



KSRTC : MYSORE CITY TRANSPORT DIVISION: MYSORE
Nelson Mandela Road, Bannimantap, Near Highway Circle, Mysore-15

Tender No: No.KST/MCTD/TR/COM/ 708 /2020-21 Dated: 05 -08-2020.

NOTICE INVITING TENDER
(Through e-procurement portal only)

E-Tender No.03/2020-21

Tenders are invited through e-portal for the selection of Single Agency Licensee for “**Operation and Maintenance of Commercial-Cum-Retail Space**” of KSRTC at IMTC, Kuvempunagara Bus Terminal, Mysore on “**as is where is basis**” from the appropriate Qualified.

Sl. No	Ref Number	Name of the Bus Station	Commercial –cum-retail space(Sq.ft)	EMD (In Rs.)	Annual License Fee (In Rs.)
1.	KST/MCTD/TR/COM/ /2020-21	IMTC, Kuvempu Nagara, Mysore.	74855	10,00,000/-	53,89,560/-

1. Calendar of events:

Description	Date	Time
Last date for submission of queries	13-08-2020	13:00 hrs
Pre-Bid meeting date	14-08-2020	11:00 hrs
Last date of Submission for Bids	04-09-2020	13:00 hrs
Last date of Submission of DD's & Documents (Application Fee & EMD)	07-09-2020	17:00 hrs
Opening of Technical Bid	09-09-2020	11:00 hrs
Opening of Financial Bid	11-09-2020	11:00 hrs

- The Financial Bids of the Bidders, those who have qualified in Technical Bid will only be opened.
- The Tender Documents along with Terms & Conditions, Eligibility Criteria and other Technical details can be downloaded from the e-portal website: www.eproc.karnataka.gov.in.
- No manual transaction is accepted.
- Bid Security/Earnest Money Deposit (EMD) Rs.500/- is to be made through e-portal in e-payment mode and remaining amount of Rs.9,99,500/- is to be made through DD in favour of Divisional Controller, KSRTC, MCTD, Mysore (DD to be submitted along with signed documents in the Divisional office on 07/09/2020).
- Application Fee Rs.5000/-** (inclusive of GST) is to be made through DD in favour of Divisional Controller, KSRTC, MCTD, Mysore. (to be submitted in the Divisional Office on 07/09/2020
- KSRTC reserves the right to accept or reject all tenders without assigning any reason thereof.
- The Bidder has to download the Instruction/Terms & Conditions and shall sign each page and upload the same in to e-portal and the copy should be submitted to Divisional office on 07/09/2020.
- Conditional Tender will be summarily rejected.

Sd/-
Divisional Controller
KSRTC: MCTD : Mysore.

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DISCLAIMER

The information contained in this Tender document is provided to the Bidder(s), in documentary form by or on behalf of Karnataka State Road Transport Corporation (hereinafter referred to as "KSRTC") on the terms and conditions set out in this tender document and all other terms and conditions subject to which such information is provided.

The purpose of this Tender document is to provide the bidder(s) with information to assist the formulation of their proposals. This tender document does not purport to contain all the information each Bidder may require. This tender document may not be appropriate for all persons, and it is not possible for KSRTC, its employees or advisors to consider the business / investment objectives, financial situation and particular needs of each bidder who reads or uses this tender document. Each bidder should conduct his/its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this tender document and where necessary obtain independent advice from appropriate sources. KSRTC, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the tender document and concerned with any matter deemed to form part of the tender document, the award of the projects, the information and any other information supplied by or on behalf of KSRTC representatives or otherwise arising in any way from the selection process.

KSRTC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this tender document as and when required, by uploading in e-portal for the information of the applicants.

KSRTC reserves the right to accept any proposal or reject any or all proposals without assigning any reasons thereof. The bidding process shall be governed by the laws of India and Courts at Mysore will have jurisdiction over the matters concerning and arising out of this tender document and corresponding process.

VOLUME I

INSTRUCTIONS TO BIDDERS

SECTION 1. INTRODUCTION

1.1 Background:

Karnataka State Road Transport Corporation hereinafter referred to as KSRTC is a Government of Karnataka (GoK) undertaking which manages inter-state and intra-state bus operations based in and out of Karnataka. Typically, KSRTC grants licence in respect of commercial and retail space available in the bus terminals on a case-to-case basis to agency/firm/Company. In order to enhance revenues from the Bus Terminal and to provide better facilities to the passengers and public at large, KSRTC intends to facilitate operations of commercial and retail facilities at the terminal. In this regard, KSRTC has developed/constructed the commercial and retail space at the below said Bus Terminals and intend to grant licence in respect of the Commercial-cum-Retail space on “*as is where is basis*” through e-procurement tenders to conceptualize, plan, market, and sub-lease/ sub-licence the commercial and retail space available at the Project Site **IMTC at Kuvempunagara, Mysore**

Details of the Project Site are set out in the Bus Terminal Layout Plan and Detail Plans in the tender document.

1.2 Area Statement:

The IMTC at ***Kuvempunagara Bus Terminal***, Mysore consists of Ground Floor, First Floor, Second Floor and Third Floor having a Commercial-cum-retail space, House Keeping, Toilet Space, Parking Space and Advertisement Space. The details are as under.

Particulars	Area in S ft.
Commercial-cum-retail space	74855
House Keeping Space (including toilet area, landscaping area & KSRTC Terminal and surface area)	75417
Parking Space (Cellar Area)	24904
Advertisement Space	4840

The Bidder has to quote the bid amount only for the Commercial-cum-retail space shown below.

Sl.No	Name of the Bus Station	Area in Sq.ft
1.	IMTC Kuvempunagara, Mysore	74855

**** Advertisement area , Parking area and toilets area are provided to the successful bidder as complimentary. Maintenance of the entire bus stand premises including garden area is the sole responsibility of the successful bidder.**

1.3 Minimum Consideration for Annual License Fee:

A reserve value of Annual License Fee is fixed as under:

Project Site	Minimum Consideration
IMTC Kuvempunagara, Mysore	INR 53,89,560/- (INR Fifty Three Lakh Eighty Nine Thousand Five Hundred Sixty only)

KSRTC intends to select agency/firm/company for operation of said space within the specified terminal and to provide basic facilities and amenities to the travelling public including food court, fast food counters, shops, ATMs, dormitory and other passenger amenities as specified by KSRTC.

In pursuance of the aforesaid objective, KSRTC is issuing this Tender inviting proposal from interested agency/firm/company for the proposed Projects. Bidders are now required to submit detailed proposals as per provisions of this document ("Proposals").

The Proposals would be evaluated on the basis of the evaluation criteria set out in this tender document in order to identify the Successful Bidder for the Project ("Successful Bidder").

The Successful Bidder shall be required to carry out conceptualizing, planning, marketing and sub-licensing of the commercial and retail space in the said Bus Terminal according to the terms and conditions stipulated in the agreement to be entered with KSRTC.

1.4 Gestation Period/Moratorium Period:

A gestation period of 120 days will be allowed during time no license fee shall be collected. This period starts from the date of Hand over of the Project Site. During this period, the licensee may make additions and alterations to the building without affecting the structure with due permission of KSRTC and under supervision of Civil Engineering Dept, KSRTC. An alteration so made has to be left as it is to KSRTC after completion of license period / or on termination.

1.5 Tenure of the License Period:

The tenure or the License Period of the Project shall be twelve (12) years from the date of hand over of the respective Project Site by KSRTC including gestation period/moratorium period and KSRTC may its sole discretion extend the Concession Period for a further period of 6 (Six) years subject to performance of the licensee on mutually agreeable terms and conditions.

1.6 Brief Description of Bidding Process:

The e-Submission of the Bid shall mean submission of Qualification Bid (Technical Bid) & Financial Bid by uploading the scanned copies of the original documents prepared by the Bidder as explained in this tender document and by filling the required fields on the e-procurement.

1.7 Mode of Selection:

The criterion for selection of Successful Bidder shall be based on '**Highest Price Proposal (H1)**' submitted by the Bidders as per tender documents. The evaluation process would include consideration of the following set of documents, as part of the Proposal:

- a. Qualification Submission (Technical Bid)
- b. Price related proposal (Financial Bid)

The Price Proposal should be furnished in electronic mode only, which shall be filled up by the Bidder in the format made available on the e-Tendering Website.

Note:- Conditional tender will be summarily rejected.

The specimen of the Price Proposal is provided at **Appendix E** of this document. The Price Proposal shall clearly indicate the bid amount in both figures and words, in Indian Rupees. In the event of any difference between figures and words, the higher amount between the two shall be taken into account.

1.8 Evaluation of the Proposals:

The evaluation of the Proposals would be carried out in **two steps:**

1. Opening of Technical Bid.
2. The Price Proposals of the Technically Qualified Bidders in Technical Bid will only be opened for evaluation.

1.8 (a) Conditional tender offers will be summarily rejected.

SECTION 2. INSTRUCTIONS TO BIDDERS

2.1 Eligible Bidders:

Any individual/company/firm which has been barred/terminated/Blacklisted by KSRTC, State Governments, Central Government, local authorities or any other agencies shall not be eligible to participate in the Bidding. The Bidders shall be required to submit an undertaking to this effect as per the format enclosed in **Appendix D** and shall up-load the copy of the same in the e-portal along with tender.

Each bidder shall submit only one bid.

2.2 Project Inspections and Visit to the Sites:

It is desirable that each Bidder submits himself his/its Proposal after visiting the site of the respective Bus Terminal and ascertaining for itself the location, surroundings, or any other matter considered relevant by it. It would be deemed that by submitting the Proposal for tender, the Bidder has made a complete and careful examination and accepted the tender document in totality received all relevant information required from KSRTC, and made a complete and careful examination of the various aspects of the Project including but not limited to:

- i. The Project Site;
- ii. Existing facilities in the Project Site's, infrastructure and structures, if any;
- iii. All other matters that might affect the Bidder's performance under the terms of this tender document.
- iv. Norms specified by the local bodies/Authorities in respect of the provisions made in the project/project site under consideration.

KSRTC shall not be liable for any mistake or error on the part of the Bidder in respect of the above and bidder is not entitled for any claim or loss suffered or legal issues that may arise at any time or during the stipulated time period of the agreement.

