 13	09-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	57739
Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.					
12 14	09-HS3-03	Hussainganj	Ground-unpaid	2489	430137

8. Locations of above commercial spaces offered on Metro Stations are shown in drawings attached under Annexure-1. Actual area (carpet area) shall be measured at the time of handing over of the space(s). If there is any major variation in area (i.e. more than +/- 5%), the License Fees shall be charged on pro-rata/ actual area basis. Interest free security deposit/ performance guarantee will not be readjusted if the variation in area handed over is up to (+/-) 5% else security deposit will also be readjusted according to actual area of the shop. However, such variation in area at the time of handing over of space shall in no case effect the eligibility of the selected bidder for the licensed space under consideration.

9. Minimum Eligibility Criteria:

For demonstrating Technical & Financial Capacity, the Bidder shall satisfy each of the following criteria as tabulated below:-

Category	Technical Capacity	Financial Capacity
A1: Spaces of size less than 50 Sqm	a. Bidder must be operating at least One(1) company/ *brand Outlet	Bidder shall have Annual Turnover from its business of not less than INR 0.5 Crores (INR Fifty Lakhs) for atleast 1 year out of last 3 financial years.
	b. Bidder must be running the company/ brand outlets for atleast the period of One (1) year.	
A2: Spaces of size 50 sqm to 100 Sqm	a. Bidder must be operating at least One(1) company/ *brand Outlet.	Bidder shall have Annual Turnover from its business of not less than INR 1.5 Crores (INR-One Crore Fifty Lakhs) for atleast 1 year out of last 3 financial years.
	b. Bidder must be running the company/ brand outlets for atleast the period of One (1)	

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IV. INTRODUCTION

1. UPMRC has successfully commenced its services on entire North-South Corridor from CCS Airport to Munshipulia consisting of 21 Nos. Metro Stations with total stretch length of 23 Km from 9th March 2019 in Lucknow city. UPMRC has crossed the total ridership of approx. 70000 on the very first day of its complete commercial run and it is expected to rise in near future.
2. UPMRCL is mandated to raise non-fare box revenue through value capture from its real estate etc. In this regard, commercial spaces available at some of the prominent metro stations are offered to interested bidders.
3. Further, some of these space being located at Alambagh Bus Stand Metro Station, Vishwavidyalaya metro station, IT college metro station, Hazratganj metro station and at Badshah Nagar metro station; companies using these spaces get advantage of gaining popularity of their product in other cities where from/to passengers travel.
4. This is considered a valuable and scarce opportunity for setting up a popular outlet/shop at a prime location in the heart of city at place that has huge and incessant footfall, all year long.
5. Impeccable cleanliness and very hygienic operation is warranted.
- 6 Bidders are advised to visit the premises to satisfy themselves that the space(s) is (are) suitable for setting up their business.
- 7 Electric connection shall be provided by UPMRC on payment of required charges thereof. Electricity consumption shall be paid by the Licensee to UPMRC at LESA rates.
- 8 Brief particulars of the licensed spaces alongwith reserve monthly license fee are tabulated as under:

SN	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Reserve Minimum Monthly License fee(in Rupees)
Category A1: Spaces of size less than 50 Sqm/538.19 Sqft.					
1	09-AL1-02	Alambagh	Concourse-unpaid	306	17932
2	09-AB1-03	Alambagh Bus stand	Ground-unpaid	203	60000
3	09-DU1-02	Durgapuri	Ground Floor-Catchment	245	13503
4	09-DU1-03	Durgapuri	Ground Floor	292	14612
5	09-MN1-03	Munshipulia	Concourse-unpaid	479	34696
6	09-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	14500
7	09-BH1-03	Bhoonath	Ground-Floor	134	22111
8	09-BA1-05	Badshah nagar	Ground-Floor	200	16470
Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.					

