



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



संदर्भ संख्या / भाविप्रा / रा.पु. / वाणिज्य / 2023/

दिनांक 23.03.2023

To

M/s Fair Handicrafts
Shopping Complex Gandhi Chauraha
Jain Mandir Road, Khajuraho
Dist. Chhatarpur (M.P.) - 471606

(E-Bid No. 2023_AAI_142316_1)

Sub: Award of License for Staff Canteen Facility at Swami Vivekananda Airport, Raipur.

Sir

Please refer to your bid for e-tender no **2023_AAI_142316_1** in respect of **License for Staff Canteen Facility** at Swami Vivekananda Raipur.

The Competent Authority is pleased to award **License for Staff Canteen Facility at S.V. Airport, Raipur** at monthly License fee of **Rs. 20,222/- (Rupees Twenty Thousand Two Hundred Twenty Two Only)** per month, utility charges and Taxes as applicable. An Annual escalation of @10% on license fee is applicable subject to the following Terms and Condition:

1. **Period:** 05 (Five) Years.
2. **Acceptance of Award:** You have to submit acceptance of all the terms and conditions of the award letter within **15 (Fifteen) days** from the date of the award letter by signing and returning of duplicate copy.
3. **License fee:** **Rs. 20,222/-** per month plus utility charges @10% of space rent and taxes as applicable. Compound escalation @ 7.5% of Space rent will be applicable on 1st April every year. The same may be reviewed by AAI, CHQ and the license will have to pay accordingly.
- b) **Advance License fee:** Payment of one month advance license fee, with GST within 15 days from the date of the award letter as given below:

License fee	Rs. 20,222/-
Utility Charges @10% of space rent @ 720/- psmppm for 40 sqm.	Rs. 2,880/-
Total	Rs. 23,102/-
GST @ 18%	Rs. 4,158/-
Grand Total	Rs 27,260/- p.m.

4. **Area:** 40 Sqmt. space shall be provided in which the licensee shall fabricate the counter subject to approval of design and sketch by this office.
5. **Security Deposit:** That the licensee shall deposit a sum of **Rs. 1,38,612/- (Rupees One Lakh Thirty Eight Thousand Six Hundred Twelve Only)** i.e. an amount equal to **06 months** of license fee as Security Deposit in the form of RTGS/NEFT/ Bank Guarantee from a Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not

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Handwritten signature and date 23/3/23

स्वामी विवेकानन्द हवाई अड्डा, रायपुर (छ.ग.)-492015,
Swami Vivekananda Airport, Raipur (C.G.)-492015,

दूरभाष- 0771-2418167,
Phone - 0771-2418167,

फैक्स- 0771-2418168
Fax . - 0771-2418168

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be acceptable) in favor of **Airport Director, AAI, S.V. Airport Raipur Airport.** Payment of SD amount may be deposited within 15 days from the date of issuance of award letter.

6. **Security Deposit of Electricity:** The Licensee shall deposit a sum of **Rs.10,000/- (Rupees Ten Thousand Only)** towards security deposit in respect of electricity charges in the form of RTGS/NEFT.
7. **No Interest** is payable on Security Deposit.
8. **Handing/Taking over of site:** The Party shall take over the possession of the premises from the next date of signing of agreement.
9. **Joint Measurement:** The joint measurement of the area shall be conducted by AAI and the party within 15 days of the award letter. The joint measurement shall form part of the agreement. If the Party fails to depute an authority representative for the measurement within 15 days, then AAI representative may conduct the measurement and inform the party and the same will be forming part of Agreement and will be binding.
10. **Other Charges:** In addition to above mentioned license fee the party shall be required to pay the space rent, electricity, water, conservancy charges as applicable to all licensees at prevailing rate, which are subject to revision from time to time.
11. **Rate & Taxes:** That the Licensees shall pay all rates, assessments, out goings and other taxes including GST as leviable on the licensees as per law from time to time.
12. **Agreement:** The Agreement between the licensee and AAI shall be completed within 15 days of the date of award letter. The Licensee shall execute an agreement in duplicate on non judicial stamp paper worth **Rs. 100/-** each. Two copies of recent and attested passport size photographs of authorized signatory are to be submitted together with agreement of the licence within 15 days from the date of award.
13. **NOC/Approval plan:** The party shall submit the layout/plan including electric installation and power requirement of the counter within 10 days from the date of the award for approval of AAI. Licensee shall construct the partition on the premises at this own cost but in accordance with the size and design approved by the Authority in writing to be obtained by the licensee.
14. **Business Incubation Period:** A period of 16th (Sixteen) days from the date of issuance of LOIA for completing for all the formalities/ conditions by the licensee.
15. **Gestation Period:** A maximum **60 days** gestation period counted from the 16th day of issuance of LOIA i.e. immediately after expiry of business incubation period. However no gestation period is to be permitted in case of renewal/award of the concession/ license in favor of the existing licensee in the same place (i.e. same area as well as location).
16. **Raising of bill:** AAI shall raise bill on or before 10th of every month. The concessionaire has to make the payment of License Fees 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 s for more than 30 days, then interest the rate of 18% per annum shall be charged from the due date, of entire delay period.