The Successful Bidder has to submit a certificate that he or his authorized representative has visited the Project site and ascertained the availability/provisions made in the entire building and in premises and he has quoted the Annual License Fee after due verification of all the facilities and provisions available in the project site.

2.3 Amendment of Tender:

At any time prior to the Proposal Due Date (Before the last date of submission of Bid), KSRTC may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the tender document by issuance of Addendum. Any Addendum, Corrigendum, modification, corrections if any shall be posted on the e-procurement portal only.

2.4 Bid Security / EMD:

The Bidder shall pay Bid Security/Earnest Money Deposit through e-portal Rs.500/- And remaining Rs.9,99,500/- through DD in favour of The Divisonal Controller, KSRTC,MCTD,Mysore for the respective project site as mentioned below.

Project Site	Bid Security / EMD
IMTC Kuvempunagara, Mysore	INR 10,00,000/- (INR Ten Lakh Only)

The Bid Security/Earnest Money Deposit Rs.500/- (EMD Rs.500/-through online & remaining amount through DD) and tender processing fee shall be paid on-line through e-Procurement platform using any of the following payment modes.

1. Credit Card
2. Direct Debit
3. National Electronic Funds Transfer (NEFT)

KSRTC is not responsible for any technical or any other problems whatsoever in payment of EMD and uploading of tender in e-portal.

During the evaluation of the documents uploaded in the e-Portal by the Bidder he shall produce original documents as and when required by KSRTC for evaluation purpose.

The Bid Security deposits of all other “Bidders except H1 and H2 bidder” will be refunded within 30 days from the date of Financial Bid opening and H2 bidder’s bid security deposit will be refunded within a period of thirty (30) days from the date of issuance of Letter of Award (LoA) to the Successful Bidder. The Bid Security submitted by the Successful Bidder shall be released upon furnishing of the Performance Security or adjusted to Performance Security Deposit.

However, KSRTC reserves the right to reject the proposal and forfeit the EMD / Security Deposit and Blacklist for a period of 03 years, in the event, a material misrepresentation made by the bidder is discovered at any time before or during the stipulated time period of the agreement.

2.5 Forfeiture of Bid Security/Earnest Money Deposit (EMD):

The Bid Security shall be forfeited and the agency / bidder shall be black listed and such bidder is not entitled to participate in any of the tenders of KSRTC for a period of 3 years and legal proceedings shall be initiated in the following cases:

- i. If the Successful Bidder proposes any new conditions or attempts to make the conditional proposal before signing of the Agreement;
- ii. If the Bidder withdraws the Tender after the last date & time of the submission of tender;
- iii. If the Successful Bidder fails to provide the Performance Security (Security Deposit) within the stipulated time or any extension thereof provided by KSRTC;
- iv. If any information or document furnished by the Bidder turns out to be misleading or untrue in any material respect.
- v. Fails to keep up to commitments made in the Bid.
- vi. Submits more than 1 (one) bid in the same name.

2.5 A) If the Successful Bidder fails/refuses to execute the Agreement within the requisite period as stated in this tender documents, such bidder shall be blacklisted for a period of 3 years and shall not be entitled to participate in any of the tenders of KSRTC and Bid Security (EMD), Performance security deposit and advance License fee / development fee paid shall be forfeited.

2.6 Validity of Proposal:

Proposal shall remain valid for a period of 120 (One Hundred and Twenty) days from the last date of submission of tender ("Proposal Validity Period").

2.7 Extension of Validity of Proposal

If required the validity period of the bid proposal may be extended.

2.8 Hard copies / Original Documents submission

For the purpose of verification of the uploaded bid documents, the bidder shall submit all the Original Copies of the uploaded documents in e-portal at the time of evaluation of bids as and when required by the KSRTC.

2.9 Format and Signing of Proposal

The authorised Signatory / bidder shall sign or initial each page of the Bid documents, along with the company seal, and shall upload the scanned copy of the signed Bid documents and in e-portal as a part of Tender.

2.10 Any queries (Correspondence/enquiry) shall be addressed and submitted to:

Divisional Controller
Karnataka State Road Transport Corporation,
Mysore City Transport Division,
Nelson Mandela Road, Bannimantap, Near Highway Circle ,
Mysore -570015.
dcmysu@ksrtc.org / dtomysu@ksrtc.org

All queries, if any, should be uploaded in to e-portal and the same may be submitted to Divisional Controller, on or before 05/08/2020. No request by the bidder for alteration, modification, substitution or withdrawal of uploaded bid proposal or bid documents shall be entertained by KSRTC in respect of such Proposals or any additional submission of documents after the last date of tender submission.

2.11 Acceptance of Letter of Award and Execution of Agreement:

The successful bidder has to execute the agreement within the 15 (fifteen days) from the date of receipt of Letter of Award (LoA). LoA will be communicated in the following modes as the case may be;

1. RPAD.
2. e-mail
3. Fax
4. Letter by post.

2.12 Security Deposit:

The Successful Bidder shall furnish **Security Deposit** before the date of executing agreement signing date in the form of demand draft for an amount equivalent to the Price Proposal quoted by the Successful Bidder(**One year Annual License fee**), drawn in favour of Divisional Controller, KSRTC, Mysore City Transport Division, Mysore **from any of the Scheduled / Nationalized Bank**.

2.13 Handing - Over Date:

The Annual License fee shall commence after 120 days from the date of handing over of the Project Site. During this period of 120 days, the Licensee is expected to carry out all activities necessary for starting commercial operations of the proposed project site.

The first year license period shall be inclusive of Gestation Period/Moratorium Period of 120 days. Notwithstanding anything to the contrary, the Gestation/Moratorium/Licence Fee free period shall not be extended beyond 120 days from the date of handing over of the Project Site.

The project Site area including buildings along with related layout plans and detailed plans duly earmarking commercial-cum-retail space, parking space, housekeeping space, toilet area and internal and

external advertisement area will be handed over by the concerned Asst. Executive Engineer of the Mysore City Transport Division. The area and buildings handed over shall be on par with the area specified in the tender.

If the bidder carries out any business during the moratorium period / gestation period of 120 days, the bidder shall have to pay the License fee at the pro-rata of quoted license fee from the date of commencement of such business.

SECTION 3. QUALIFICATION CRITERIA

3.1 Qualification Criteria:

The Bidder's competence and capability is proposed to be established by the following parameters. The Bidders have to upload the copies of all the documents listed below in e-portal.

1. Last 03 consecutive Financial years Annual Turnover certificate duly certified by the Registered Chartered Accountant i.e for the years 2017-18, 2018-19 and 2019-20 and the Turnover shall not be less than **50% of the Minimum Consideration of the Project** in any two financial years (In each year).
2. The financial net worth of the Bidder shall not be less than the minimum consideration of the Project during the financial year 2017-18, 2018-19 and 2019-20.

The Bidders shall upload documentary evidence in support of the above qualification criteria. Bidders should provide all information and supporting documents by way of audited annual Balance sheets, including Profit & Loss Statements to establish their credentials and track record for fulfilling the experience duly certified by Registered Chartered Accountant.

3.2 In case of the firms registered under the Indian Partnership Act and Companies registered under Companies Act, the person signing the tender shall state the authority under which he is signing/acting on behalf of partnership firm/company and enclose the certified copy of the Partnership deed/Memorandum of Articles of Association issued by the authorities and furnish the details of Partners/Directors as the case may be.

SECTION 4. PRICE PROPOSAL

4.1 Evaluation of Price Proposal:

The bidder has to quote the Annual License fee for the specified Commercial-cum-Retail space specified in the tender. The amount shall be exclusive of all payable taxes that are applicable for all the business carried out by the successful agency / bidder in the approved Commercial-cum-Retail space as per the agreement.

The successful bidder/agency shall bear the cost of water supply charges, electricity/power supply charges and other charges and shall pay all the deposits relating towards water supply, electricity/power supply and other deposits to the concerned departments.

4.2 Payment Schedule:

The First year Annual License fee quoted by the successful bidder / agency shall be paid in 2 instalments and 2nd year onwards on quarterly basis as specified in the table given below.

The escalation of License fee after the completion of 1st year license period shall be 5% every year. The tenure of the 1st year of the License period shall be inclusive of moratorium (Gestation / Licence fee free) period of 120 days from the date of handing over of Project Site.

Sl. No.	Particulars	Payment of License/Development Fee
1	On or before the date of the execution of Agreement	50% of the quoted Annual License Fee for the 1 st year
2	Within 6 months from the date of Handing over the Project Site	Remaining 50% of the quoted Annual License Fee for 1 st year
3	1 st year onwards for Remaining 11 years of the License Period (i.e 2 to 12 Year)	Annual License Fee to be paid in four equal quarterly instalments one month in advance before the date of commencement of each quarter including annual escalation of 5% every year.

In case, any part of the Commercial-cum-Retail Space remains unutilized or underutilized, no adjustment, reduction or rebate in the Annual License Fee payable to the Licensor shall be allowed under any circumstances.

The Successful licensee has to pay proportionate additional **Security Deposit for each subsequent year in the form of Demand Draft** drawn in favour of concerned Divisional Controller from any Nationalised or Scheduled bank only along with the First Instalment of each subsequent year.

That if the licensee fails to pay the license fee for a period of one month or if the licensee were to fail to perform the obligations set out herein or in the agreement to be entered into, continuously for a period of 30 days, KSRTC is entitled to terminate the license by giving 15 days notice and forfeit the Security Deposit.

SECTION 5. CONTENT OF PROPOSAL AND SUBMISSION

5.1 General Submissions:

The documents listed below shall be filled as per the formats provided, shall be duly signed and sealed by the authorized signatory and the same shall be scanned and submitted/uploaded in e-Portal along with the tender.

- a. Letter of Proposal as per **Appendix A**
- b. Power of Attorney as per **Appendix B/Appendix B-1/Appendix B-2**,
authorising the signatory of the Proposal to commit the Bidder
- c. Anti-Collusion Certificate as per **Appendix C**
- d. Letter of Undertaking from Bidder as per **Appendix D**

5.2 Declaration:

The Bidder shall comply with the declaration criteria by selecting the compliance options provided in the Declaration web page.