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7-9	09-BA2-04	Badshah Nagar	Ground-unpaid	678	54240
8-10	09-BA2-05	Badshah Nagar	Ground-unpaid	795	63600
9-11	09-HZ2-03	Hazratganj	Concourse-unpaid	874	137655
10-12	09-IT2-03	IT College	Concourse-unpaid	604	26636
11-13	09-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	26731
Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.					
12-14	09-HS3-03	Hussainganj	Ground-unpaid	2489	199137

INTERPRETATIONS

- (a) Reference to Clauses, Sections, or Annexures is reference to Clauses, Sections, Recitals, Appendixes, Schedules and Annexures of this RFP.
- (b) For the purpose of this RFP, where the context so admits, the singular shall be deemed to include the plural and vice-versa.
- (c) Except where the context requires otherwise, references to statutory provisions shall be construed as references to those provisions as respectively amended or re-enacted or as their application is modified by other provisions (whether before or after the date hereof) from time to time.
- (d) The Annexures of this RFP shall form an integral part of the RFP and shall be read along with the RFP.
- (e) The descriptive headings of Articles and Sections are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this RFP;

Note: In case any day mentioned in this RFP happens to be a holiday, the next working day will be considered.

THE WORDS AND EXPRESSIONS BEGINNING WITH CAPITAL LETTERS AND DEFINED IN THIS DOCUMENT SHALL, UNLESS REPUGNANT TO THE CONTEXT, HAVE THE MEANING ASCRIBED THERETO HEREIN.

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on compounding basis. The firm shall ensure submission of additional IFSD within 7 days from start of the escalated period.

ii. Payment of License Fee shall be as follows:

- a. Minimum Monthly License fee shall be paid on quarterly basis in equal proportions.
- b. Taxes, if any, shall be payable over and above the License Fee
- c. License Fee payment shall be subject to Tax Deduction at source at applicable rates.

29.2 The Bidder voluntarily agrees not to seek any claim, compensation, damages or any other consideration whatsoever on any pretext whatsoever on account of his inability to develop, set up, operate and maintain the Licensed space.

29.3 Along with License Fee, Licensee shall also pay other dues like Goods & Services Tax (GST), statutory dues/liabilities, electricity charges, damage/penal charges, pending arrears, etc. as applicable time to time.

29.4 The license fee along with applicable taxes shall be paid to UPMRC on Quarterly basis in advance to UPMRC by the last working day of the previous quarter. This has also been illustrated below for better understanding of licensee –

- | | | |
|---|---|--|
| • The Billing quarter | - | 1 st April - 30 th June |
| • Period for the issue of invoice | - | 1 st March - 15 th March |
| • Last Date of payment of Dues to UPMRC | - | 31 st March |

29.5 The Licensee agrees voluntarily and unequivocally to make all payments to UPMRC before the due date, without waiting for any formal advice from UPMRC. If the Licensee does not receive invoice before 7 days of due date of payment, the Licensee agrees to collect the same from the office of authorized representative of the Licensor.

29.6 Licensee shall periodically advise the details of payment deposited with UPMRC. In the case of non-submission of such details, initially Third Party dues, i.e. statutory dues/ liabilities shall be settled (mandatory liabilities of UPMRC), then others dues/ liabilities like electricity, etc. and lastly License fee shall be accounted for. The account shall be reconciled by UPMRC on annual basis. Discrepancy, if any, shall be adjusted in next invoice.

29.7 If the Licensee fails to pay or partly pay the license fee and other dues by the due date, a 30 days' Cure Notice/Default Notice shall be issued to pay the outstanding license fee and other dues along with an interest of 18% (Eighteen percent) per annum on the amount of License Fee and other dues outstanding. Interest shall be charged on net outstanding dues for the actual day(s) of delay in payment. Interest shall continue to be accrued on monthly compounding basis until all the payable amount of License Fee and other dues are finally squared up. **If balance/ outstanding dues are more than IFSD/ Performance security, UPMRC shall reserve the right to recover such dues from the other contracts or any other amount of concessionaire available with UPMRC.**

29.8 If the Licensee failing to pay the outstanding License Fee and other dues within 30 days' Cure Notice/Default Notice, UPMRC is entitled to terminate license

