



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

AAI/BPL/COMML/EV Charging/2024-25

867 (1-8)

Dated: 12.08.2024

M/s Terra Motors India Pvt. Ltd./ टेरा मोटर्स इंडिया प्राइवेट लिमिटेड,
8th Floor, Stesalit Tower/8वीं मंजिल, स्टेसालिट टॉवर,
Plot-GP, Block-E-2-3, Sector-V/ प्लॉट नंबर- जीपी, ब्लॉक ई-2-3 सेक्टर-5,
Kolkata, West Bengal/ कोलकाता, पश्चिम बंगाल-700091
Email: mdaamir@terramotors.co.jp

विषय:- राजा भोज विमानतल, भोपाल पर इलेक्ट्रिक वाहन (ईवी) चार्जिंग स्टेशन की आपूर्ति, स्थापना, परीक्षण, कमीशनिंग, संचालन और रखरखाव के लिए लाइसेंस हेतु अवाई।

Subject: Award of License for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Station at Raja Bhoj Airport, Bhopal.

महोदय/ Sir,

ई-निविदा (निविदा आईडी: 2024_AAI_196193_1) में आपके प्रस्ताव के संबंध में, हमें यह बताते हुए खुशी हो रही है कि सक्षम प्राधिकारों ने निम्नलिखित नियमों और शर्तों पर आपको विषयान्तर्गत लाइसेंस देने का निर्णय लिया है:-

In response to your offer in the e-tender (Tender ID: 2024_AAI_196193_1), we are pleased to inform that the Competent Authority has decided to award the subject license to you on the following terms and conditions:-

1. आप राजा भोज विमानतल, भोपाल पर विषयान्तर्गत लाइसेंस का संचालन करेंगे जिसका स्थान/क्षेत्र निम्न प्रकार है:

You shall operate the subject license at Raja Bhoj Airport, Bhopal whose location / area is as follows:

- **AREA ALLOTTED:** - 20 Sqm. (approx.) in parking area for EV charging infrastructure excluding service area (area required for charging EV i.e. Equivalent Car Space (ECS) and maneuvering thereof for two cars.
- **NUMBER OF CHARGING PORTS:** - Minimum number of Charging Ports: **02 nos.**
However, the said may increase in case of increase in business potential and demand for subject facility in future on proportionate increase in license fees (applicable land charges) at the discretion of AAI.
- **LOCATION:** - Inside Parking Area i.e. near the junction of entry of Pick /drop lane and entry/exit of parking towards pick/drop lane or as decided by AAI.
Note*: Please note that the reconfiguration of the terminal building is planned and is under progress. In such case, if in any situation warrants the change of the marked location, the licensee shall accept the revised/alternate location without any dispute to AAI and the cost of entire expenditure on such shifting shall be borne by the licensee.

Krishi
12/08/24

नोट: किसी भी विवाद की स्थिति में इंग्लिश संस्करण ही मान्य होगा।

2. **लाइसेंस की अवधि :** दस (10) वर्ष होगी, जब तक कि पहले समाप्त न हो जाए।

The period of License shall be **Ten (10) Years** unless terminated earlier.

3. **बिजनेस इनक्यूबेशन अवधि:** इस अवार्ड पत्र के जारी होने की तारीख से पंद्रह (15) दिन से अधिक नहीं। इस अवधि के दौरान, आप अवार्ड की सभी औपचारिकताओं (स्वीकृति जमा करना, सुरक्षा जमा, अग्रिम लाइसेंस शुल्क, समझौते का निष्पादन और साइट को सौंपना/लेना आदि) को पूरा करने और इस अवार्ड पत्र में निर्दिष्ट अन्य दायित्वों को निर्धारित समय सीमा के भीतर पूरा करने के लिए बाध्य होंगे।

Business Incubation Period: Not more than Fifteen (15) days from the date of issuance of this award letter. During this period, you will be under obligation to complete all formalities of award (Submission of Acceptance, Security Deposit, Advance License Fee, Execution of Agreement and handing / taking over the site etc.) and meet other obligations as will be specified in this award letter within prescribed timelines.

4. **गेस्टेशन अवधि:** अनुमत निर्माण अवधि (गेस्टेशन अवधि) नब्बे (90) दिन है, जो साइट सौंपने या आवंटित स्थान से व्यवसाय शुरू करने की तारीख, जो भी पहले हो, से मानी जाएगी।

Gestation period: The permissible gestation period is **Ninety (90) days**, reckoned from the date of Handing over of site or commencement of business from the allotted location whichever is earlier.