SECTION 6. RESERVATION IN COMMERCIAL ESTABLISHMENTS

As per the norms of Central Government/State Government the agency shall be liable for making reservation of prescribed area to the Scheduled Caste, Scheduled Tribe and Physically Challenged persons to run the prescribed business by them and it shall be binding on the successful bidder, and any subsequent amendments (by GoI or GoK) to the prevailing norms during the stipulated time period agreed upon shall also be applicable and binding upon the agency /bidder. At present the norms are as under:

6.1 Reservation for Scheduled Caste/Scheduled Tribe:

To reserve 16.20 % of the total Commercial Establishments established in the respective bus stand for the Scheduled Castes and 6.55 % of the stall for Scheduled Tribes as per the prevailing norms and any subsequent modification thereof.

6.2 Reservation for Physically Challenged:

10 % of the total Commercial Establishments established in the respective bus stand shall be reserved for physically challenged (40% or more disability) persons as per the prevailing norms and any subsequent modification thereof.

SECTION 7. GENERAL CONDITIONS OF CONTRACT

- 7.1 Agreement:** The Successful Bidder has to enter into agreement within 15 days from the date of LoA (Letter of Award) duly furnishing the Stamp paper of appropriate value.
- 7.2** The KSRTC reserves the right to **modify/alter the location/site** any time during the stipulated time period of agreement.
- 7.3 Re-Development and Installation:**
- The Licensee shall prepare the Space Utilization Plan and submit the same to the Licensor in triplicate 30 days before the usage of specified commercial area for its consent and approval.
 - The Licensee shall obtain necessary permissions, approvals, clearances and municipal sanctions in conformity with the applicable Laws for establishment of specific facilities at the Project Site.
- 7.4 Operations and Maintenance:**
- The selected licensee shall have to provide minimum basic amenities like food counters, shops, ATMs, dormitory, cloak room (luggage), medical shop and other passenger amenities.
 - The Licensee shall operate and maintain the Commercial-cum-Retail Space, and related facilities and on a day to day basis ensure cleanliness of the Project Site and areas including furniture, fixtures and fitting around the Commercial-cum-Retail Space and related facilities and shall where required, modify, repair or otherwise make improvements to comply with the requirements set forth in this Agreement, good Industry practice, applicable laws and applicable permits.
 - The licensee is not permitted to make any permanent construction in any of the prescribed commercial area. If any permanent structure is required for erection of rolling shutters and construction of toilet blocks or any other related works for commercial activities, the designed drawing shall be submitted to the concerned Divisional Controller for procuring approval from the central offices and no permanent work shall be taken up without the prior approval of the designed drawings.
 - Maintenance obligation of the Licensee shall include the responsibility of repairing or rectifying any damage to the facilities at the assigned Commercial-cum-Retail Space, in the interest of hygiene and safety of the public, staff and workers at the Project Site.
 - All the facilities at the Commercial-cum-Retail Space including their lighting fixtures, furniture and fittings already existing on the Project Site before handover to the Licensee shall belong solely to the Licensor. The Licensee shall not tamper with the same or change their configuration. Only maintenance replacements including change of light bulbs, chokes or any other electrical fittings are permitted. The cost of all replacements will be borne solely by the Licensee. No compensation or claim on this account shall be entertained by the Licensor at any stage during the License Period.
 - If any damage is caused by the Licensee or sub-licensees in the project site the successful licensee is solely responsible for such damage and shall rectify such defects at his cost within the specified time period given by Licensor.
 - KSRTC, licensee and his sub-licensees shall have right of entering into the commercial area or any portion thereof during such time as regulated by the KSRTC. The restrictions imposed by KSRTC in the matter of ingress and egress shall be strictly adhered by the licensee and his sub-licensees.
- 7.5** The Price proposal quoted by the licensee and specified escalation in the tender shall be fixed for the duration of agreed period and shall not be subject to any adjustment on any account.

7.6 Electricity & Water Supply:

- a) It is the responsibility of the Licensee for arranging power supply. The Licensee has to obtain all the power supply required for running all his or his sub-licensed agencies from the department of Electricity/powers and has to install power station, power lines, cabling, internal wiring, illumination, yard lighting and all allied work at his cost including payment of deposits etc.
- b) It is the responsibility of the Licensee to arrange the water supply at his own cost for all his business and for other purpose including laying of water supply lines and lifting units, storage tanks at his cost.
- c) The Successful Bidder shall himself bear the cost of power installations, yard lighting, installation of fittings and maintenance of all these. In case power supply is arranged from KSRTC, a separate meter will have to be installed to record the power supply and billing, and such charges shall be borne by the licensee and payment shall be made on monthly basis.
- d) If the power supply arrangements are provided / made by the licensor, these power consumption charges shall be paid separately by the Licensee month by month as per KPTCL / Concerned authority rates in accordance with the meter reading. Breach of or delay in making payment towards power consumption charges shall be deemed to be default committed by the Licensee and leads to the termination of the license.
- e) In case the Licensee consumes water from the bore wells of KSRTC, in that event the water charges shall be borne by the Licensee at the rate of 2% of License Fee.
- f) All the Civil, Electrical, Water Supply, Sanitary and other associated works shall be got executed through PWD Registered Contractor by the Successful Bidder.

7.7 Selling of Goods/Materials at MRP Rates:

- a) The licensee is permitted to authorise any persons to make use of the area on a sub-license basis. However the period of use of such sub-license shall be co-terminus with the license to be issued under this tender.
- b) The Licensee and sub-licensees shall carry on business by vending the products/goods/items in accordance with law and further the Licensee or sub-licensees shall not charge the rates more than the prescribed MRP printed on such items by the respective authority.
- c) In case of licensee or sub-licensee found selling products/goods/items etc. more than MRP, then a penalty not less than Rs.1000/- for each violation shall be levied apart from action or penalty from the Department of Weights and Measures.

7.8 Payment of Taxes:

- a) The Licensee shall have to pay Goods & Service Taxes at the rate of 18.00% or at varied rate as may be revised by Central Government (GOI) and all other taxes that are applicable / levied by the Central Government, State Government, Local Authorities for carrying out the activities in the licensed area and as per the amendments thereof if any, during the License period. Any delay in payment of taxes, the licensee has to pay an interest at the rate of 18% per annum on the amounts due for the delayed days.
- b) The Successful Bidder is not entitled for any exemption from payment of Taxes during the stipulated time period of agreement. If the agency desires any reimbursement of amount paid towards taxes, the reimbursement shall be claimed from the concerned department and KSRTC will not reimburse any amount paid towards the tax by the licensee.

7.9 Disposal of garbage and waste: It shall be the responsibility of the successful bidder

- a) To keep the entire premises of the project site area in a neat/clean/tidy/hygienic manner.

- b) It is the responsibility of the successful bidder to collect and segregate and arrange to keep garbage/waste, etc as per norms prescribed by the local authorities/KSRTC and dispose at his cost without giving any scope for health hazards and atmospheric pollution.
- c) Disposing all the garbage/waste etc. generated from the commercial area shall be on daily basis without any scope for accumulation and complaint thereof, from the project site.

7.10 Proposal for Extra Space by the Licensee: In case the Licensee desires to have more than the prescribed limit of Commercial-cum-Retail Space, the Licensor may grant the additional space available at the pro-rata basis at prevailing licensee fee and the Annual License Fee shall be increased proportionately. However Licensor, in its sole discretion shall have the right to reject any such proposal of the Licensee seeking any additional Commercial-cum-Retail Space.

7.11 Reduction in the Commercial-cum-Retail Space by the Licensor: In case the maximum permissible Commercial-cum-Retail space is reduced due to restrictions from any Government body, KSRTC, Municipality, Urban and Town planning Department or any such Government Department than the prescribed limit of Commercial-cum-Retail Space, the Annual License Fee shall be adjusted proportionately on pro-rata basis.

7.12 The sale of Liquors, drugs, explosives etc. running Travel Agency and or carrying any other illegal business bringing dis-reputation to KSRTC is prohibited and will not be permitted in the Project premises.

No area forming a part of commercial area shall be used for vending tickets or booking passengers seats or for any other private operator or transport related activities by the licensee or his sub-licensees. No area shall also be used by the licensee or his sub-licensees for booking parcels of any private service provider. Specific area as may be required shall be earmarked for allotment for the use of public parcel service operator selected by KSRTC as per its requirement. In such cases, for the area so allotted to sub-agencies, the license fee shall be fixed as per the terms of KSRTC.

7.13 In case of any Commercial Activities like selling of goods or articles or any such activity takes in the premises of the Bus Stations or inside the Bus by unauthorized vendors it is the look out of the Successful Bidder to monitor and curb such activity.

7.14 In case of continued non-payments of License fee/arrear even after the specified due dates the agreement shall be terminated by the Licensor Corporation, Security Deposit will be forfeited and the licensee will be summarily evicted from the licensed premises at his cost and risk including recovery of losses incurred by the Corporation.

7.15 The licensee/ sub-licensees while providing refreshment facilities to the travelling public shall display price chart of the foods offered in the food court/ refreshment room and the food items shall be sold as per the display of price list only. The licensor may also direct to fix the price of the food items reasonably, If it is noticed that the price of any item of food is not in consonance with the prices prevailing in the market, then a penalty of Rs.1000/- each case shall be levied apart from initiation of action as per the terms and conditions of the agreement.

7.16 Housekeeping requirements: The Licensee shall carry out the house keeping service and cleanliness of the entire bus-stand area and parking area at his cost as detailed below:

The Licensee shall maintain the cleanliness of entire bus stand area namely the office space, lounges available in the entire bus stand, toilets, bus bays, space by the side of bus bays, all open spaces and the entire bus stand area, and parking area in hygienic manner and cleaning process shall be throughout the day as and when required. The entire area of housekeeping for specific bus terminal is specified in the drawings provided/attached to this NIT.