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have to deposited as per actual monthly license fee charged for the space within 15 days period from the date of start of Shop's operation, failing which it shall be treated as Licensee's Event of Default. Mezzanine Floor can only be constructed by the licensee only after approval of the UPMRC. For areas/ spaces with lower height, intermediate slabs **(with vertical clearance less than 5 ft.)** may be permitted with approval of UPMRC for storage of utilities, shall not be charged. ~~Mezzanine floor constructed exclusively for the purpose of storage shall also not be charged, however, the mezzanine used for any other purpose shall be charged at the above rate~~ **Mezzanine floor if constructed shall be charged @ 50% of license fee of the space.**

34. In case of dispute, if any, decision of MD/UPMRC shall be final & binding.

35. The Concession and the Concessionaire

35.1 Concessionaire/Licensee:-

- a) The obligations and duties of the Concessionaire/Licensee are as prescribed in the RFP and the Concession Agreement.
- b) If any modifications on shop layouts are being planned by the Concessionaire (to be implemented after the commencement of business, then the designs, drawings and layout plans of the F&B/Retail Outlets shall be finalized in the manner provided in the Concession Agreement. Indicative key obligations and duties of the Concessionaire in relation to the designs, drawings and layout plans of the F&B Retail Outlets are as under:
- c) The Concessionaire shall, within fifteen(15) days from the date of handing over of licensed space(s), submit to UPMRC the first draft of the designs, drawings, details, layout plans and other related materials for the Locations.
- d) The Concessionaire shall, simultaneous with submitting any designs, drawings, details, lay out plans and other related materials, further take in to account the comments/ changes/ improvements as suggested, or have been suggested by UPMRC from time to time ,and shall re-submit the same from time to time as per the time-lines as may be stipulated by UPMRC.
- e) UPMRC shall not permit any major modifications in the F&B/Retail outlets before the actual commencement of F&B/Retail operations by the concessionaire. However, any modification activities, as per the approved drawings, shall be executed by the concessionaire only after actual commencement of their F&B /Retail operations at UPMRC.

35.2 Capital Expenditure Plan

The Concessionaire shall incur capital expenditure in two phases. The first phase shall commence from the Access Date and shall expire at the end of fourth (4 year) anniversary of Rent Commencement Date ("Phase 1"). The second phase ("Phase 2") shall commence from the first day of the fifth (5th) Concession Year

LKPD-09: RFP for developing, setting up, operating and maintaining commercial spaces through licensing at various metro stations of N-S Corridor of Uttar Pradesh Metro Rail Corporation at Lucknow.

Annexure - 1

Drawing/Sketch (Attached)

SN	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Drawing No.
Category A1: Spaces of size less than 50 Sqm/538.19 Sqft.					
1	09-AL1-02	Alambagh	Concourse-unpaid	306	1
2	09-AB1-03	Alambagh Bus stand	Ground-unpaid	203	2
3	09-DU1-02	Durgapuri	Ground Floor-Catchment	245	9
4	09-DU1-03	Durgapuri	Ground Floor	292	
5	09-MN1-03	Munshipulia	Concourse-unpaid	479	8
6	09-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	5
7	09-BH1-03	Bhootnath	Ground-Floor	134	7R1
8	09-BA1-07	Badshah nagar	Ground-Floor	200	7R
Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.					
7 9	09-BA2-04	Badshah Nagar	Ground-unpaid	678	7R
8 10	09-BA2-05	Badshah Nagar	Ground-unpaid	795	
9 11	09-HZ2-03	Hazratganj	Concourse-unpaid	874	4
10 12	09-IT2-03	IT College	Concourse-unpaid	604	6
11 13	09-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	5
Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.					
12 14	09-HS3-03	Hussainganj	Ground-unpaid	2489	3

NOTE: Walls of some spaces are non-structural and hence desired remodelling, if any, with changes in openings (Windows/Entrances) will be permissible without compromising the operational requirements, with due approval of UPMRC.

All commercial space(s) stated above are only tentative.

