



CIN: U60300UP2013SGC060836  
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-10/2022-23

Date: 19.04.2023

**ADDENDUM-2**

**Tender Title/Name of work: LKPD-10:** 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.

**Ref:** - Bid published on the e-tender portal: 01.03.2023.

Addendum-02 along with Annexures of above tender is being issued and uploaded in technical cover on CPP Portal. Revised Excel file of BOQ is also uploaded in finance cover on CPP Portal.

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

  
CE/ Contract

(AN ISO 9001:2015, ISO 14001:2015, OHSAS 18001:2007 Certified Company)

Administrative Building, Near Dr. Bhimrao Ambedkar Samajik Parivartan Sthal, Vipin Khand, Gomti Nagar, Lucknow 226010

Tel: +91 522 2304014 Fax: +91 522 2304013

**Tender LKPD-10 : Summary sheet for Addendum-2**

**Tender LKPD-10: 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.**

<b>S. NO.</b>	<b>Existing Clause / Pg. No.</b>	<b>Clause in Existing Tender Document</b>	<b>Revised Clause</b>	<b>Revised Clause placed as Annexure/ Pg. No.</b>
1	Clause no. 7, Details of spaces, Chapter-1: Notice Inviting Tender Page no. 5	-	Please refer revised list of spaces  (i) One space added in A1 Category at Sl. No. 7 (ii) Two spaces added in A2 Category at Sl. No. 11 & 12 (iii) One space added in A3 Category at Sl. No. 14.	<b>Please refer Annexure-A of Addendum-2 Page 5R</b>
2	Clause no. 8; Chapter-IV: Introduction Page no. 18	-	Please refer revised list of spaces  (i) One space added in A1 Category at Sl. No. 7 (ii) Two spaces added in A2 Category at Sl. No. 11 & 12 (iii) One space added in A3 Category at Sl. No. 14.	<b>Please refer Annexure-B of Addendum-2 Page 18R</b>
3	Annexure-1: Drawing/Sketch (Attached) Page no. 47	-	Please refer revised list of spaces  (i) One space added in A1 Category at Sl. No. 7. (ii) Two spaces added in A2 Category at Sl. No. 11 & 12 (iii) One space added in A3 Category at Sl. No. 14.	<b>Please refer Annexure-C of Addendum-2 Page 47R</b>
4	Drawing No-2	Drawing no. 2	Please refer revised drawing no. 2 R, page no. 49 R (one space added in drawing as 10-AL1-04)	<b>Please refer Annexure-D of Addendum-2 Page 49 R</b>
5	Drawing No-6	Drawing no. 6	Please refer revised drawing no. 6 R1, page no. 53 R1 (one space added in drawing as 10-IT2-04)	<b>Please refer Annexure-E of Addendum-2 Page 53 R1</b>

6	Drawing No-9	Drawing No-9	Please refer revised drawing no. 9R1, page no. 56 R1 (one space added in drawing as 10-AB3-01)	<b>Please refer Annexure-F of Addendum-2 Page 56 R1</b>
7	Drawing No-9	Drawing No-9	Please refer revised drawing no. 9R2, page no. 56 R2 (one space added in drawing as 10-KD2-01)	<b>Please refer Annexure-G of Addendum-2 Page 56 R2</b>
8	Annexure 7; Technical Bid Form Page no. 66	-	Please refer revised list of spaces  (i) One space added in A1 Category at Sl. No. 7 (ii) Two spaces added in A2 Category at Sl. No. 11 & 12 (iii) One space added in A3 Category at Sl. No. 14.	<b>Please refer Annexure-H of Addendum-2 Page 66R</b>
9	Annexure-1: Drawing/Sketch (Attached), Draft License Agreement, Page No. 164.	-	Please refer revised list of spaces  (i) One space added in A1 Category at Sl. No. 7 (ii) Two spaces added in A2 Category at Sl. No. 11 & 12 (iii) One space added in A3 Category at Sl. No. 14.	<b>Please refer Annexure-I of Addendum-2 Page-164R</b>
10	-	BOQ in excel format	<b><u>Revised excel file of BOQ uploaded in finance cover on CPP Portal</u></b>	