5. **साइट को सौंपना:** व्यवसाय ऊष्मायन अवधि (बिजनेस इनक्यूबेशन अवधि) के निर्धारित समय के भीतर इस अवार्ड की शर्तों को पूरा करने पर ही साइट आपको सौंपी जाएगी (ऊपर क्रम संख्या 03 देखें)।

हालाँकि, यदि लाइसेंसधारी अवार्ड की शर्तों को पूरा करने में विफल रहता है जो साइट सौंपने के लिए पूर्व-आवश्यक हैं, तो निर्माण अवधि एलओआई जारी होने के 16 वें दिन से शुरू मानी जाएगी, यानी व्यवसाय ऊष्मायन अवधि की समाप्ति के तुरंत बाद। हालाँकि, साइट का वास्तविक हस्तांतरण अवार्ड की सभी शर्तों को पूरा करने के बाद ही किया जाएगा जो कि एलओआई जारी होने की तारीख से तीस (30) दिनों के बाद नहीं होगा।

Handing over of site: Site will be handed over to the you only upon fulfillment of conditions of this award within the stipulated time of business incubation period (refer Sl. No. 03 above).

However, if the licensee fails to complete the conditions of award which are pre-requisite for handing over of site, then the **gestation period** will be deemed to have commenced on **16th day of issuance of LOIA** i.e. immediately after expiry of business incubation period. However, actual handing over of site shall only be done after completion of all conditions of award which shall not be later than **thirty (30) days** from the date of issuance of LOIA.

6. **लाइसेंस अवधि :-** साइट सौंपने की तारीख (व्यवसाय इनक्यूबेशन अवधि के 15 दिनों के भीतर किया जाना है) या व्यवसाय शुरू करने की तारीख, जो भी पहले हो, से 90 (नब्बे) दिनों की निर्माण अवधि की समाप्ति की तारीख से वैध होगी।

License period:- shall be valid from the date of expiry of **90 (Ninety) days** gestation period reckoned from the date of handing over of site (to be done within **15 days** of business incubation period) or commencement of business, whichever is earlier

नोट: किसी भी विवाद की स्थिति में इंगित संस्करण ही मान्य होगा।


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AAI, RAJA BHOJ AIRPORT, BHOPAL

7. आपको उद्धृत लाइसेंस फीस का भुगतान निम्नानुसार करना होगा:-

License fees shall be the **Quoted % of monthly revenue share (i.e. 17%) on the actual invoices* + Applicable paved land rent of allotted area for EV charging infrastructure i.e. 20 sqm excluding service area (Area required for charging EV, i.e. Equivalent Car Space (ECS) and maneuvering thereof).**

(*Actual invoices means the invoices including or excluding GST as per applicable government policy).

Accordingly, you shall pay the land license fees as under: -

Particular	Applicable Rates	Land Rent per annum	Utility charges @10% of land Rent per annum	Total land LF including utility charges per annum	GST @18%	Total license fees i/c GST per annum
Land L.F. of allotted area for EV Charging infrastructure i.e. 20 sqm.	Rs. 3,250/- per sqm per annum for F.Y. 2024-25	Rs. 65,000/-	Rs. 6,500/-	Rs. 71,500/-	Rs. 12,870/-	Rs. 84,370/-
	Rs. 4,040/- per sqm per annum for F.Y. 2025-28	Rs. 80,800/-	Rs. 8,080/-	Rs. 88,880/-	Rs. 15,998/-	Rs. 1,04,878/-
Land L.F. after F.Y. 2028.	Currently, the land rentals as stated above are fixed till F.Y. 2028 only. Thereafter, the land rentals are subject to amendments and escalation, as may be decided by AAI from time to time and the same shall be liable to be paid by the Licensee					

8. जीएसटी सहित सभी सरकारी कर (वर्तमान में 18% के दर से (भारत सरकार/राज्य सरकार/ केंद्र शासित प्रदेश द्वारा समय समय पर घोषित दरों पर लागू होंगे)।

All Govt. Taxes including GST (presently @18%) shall be applicable at the rates declared by Govt. of India / State Govt. / Union territory from time to time.

9. **पहली वार्षिक वृद्धि:-** वार्षिक वृद्धि विषय निविदा की शर्तों के अनुसार होंगी।

Annual Escalation: - The Annual escalation shall be as per tender (NIET) conditions.

10. प्राधिकरण चालू माह के सभी बिल (एमएमजी/एमएजी और वार्षिक भूमि पट्टा बिलों को छोड़कर किसी भी अन्य बिल सहित), बिजली, पानी आदि जैसे व्यय के बिलों की सत्य-भुगतान और प्रतिपूर्ति को छोड़कर, महीने के पहले दिन अग्रिम रूप से जारी करेगा। पूरे महीने के लिए बिजली, पानी शुल्क आदि जैसे व्यय की प्रतिपूर्ति के लिए चालान अगले महीने की 5 तारीख को जारी किए जाएंगे।

15 दिनों की क्रेडिट अवधि (चालान की तारीख प्लस 15 दिन) प्रदान की जाएगी, जो प्राधिकरण द्वारा निर्णय लेने पर कटौती के अधीन है।

