

No. AAI/SXR/Comml/Parking/337

Date: 24.06.2021

To,

Sh. Anil Kumar Shukla, Proprietor,
M/s A.S. Multiservices,
B-503, Bhoomi Heights, Plot no 5&6,
Sector-8, Kharghar, Navi Mumbai - 410210

Subject: Award of Concession to supply, install, test, commission (SITC) and operate automated parking management system; Collection of parking fees and Lane management at Srinagar International Airport

Dear Sir,

Please refer to your participation in e-tender for the subject facility (tender ID 2021_AAI_73042_1) for which Technical bids were opened on 13.04.2021 and the financial bid was opened on 12.05.2021. The competent authority is pleased to award you the Concession to supply, install, test, commission (SITC) and operate automated parking management system; collection of parking fees and lane management at Srinagar International Airport on the following terms and conditions.

1. Periodicity

a. Period of concession

The concession shall be valid for a period of One year, further extendable by 6 months.

b. Business Incubation Period shall be 15 days from the date of issuance of LOIA. You shall be under obligation to complete all the formalities/conditions of award within time specified in the LOIA.

c. Gestation Period

- Gestation period of 30 days, reckoned from the expiry of business incubation period or 16th date of LOIA whichever is earlier.
- Automated vehicle parking solution shall be operationalized within 45 days of issuance of LOIA (15 days business incubation period and 30 days gestation period).
- Commencement of operations will not be permitted until both the pre-requisites (activities to be completed in business incubation period as well as SITC of Automated Parking Management Solution) as detailed above are not fulfilled by the licensee.

2. Agreement

The licensee has to execute the Agreement within 15 days from the date of issuance of award letter (on Stamp Paper of appropriate value, related cost to be borne by the licensee).

3. Concession Fee and Charges

- You shall pay to AAI the concession fee of **Rs.2,42,000/- (Two Lakh Forty Two Thousand)** per month as quoted by you, plus applicable taxes and charges.
- Utility/Facilitation Charges at 10% of normal space rent (or as notified by AAI from time to time, presently notified AC space rent is Rs. 1,250 Per Sqm per month and non-AC space rent is Rs. 830 Per Sqm per month) for allotted cabins/counters (provided at entry/exit points and vehicle parking area). The annual escalation in space rent shall be applicable @ 7.5% p.a. from 01.04.2022 or as may be decided by AAI from time to time.
- All applicable Government Taxes including GST (presently at the rate of 18%) or at the rates declared by Government of India or State Government from time to time.

- d. Charges for the consumption of the electricity and water consumed for the purpose of use of the said license as becomes due and payable and in accordance with the directions of the Authority and at the rates as fixed by AAI from time to time.
- e. **Advance License Fee:** You shall deposit one month License Fee (plus GST) i.e. Rs.2,85,560 in advance within 15 days of issuance of the Award letter.

4. Security Deposit

- a. Performance Security Deposit: You shall furnish a Security Deposit amounting to 4 months equivalent Concession fee of 2nd year to AAI as an interest free Security Deposit. A sum of Rs. 4,84,000 equal to two (02) months of license fee in the form of Demand Draft/ Pay order/ RTGS/ NEFT and the balance sum of Rs. 4,84,000 i.e. equal to two (02) months of license fee in the form of Bank Guarantee from a Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in favor of Airport Director, AAI, Srinagar International Airport. Bank Guarantee should be valid for the entire period of license plus six (06) months.
- b. Electricity Security Deposit: You shall also deposit an interest free security deposit towards electricity charges equivalent to 5% of annual concession value for the last year concession fee i.e. SD of Rs. 1,45,200/- in the form of Bank Guarantee from a Nationalized/Scheduled Bank /DD/Pay Order/NEFT/RTGS. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.

5. Location /Area.

Vehicle Parking Area of 4159.26 sqm at Departure Side and 2383.49 sqm at Arrival side i.e. total area of 6543 sqm as per specifications in the NIT document.