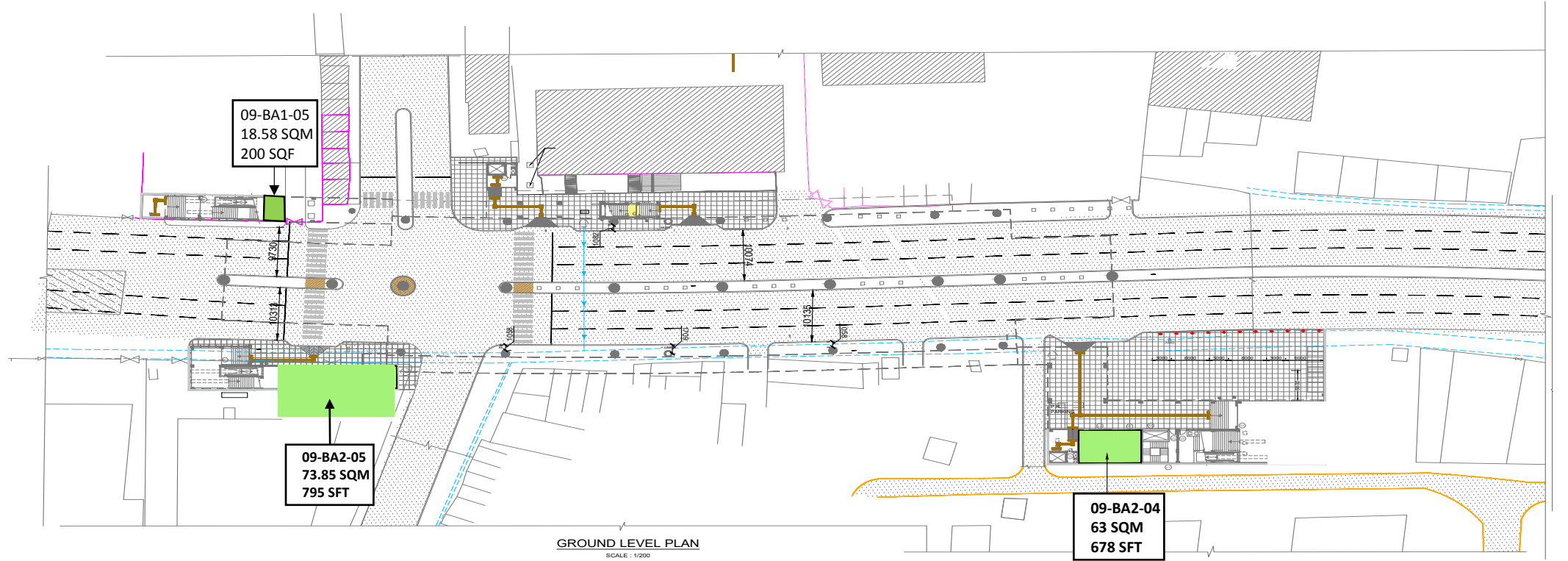
NOTE:

- Areas indicated above are approximate. Actual area (carpet area for bare commercial spaces & Super area for parking) shall be measured at the time of handing over of space(s). If there is any variation of more than +/- 5% in area, the License Fees shall be charged on pro- rata/ actual area basis. However, such variation in area at the time of handing over of space shall in no case effect the eligibility of the selected bidder for the licensed space under consideration.
- All space(s) offered on license basis are on “as is where is basis”. On this area the selected bidder is expected to carry out all works, as needed for commercial use.