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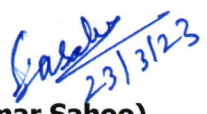
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17. **Delayed Payment:** The licensee shall pay the licence fee and other charges by way of Demand Draft/RTGS/NEFT etc. from a Nationalized/ schedule Bank in absolute favour of Airport Authority of India, payable at Raipur. In the event of failure to pay the licence fee another charges by due dates, the authority may without prejudice to other rights and remedies be entitled to charge interest as per agreement.
18. **Penal Action:** On account of unsatisfactory performance such as: (i) Delayed Payment of licence fee, (ii) Not maintaining of quality in providing facility/service, (iii) any other breach in terms and conditions of licence agreement, AAI will be at liberty to terminate the contract.
19. The Licensee may be required to change the location as and when required by AAI without an protest/ demur and at his own cost.
20. Licensee cannot transfer the present licence to any other party.
21. Licensee shall construct the partition on the premises at this own cost but in accordance with the size and design approved by the Authority in writing to be obtained by the licensee.
22. Licensee shall obtain proper fire insurance coverage including theft and burglary in respect of all their properties/goods to be stored or used in the licensed premises. AAI shall not be responsible for any kind of loss or damage of property/goods of the licensee.
23. The licensee shall handover the licensed premises peacefully on expiry of the contract period if not handover/vacated the space by licensee, it will be treated as unauthorized occupancy and will be penalized as per AAI rules, in addition to charging at double the rate. Further if AAI vacate the space and remove the structure the expenditure incurred for vacation/removal of structure will be recovered from the licensee.
24. The licensee shall display the signage as per the approved design. No deviation in the design of the signage shall be allowed.
25. The licensee shall furnish Character and Antecedent/back ground check of their employees done by SHO/SP concerned before apply for Airport Entry Passes. Necessary charges as applicable for issuance of passes shall be borne by the licensee.
26. This award letter along with tender documents (e-bid No. 2023_AAI_142316_1) will form part and parcel of the licence Agreement.

All other terms and conditions mentioned in NIT will be part of Agreement.

धन्यवाद

भवदीय


(Suresh Kumar Sahoo)
AGM (Commercial)
For Airport Director



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA



SPECIAL TERMS & CONDITIONS

1. The charges towards consumptions of Electricity and Water shall be born by the Licensee on actuals.

Electricity per unit consumption rate – **Average unit rate of the month** (Total bill/total unit)

Water Charges per months – **Rs 500**

2. The agency may be permitted to introduce new items in the menu list during the contract period. The rate of such new items may be decided by the said Committee.

3. A provision of revision in rates of items during the contract period every year may be kept which should be done in consultation with the agency considering the inflation and other market conditions by a duly constituted local level committee.

4. A duly constituted Committee will regularly check on quality/ quantity/ price of the food items on a fortnightly basis. In addition, the committee should carry out surprise inspection on random basis. In addition, the committee should carry out surprise inspections on random basis to check, verify and confirm the implementation of various clauses of the agreement by the agency.

5. Maintenance of the premises shall be the sole responsibility of the Licensee.

6. It should be clearly indicated that the agency should use only standard/AGMARK/FSSAI quality ingredients for preparation of items.

7. Manpower requirement for managing the canteen should be to cover the operational hours at the airport.(Min 8)

8. Applicable undertakings should be obtained from the agency to ensure that the agency abides by all the rules and regulations of Government of India Department and AAI like EPFO, taxes, Labour, PF & ESI etc.

9. Token **penalty of Rs. 1,000/-** to be imposed on the agency on failure to maintain canteen timings, failure to use branded raw materials, sale of expired food staff, non-display of rate list, non-maintenance of cleanliness, sale of packaged products beyond MRP etc.