6. Other terms and conditions

- 1) Licensee has to convey the unconditional acceptance to the terms of the Award Letter within 7 days of receipt of this letter.
- 2) All the formalities shall be completed within 15 days of receipt of this letter.
- 3) AAI shall raise bill on or before 10th of every month. The licensee has to make the payment of license fee etc. by 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of up to 30 days and if delay is for more than 30 days, the interest at the rate of 18% per annum shall be charged from the due date, for entire delay period.
- 4) The Licensee shall make payment of license fee etc. either by Demand Drafts drawn on local banks or through RTGS/NEFT in favour of "Airports Authority of India, Srinagar" in bank account no. 10491862957, IFSC code SBIN0000722, SBI Residency Road, Srinagar.
- 5) The licensee must necessarily operate the contract for minimum 50% of the total period of the contract, failing which the licensee may be debarred from participating in any tender in AAI for minimum period of 01 (one) year.
- 6) The Licensee shall not terminate the license before the expiry of the period of the license except by giving 60 days notice in writing, otherwise the Licensee shall be liable to pay to the Authority (without any demur or question) such amount of money as the Authority may decide as due to it by the Licensee. The license can be terminated by the Authority by giving 60 days notice in writing without assigning any reason thereto.
- 7) The Licensee has to intimate the list of near relatives employed in AAI as well as name of the persons employed by the licensee or going to be employed who are near relatives of AAI employees.

- 8) The Licensee shall employ only Indian nationals and get their antecedents and loyalty verified before employing them on the job. The licensee shall ensure that no person of doubtful antecedent and nationality is in anyway associated with the job.
- 9) On Non-acceptance of award within 7 days or on account of non-completion of formalities within the prescribed time, the licensee will be liable to be debarred by AAI for further participation in the tenders at its airports or at any other place under the control of AAI, for a period of **one (01) year**.
- 10) The Licensee shall be responsible to remove garbage, if any resulting due to performance of the business and shall dispose of the same outside the boundaries of the Airport.
- 11) The Authority or any of its officers and other persons authorized by the Authority shall have the right, at all reasonable times, to enter upon the said space/premises and the Counter to view the state and conditions thereof or for the purpose of this Agreement.
- 12) The Licensee shall only be permitted to operate from the allotted space, and in case of any dispute, the decision of Airport Director shall be final and binding on the Licensee.
- 13) The Licensee shall be permitted to charge only as per the tariff specified in the NIT. There is no provision to issue Parking tokens/slip at the Departure Entry Lane. The concessionaire will be able to levy the Parking Fees only at the designated parking area. However, if any slip/token needs to be issued for collection of MIS on vehicle traffic, toll booths can be used for such limited purpose. The parking token/slips issued at such departure entry lane booths shall not contain any parking fee or charges on it.
- 14) Issuance of challan and collection of fine shall be done by licensee on behalf of AAI. Airports address, AAI logo and authorized signatory (Airport Manager/Terminal Manager etc.) should be clearly printed on the challan.
- 15) Fine will be levied as specified in the circular issued by Ops. Dte., AAI from time to time. Currently, the penalty of parking vehicle/equipment in no parking area on kerb side and city side including approach road within airport premises is Rs. 500. The licensee will get an amount of Rs. 100 from each fine collected.
- 16) In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
- 17) All the terms and conditions mentioned in this award letter along with annexures shall form part and parcel of the agreement to be executed between M/s A.S. Multiservices and AAI.
- 18) All other terms and conditions shall be as stipulated in the NIT/Tender document.

Please acknowledge the receipt of this letter as token of your acceptance.

Yours sincerely,



(Sandeep Chalia)

Manager (Comml.)

For Airport Director

Srinagar International Airport

Encl: Annex.-I: Bill of material for Smart Parking Management and Guidance System

Annex.-II: Schedule of Parking Tariff

Annex.-III: SLA - Schedule of Performance Indicators

Annex.-IV: Concession Area Layout

Copy: Jt.GM (Commercial), RHQ-NR, AAI Operational Offices, Delhi for kind information.

Internal: PS to APD Srinagar/ Jt.GM (Engg.-Civil)/ Jt.GM (CNS)/ Jt.GM (Engg.-Elect.)/ DGM (F&A)/Sr. Manager (Ops)/ CSO, Srinagar International Airport.