<b>7</b>	<b>10-AL1-04</b>	<b>Alambagh</b>	<b>Ground-unpaid</b>	<b>349</b>	<b>70200</b>
<b>Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.</b>					
<b>7 8</b>	10-HZ2-03	Hazratganj	Concourse-unpaid	874	297335
<b>8 9</b>	10-IT2-03	IT College	Concourse-unpaid	604	57535
<b>9-10</b>	10-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	57739
<b>11</b>	<b>10-IT2-04</b>	<b>IT College</b>	<b>Ground-unpaid</b>	<b>613</b>	<b>75600</b>
<b>12</b>	<b>10-KD2-01</b>	<b>KDSS</b>	<b>Ground-unpaid</b>	<b>780</b>	<b>99360</b>
<b>Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.</b>					
<b>10 13</b>	10-HS3-03	Hussainganj	Ground-unpaid	2489	430137
<b>14</b>	<b>10-AB3-01</b>	<b>Alambagh Bus stand</b>	<b>Ground-unpaid</b>	<b>1107</b>	<b>2,04,412</b>

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
<b>A1: Spaces of size less than 50 Sqm</b>	a. Bidder must be operating at least <b>One(1)</b> company/ *brand Outlet	Bidder shall have Annual Turnover from its business <b>of not less than INR 0.5 Crores (INR Fifty Lakhs)</b> for atleast 1 year out of last <b>3</b> financial years.
	b. Bidder must be running the company/ brand outlets for atleast the period of <b>One (1)</b> year.	
<b>A2: Spaces of size 50 sqm to 100 Sqm</b>	a. Bidder must be operating at least <b>One(1)</b> company/ *brand Outlet.	Bidder shall have Annual Turnover from its business <b>of not less than INR 1.5 Crores (INR-One Crore Fifty Lakhs)</b> for atleast <b>1</b> year out of last <b>3</b> financial years.
	b. Bidder must be running the company/ brand outlets for atleast the period of <b>One (1)</b> year.	
<b>A3: Spaces of size more than 100 Sqm.</b>	a. Bidder must be operating at least <b>One (1)</b> company/ *brand Outlet.	Bidder shall have Annual Turnover from its business <b>of not less than INR 2.5 Crores (INR- Two Crore Fifty Lakhs)</b> for atleast <b>1</b> year out of last <b>3</b> financial years.
	b. Bidder must be running the company/ brand outlets for atleast	

<b>7</b>	<b>10-AL1-04</b>	<b>Alambagh</b>	<b>Ground-unpaid</b>	<b>349</b>	<b>32500</b>
<b>Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.</b>					
<b>7 8</b>	10-HZ2-03	Hazratganj	Concourse-unpaid	874	137655
<b>8 9</b>	10-IT2-03	IT College	Concourse-unpaid	604	26636
<b>9-10</b>	10-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	26731
<b>11</b>	<b>10-IT2-04</b>	<b>IT College</b>	<b>Ground-unpaid</b>	<b>613</b>	<b>35000</b>
<b>12</b>	<b>10-KD2-01</b>	<b>KDSS</b>	<b>Ground-unpaid</b>	<b>780</b>	<b>46000</b>
<b>Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.</b>					
<b>10 13</b>	10-HS3-03	Hussainganj	Ground-unpaid	2489	199137
<b>14</b>	<b>10-AB3-01</b>	<b>Alambagh Bus stand</b>	<b>Ground-unpaid</b>	<b>1107</b>	<b>94635</b>