नोट: किसी भी विवाद की स्थिति में इंडियन सरकार ही मान्य होगा।

Kushu
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प्राधिकरण उन मामलों में नियत तारीख (यानी चालान की तारीख प्लस 15 दिन) से प्राधिकरण के खाते में प्राप्त भुगतान की वास्तविक तारीख तक 12% प्रति वर्ष की दर से दंडात्मक ब्याज लगाएगा जिन में रियायतग्राही/एजेंसियों ने देय तिथि के बाद लेकिन 90 दिनों के भीतर (चालान की तारीख प्लस 90 दिन) चालान का निपटान किया है और 90 दिनों के बाद चालान का निपटान करने वाली रियायतग्राही/एजेंसियों के मामलों में, देय तिथि से प्राधिकरण के खाते में प्राप्त भुगतान की वास्तविक तिथि तक 18% प्रति वर्ष की दर से दंडात्मक ब्याज लगाएगा। किसी भी एजेंसी द्वारा किए गए आंशिक भुगतान के मामले में, चालान की शेष राशि पर लागू ब्याज दर के समान शुल्क लिया जाएगा।

Authority shall raise all bills (including MMG/ MAG and any other bills except annual land lease bills) for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like electricity, water etc. The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th of succeeding month.

A credit period of 15 days (date of invoice plus 15 days) shall be provided, which is subject to reduction as and when decided by Authority.

Authority shall levy penal interest @ 12% per annum from the due date (ie. date of invoice plus 15 days) till the actual date of payment received in Authority's account in the cases concessionaire/ agencies settled the invoice after due date but within 90 days (date of Invoice plus 90 days) and @ 18% per annum from the due date till the actual date of payment received in Authority's account in the case of concessionaire/ agencies settled the invoices after 90 days. In case of part payment made by any agency, same rate of interest on the balance amount of invoice as applicable shall be charged.

11. **सुरक्षा जमा (एसडी):** - भाविप्रा नीति के अनुसार सुरक्षा जमा (एसडी) का भुगतान निम्नानुसार करना होगा:-

SECURITY DEPOSIT: As per AAI policy, security deposit (SD) has to be paid as follows:-

- a. SD for EV Charging Infrastructure:** As per AAI policy, Security Deposit (SD) of Rs. 50,000/- per EV Charging Machine is to be deposited.

Accordingly, you shall deposit a sum of **Rs. 1,00,000/- (Rupees One Lakhs only)** for Two (02) nos of EV charging Machines.

However, Security deposit amount shall be reviewed by AAI before the end of third year as per the Market growth. Accordingly, the licensee would submit the enhanced Security Deposit (if increased).

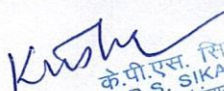
- b. SD for Land license fees:** As per AAI policy, Security Deposit (SD) of value equal to 12(Twelve) months of license/lease fees shall be required to be maintained/deposited by the agency, amounting to **Rs. 1,04,878/- (Rupees One lakh Four thousand Eight hundred and forty eight only)**, considering the applicable land rent rate available till FY 2028.

However, Security deposit amount shall be reviewed by AAI before the end of third year as per the Market growth. Accordingly, the licensee would submit the enhanced Security Deposit (if increased) in accordance to the review in applicable land rents after FY 2028 as per AAI policy.

- c. SD for Electricity Charges:** As per AAI policy, the Security Deposit (SD) towards electricity charges equivalent to **5%** of annual license value of **Last Year**.

As the rates till FY 2028 is only available, hence, considering the applicable land rent rate till FY 2028, the 5% of the land license fees amount comes to **Rs.5,244/- (Rupees**

नोट: किसी भी विवाद की स्थिति में इंग्लिश संस्करण ही मान्य होगा।


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RAJA AIRPORT, BHOPAL

Five Thousand Two hundred and forty Four only) shall also be deposited by you to AAI considering the applicable land rent rate available till FY 2028.

However, Security deposit amount shall be reviewed by AAI before the end of third year as per the Market growth. Accordingly, the licensee would submit the enhanced Security Deposit (if increased) in accordance to the review in applicable land rents after FY 2028 as per AAI policy.

12. बैंक गारंटी (बीजी) केवल एनआईटी के अनुलग्नक-के के अनुसार प्रारूप में किसी भी राष्ट्रीयकृत / अनुसूचित वाणिज्यिक बैंकों (भारतीय रिजर्व बैंक के दिशानिर्देशों के अनुसार) से जारी की जाती है। संपूर्ण सुरक्षा जमा राशि अवाई जारी होने की तारीख से बिजनेस इन्क्यूबेशन अवधि के भीतर जमा की जानी है।

The security deposit may be submitted in the form of Bank Guarantee /RTGS / NEFT. The Bank Guarantee (BG) issued only from any Nationalized / Scheduled Commercial Banks (as per Reserve Bank of India guidelines) in the format **as per Annexure-K of NIET**. The entire security deposit amount is to be deposited within **Business Incubation period** from the date of issuance of award.