Annexure-I: Bill of Materials for Smart Parking Management and Guidance System

Sr. No	Item description	Unit of Measurement	QTY
	Parking Management System off street parking lots - Outdoor & Indoor		
1	Heavy duty autogate with microprocessor based Controller and detectors for four wheeler and two wheeler	Nos	04
2	Entry Station with automatic ticket dispenser with networking capability to command centre –cars	Nos	-
3	Entry Station with automatic ticket dispenser with networking capability to command centre -Bikes	No	-
4	Express exit with ticket validating unit with networking capability to command centre	Nos	-
5	Express exit with ticket validating unit with networking capability to command centre -Bikes	No	-
6	Autopay station with hardware unit for bank note acceptor and dispensor, ticket validator, r/w fro smart card, receipt printer and Customer Display unit	Nos	-
7	Gateway for off street parking (Outdoor and Indoor) for field devices	No	-
8	Handheld device with scanner and printer with 8 hrs battery backup with networking capability to command centre	Nos	04
9	1 KVA Online UPS within build battery	Nos	-
10	2KVA Online UPS with In-built battery with enclosure	No	-
11	5 KVA online UPS with external battery at central command centre	No	-
12	Enclosure for Auto pay station	Nos	-
	Parking Guidance System		
13	Variable message Sign :RGB – LED Matrix panel of minimum size 4' X 3' with all necessary accessories - to display the parking availability on the interconnecting road and to display emergency information	No	-
	CABLING & CONDUITS		
14	Cat 6 Patch cable of 3 meters with RJ45 jack.	Rmts	-
15	3cx2.5 SQMM copper multistrand cable for powers supply to IPMGS	RM	-
16	Single core 1SQMM copper multi strand cable for IPMGS	RM	-
17	25mm GI pipe, B Class with necessary fittings	RM	-
18	25mm PVC conduit of ISI make with 2mmthick. With necessary fittings,	RM	-
	Software applications		
19	Parking management software at central system	No	01
20	Parking entry station software	Nos	-

21	Parking exit station software	Nos	-
22	PGS Software for facility guidance for outdoor parking	No	-
23	Software for Business Intelligent reports	No	-
24	Parking App Software – Mobile app	No	-
25	Parking portal software - Web portal	No	-

Note: This is minimum technical specification with quantities for successful completion of this project. The concessionaires are free to increase the quantity, software application/ hardware etc if their technical solution warrants.

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Annexure-II: Schedule of Parking Tariff

1. Parking fee will be charged from all vehicles entering the designated parking area, as detailed below:

a. Introductory slab for up to 30 Minutes to be implemented based on the category of airport:

Details*	Srinagar Airport - Group B
<u>General (in INR)</u>	
Coach/Bus/Truck	30
Tempo/SUV/Mini bus	20
Car	20
Two Wheeler	10

Note: Proposed rates are inclusive of all taxes including GST, if applicable. The airports included Cargo Complex

- b. Rates as per existing slab will be applicable from 30 minutes to 120 minutes, the same is also reproduced below:

Details*	Srinagar Airport Group B
<u>General (in INR)</u>	
Coach/Bus/Truck	70
Tempo/SUV/Mini bus	60
Car	55
Two Wheeler	15

Note: Proposed rates are inclusive of all taxes including GST, if applicable. The airports included Cargo Complex.

- c. After two hours, rate will increase by Rs. 10/- per hours. For two wheelers, the charge after 2 hours will be Rs. 5/- per hour. The Parking rate beyond 7 hours upto 24 hours will be 300% of the 30 minutes to 120 minutes' slab and every 24 hours or part thereof. (as per existing rates)

2. The monthly charge in respect of employees of AAI and other authorized agencies working at airport, cargo complex will be as follows (as per existing rates):

AAI employees	-	Free of cost
Tempo & Truck operators at cargo complex	-	Rs. 2000 per tempo
	-	Rs. 3000 per truck
Other Car	-	Rs. 500.00
Other two wheelers	-	Rs. 250
Agent/licensee at cargo complex (entry at cargo complex only)	-	Rs. 1500

ATM Cash Vans coming to refill ATM machines in Airport premises shall be exempt from parking charges as well as access fees.

Govt. owned Vehicles shall be exempted from car parking charges

3. The rates of Parking fees and Access Fees are inclusive of components of GST. Accordingly, these shall remain the Parking Charges applicable to end users. Though the above shall be the parking charges applied to end users, but the onus of depositing all applicable taxes, prevailing during contract period at the station including GST in respect of fees collected for car parking charges shall rest with the licensee. The details of GST/ applicable tax shall be depicted in the car parking invoice issued to end-user.