### **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.

**Annexure -1**  
**Drawing/Sketch (Attached)**

SN	Shop No.	Metro Station	Location	Area (approx.) (Sq. ft.)	Drawing No.
<b>Category A1: Spaces of size less than 50 Sqm/538.19 Sqft.</b>					
1	10-AL1-02	Alambagh	Concourse-unpaid	306	1
2	10-AL1-03	Alambagh	Ground-unpaid	351	2
3	10-DU1-03	Durgapuri	Ground Floor	292	9
4	10-MN1-03	Munshipulia	Concourse-unpaid	479	8
5	10-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	5
6	10-BA1-05	Badshah nagar	Ground-floor	200	7
<b>7</b>	<b><u>10-AL1-04</u></b>	<b><u>Alambagh</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>349</u></b>	<b><u>2R</u></b>
<b>Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.</b>					
<del>7</del> <b>8</b>	10-HZ2-03	Hazratganj	Concourse-unpaid	874	4
<del>8</del> <b>9</b>	10-IT2-03	IT College	Concourse-unpaid	604	6
<del>9-10</del>	10-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	5
<b>11</b>	<b><u>10-IT2-04</u></b>	<b><u>IT College</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>613</u></b>	<b><u>6R1</u></b>
<b>12</b>	<b><u>10-KD2-01</u></b>	<b><u>KDSS</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>780</u></b>	<b><u>9R2</u></b>
<b>Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.</b>					
<del>10</del> <b>13</b>	10-HS3-03	Hussainganj	Ground-unpaid	2489	3
<b>14</b>	<b><u>10-AB3-01</u></b>	<b><u>Alambagh Bus stand</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>1107</u></b>	<b><u>9R1</u></b>

**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.

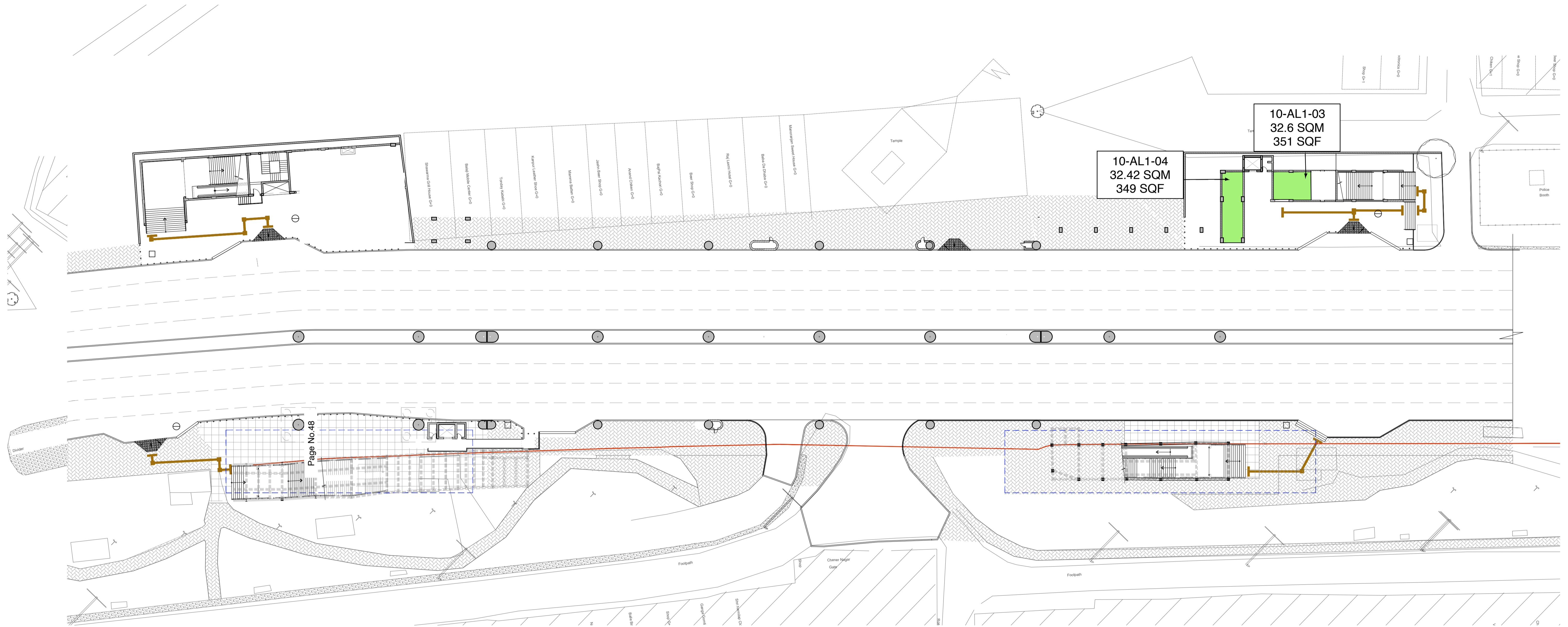
All commercial space(s) stated above are only tentative.