13. ध्यातव्य है कि:-

- बैंक गारंटी लाइसेंस की पूरी अवधि और 06 (छहमहीने के लिए वैध होनी चाहिए। (
- सहकारी बैंकों से बैंक गारंटी, भले ही निर्धारित हो, स्वीकार नहीं की जाएगी।
- भाविप्रा द्वारा सुरक्षा जमा पर कोई ब्याज देय नहीं होगा।
- बैंक गारंटी का प्रारूप और जमाकर्ता से बैंक को दिए गए समझौता पत्र का प्रारूप निविदा दस्तावेज़ में पृष्ठ संख्या 52 से 55 पर उपलब्ध है।

It may be noted that: -

- Bank Guarantee(s) should be valid for the entire period of license **plus 06** (six) months.
- Bank Guarantee(s) from Co-operative banks even scheduled, shall not be accepted.
- No interest shall be payable on security deposit by AAI.
- The format of Bank guarantee and Letter of Understanding from the Depositor to Bank are available in the tender document at page Nos. **52 to 55**.

14. आपसे अनुरोध है कि भाविप्रा बैंक को सभी भुगतान एनईएफटी/आरटीजीएस के माध्यम से ऑनलाइन करें, जिसका विवरण इसके साथ संलग्न है। इसके अलावा, मासिक चालान का भुगतान चालान पर उल्लिखित विवरण के अनुसार VAN मॉड्यूल के माध्यम से भी किया जा सकता है।

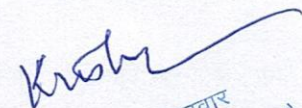
You are requested to make all the payments by way of online through NEFT / RTGS to AAI Bank, whose particulars are enclosed herewith.

Further, the payment of monthly invoices may be also made through VAN module as per details mentioned on the invoices.

15. लाइसेंस की अवधि के दौरान, यह आपकी एकमात्र जिम्मेदारी होगी कि आप अपने आप को उन सभी संबंधित प्राधिकारियों/एजेंसियों से सभी आवश्यक परमिट, लाइसेंस और मंजूरी से लैस करें, जो विषय लाइसेंस को संचालित करने के लिए आवश्यक हैं। इसके अलावा, आपको विषयांतर्गत लाइसेंस के लिए केंद्र सरकार/राज्य सरकार (मध्य प्रदेश सरकार) द्वारा समय-समय पर जारी किए गए सभी नियमों और विनियमों का पालन करना सुनिश्चित करना होगा।

During the currency of the license, it shall be your sole responsibility to equip yourself with all necessary permits, licenses & clearances from all the concerned authorities / agencies which are required to operate the subject license. Further, you must ensure and adhere to all the rules & regulations as issued by Central Govt. / State Govt. (Govt. of Madhya Pradesh) from time to time for subject license.

नोट: किसी भी विवाद की स्थिति में इंग्लिश संस्करण ही मान्य होगा।


के.पी.एस. सिकरवार
K.P.S. SIKAR
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निष्ठा, राजा भोज विमानतल, भोपाल
BHOJ AIRPORT, BHOPAL

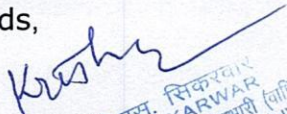
16. आप प्राधिकरण से लिखित पूर्वानुमति प्राप्त करने के बिना कोई विज्ञापन या साइनबोर्ड नहीं लगाएंगे या प्रदर्शित नहीं करेंगे।
You shall not erect or display any advertisements or signboards except after obtaining the prior approval in writing of the Authority.
17. प्राधिकरण किसी भी समय परिसर के स्थान को बदलने का अधिकार सुरक्षित रखता है और अपने विवेक पर, लाइसेंसधारी को साइट खाली करने के लिए कह सकता है और इस लाइसेंस के प्रयोजन के लिए एक वैकल्पिक परिसर दे सकता है। ऐसे मामले में, लाइसेंसधारी परिसर को तुरंत खाली करने और उक्त वैकल्पिक परिसर को स्वीकार करने के लिए बाध्य होगा। इस तरह के स्थानांतरण पर पूरा खर्च लाइसेंसधारी द्वारा वहन किया जाएगा और लाइसेंसधारी उस स्कोर पर लाइसेंस शुल्क में किसी भी मुआवजे या संशोधन का दावा करने का हकदार नहीं होगा।
That the Authority reserves to itself the right to change the location of the premises at any time and may at its discretion, call upon the Licensee to vacate the site and may give an alternative premise for the purpose of this license. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by the licensee and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.
18. यह लाइसेंसधारी की जिम्मेदारी होगी कि वह गेस्टेशन अवधि के भीतर ही बीसीएस/ किसी अन्य नियामक एजेंसी से सभी आवश्यक सुरक्षा मंजूरी प्राप्त कर ले, (यदि लागू हो तो)। आपके द्वारा सुरक्षा मंजूरी प्राप्त करने में देरी के कारण अतिरिक्त गेस्टेशन अवधि या छूट के किसी भी दावे पर किसी भी स्तर पर भाविप्रा द्वारा विचार नहीं किया जाएगा।
It would be the responsibility of the licensee to obtain all necessary security clearances from BCAS/any other regulatory agency as required within the gestation period itself, (if applicable). Any claim for additional gestation period or rebate on account of delay in obtaining security clearances by you shall not be entertained by AAI at any stage.
19. अवार्ड पत्र/ एलओआई जारी होने की तारीख से दस (10) दिनों के भीतर सुरक्षा मंजूरी के लिए बीसीएस को आवश्यक दस्तावेज जमा करना होगा, (यदि लागू हो तो)।
Submission of required documents to BCAS for security clearance, (if applicable) within ten (10) days from the date of issuance of the award letter / LOIA.
20. आपके द्वारा समय-समय पर प्रचलित सुरक्षा मानकों आदि का अनुपालन सुनिश्चित किया जायेगा। आपसे अनुरोध है कि प्रचलित सुरक्षा मानदंडों और उनके अनुपालन आदि से संबंधित किसी भी जानकारी/ स्पष्टीकरण के लिए, कृपया सुरक्षा निदेशालय, भाविप्रा, भोपाल और नागरिक उड्डयन सुरक्षा ब्यूरो (बीसीएस), भोपाल हवाई अड्डे से संपर्क करें।
Compliance of prevailing Security norms etc. from time to time shall be ensured by you. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are requested to please contact Security Directorate, AAI, Bhopal and Bureau of Civil Aviation Security (BCAS), Bhopal airport.
21. आपको एयरपोर्ट एंट्री पास (ईपी), (यदि लागू हो तो) के लिए आवेदन करने से पहले अपने कर्मचारियों का पुलिस सत्यापन/ पूर्ववृत्त सत्यापन (बीसीएस के दिशानिर्देशों के अनुसार) सुनिश्चित करना होगा। आपके कर्मचारियों के विमानतल प्रवेश पास (ईपी) जारी करने के लिए लागू शुल्क आपके द्वारा वहन किया जाएगा।
You have to ensure the Police verification / antecedents' verification of your employees (as per guidelines of BCAS) before applying for Airport Entry Passes (AEPs), (if applicable). The Charges applicable for issuance of Airport Entry Passes (AEPs) of your employees shall be borne by you.