- a) The Licensee shall always maintain the cleanness in the entire bus stand including toilets, bus bays, garden, passengers amenity area, office premises keeping sufficient cleaning personnel at all times.
- b) The Licensee shall not collect any fee from the users of the urinals. However the Licensee is permitted to collect the cleaning fee of Rs.4/- per head from the users of the toilets.
- c) The entire Bus stand/station area including the space used for parking of the buses, the office space used by the Licensor and all other areas available in the entire bus station premises shall be hygienically maintained by the Licensee by attending to the necessary cleaning.
- d) The toilets and other areas shall be cleaned, whenever necessary, throughout the day. Any filth, garbage and waste materials that may be thrown by the passengers or other persons in the Bus stand/station area shall be removed immediately and the entire Bus stand/station area shall be hygienically maintained by the licensee.
- e) Maintenance of toilets, repairs and maintenance of water supply lines, replacement of tiles, sanitary items, taps & etc., wherever and whenever necessary shall be made by the Licensee only and such maintenance shall be carried out periodically for maintenance of the entire area of the bus stand hygienically at his own cost.
- f) For each case of proven overcharging for use of toilet or charging for use of urinal and failure to maintain cleanliness of the Bus station or toilet and urinals section, a penalty of Rs.5,000/- in each case will be levied and if the same is maintained through other agency in case of unsatisfactory maintenance, the cost incurred for such maintenance shall be borne by the licensee.

7.17 **The Licensee shall maintain 75% of the staff who are local residents of State of Karnataka at any given point of time during tenure of this agreement. The licensor through its officers shall have the right to check, search or examine the person and belongings of the employees, agents and representatives of the Licensee while entering and leaving the bus-station premises as a security check.**

7.18 Parking requirements:

- a) The Parking area which is provided as parking space shall be used for parking facility of vehicles of the travelling public. The Licensee is permitted to collect the parking fee for allowing parking of vehicles. Further, the parking fee to be collected as per the guidelines specified by the KSRTC is subject to revision as and when revised by KSRTC. The rates prescribed at present are as under:-

Vehicle Type	Rate (Rs)					
Time (Hours)	0-2	2-4	4-8	8-12	12-24	Above24 Hours
Two Wheelers	10/-	20/-	30/-	40/-	50/-	Per Day-100/-
Four Wheelers	20/-	40/-	60/-	80/-	100/-	Per Day-200/-

*** Above 24 hours and its parts double the amount of 24 hours parking fee is to be collected.

- B) The Licensee shall ensure that no loss or damage is caused to the vehicles parked in the specified parking area allotted to him and in the event of any loss or damage Caused to the vehicles parked, the licensee will be solely responsible and he has to bear all the cost of damages or losses incurred or any compensation thereof to the vehicle owners.
- c) Any breach in the matter of collection of parking fee and use of parking area other than for parking purposes will be deemed to be breach of terms and conditions and in this regard decision taken by the KSRTC will be final.

7.19 It is the responsibility of the Licensee to make all necessary fire extinguisher arrangements and in case any of fire hazards and loss of property and deaths in such events, it is the responsibility of the licensee to bear all the cost of losses and compensation if any.

7.20 Advertising requirements for both inside and outside space:

- a) The selected/Successful licensee will be authorized to display the advertisement, permissible under law within the premises of Bus Station earmarked by KSRTC after obtaining necessary Licenses for display without exceeding approved area. The Licensee shall not display or exhibit pictures, posters, statues or other articles, which are repugnant to the public tastes or are of indecent, immoral character. The decision of the Licensor in this behalf shall be conclusive and binding.
- b) The display of advertisements shall only relate to promotion of commercial goods only.
- c) The selected licensee shall exhibit the advertisement in the places earmarked by KSRTC which shall be in Kannada language also.
- d) On the expiry of the period of the license or on revocation of the license under the terms and conditions thereof the licensee and his sub-licensees shall remove all their belongings including the advertisement boards which may be displayed in terms of this agreement. In case of failure to do so KSRTC is empowered to prevent their entry in the licence area and remove all the belongings at the cost and risk of such keepers. In case the articles so removed are not taken back by the concerned person in that event all such articles shall be available for sale immediately after expiry of 15 days from the date of seizure by KSRTC and the amount so realised shall be paid to the persons entitled to claim the same.
- e) On the expiry of the period of the license or on revocation of the license under the terms and conditions thereof, the licensee and the sub-licensees shall not enter any portion of the commercial area for carrying on any activities.
- f) The Corporation is at liberty to grant license for Hoardings & Advertisements in the bus stand other than the commercial area leased to the licensee.

7.21 Responsibility to adhere to Safety and General Regulations: The Licensee shall, at all times during the License Period adhere to the Agreement, applicable Laws and Good Industry Practices applicable to the Project.

7.22 Maintenance of Garden: The Licensee shall maintain the gardening area by manuring, tending and carrying out all Horticultural operations to maintain the garden in ornamental way at his cost.

7.23 The Licensee shall also maintain the Standard Landscape in the premises through his man power by using required manures and materials throughout the license Period of the land space area available in the Bus stands at the cost of the licensee. If the licensee fails to do so, a penalty of Rs.5,000/- per month will be levied and the garden will be maintained through other agency and the cost incurred for such maintenance shall be borne by the licensee.

7.24 The Licensee should adhere to all Acts and laws in force and rules and regulations made from time to time by the Government or its agencies that are applicable to all the business carried out by, and for any violation of such laws, the sole responsibility lies with the licensee.

7.25 The Licensee shall indemnify the licensor for any financial implications which may fall upon the licensor due to any act of the Licensee or his sub licensees. All such financial impositions made on the licensor shall be paid out of the security deposit paid by the licensee. Such payments will be adjusted in the License fee paid by the licensee and treated as short fall of license fee.

7.26 The employees of the Licensee and the sub licensees shall behave peacefully with the travelling public. If any employee of the Licensee or the sub Licensee is found to behave with any travelling public in rude or

unruly manner in that event any action is initiated by such passenger or a companion of the passenger and if any liability is imposed on the licensee on account of such action all such liabilities shall be paid by the Licensee. The licensee shall be liable and answerable to all the consequences.

7.27 All necessary licenses, permissions, no objection certificate and all such requirements of law shall be compiled by the Licensee before commencing any business activities.

7.28 Necessary security staff shall be employed to avoid the entry of trespassers in the Project Site area during the period of use. Besides this, the Licensee shall also install sufficient number of closed circuit cameras at different /prominent places for proper surveillance as specified by the licensor and the cost incurred for all such events shall be borne by the Licensee.

7.29 The Licensee shall install necessary fire fighting equipments as per the norms wherever necessary and whenever necessary and such maintenance shall be carried out periodically for maintenance of the entire area of the bus stand hygienically at his own cost. Licensor shall not be liable for any loss or damage if any caused due to fire hazards etc.

7.30 The Licensee or any sub licensee shall not engage Child labour. In the event of licensee/sub licensees is found engaged child labour, the matter will be referred to Labour welfare department and Licensee is solely responsible for legal complications or proceedings that may arise.

7.31 The licensee shall submit certificates for stability of erected structures obtained from a Registered Structural Engineer or from any appropriate authority to concerned Divisional Controller of KSRTC for verification and in case of defects or deviations from approved design drawing/plan, it shall be rectified within 5 days. If not, the Corporation will take action to remove the defective work or portion of work and recover the cost, incurred towards such removal or rectification from the agency/licensee.

7.32 In the event of any injuries or deaths due to failure of (any type) structures & etc., erected by the licensee or due to short circuit in electrical installation / wiring provided for illumination or due to power leakage provided for commercial activities /other activities in the allotted area, the licensee is solely responsible for such failures/accidents/deaths and compensations, medical expenses and any legal issues that may arise there on due to such incidents.

7.33 Termination/Cancellation/Forfeiture of Security Deposit:

- i.** The KSRTC shall have the right to rescind the license at the cost and risk of the licensee in the event of breach of any of the terms and conditions of the agreement and in such case Security deposit will be forfeited.
- ii.** In the event of termination of license due to failure of the licensee to complete the stipulated license period, any losses incurred by the KSRTC for the balance period of the agreement period, shall be borne by the licensee and in case licensee fails to pay the loss incurred by the KSRTC, legal proceedings shall be initiated to recover such losses incurred besides forfeiting Security Deposit.
- iii.** In the event of termination of this license by the Licensee before completion of three years from the date of agreement, the entire security deposit made by him will be appropriated as damages payable by the Licensee to the licensor to meet the contingencies. In addition to the appropriation of the security deposit, the Licensee will not be permitted to take part in any of the tenders called for by the licensor for a further period of three (03) years. In addition to the appropriation of the performance/security deposit as stated herein for premature termination of this license by the licensee, the Licensee shall also pay all arrears of license fee & other fees / taxes which may be outstanding as on the date of termination of the license including the interest at 18% per annum.

- iv. In the event of termination of this license by the Licensee after three years (03) from the date of this agreement, Licensee is entitled to do so by giving 6 (six) months notice to the licensor or by paying six months' license fee besides payment of all (License fee, Service Tax, interest, etc.,) dues and the Licensee will not be permitted to take part in any of the tenders called for by the licensor for a **period of three (03) years**.
- v. On termination of the agreement, the Licensee shall ensure that all the sub-licensees shall also leave the premises immediately.
- vi. After remitting necessary Security Deposit if the successful tenderer/Bidder fails to execute the agreement within the specified time period, the Corporation reserves the right to cancel the tender and forfeit the Earnest money deposit **and Security deposit** and also any advance License fee paid to the corporation.
- 7.34 On termination of the agreement security deposit or any amount received by the Licensee from his sub-licensees shall be refunded by the Licensee only. The licensor is not answerable or liable for payment of deposits whatsoever to any one of the sub-licensees.
- 7.35 **Unauthorized use of Extra Space:** In case of unauthorized use of extra space, a penalty of double the rate of the agreed rates including specified escalation per month shall be levied as damages and recovered as license fee in addition to removal of encroachment at the cost and risk of the licensee.
- 7.36 A) In the event of the death of the licensee, the heir or legal representative of the licensee shall continue agreement with obtaining prior permission from KSRTC.
- b) In the event of licensee becoming insolvent or dissolved, if it is a partnership firm, prior to the expiry of the period of license, the license shall stand determined automatically and the heir or the legal representative of the licensee shall not be entitled to continue.
- 7.37 In the event of the Licensee failing to adhere to the terms and conditions of the agreement entered into, the licensor is at liberty to determine the license by issuing a notice of 15 days.
- 7.38 In the absolute discretion of the Licensor, the Licensor shall have the right to terminate the Licensee for whatsoever reason at any point of time by issuing 01 month (30 days) notice and the decision of Licensor in this regard shall be final and binding on the Licensee.
- 7.39 After the completion of Agreement Period the Project Site shall be handed over to the Licensor on **"as is where is basis"** but the licensee has to remove the hoarding/Display board without causing any damages to any buildings/property/vehicles at and around the hoardings/display boards etc. If the licensee fails to remove the advertisements then the Corporation will remove them and the cost incurred towards such removal shall be borne by the licensee.
- 7.40 Any disputes with regard to interpretation of the clause of agreement or any differences between parties be referred to Managing Director, KSRTC and the decision of the Managing Director, KSRTC is final and binding on both the parties".
- 7.41 a) The successful licensee shall comply with all the provisions of prevailing Contract Labour (Regulation and Abolition) Act, Workmen's Compensation Act, Provision of Hours of Employment Regulation Act, Payment of Wages Act, Factories Act, Employees PF Act, Bonus Act, Payment of Gratuity Act, Equal Remuneration Act, ESI Act, Industrial Disputes Act, Employment of Children Act, MV Act and Regulation of Employment and Welfare Act, Safai Karmachari or any other Act. In case of Consumer Forum case the liability will rest with the successful licensee/sub-licensee.
- b) The salaries and all other emoluments payable to the employees/ workers employed by the Licensee and the sub-licensees shall be paid by the Licensee and the sub-licensees respectively. All statutory liabilities payable to the said employees including compensation payable under the Workmen's Compensation Act