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.



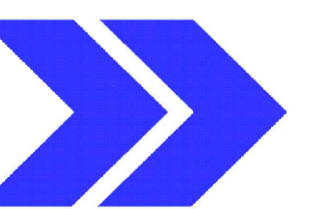
# Annexure-D



GROUND LEVEL PLAN

SCALE : 1/300

LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span>	PD AREA

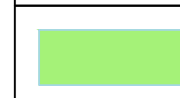




# Annexure-E



10-IT2-04  
56.94 SQM  
613 SQF

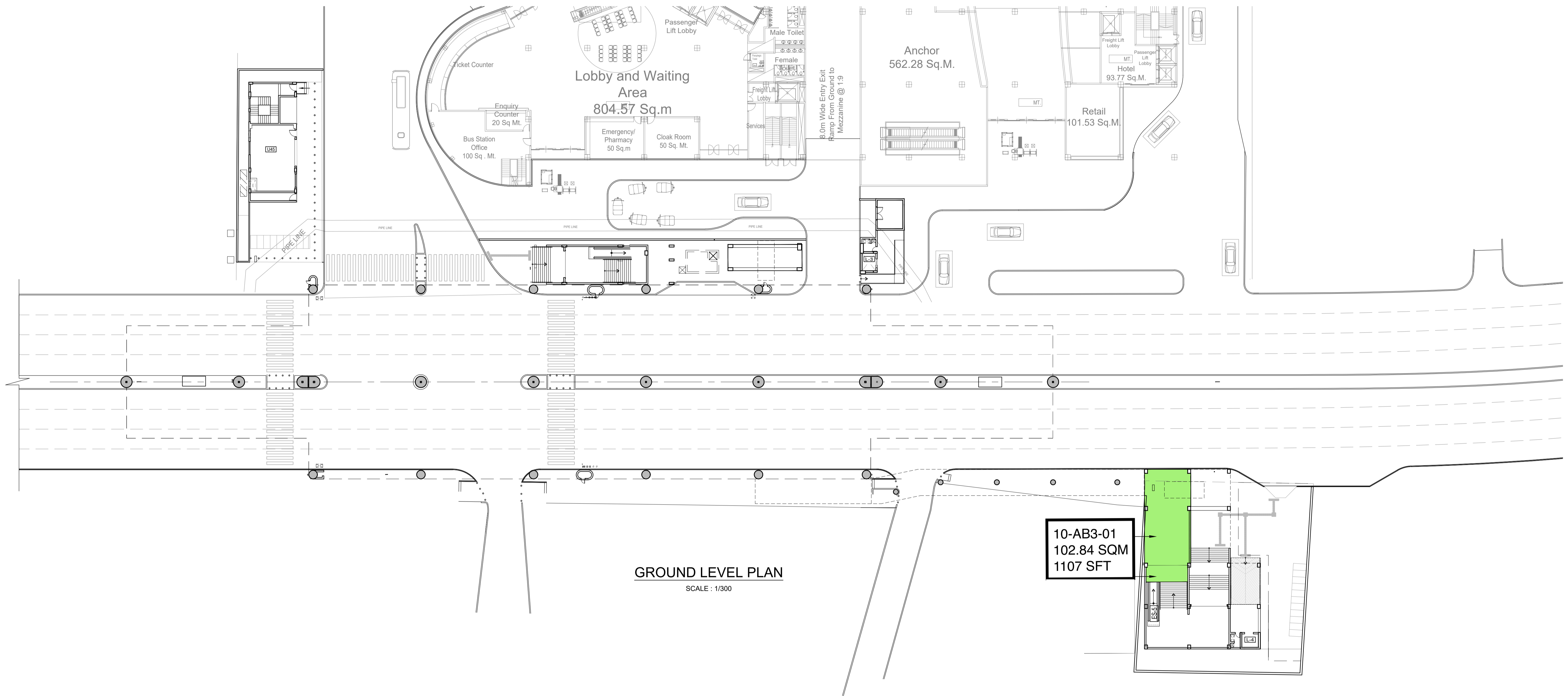
LEGEND	
	PD AREA

GROUND LEVEL PLAN  
SCALE : 1/250



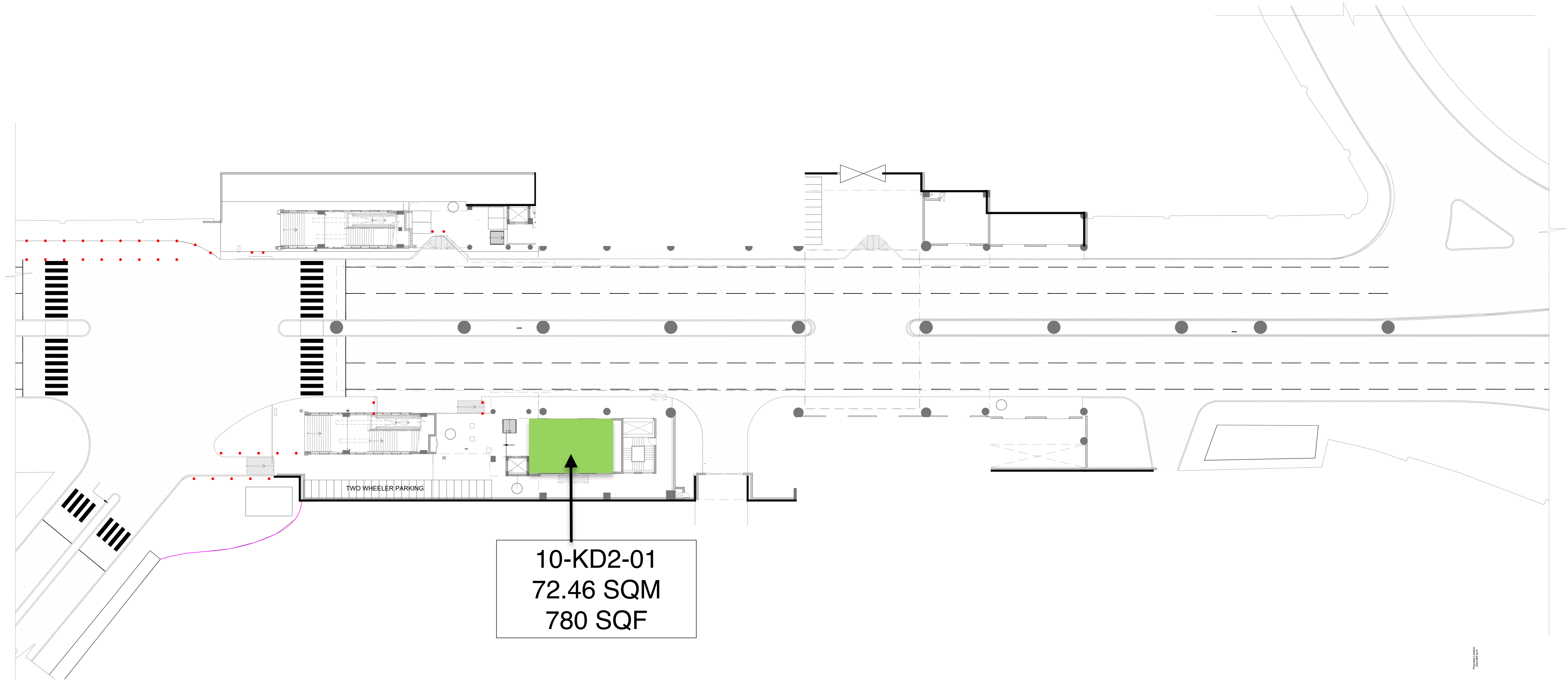


# Annexure-F



LEGEND	
	PD AREA

# Annexure-G



LEGEND	
	PD AREA



**LKPD-10:** 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-H**

**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)
<b>Category A1: Spaces of size less than 50 Sqm/538.19 Sqft.</b>							
1	10-AL1-02	Alambagh	Concourse-unpaid	306	38733		
2	10-AL1-03	Alambagh	Ground-unpaid	351	70120		
3	10-DU1-03	Durgapuri	Ground Floor	292	31562		
4	10-MN1-03	Munshipulia	Concourse-unpaid	479	74943		
5	10-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	31320		
6	10-BA1-05	Badshah nagar	Ground-floor	200	35575		
<b>7</b>	<b>10-AL1-04</b>	<b>Alambagh</b>	<b>Ground-unpaid</b>	<b>349</b>	<b>70200</b>		
<b>Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.</b>							