नोट: किसी भी विवाद की स्थिति में इंग्लिश संस्करण ही मान्य होगा।

K.P.S. SIKARWAR
के.पी.एस. सिकरवार
K.P.S. SIKARWAR
(सिगर) / प्रभारी (वाणिज्य)
महाप्रबंधक (सिगर) / प्रभारी (वाणिज्य)
OIC (Commercial)
विमानतल, भोपाल
BHO, BHOPAL

22. आपको अवार्ड पत्र/ एलओआई जारी होने की तारीख से बिजनेस इन्क्यूबेशन अवधि के भीतर रु.100/- के गैर-न्यायिक स्टाम्प पेपर पर एक समझौता करना होगा। गैर-न्यायिक स्टाम्प पेपर और अन्य कागजात की लागत आपके द्वारा वहन की जाएगी।
You shall have to enter into an Agreement on Non-Judicial stamp paper of Rs.100/- **within Business Incubation period** from the date of issuance of award letter / LOIA. The cost of non-Judicial stamp paper & other papers shall be borne by you.
23. आपको विषयांतर्गत लाइसेंस के कुशल प्रबंधन के लिए विशेष नियमों और शर्तों का सख्ती से पालन करना होगा।
You shall be required to strictly follow the special terms and conditions for efficient Management of subject license.
24. विषयांतर्गत सुविधा के लिए अन्य नियम एवं शर्तें ई-निविदा दस्तावेजों के अनुसार होंगी।
Other terms and conditions shall be as per the e-tender documents for the subject facility.
25. यह अवार्ड पत्र/ अवार्ड निष्पादित किए जाने वाले लाइसेंस समझौते का एक अभिन्न अंग होगा।
This letter of intent / award shall form a part and parcel of the license agreement to be executed.
26. आपको इस अवार्ड पत्र की तारीख से **सात (07) दिनों के भीतर अवार्ड** की स्वीकृति की जानकारी, इस अवार्ड पत्र की विधिवत हस्ताक्षरित डुप्लिकेट प्रति के साथ, देनी होगी।
You are required to convey the acceptance of award **within seven (07) days** from the date of this award letter along with the duly signed duplicate copy of this award letter.

भवदीय/Regards,


(के.पी.एस. सिकरवार)/ (K. P. S. Sikarwar)
सहायक महाप्रबंधक (सीएनएस/वाणिज्य) / AGM (CNS/Comml)
कृते विमानपत्तन निदेशक / For Airport Director
भाविप्रा, राजा भोज विमानतल ,भोपाल/ AAI, Raja Bhoj Airport, Bhopal

संलग्न /Enclosure:- Special terms and conditions, Concession area layout plan, Bank Details

प्रतिलिपि/Copy to:-

1. कार्यपालक निदेशक (वाणिज्यिक), राजीव गांधी भवन, सफदरजंग विमानतल, नई दिल्ली
2. क्षेत्रीय कार्यपालक निदेशक, पश्चिम क्षेत्र, क्षेत्रीय मुख्यालय, मुंबई-99
3. वाणिज्यिक विभाग क्षेत्रीय मुख्यालय पश्चिम क्षेत्र, मुंबई -99

