



MAHARASHTRA METRO RAIL CORPORATION LIMITED
(Nagpur Metro Rail Project)

Dt. 04.04.2024

CORRIGENDUM-I

Name of Work: Licensing of Built-up spaces having area more than 100 Sqm at Selected Metro Stations of Nagpur Metro Rail Project for a period of 15 years.

(Tender No. N1PD-84/2024 Dated 05.03.2024)

PART-A: Replies to Queries

Sr. No.	Document Clause No.	Query	Reply of Maha-Metro
1.	Clause No. 4.1.3 on Page No. 17 of RFP Document, Volume – 1	<p>The Bidder can use the parking facility available/provided at the respective metro station. The usage of parking shall be subject to availability and payment of applicable parking charges as decided by Maha-Metro / nominated agency from time to time.</p> <p>What are the parking charges? Kindly mention the breakdown of Parking Charges (Two-Wheeler & Four-Wheeler)</p>	<p>Not Accepted.</p> <p>Parking at Metro Station is exclusively for the Metro commuters which shall be utilised on first cum first serve basis, whenever it is available.</p>



Sr. No.	Document Clause No.	Query	Reply of Maha-Metro
2.	Clause No. 4.6.2 on Page No. 21 of RFP Document, Volume – 1	<p>The License fee shall be charged as per the financial proposal submitted by the bidder and shall be paid to Maha-Metro in advance on half yearly basis.</p> <p>The License fee shall be charged as per the financial proposal submitted by the bidder and shall be paid to Maha-Metro in advance on quarterly basis.</p> <p>Quarterly would enhance payments provide financial management, reduce strain on liquidity, and improve cash flow. Additionally, aligning with quarterly payments allows us to synchronize with our financial cycles and adapt more effectively to market dynamics. Moreover, considering the substantial security deposit equivalent to the 1st Year's Annual license Fees, quarterly payments would facilitate a more balanced distribution of financial commitments, ensuring smoother cash flow management and financial stability throughout the duration of the contract."</p>	<p>Not Accepted.</p> <p>Tender condition shall prevail.</p>
3.	Clause No. 4.6.13 on Page No. 22 of RFP Document, Volume – 1	<p>The water meter / sub-meter shall be installed at the licensee's premises for calculating the consumption of water. The charges for the water shall be recovered from licensee on actual consumption basis, as per applicable commercial rates charged by the respective authorities.</p> <p>What are the prevailing Commercial rates charged by the respective authorities?</p>	<p>The water charges shall be recovered as per the commercial rates of Nagpur Municipal Corporation. Water-meter / sub-meter will be installed by licensee if required under the supervision of O&M Team of Maha-Metro.</p>



Sr. No.	Document Clause No.	Query	Reply of Maha-Metro
4.	Clause No. 4.6.14 on Page No. 22 of RFP Document, Volume – 1	<p>Fixed Rental Charges: The licensee will have to pay fixed rental charges as per approved rate as per Maha-Metro's policy. The bidder/licensee will have to declare the load required for the property business space at the time of possession of business space (Annexure-A). Depending on the load the fixed rental charges will be levied by Maha-Metro, which will be revised yearly during license period. Licensee shall have to maintain its power demand within the declared load. However, the licensee if request for additional power load the Maha-Metro will provide the same with the fixed charges applicable for increased load. Licensee will have to apply the same one month in advance.</p> <p>Are these charges, applicable for the entire duration of the License or during the fitment period only, please clarify?</p>	<p>Refer Clause No. 4.6.14 Fixed Rental Charges of RFP Document, Volume – I</p> <p>The Fixed Rental Charges are applicable for entire duration of license period excluding Fitment Period.</p> <p>Refer Clause No. 4.6.12 Facilitation Charges of RFP Document, Volume – I</p> <p>The Facilitation Charges are applicable during Fitment Period.</p>
5.	Clause No. 4.6.16 on Page No. 23 of RFP Document, Volume – 1	<p>Along with License Fee, Licensee shall also pay all other statutory taxes, Statutory dues/ liabilities, local levies, third party dues (i.e. electricity, water consumption charges etc.), damage/ penal charges, pending arrears, etc. as applicable from time to time shall be charged extra and shall have to be remitted along with the license fees for onward remittance to the respective Government agencies.</p> <p>Kindly clarify the prevailing Charges in respect of statutory taxes Statutory dues / liabilities, local, levies, third party dues (i.e. electricity, water consumption charges etc.), damage/ penal charges, pending arrears, etc. Kindly provide the Amount wise break up of all the other charges in respect of all the properties listed.</p>	<p>Refer Clause no. 5.4 of Draft License Agreement, Obligation with respect to Taxes, duties.</p>