and all other statutory liabilities payable to such employees shall be paid by the Licensee and the sub-licensees respectively. As per the prevailing Labour Act and as per norms specified by any other concerned departments the Licensee and the sub-licensees has to maintain all the specified documents and also provide them to the licensor and the concerned statutory authorities regularly and also as and when demanded for inspection.

7.42 Not exceeding 20% of Facade area (front elevation) of the main Bus Station Building may be used by the licensee for its marketing activities (only to market the products of the sub licensees) and this area is awarded as complimentary. Such activities shall be governed by the applicable regulations and approvals (if required) should be taken from competent authority. The successful bidder shall not efface or deface front elevation of the building or cause obstructions to the vehicle movement while using the facade area.

7.43 The Licensee shall furnish the agreement copies of sub-licensees which he may execute, to KSRTC within 7 days from the date of execution of sub-licenses.

7.44 Jurisdiction of court at Mysore only:

The court located in Mysore shall only have jurisdiction to try and decide any matter/dispute between the Licensee and Licensor.

I Sri/Smt have thoroughly read and understood the terms and conditions, eligibility criteria, line of events of quoting of bids, schedule payment of license fee payment, area details, layout plans, building plans and all other details set out in this Tender and duly accepting all the terms and conditions etc., laid down and quoted the tender.

Signature of the Bidder

**Divisional Controller
KSRTC: MCTD:Mysore**

Format for Letter of Proposal

**APPENDIX A
(On the Letter head of the Bidder)**

Date:

Divisional Controller,
Karnataka State Road Transport Corporation,
Mysore City Transport Division,
Mysore -570015

Subject: Proposal for Operations and Maintenance of Commercial and Retail Space in _____ Bus Terminal at Mysore in Karnataka.

Reference: Request for Proposal issued by KSRTC

Being duly authorized to represent and act on behalf of _____ (hereinafter referred to as “the Bidder”), and having reviewed and fully understood all of the Proposal requirements and information provided, the undersigned hereby submits the Proposal for the project referred above.

We are enclosing our Proposal with the details as per the requirements of the Tender, for your evaluation for the following bus terminals:

S/No.	Bus Terminal
	Kuvempunagar Bus Terminal

We confirm that our Proposal is valid for a period of 120 days from Proposal Due Date indicated in the tender document.

KSRTC and its authorised representatives are hereby specifically authorised to conduct or to make any enquiry or investigations to verify the statements, document and information submitted with this application and / or in connection therewith and to seek clarification from our bankers, financial institutions and clients regarding the same.

The undersigned declares that all the statements made and the information provided in this proposal is complete, true and correct in all respects.

Yours faithfully,

(Signature of the Authorised Signatory of Bidder)

(Name and designation of the Authorised Signatory of Bidder)

(In case of a Company)

Format for Power of Attorney for Signing of Proposal

APPENDIX B

(On stamp paper of appropriate value)

Power of Attorney

Know all men by these presents, we _____ (name and address of the registered office of Bidder) do hereby constitute, appoint and authorise Mr. / Ms. _____ (name and residential address) who is presently employed with us and holding the position of _____ as our or attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our bid for the project envisaging Operations and Maintenance of Commercial and Retail Space at _____ Bus Terminal in Karnataka, including signing and submission of all documents and providing information / responses to the KSRTC, representing us in all matters before KSRTC, and generally dealing with KSRTC in all matters in connection with our bid for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For

(Signature)

(Name, Title and Address)

Accepted

(Signature)

(Name, Title and Address of the Attorney)

Note:

(In case of a Partnership Firm)

**Format for Power of Attorney for Signing of Proposal APPENDIX B-1
(On stamp paper of appropriate value)**

Power of Attorney

Know all men by these presents, we/I (name of partner/s) _____
(name and address of the registered office of Bidder) do hereby constitute, appoint and authorize Mr. / Ms.
_____ (name and residential address)
who is presently a partner with the firm _____ as our attorney, to do in our
name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our bid
for the project envisaging Operations and Maintenance of Commercial and Retail Space at
_____ Bus Terminal in Karnataka, including signing and submission of all
documents and providing information / responses to the KSRTC, representing us in all matters before
KSRTC, and generally dealing with KSRTC in all matters in connection with our bid for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this
Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always
be deemed to have been done by us.

For

(Signature)

(Name, Title and Address)

Accepted

(Signature)

(Name, Title and Address of the Attorney)

Note:

(In case of an Individual/Proprietor)

Format for Declaration for Signing of Proposal

APPENDIX B-2

Declaration

Know all men by these presents, I (name of individual/proprietor) _____ (name and address of the registered office of Bidder) do hereby declare that I _____ (name and residential address) who is presently the owner/proprietor of _____ is authorized to do all such acts, deeds and things necessary in connection with or incidental to my bid for the project envisaging Operations and Maintenance of Commercial and Retail Space at _____ Bus Terminal in Karnataka, including signing and submission of all documents and providing information / responses to the KSRTC, representation in all matters before KSRTC, and generally dealing with KSRTC in all matters in connection with my bid for the said Project.

For

(Signature)

(Name, Title and Address)

Accepted

(Signature)

(Name, Title and Address of the Attorney)

Note:

Anti Collusion Certificate

APPENDIX C

(On the Letter head of the Bidder)

Date:

Divisional Controller,
Karnataka State Road Transport Corporation,
Mysore City Transport Division,
Mysore -570015

Subject: Proposal for Operations and Maintenance of Commercial and Retail Space at
Kuvempunagr Bus Terminal, Mysore in Karnataka

Reference: Request for Proposal issued by KSRTC

We hereby certify and confirm that in the preparation and submission of our Proposal for the above mentioned Project, we have not acted in concert or in collusion with any other Bidder or other person(s) and also not done any act, deed or thing which is or could be regarded as anti-competitive. We further confirm that we have not offered nor will offer any illegal gratification in cash or kind to any person or agency in connection with the instant Proposal.

Dated this _____ Day of _____, 2020

(Name of the Bidder)

(Signature of the Authorised Person)

(Name and designation of the Authorised Person)

Format for Undertaking

APPENDIX D

(On the Letterhead of the Bidder)

Date:
Divisional Controller,
Karnataka State Road Transport Corporation,
Mysore City Transport Division,
Mysore -570015

Subject: Proposal for Operations and Maintenance of Commercial and
Retail Space at Kuvempunagr Bus Terminal , Mysore in Karnataka

Reference: Request for Proposal issued by KSRTC

We confirm that we are not barred by KSRTC, Government of Karnataka (GoK), any other State Government in India (SG) or Government of India (GoI), or any of the agencies of GoK/SG/GoI from participating in any tenders or terminated/black listed earlier to this tender.

Yours faithfully,

(Signature of Authorised Signatory)

(Name and designation of the Authorised Person)

**KSRTC MYSORE CITY TRANSPORT DIVISION MYSORE
AREA STATEMENT OF KUVEMPUNAGAR BUS STATION**

I GROUND FLOOR

TOTAL BUILTUP AREA **2648.274Sqm or 28,504.962 sft Say 28505.00sft**

SI No	Description	Area in Sqm	Area in Sft
Common Area			
1	Staircase-1	17.293	186.135
2	Staircase-2	17.040	183.412
3	Lift-1	3.403	36.629
4	Lift-2	3.732	40.170
5	Duct-1	1.344	14.466
6	Duct-2	1.286	13.842
7	Duct-3	1.041	11.205
8	Duct-4	1.253	13.487
9	Toilet	4.260	45.853
10	Gents Toilet	62.487	672.585
11	ladies Toilet	58.010	624.396
12	Passage	217.663	2342.515
A	TOTAL	388.812	4184.695
CARPET AREA			
2	Room-7 Column Area	4.708	50.675
3	Room-2 Column Area	0.390	4.196
4	Ticket Counter	24.120	259.618
5	Open Area	851.522	9165.442
6	Open to sky	413.270	4448.273
7	Wall Area	131.874	1419.439
8	Column Area	205.100	2207.679
B	TOTAL	1630.984	17555.322

	Total Deducted Area(A+B)	2019.796	21740.017
	Total Builtup Area	2648.274	28504.962
	Net Carpet Area	628.712	6764.943

NET CARPET AREA Details

11	Room-5 with out column	152.082	1636.950
12	Room-8 with out column	115.881	1247.297
13	Room-9 with out column	196.366	2113.605
14	Room-3	40.104	431.663
15	Room-4	39.872	429.166
17	Room-6	18.105	194.875
18	Room-1	6.053	65.152
20	Room	6.323	68.058
	Room-2	53.734	578.178

		628.52	6764.944
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Total Net Comercial Carpet Area area in Ground Floor =Total Built up area (-)Total Deduction Area
 =28504.962(-)21740.017=6764.945sft Say 6765.00

Junior Engineer

Assistant Executive Engineer

KSRTC MCTD Mysore.