आंतरिक वितरण/ Internal distribution-

- 1) संयुक्त महाप्रबंधक- इंजी. (सिविल)
- 2) उप महाप्रबंधक - (इले./प्रचालन)
- 3) मुख्य सुरक्षा अधिकारी- (सुरक्षा)
- 4) सहायक महाप्रबंधक- (वित्त)
- 5) निजी सहायक- विमानपत्तन निदेशक

नोट: किसी भी विवाद की स्थिति में इंग्लिश संस्करण ही मान्य होगा।

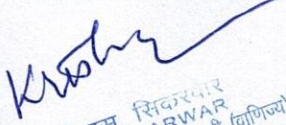
Special Terms and Conditions

1. Scope of the Concession: -

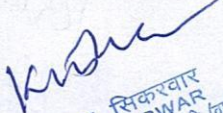
- i. The selected bidder shall be responsible for Supply, Installation, Testing, Commissioning Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Raja Bhoj Airport, Bhopal.
- ii. The Number of Charging Stations required at the Airport is as of Now, the number of chargers to be installed is Two (02). However, the said may increase in case of increase in business potential and demand for subject facility in future on proportionate increase in license fees (applicable land charges) at the discretion of AAI.

In case, the agency fails to provide the additional numbers of EV Chargers upon the increase in demand of subject facility, then AAI shall be at liberty to call the other tender for subject facility at any location of the airport premises after seeking first right of refusal from the existing licensee.

- iii. In case the Charging Stations are not installed within the schedule as defined in the tender, penalty @ Rs 2000/-day shall be levied by AAI.
- iv. Conformity to the technical specifications of the EV Charging station to be examined by AAI at the Airport Level based on the requirement. The agency to submit the technical specifications of the proposed installation for the approval of AAI after the award of the license.
- v. **All the potential bidders to be advised to visit the location and understand the power requirements for operations of the facility. In addition, bidders to understand the rule position/guidelines of the local DISCOMS w.r.t. power requirement, subsidy in power tariff in co-relation to EV policy to ensure that such bottlenecks can be avoided post award of tender.**
- vi. Licensee shall supply, install, test and commission the charging infrastructure which Includes EV Charging Station and related equipment at its own cost.
- vii. Licensee to ensure that all the devices and equipment installed at the site are type tested by third-party labs accredited by regulatory agencies such National Accreditation Board for Testing and Calibration Laboratories (NABL), etc. AAI shall have the right to conduct an in-house/third party audit at any time to ensure that the aforementioned requirements are met.
- viii. All Public Charging Stations (PCS) for EVs shall comply with the provisions of Central Electricity Authority (Technical standards for connectivity of the distributed generation resources) Amendment Regulation 2019 and Central Electricity Authority (Measures related to Safety and Electricity supply) (Amendment) Regulation, 2019 and other such regulations 25 defined/amended from time to time.
- ix. The bidder through its own or through a third party shall take complete responsibility of Operations and Maintenance of entire EV Charging Infrastructure including deployment of staff throughout the period of contract.


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AGM (CNS) / OIC (Commercial)
भाविप्रा, राजा भोज विमानतल, भोपाल
AAI, RAJA BHOJ AIRPORT, BHOPAL

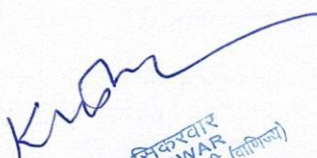
- x. Vehicles parked in the EV Charging Zone for charging purpose shall not pay parking fees to the Vehicle Parking Licensee at airport. At airport level, a mechanism to be devised at local level through receipt, app, etc, to ensure the same, for which necessary coordination to be done with the awarded licensee for the Vehicle parking management license.
- xi. However, Excess Time fees shall be charged from such Vehicles by Vehicle Parking licensed at airport if the vehicle utilizing the EV charging facility exceeds the permissible time i.e. the time taken from the exit of the airport charging zone to exit of the airport. (i.e. from the end of charging time as per receipt issued).
- xii. Licensees to ensure that the Charging Tariff/Charges applicable to end users are reasonable and competitive. In addition to it, the charging receipt provided to end users should include bifurcation of the tariff and applicable taxes.
- xiii. AAI shall raise the bills against the electricity consumption reading before 10th of every successive month. The licensee has to make the payment of License Fees etc. by 25th (i.e. date of invoice plus 15 days) same month, AAI shall levy penal interest @ 12% per annum from the due date till the actual date of payment received in AAI account in the cases of concessionaire agencies settled the invoice after due date but within 90 days (date of invoice plus 90 days) and 18% p.a. from the due date till the actual date of payment received in AAI account in case of concessionaire/ agencies settled the invoices after 90 days. In case of part payment made by any agency, same rate of interest on the balance amount of invoice as applicable shall be charged automatically calculated through Central & Payment system Billing software.
- xiv. No branding or Advertisement is permitted through EV Charging Stations. However, service providers to be allowed to display their Brand Names at the facility with size of display not more than 2 feet by 3 feet.
- xv. In case AAI provides the electricity, calibrated electricity meter at the power supply point shall be provided by the Service Provider at its own cost. Further, the meter should have configuration as per the approved technical specifications of DISCOM. The agency shall also ensure the periodic calibration of the meter as per requirement.
- xvi. Insurance for the facility is mandatory and cost towards insurance during construction, Operations and Maintenance period shall be borne by the licensee. The prospective agency is responsible to have all insurance coverage (comprehensive third party) for any damages to any persons (including all employees of the agency and user of the facility and their property). The agency shall also indemnify AAI against any claims on account of any damages to any third party.
- xvii. Post completion of license period, the licensee will be required to remove and take back the existing EV Charging setup, associated infrastructure and return back the vacant site peacefully to AAI within a period of Seven Days (07) from the expiry of the contract.
- xviii. Based on operational and administrative requirement of AAI, the EV charging facility can be shifted to a new location. In such a case, entire cost of relocation shall be borne once by the agency.
- xix. AAI through itself or through an appointed third party can conduct surprise or periodic audits for ensuring that all the statutory, regulatory and legal compliances are being met by the licensee. In case, it is found, at any stage, that such compliances are not being met, AAI at its own discretion can take punitive actions including termination of the contract.