← IT COLLEGE JUNCTION STATION

BADSHAH NAGAR STATION

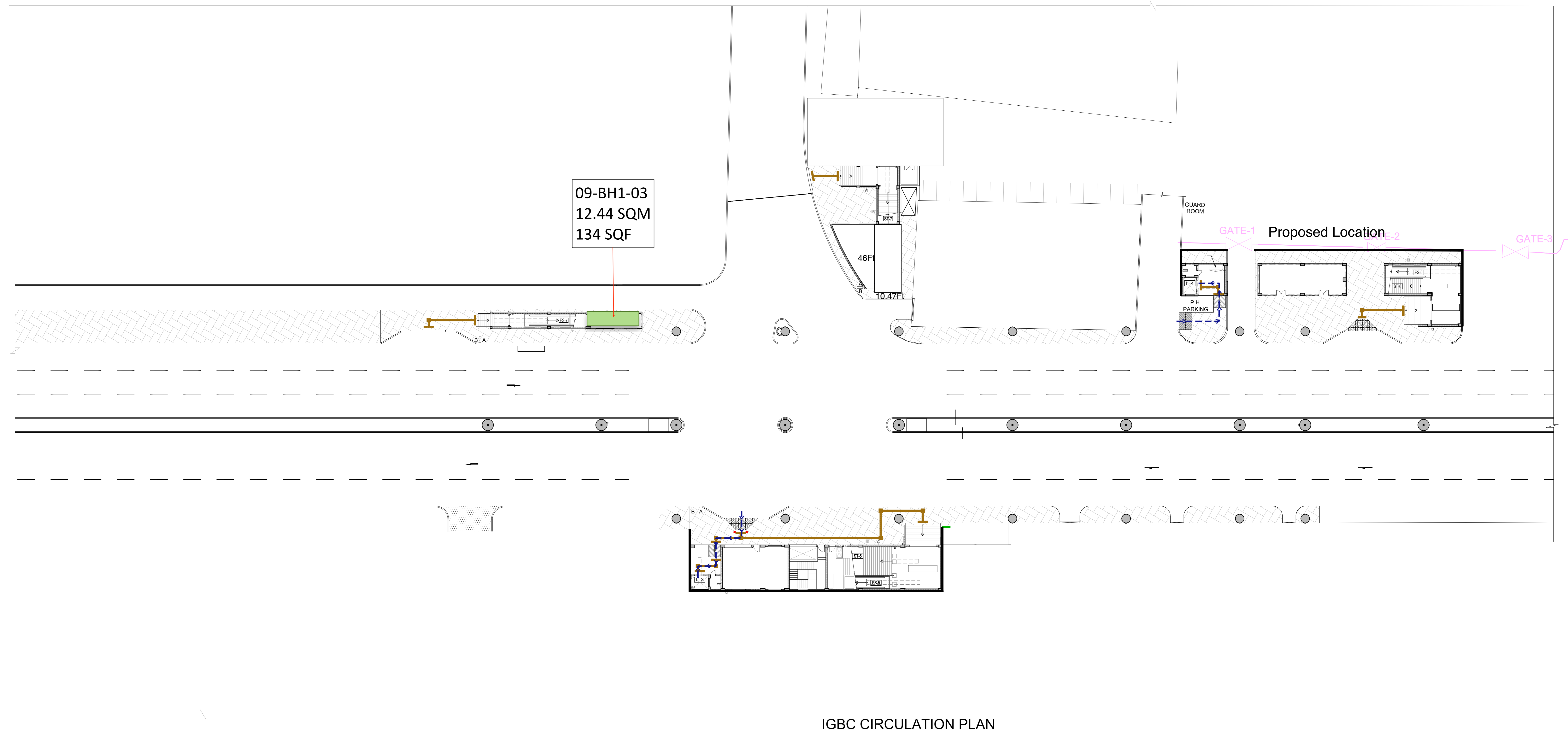
LEKHRAJ MARKET STATION →



LEGEND
■ PD AREA



Annexure-G



IGBC CIRCULATION PLAN
SCALE : 1/200

LEGEND	
	PD AREA



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Annexure-7
TECHNICAL BID FORM
(On Official letterhead of the Bidder)

Dated:

1. I/we, having examined the Bid Document and understood their contents, hereby submit my/our Bid for the aforesaid Licensing Rights for commercial retail activities in space(s) on fixed License Fees basis.
2. I/ We have studied Bid Document/all Terms of Offer carefully, also surveyed the UPMRC Space(s) offered.
3. I/We offer Bid Security to UPMRC for the below shop (s) in accordance with the Bid Document.