II FIRST FLOOR

TOTAL BUILTUP AREA 2448.495 Sqm or 26,354.621 sft Say 26355.00 Sft

SI No	Description	Area in Sqm	Area in Sft
Common Area			
1	Staircase-1	17.255	185.726
2	Staircase-2	15.821	170.291
3	Lift-1	3.595	38.695
4	Lift-2	3.681	36.621
5	Duct-1	1.139	12.260
6	Duct-2	1.244	13.390
7	Duct-3	0.989	10.645
8	Duct-4	1.389	14.951
9	LadiesToilet	54.114	582.461
A	TOTAL	99.227	1065.04
CARPET AREA			
10	Carpet area portion column area	11.007	121.475
11	Open to Sky Area	415.407	4471.275
12	wall Area	115.516	1243.368
B	TOTAL	541.93	5836.118
	TOTAL DEDUCTIONS (A+B)	641.157	6901.158
	NET CARPET AREA	1807.338	19453.463
			Say19453.00

Total Net Comercial Carpet Area area in First Floor =Total Built up area (-)Total Deduction Area
 =26354.621(-)6901.158=19453.463sft Say19453.00 sft

Note:- Painting and Electrical Works have not been Done and also Tiolet space has been left, to be Constructed and should be used for Tiolet Purpose Only

Junior Engineer

Assistant Executive Engineer
KSRTC MCTD Mysore.

III SECOND FLOOR

TOTAL BUILTUP AREA **2907.747 Sqm or 31297.826 sft Say 31298.00sft**

SI No	Description	Area in Sqm	Area in Sft
Common Area			
1	Staircase-1	17.618	189.633
2	Staircase-2	16.421	176.749
3	Lift-1	3.625	39.018
4	Lift-2	3.446	37.091
5	Duct-1	1.109	11.937
6	Duct-2	1.257	13.530
7	Duct-3	1.071	11.528
8	Duct-4	1.339	14.412
9	Duct-5	3.074	33.087
A	TOTAL	48.960	526.985
Carpet Area			
10	Carpet area Portion columnArea	14.428	155.307
11	Open to Sky	414.768	4465.871
12	wall	113.707	1223.897
B	TOTAL	542.903	5845.075
	TOTAL DEDUTIONS (A+B)	591.863	6372.060
	NET CARPET AREA	2315.884	24925.766
			Say 24926.00sft

Total Net Comercial Carpet Area area in Second Floor =Total Built up area (-)Total Deduction Area
=31297.826(-)6372.060=24925.71sft Say24926.00sft

Note:- Painting , Electrical Works have not been Done

Junior Engineer

Assistant Executive Engineer
KSRTC MCTD Mysore.

IV THIRD FLOOR

TOTAL BUILTUP AREA **2909.590 Sqm or 31317.663 sft Say 31318.00sft**

SI No	Description	Area in Sqm	Area in Sft
Common Area			
1	Staircase-1	17.176	184.876
2	Staircase-2	16.942	182.357
3	Lift-1	3.515	37.834
4	Lift-2	3.597	38.717
5	Duct-1	1.065	11.463
6	Duct-2	1.234	13.282
7	Duct-3	0.964	10.376
8	Duct-4	1.332	14.337
9	LadiesToilet	52.689	567.123
10	Gents Toilet	53.948	580.675
A	TOTAL	152.462	1641.040
Carpet Area portion Deductions			
11	Carpet area portion column area	12.822	138.011
12	Open to Sky	416.603	4484.148
13	Wall Area	124.781	1343.093
B	TOTAL	554.206	5965.252
	TOTAL DEDUCTIONS(A+B)	706.668	7606.292
	NET CARPET AREA	2202.922	23711.371

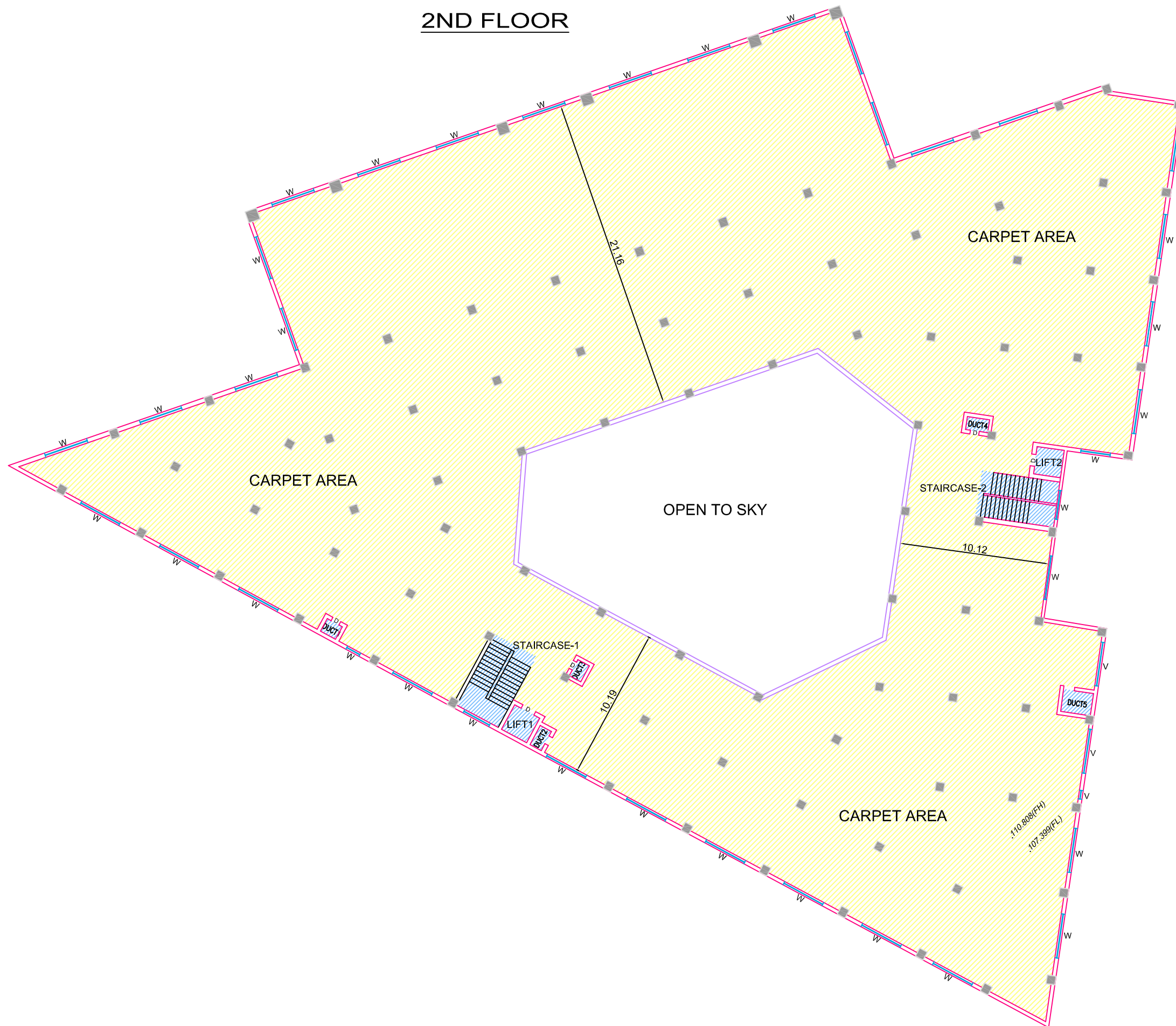
Total Net Comercial Carpet Area area in Third Floor =Total Built up area (-)Total Deduction Area
 =31317.663(-)7606.292=23711.371sft Say23711.00sft

Note:- Painting,Flooring and Electrical Works have not been Done and also Tiolet space has been left, to be Constructed and should be used for Tiolet Purpose Only

Junior Engineer

Assistant Executive Engineer
 KSRTC MCTD Mysore.

2ND FLOOR

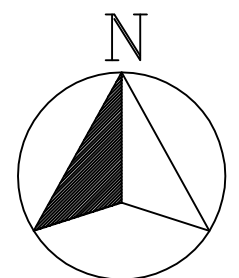


AREA STATEMENT KSRTC KUVEMPU NAGAR MYSORE SECOND FLOOR		
DESCRIPTIONS	AREA IN SQM	AREA IN SQFT
COMMON AREA		
STAIRCASE-1	17.618	189.633
STAIRCASE-2	16.421	176.749
LIFT1	3.625	39.018
LIFT2	3.446	37.091
DUCT1	1.109	11.937
DUCT2	1.257	13.530
DUCT3	1.071	11.528
DUCT4	1.339	14.412
DUCT5	3.074	33.087
TOTAL	48.960	526.986
CARPET AREA		
CARPET AREA-WITH COLUMN	2330.175	25081.072
OPEN TO SKY	414.905	4465.871
WALL	113.707	1223.897
TOTAL	2858.787	30770.840
GRAND TOTAL(BUILT UP)	2907.747	31297.826
CARPET AREA-WITH OUT COLUMN		
	2315.884	24927.249