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AGM (CNS) / OIC (Commercial)
विमानतल, राजा भोज विमानतल, भोपाल
BHOJ AIRPORT, BHOPAL

- xx. Data and reports generated from the facility shall be the sole and absolute property of AAI and no such data can be shared by the Service Provider with any another third party for any purpose without prior permission or direction of AAI.
- xxi. Safety and Security of the EV Charging Infrastructure shall be the responsibility of licensee round the clock. In case of burglary, theft, any other loss to the system licensee shall raise no claims, whatsoever to AI in this regard.
- xxii. Agency operating EV Charging System shall be well equipped to accept the payment through various digital platforms.
- xxiii. Licensee shall maintain the charge availability for customers at minimum 95% uptimes at all the times. If the bidder falls to maintain availability of charger (s) equal to or greater than 95% uptime, for every 1% reduction in availability, the agency will be penalized @ Rs. 1000/- in the following month.
- xxiv. Licensee has to comply with all the statutory and regulatory licenses/requirements of GOI/Respective States
- xxv. The Agency will be required to tie-up with at least one online Network Service Providers (NSPs) to enable advance remote/online booking of charging slots by EV owners. Such online information to EV owners should also include information regarding location. types and numbers of chargers installed/available, service charges for EV charging etc.
2. The EV charging station to have IT enabled CSMS (Charging Station and Management System) through which the daily / weekly/ monthly / quarterly/ yearly reports can be extracted for billing and monitoring purposes.
3. **Availability of power for operating Public Charging Stations (PCS):**
- a. The licensee may request AAI or apply to DISCOM for electricity connection towards the facility of Public Charging Station. Rates of electricity to be as per actual. If electricity connection is provided by AAI, electricity charges plus GST (if applicable) to be payable by the service provider to AAI, as per the applicable AAI rate from time to time.
- b. All work and expenditure towards installation of electricity meter, cabling, civil work, manpower, etc. for obtaining power for EV Charging Station shall be in the scope of Service Provider.
- c. Route for cabling at the airport shall be provided by AAI at its own discretion. In case of any damages caused to any existing installations, the EV service provider shall be responsible & would be liable to bear the costs of repairs of the same.
4. The Licensee shall accept major credit cards/debit cards, BHIM app/ UPI and e-wallets as a means of payment and not add any surcharge to the price nor impose a minimum spending requirement when credit cards are offered as a means of payment. The BHIM QR code must be displayed at conspicuous location. All sales transactions shall be accompanied by issue of electronic sales receipts to customers.
5. The Licensee shall keep the premises in clean and orderly condition to the satisfaction of the Authority and it shall be lawful for any of the officers of the authority to enter upon and inspect the area for ensuring compliance of the same.


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AGM (CNS) / o/c (Commercial)
भाविप्रा, राजा भोज विमानतल, भोपाल
AAI, RAJA BHOJ AIRPORT, BHOPAL

6. Necessary Airport Entry permits will be issued by the Station in charge to the authorized representative as per the Bureau of Civil Aviation Security (BCAS) rules and regulations. Licensee will ensure police verification and other documents are submitted in time. The charges for issuance of Airport Entry Permits shall be borne by the licensee.
7. The licensee shall indemnify and keep harmless the Authority from any loss liability claim or damaged that may be sustained by any person or vehicles or cause to any property or which may otherwise occur, in connection therewith by reason of operating this license.
8. The Licensee shall submit a layout plan to the Authority & after approval of the same, the Licensee shall not make any alterations or additions to the premises or any part thereof without the prior written consent of the Authority except as may be contemplated under the approved Layout Plan.
9. The staff engaged by the Licensee has to be properly uniformed and shall deal with all the passengers & visitors with extreme courtesy and caution and any complaint about misbehavior shall be construed as ground for non-performance.
10. The persons employed by the Licensee should reasonably be able to understand and converse/communicate, among others in Hindi and English languages.
11. The Licensee and his agents and servants shall observe, perform and comply with the provision of any law including any rules and regulations of any local authority in force time to time.
12. The Special Terms and Conditions above shall form part of the Agreement.