<del>7</del> <b>8</b>	10-HZ2-03	Hazratganj	Concourse-unpaid	874	297335		
<del>8</del> <b>9</b>	10-IT2-03	IT College	Concourse-unpaid	604	57535		
<del>9</del> <b>10</b>	10-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	57739		
<b>11</b>	<b>10-IT2-04</b>	<b>IT College</b>	<b>Ground-unpaid</b>	<b>613</b>	<b>75600</b>		
<b>12</b>	<b>10-KD2-01</b>	<b>KDSS</b>	<b>Ground-unpaid</b>	<b>780</b>	<b>99360</b>		
<b>Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.</b>							
<del>10</del> <b>13</b>	10-HS3-03	Hussainganj	Ground-unpaid	2489	430137		
<b>14</b>	<b>10-AB3-01</b>	<b>Alambagh Bus stand</b>	<b>Ground-unpaid</b>	<b>1107</b>	<b>2,04,412</b>		

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

**\*For bidders submitting their bid directly:-**

**LKPD-10:** 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.

<b>Annexure -1 Drawing/Sketch (Attached)</b>					<b>ANNEXURE-I</b>
<b>SN</b>	<b>Shop No.</b>	<b>Metro Station</b>	<b>Location</b>	<b>Area (approx.) (Sq. ft.)</b>	<b>Drawing No.</b>
<b>Category A1: Spaces of size less than 50 Sqm/538.19 Sqft.</b>					
1	10-AL1-02	Alambagh	Concourse-unpaid	306	1
2	10-AL1-03	Alambagh	Ground-unpaid	351	2
3	10-DU1-03	Durgapuri	Ground Floor	292	9