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Annexure-III: SLA-Schedule of Performance Indicators

Sr. No	Service Name	Performance indicator	Service Level Target
1.	Entry Booth Management	Number of the Non-Computerized Ticket issued	Less than 0.5% of total tickets issued.
		Response time (issuance of parking ticket and entry with security check)	Not more than <u>30 Seconds</u>
		Manpower Deployment during peak hours	<u>01</u> per booth
2.	Vehicle Marshalling	Time taken by vehicle to reach from entry gate to pick drop lane during peak hours.	<u>05</u> Minutes
		Time taken by vehicle to reach from exit road to exit gate.	<u>05</u> Minutes
		Number of vehicles parked in approach road or exit road	Zero
		Manpower Deployed for marshaling	<u>06</u> Person
3.	Management of designated car parking	No. of vehicles not parked in demarcated parking slots	Zero
		Commercial vehicles or staff vehicles parked in area designated for airport users	Zero
		Manpower deployed for assisting parking in designated car park areas	<u>04</u> Persons
4.	Lane Management	Number of vehicles overstaying 03 minutes in pick/drop lane	<u>05</u> vehicles (may be reviewed at discretion of AAI)
		Travel time from lane entry to lane exit during peak hours	<u>05</u> Minutes (may be reviewed at discretion of AAI)
		Manpower deployed for traffic marshaling in lane	<u>04</u> Persons
5.	Exit Booth Management	Length of queue during peak hours	Not more than <u>05</u> Vehicles
		Response time between vehicle reaching exit gate and vehicle attended for payment	<u>20</u> Seconds
		Response time between receipt generation, receiving payment and pushing the vehicle out of car park area.	<u>30</u> Seconds
		Manpower deployed during peak hours per booth	<u>01</u> Person

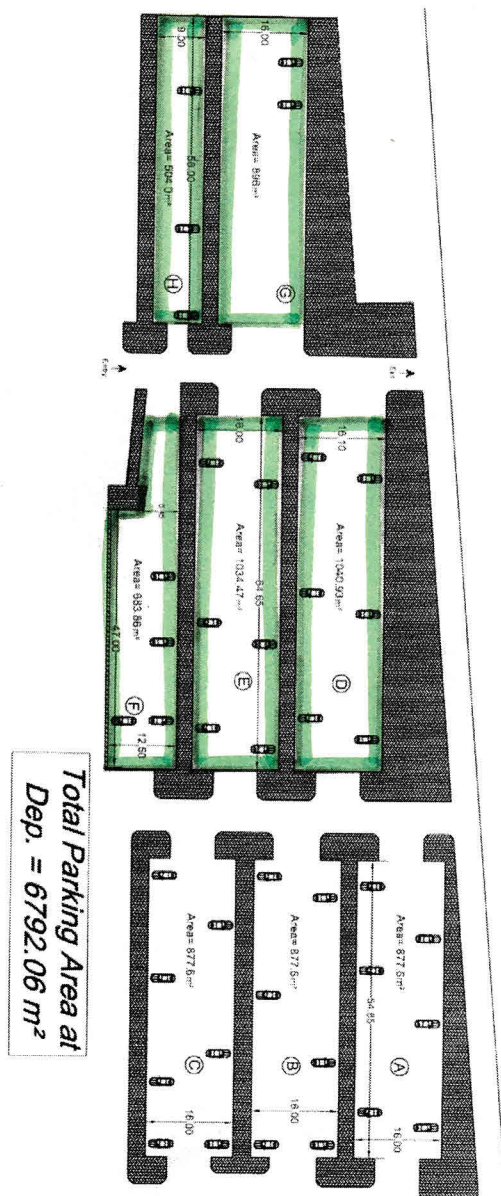
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6.	Cleanliness of Car Parking Area	Number of cleaning staff deputed in a shift	02 Person
		Frequency of cleaning during peak hours	Hourly
		Frequency of cleaning during non-peak hours	Every two hours
7.	Staff Management	Staff not in uniform	Zero
		Staff without I-Cards	Zero
		Number of incidents of staff misbehavior with airport users	Zero
8.	Automation	Incidents of Non-utilization of any working component of automation	Zero
		In case of technical fault, time lag between occurrence of fault and logging of complaint as per escalation matrix (escalation matrix will be made in consultation with AMC provider for management and resolution of faults)	Zero deviation