Sr. No.	Document Clause No.	Query	Reply of Maha-Metro
6.	Clause No. 4.10.1 on Page No. 25 of RFP Document, Volume – 1	<p>The Property Tax proportionate to the property business space shall be paid by Maha-Metro and shall be recovered from Licensee.</p> <p>Kindly clarify the prevailing Property Tax rates in respect of all the properties listed.</p>	<p>Presently the property tax is not applicable to Maha-Metro properties within Metro Stations. In case it is made applicable same shall be paid by Maha-Metro being owner and same will be recovered from licensee.</p>
7.	Clause No. 4.11.7 on Page No. 26 of RFP Document, Volume – 1	<p>Electricity, Installation of DG sets, Air Conditioning:</p> <p>i. The licensee will have to pay fixed rental charges as per Maha-Metro Electricity policy. The bidder / licensee will have to declare the load required for the property business space at the time of possession of Business space. Depending on the load the fixed electricity charges will be levied by Maha-Metro, which will be revised yearly during license period. Licensee shall have to maintain its power demand within the declared load. However, the licensee if request for additional power load the Maha-Metro will provide the same with the fixed charges applicable for increased load. Licensee will have to apply the same one month in advance.</p> <p>Kindly clarify the prevailing fixed electricity charges.</p> <p>Are the rates as mentioned in Clause No. 4.6.14. Fixed rental charges same for fixed electricity charges, please clarify?</p>	<p>Refer clause no. 4.6.14 and 4.11.7 of RFP Vol-1</p>



PART-B: Revised Bid Submission Schedule

Sr. No.	Event	As Per NIT	Revised As
1	Documents on sale:	Documents can be downloaded from 17:00 hrs. on 11-03-2024 to 16:00 hrs 03/04/2024. from Maharashtra government E-Tender Portal https://mahatenders.gov.in .	Documents can be downloaded from 17:00 hrs. on 11-03-2024 to 16:00 hrs 18/04/2024. from Maharashtra government E-Tender Portal https://mahatenders.gov.in .
2	Date & Time of submission of Tender:	Online submission up-till 16:00 hrs. on 03-04-2024 on Maharashtra government E-Tender Portal https://mahatenders.gov.in	Online submission up-till 16:00 hrs. on 18-04-2024 on Maharashtra government E-Tender Portal https://mahatenders.gov.in
3	Date & Time of Opening of Tender:	On 04-04-2024 at 16:30 hrs. or as decided by the Maha-Metro at Procurement Section, 1st Floor, Metro Bhawan, VIP Road, Near Dikshabhoomi, Ramdaspath, Nagpur-440010.	On 22-04-2024 at 16:30 hrs. or as decided by the Maha-Metro at Procurement Section, 1st Floor, Metro Bhawan, VIP Road, Near Dikshabhoomi, Ramdaspath, Nagpur-440010.

This Corrigendum – I (Part A & B) shall form part of the Bid Document. The clauses amended by this Corrigendum-I shall overrule the original provision. All other terms and conditions of RFP and DLA shall remain unchanged.



[Handwritten Signature]
04/04/2024

General Manager (Town Planning)
Maharashtra Metro Rail Corporation Limited