INDEX:-

- COMMERCIAL AREA -
- TERMINAL AREA -

NOTE:-
W-WINDOWS
V-VENTILATORS
D-DOORS



CLIENT: EXECUTIVE ENGINEER
K.S.R.T.C. C.E. DIVISION, MYSORE
MYSORE CITY TRANSPORT DEPARTMENT BANNIMANTAPA MYSORE-570 015

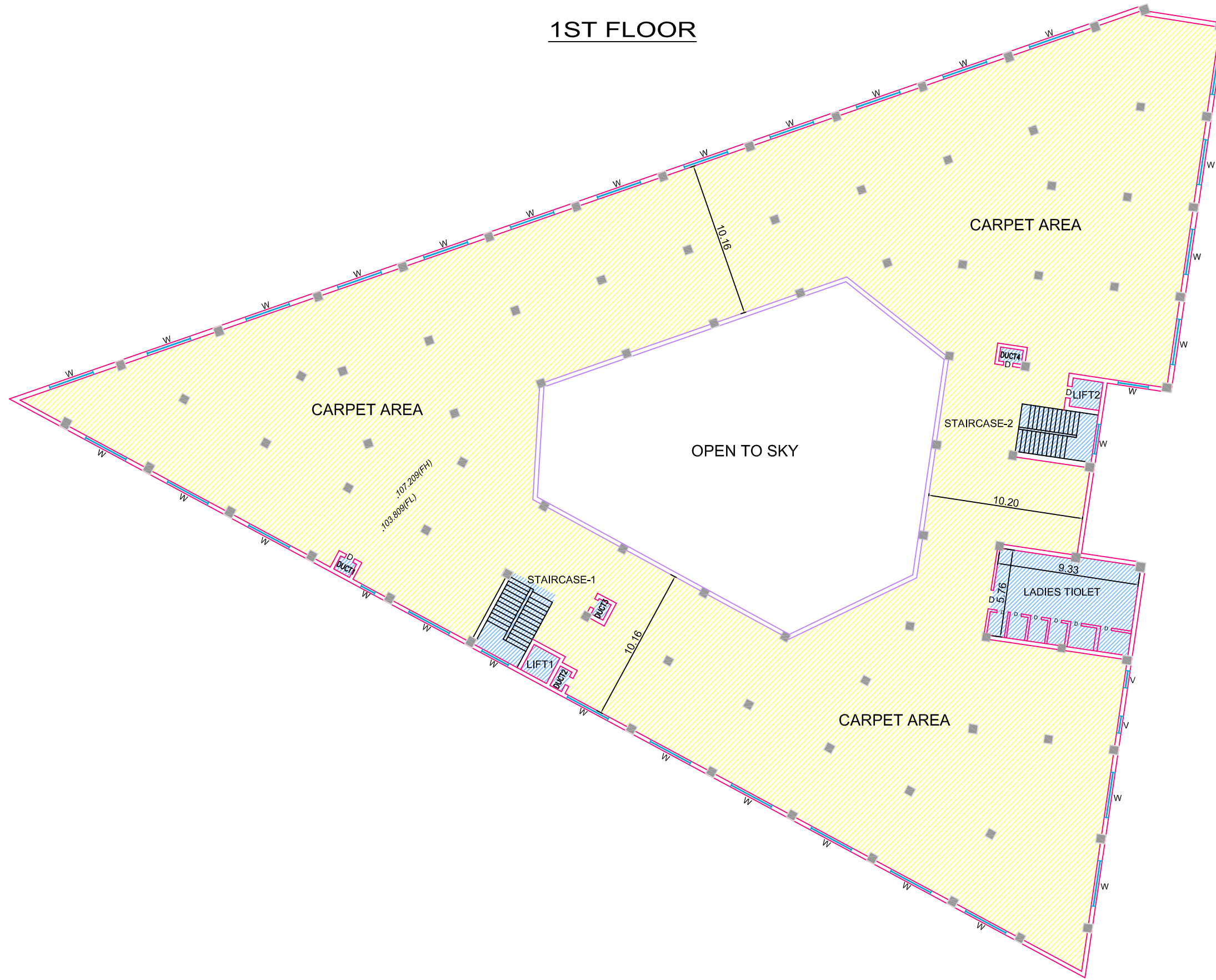
PROJECT:
AS BUILT SURVEY OF LAND AT KUVEMPUNAGARA
KSRTC BUS STAND, MYSORE

TITLE: SECOND FLOOR

SEASON: 19/12/2013	 1:200 OR 1CM=2.0m	DRAWING No. AL\KSRTC\KSRTCK-M\01\2013
SURVEYOR: Siddalingaiah		REF: DMS/ENG/TP/LS/WORK-2013/DEC/ KSRTC KUVEMPU NAGAR-MYSORE
DRAWN : Nanjundaiah.E		SHEET: 1 OF 1

SURVEYED BY **ALCON** CONSULTING ENGINEERS (INDIA) PVT. LTD.
No. 35, 4TH MAIN, 4TH STAGE, NEXT TO TRINITY MOTORS,
INDUSTRIAL TOWN, BASAVESHWARANAGAR, BENGALURU-560 079
PH : 080-42472233, 23384676, FAX:91(080)42472222
E-mail: mail@alconsurvey.com

1ST FLOOR

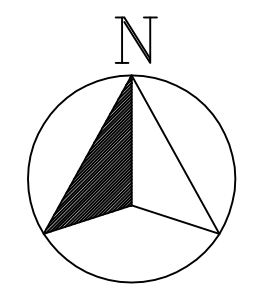


AREA STATEMENT KSRTC KUVEMPU NAGAR MYSORE FIRST FLOOR		
DESCRIPTIONS	AREA IN SQM	AREA IN SQFT
COMMON AREA		
STAIRCASE-1	17.255	185.726
STAIRCASE-2	15.821	170.291
LIFT1	3.595	38.695
LIFT2	3.681	39.621
DUCT1	1.139	12.260
DUCT2	1.244	13.390
DUCT3	0.989	10.645
DUCT4	1.389	14.951
LADIES TIOLET	54.114	582.461
TOTAL	99.227	1068.040
CARPET AREA		
CARPET AREA-WITH COLUMN	1818.345	19571.938
OPEN TO SKY	415.407	4471.275
WALL	115.516	1243.368
TOTAL	2349.268	25286.581
GRAND TOTAL(BUILT UP)	2448.495	26354.621
CARPET AREA-WITH OUT COLUMN		
	1807.338	19453.463

INDEX:-

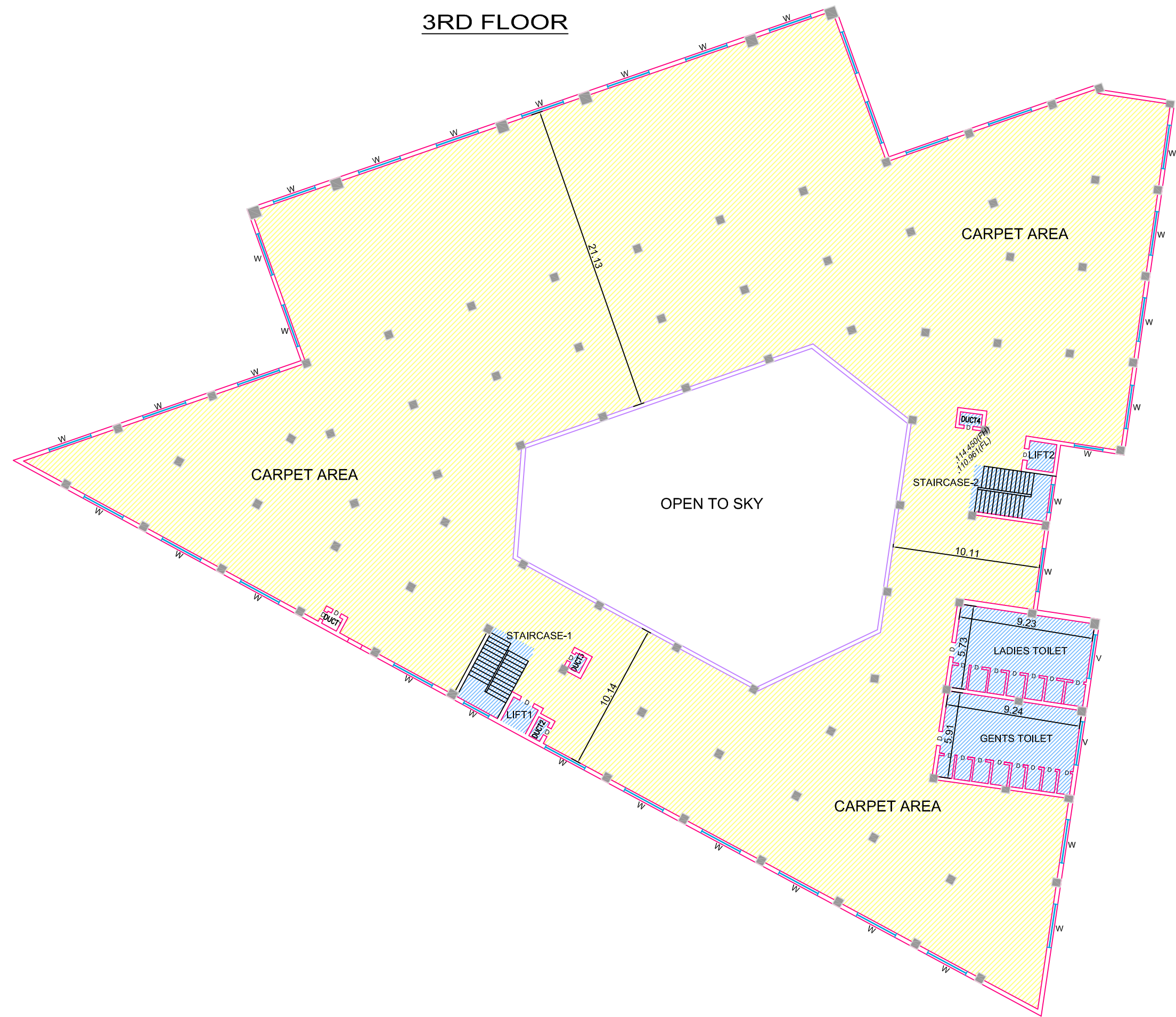
- COMMERCIAL AREA -
- TERMINAL AREA -

NOTE:-
W-WINDOWS
V-VENTILATORS
D-DOORS



CLIENT:		EXECUTIVE ENGINEER K.S.R.T.C. C.E. DIVISION, MYSORE MYSORE CITY TRANSPORT DEPARTMENT BANNIMANTAPA MYSORE-570 015	
PROJECT:		AS BUILT SURVEY OF LAND AT KUVEMPUNAGARA KSRTC BUS STAND, MYSORE	
TITLE:		FIRST FLOOR	
SEASON: 19/12/2013	S C A L E	DRAWING No. AL\KSRTC\KSRTC-M\01\2013	
SURVEYOR: Siddalingaiah		REF: DMS/ENG/TP/LS/WORK-2013/DEC/ KSRTC KUVEMPU NAGAR-MYSORE	
DRAWN : Nanjundaiah.E	1:200 OR 1CM=2.0m	SHEET: 1 OF 1	
SURVEYED BY	ALCON CONSULTING ENGINEERS (INDIA) PVT. LTD. No. 35, 4TH MAIN, 4TH STAGE, NEXT TO TRINITY MOTORS, INDUSTRIAL TOWN, BASAVESHWARANAGAR, BENGALURU-560 079 PH : 080-42472233, 23384676, FAX:91(080)42472222 E-mail: mail@alconsurvey.com		