10. The license should submit attested copies of all the necessary licenses obtained for operating the catering services like FSSAI, etc.

11. Display of name of logo of the agency operating staff canteen may be permissible on the front elevation. The Maximum size of signboard should not exceed the maximum facia of 12 sqft.

12. The licensee for staff canteen shall not erect or display any advertisement, hoarding, and banners at the allotted space or at any place in the airport premises other than indicated in 11 above.

13. Any other form of advertisement by the agency like advt. on disposal cups, plated, packing boxes, tissue papers, etc. not permitted.

14. The staff canteen licensee may ensure that provisions for digital mode of payment are made available at all the time in the facility.

15. As an effort to maximize commercial revenue, if at any time during/post award of canteen contract, the space allotted for operating the staff canteen is required by Commercial Dte., the licensee may have to relocate/vacate the space with immediate effect and with no claims towards AAI.

16. AAI will have the option to avail the services from outside agencies for official gatherings and meetings etc. as per the requirement.

17. Licensee shall not use kitchen to supply food outside.

18. Staff Canteen facility is not allowed for passengers.

19. All the infrastructure for canteen such as furniture, bulbs/tube lights/fans/water cooler, table & chair shall be provided by the licensee.

20. No Alcoholic Beverages shall be served. Tobacco products shall not be sold. Smoking is strictly prohibited.

Signature of Licensee

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Rate of Items to Be Charged by the Licensee

Duly signed by the Bidder to be submitted along with Technical Bid

SL. No.	ITEM	QUANTITY	RATES TO BE CHARGED FOR AAI/ CISF/ CONTRACTUAL STAFF (Rupees)
1	Tea	80 ml	7
2	Coffee (Nescafe Classic/Bru) Per cup	80 ml	10
3	Samosa & Chutney (Standard Size)	1 Nos	10
4	Khasta Kachori	1 Nos	10
5	Puri (4 nos) + Chola/Sabji	1 plate	20
6	Bread (Branded) with Butter (Amul/Mother Dairy) (Grill/Toast)	02 Slices	20
7	Paratha (Wheat Flour) with Sabji/Chola	01 Pcs	15
8	Cutlet (Veg) with Sauce	01 Pcs	10
9	Bread Pakora	1 Nos	10
10	Pakora (Onion/Mix Veg/Moong wada)	100 gm	20
11	Chana Dal Vada/Aloo Bonda/Aloo Tikki/Piyaji (All with Chutney)	1 Nos	10
12	Sambar Vada with coconut Chutney	02 Pcs	20
13	Idli Sambar with coconut Chutney	02 Pcs	20
14	Dahi Vada with Chutney	02 Pcs	30
15	Masala Dosa with Sambar & Chutney	1 plate	40
16	Plain Dosa with Sambar & Chutney	1 plate	25
17	Upma with coconut Chutney	1 plate	20
18	Chhole + Bhature (02 Pcs)	1 plate	40
19	Plain Dal	75 gm	20

SL. No.	ITEM	QUANTITY	RATES TO BE CHARGED FOR AAI/ CISF/ CONTRACTUAL STAFF (Rupees)
20	Dal Fry	100 gm	30
21	Vegetable Sabji (Seasonal)/ Mix Veg/ Dry	200gm	30
22	Mushroom/ Paneer Masala	200gm	50
23	Raita (Boondi / Veg)	100 gm	15
24	Tawa Roti (Wheat Flour)	01 Pc	05
25	Steam Rice	150 gm	20
26	Jeera Rice	150 gm	25
27	Veg Fried Rice / Veg Pulao	200 gm	40
28	Veg Chowmein (200 gm)	1 Plate	40
29	<u>Veg Thali</u> Tawa Roti-2pcs, Rice (100gm Basmati), Dal (75gm),Subji (100gm), Sweet (01 pc), Salad, Papad & Pickle	1 Plate	60
30	Jalebi (50gm)	1 Piece	10
31	Rasgullah/Gulab Jamun	01 pc	10
32	Boondi Ladoo/Besan Ladoo	01 pc	15
33	Rasmalai	01 pc	20
<u>Items on MRP</u>			
1	Cold Drinks, Packaged Water etc.	Packet	As Per MRP
2	Mishti Dahi	Packet	As Per MRP
3	Khatta Dahi	Packet	As Per MRP
4	Chips, Biscuits, Cakes, Ice-Cream etc.	Packet	As Per MRP