4	10-MN1-03	Munshipulia	Concourse-unpaid	479	8
5	10-VV1-04	Vishwavidyalaya	Concourse-unpaid	290	5
6	10-BA1-05	Badshah nagar	Ground-floor	200	7
<b><u>7</u></b>	<b><u>10-AL1-04</u></b>	<b><u>Alambagh</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>349</u></b>	<b><u>2R</u></b>
<b>Category A2: Spaces of size 50 sqm to 100 Sqm/ 538.19 sqft to 1076.39 sqft.</b>					
<del>7</del> <b><u>8</u></b>	10-HZ2-03	Hazratganj	Concourse-unpaid	874	4
<del>8</del> <b><u>9</u></b>	10-IT2-03	IT College	Concourse-unpaid	604	6
<del>9</del> <b><u>10</u></b>	10-VV2-03	Vishwavidyalaya	Concourse-unpaid	547	5
<b><u>11</u></b>	<b><u>10-IT2-04</u></b>	<b><u>IT College</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>613</u></b>	<b><u>6R1</u></b>
<b><u>12</u></b>	<b><u>10-KD2-01</u></b>	<b><u>KDSS</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>780</u></b>	<b><u>9R2</u></b>
<b>Category A3: Spaces of size more than 100 Sqm/ 1076.39 sqft.</b>					
<del>10</del> <b><u>13</u></b>	10-HS3-03	Hussainganj	Ground-unpaid	2489	3
<b><u>14</u></b>	<b><u>10-AB3-01</u></b>	<b><u>Alambagh Bus stand</u></b>	<b><u>Ground-unpaid</u></b>	<b><u>1107</u></b>	<b><u>9R1</u></b>

**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 UPMRCL.