S. N.	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Bid security (in Rupees)	Tick mark applicable ones and strike-out others please.	Category of the proposed business (refer-Annexure 9A)
Category A1: Spaces of size less than 50 Sqm/538.19 Sqft.							
1	09-AL1-02	Alambagh	Concourse-unpaid	306	38733		
2	09-AB1-03	Alambagh Bus stand	Ground-unpaid	203	129600		
3	09-DU1-02	Durgapuri	Ground Floor-Catchment	245	29166		
4	09-DU1-03	Durgapuri	Ground Floor	292	31562		
5	09-MN1-03	Munshipulia	Concourse-unpaid	479	74943		
6	09-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	31320		
7	<u>09-BH1-03</u>	<u>Bhootnath</u>	<u>Ground-Floor</u>	<u>134</u>	<u>47760</u>		
8	<u>09-BA1-05</u>	<u>Badshah nagar</u>	<u>Ground-Floor</u>	<u>200</u>	<u>35575</u>		
Category A2: Spaces of size 50 sqm to 100 Sqm							
7	09-BA2-04	Badshah Nagar	Ground-unpaid	678	117158		
8	09-BA2-05	Badshah Nagar	Ground-unpaid	795	137376		
9	09-HZ2-03	Hazratganj	Concourse-unpaid	874	297335		
10	09-IT2-03	IT College	Concourse-unpaid	604	57535		
11	09-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	57739		
Category A3: Spaces of size more than 100 Sqm							
12	09-HS3-03	Hussainganj	Ground-unpaid	2489	430137		

Eligibility Profile:- For Compliance to Minimum Eligibility Criteria (refer Clause 9 of NIT):-

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ARTICLE: 3 GRANT OF LICENSE & OTHER CONDITIONS

3.1 A space(s), as detailed in Annexure-I, is offered for licensing. The space shall be handed over for commercial activities, other than banned usage (Negative list as per Annexure-II), within 5 days from the date of compliance of the conditions stipulated in the Letter of Award/Acceptance as per handing over note (Annexure-VI) and on signing of taking over note (Annexure-VII). Actual area (carpet area) shall be measured at the time of handing over of the space(s). If there is any major variation in area (+/- 5%), the License Fees shall be charged on pro-rata/ actual area basis. Interest free security deposit/ performance guarantee will not be readjusted if the variation in area handed over is up to (+/-) 5% else security deposit will be readjusted according to actual area of the shop. However, such variation in area at the time of handing over of space shall in no case effect the eligibility of the selected bidder for the licensed space under consideration.

3.1.1 Construction of mezzanine floor by the licensee shall be permitted adhering to prescribed norms, after due approval from UPMRC. For areas/ space with lower height, intermediate slabs **(with vertical clearance less than 5 ft.)** may be permitted with approval of UPMRC for storage of utilities. The same shall not be charged. ~~Mezzanine floor constructed exclusively for the purpose of storage shall not be charged, however, in case, the mezzanine used for any other purpose shall be charged at the above rate@ 50% of license fees of the space.~~ **Mezzanine floor, if constructed shall be charged @ 50% of license fee of the space.** Interest Free Security deposit (IFSD) shall be submitted as per actual monthly license fee charged for the space within 15 days period from the date of start of Shop's operation, failing which it shall be treated as Licensee's Event of Default.

3.2 Built-up spaces indicated in Annexure-I with minor modifications for basic facilities (water/sewage/ventilation/electricity) are offered on 'as is where is basis'. All necessary modification shall be carried out by the licensee at its own cost after taking valid permission from UPMRC. If there is any damage to any asset/ structure of UPMRC, their cost shall be borne by licensee.

3.3 Modification of Built-up spaces (if any) is to be done by Licensee at his cost only after written permission from UPMRC.

3.4 The area of space(s) shown duly demarcated on the Drawing/Sketch in Annexure-I, are tentative areas; any minor variation (less than +/- 5%) thereof in actual area (carpet area) at the time of handing over of the space(s) shall be ignored. License Fees shall not be changed on that account/basis.

3.5 Infrastructure facilities such as electricity, water and sewage disposal will be provided, subject to availability and technical feasibility. Priority for supply/provision of all such services will be given after operational requirements of UPMRC and after payment of due charges. The prospective bidders agrees voluntarily and unequivocally not to seek any claim, charges,

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Drawing/Sketch (Attached)**

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NOTE:

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