3RD FLOOR

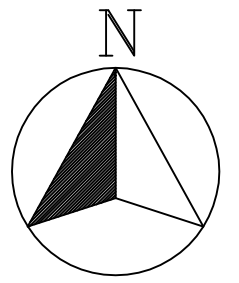


AREA STATEMENT KSRTC KUVEMPU NAGAR MYSORE THIRD FLOOR		
DESCRIPTIONS	AREA IN SQM	AREA IN SQFT
COMMON AREA		
STAIRCASE-1	17.176	184.876
STAIRCASE-2	16.942	182.357
LIFT1	3.515	37.834
LIFT2	3.597	38.717
DUCT1	1.065	11.463
DUCT2	1.234	13.282
DUCT3	0.964	10.376
DUCT4	1.332	14.337
LADIES TOILET	52.689	567.123
GENTS TOILET	53.948	580.675
TOTAL	152.462	1641.040
CARPET AREA		
CARPET AREA-WITH COLUMN	2215.744	23849.382
OPEN TO SKY	416.603	4484.148
WALL	124.781	1343.093
TOTAL	2757.128	29676.623
GRAND TOTAL(BUILT UP)	2909.590	31317.663
CARPET AREA-WITH OUT COLUMN		
	2202.922	23711.371

INDEX:-

- COMMERCIAL AREA -
- TERMINAL AREA -

NOTE:-
W-WINDOWS
V-VENTILATORS
D-DOORS



CLIENT: EXECUTIVE ENGINEER
K.S.R.T.C. C.E. DIVISION, MYSORE
MYSORE CITY TRANSPORT DEPARTMENT BANNIMANTAPA MYSORE-570 015

PROJECT:
AS BUILT SURVEY OF LAND AT KUVEMPUNAGARA
KSRTC BUS STAND, MYSORE

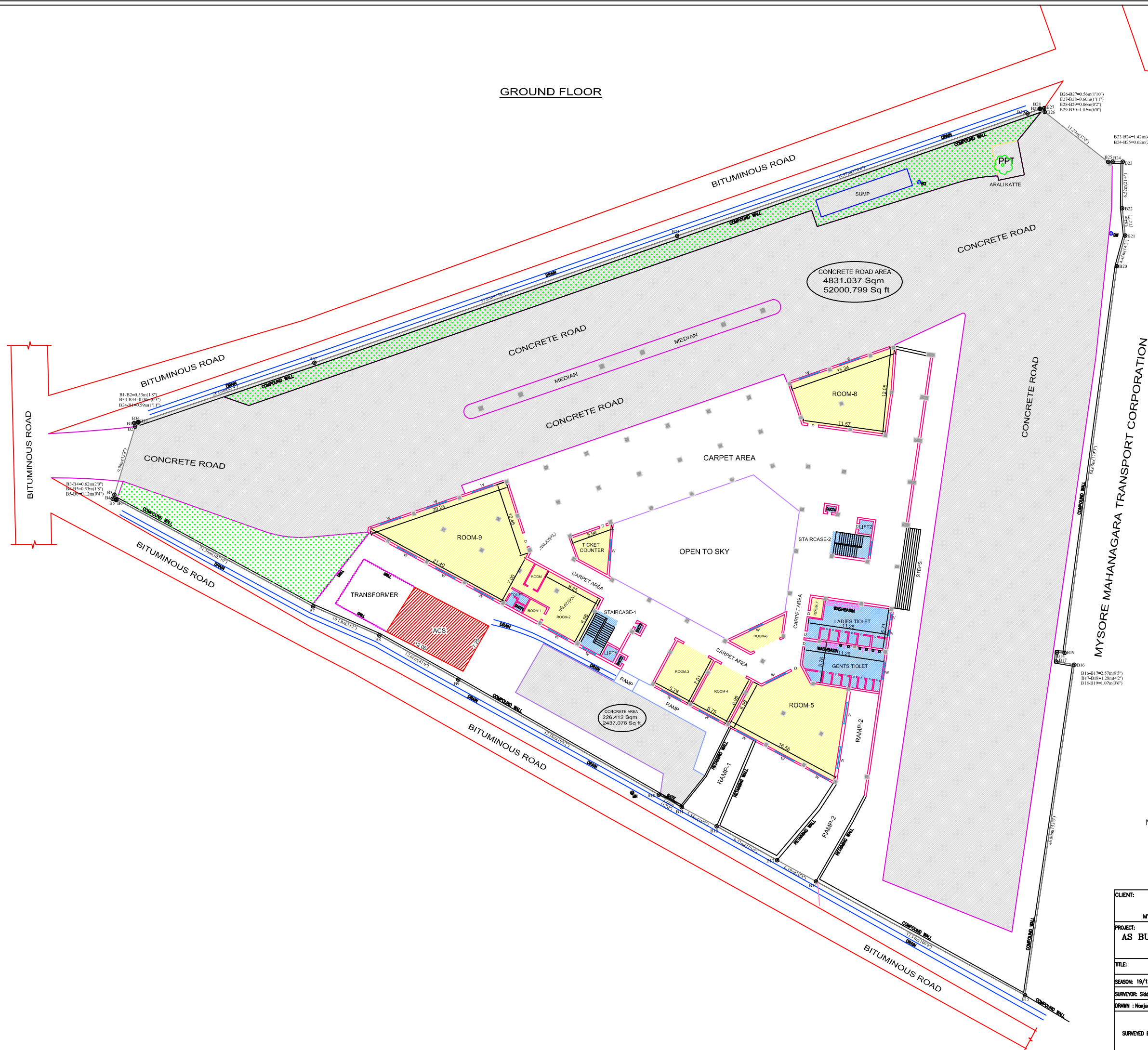
TITLE: THIRD FLOOR

SEASON: 19/12/2013		DRAWING No. AL\KSRTC\KSRTCK-M\01\2013
SURVEYOR: Siddalingaiah		REF: DMS/ENG/TP/LS/WORK-2013/DEC/ KSRTC KUVEMPU NAGAR-MYSORE
DRAWN : Nanjundaiah.E		SHEET: 1 OF 1

SURVEYED BY

ALCON CONSULTING ENGINEERS (INDIA) PVT. LTD.
No. 35, 4TH MAIN, 4TH STAGE, NEXT TO TRINITY MOTORS,
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E-mail: mail@alconsurvey.com

GROUND FLOOR



AREA STATEMENT KSRTC KUVEMPU NAGAR MYSORE GROUND FLOOR		
DESCRIPTIONS	AREA IN SQM	AREA IN SQFT
COMMON AREA		
STAIRCASE-1	17.293	186.135
STAIRCASE-2	17.040	183.412
LIFT1	3.403	36.629
LIFT2	3.732	40.170
DUCT1	1.344	14.466
DUCT2	1.286	13.842
DUCT3	1.041	11.205
DUCT4	1.253	13.487
TOILET	4.260	45.853
GENTS TOILET	62.467	672.585
LADIES TOILET	58.010	624.396
RAMP-1	63.316	681.508
RAMP-2	139.283	1499.186
TOTAL	373.748	4022.874
CARPET AREA		
ROOM	6.323	68.058
ROOM-1	6.053	65.152
ROOM-2	54.106	582.375
ROOM-3	40.104	431.663
ROOM-4	39.872	429.166
ROOM-5	152.778	1644.441
ROOM-6	18.105	194.875
ROOM-7	4.708	50.675
ROOM-8	116.229	1251.042
ROOM-9	197.829	2129.352
TICKET COUNTER	24.120	259.618
CARPET AREA-WITH COLUMN	1069.155	11507.957
OPEN TO SKY	413.270	4448.273
WALL	131.674	1419.439
TOTAL	2274.526	24482.088
GRAND TOTAL (BUILT UP)	2648.274	28504.962
CONCRETE ROAD AREA		
ROOM-2-WITH OUT COLUMN	53.716	578.178
ROOM-5-WITH OUT COLUMN	152.082	1636.950
ROOM-8-WITH OUT COLUMN	115.881	1247.297
ROOM-9-WITH OUT COLUMN	196.366	2113.605
CARPET AREA-WITH OUT COLUMN	1059.555	11404.626

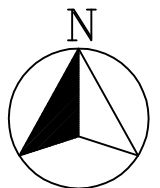
AREA STATEMENT

PARTICULARS	AREA IN SQMT	AREA IN ACRE	AREA IN GUNTA
TOTAL AREA SURVEYED INSIDE THE PERIMETER BOUNDARY	9327.513	2	12.195

INDEX:-

- COMMERCIAL AREA - [Yellow Box]
- TERMINAL AREA - [Blue Box]
- CONCRETE ROAD AREA - [Grey Box]

- NOTE:-**
- W-WINDOWS
 - V-VENTILATORS
 - D-DOORS
 - BW-BOREHOLE
 - MH-MANHOLE



CLIENT: EXECUTIVE ENGINEER
K.S.R.T.C. C.E. DIVISION, MYSORE
MYSORE CITY TRANSPORT DEPARTMENT BANNIMANTAPA MYSORE-570 015

PROJECT: AS BUILT SURVEY OF LAND AT KUVEMPU NAGARA
KSRTC BUS STAND, MYSORE

TITLE: GROUND FLOOR

SEASON: 19/12/2013
SURVEYOR: Siddalingiah
DRAWN: Nanjundiah.E

DRAWING No. AL/STRIC/STRICK-M/01/2013
DATE: 19/12/2013
SHEET: 1 OF 1

SCALE: 1:250 OR 1CM=2.5m

SURVEYED BY: ALCON CONSULTING ENGINEERS (INDIA) PVT. LTD.
No. 35, 4TH MAIN, 4TH STAGE, NEXT TO TRINITY MOTORS,
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