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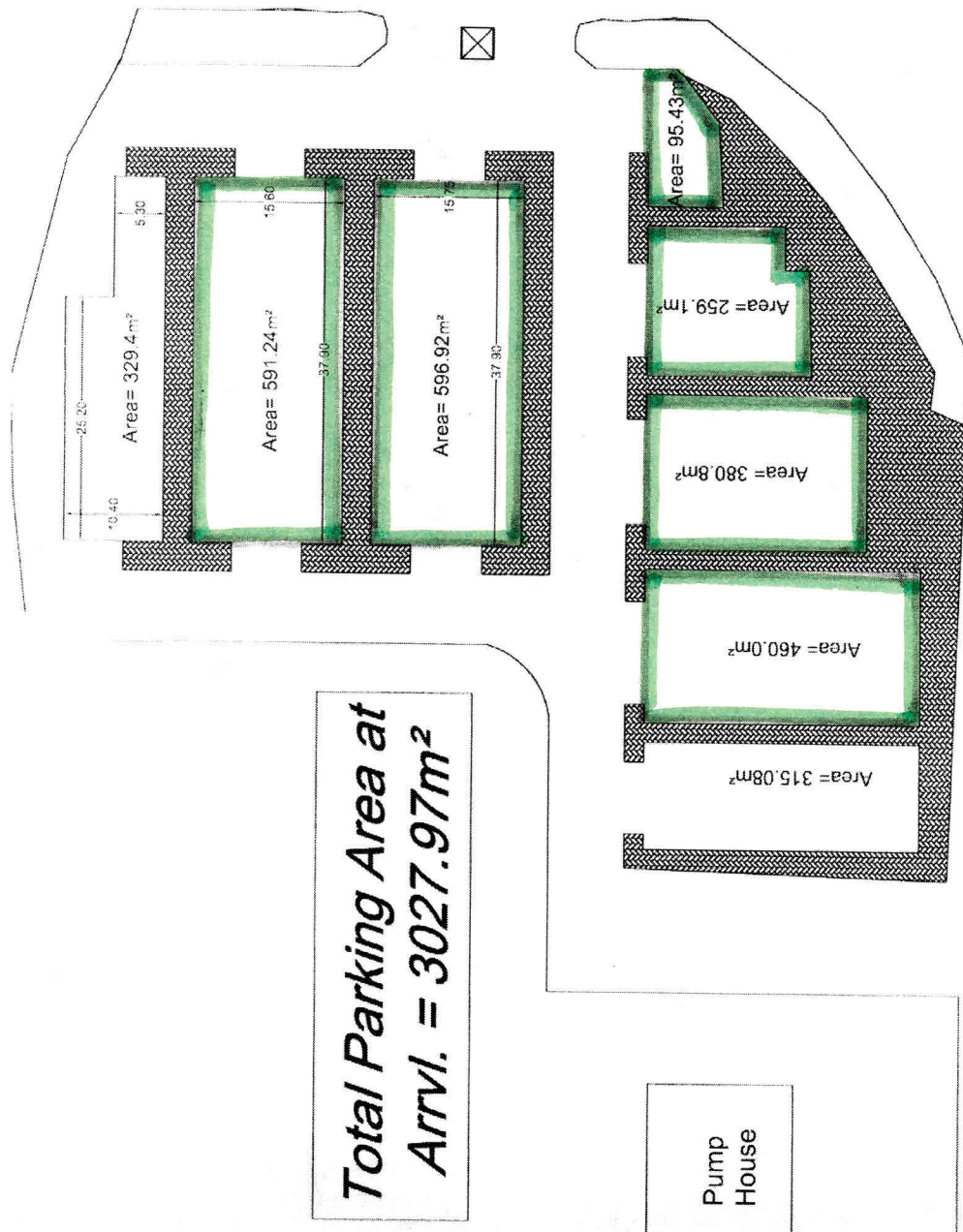
Annexure-IV: Concession Area Layout

Parking Area at Departure Side (Highlighted in Green Color) = 4159.26 sqm



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Parking Area at Arrival Side (Highlighted in Green Color) = 2383.49 sqm



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Signature Not Verified

Digitally signed by SANDEEP CHALIA
Date: 2021.09.11 15:10:01 IST
Location: eProcurement System for
Central PSUs