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AGM (CNS) / OIC (Commercial)
भाविमा, राजा भोज विमानतल, भोपाल
AAI, RAJA BHOJ AIRPORT, BHOPAL

Imposition of Penalties-guidelines regarding

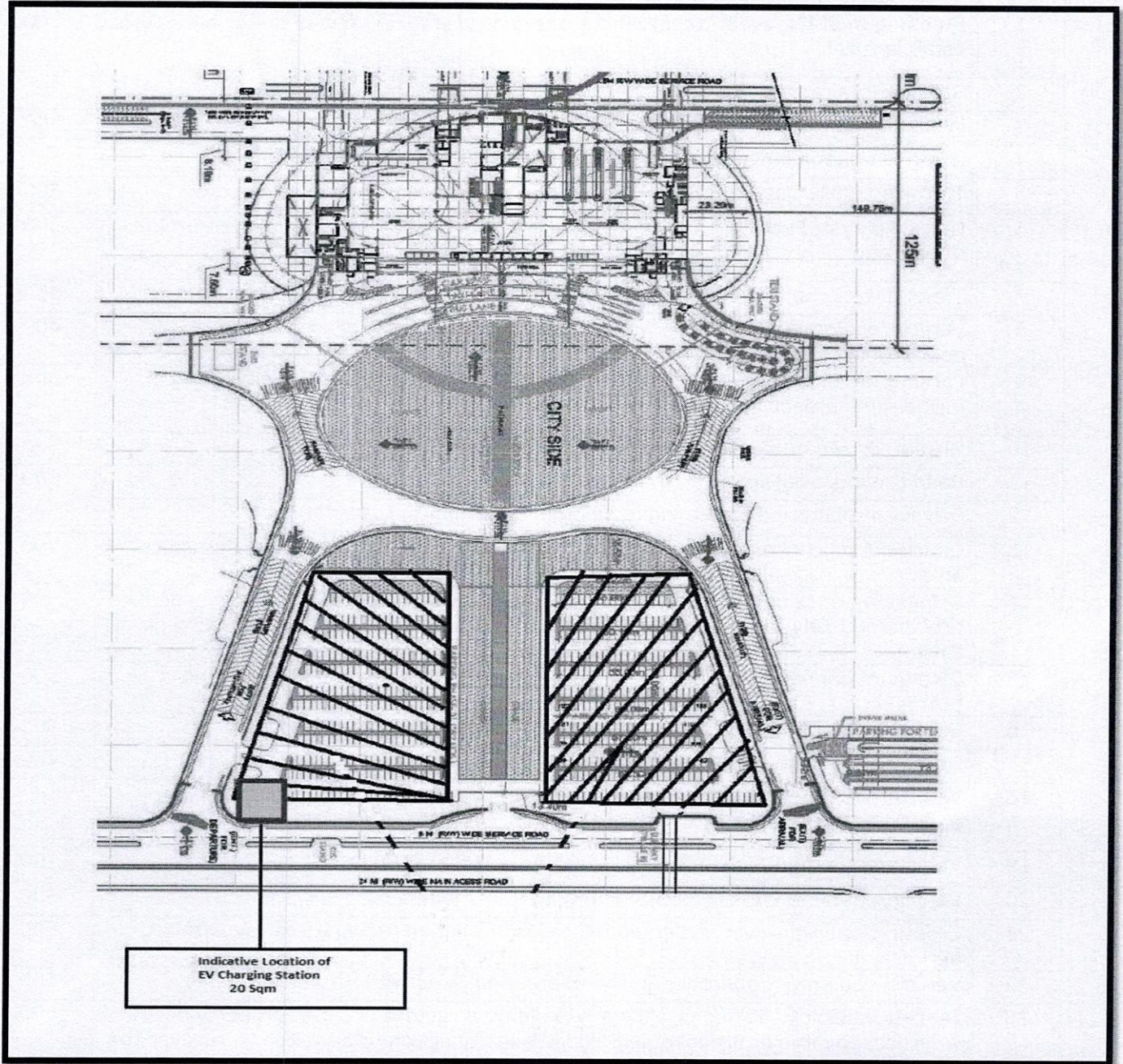
Sr. No.	Offence/Violation	Penalty in (Rs.)
1	Smoking in public area except where designated smoking chambers or areas are established.	300
2	Spitting in airport premises.	300
3	Misuse of passenger baggage trolley.	300
4	Using Language likely to cause offence/annoyance.	500
5	Throwing loose papers, plastic cups or glass etc. in airport premises.	300
6	Non-display of Photo Identity Cards while entering in to or being in the terminal of operational area.	300
7	Transportation of overloaded airline baggage containers in operational area.	400
8	Vehicle/equipment operating without anti-collision light/obstruction inside operational area.	400
9	Parking of vehicle/equipment in no parking area on kerb side and city side including approach road within airport premise.	500
10	Un-authorized entry into terminal building or operational area.	500
11	Rash driving/over speeding in operational area.	500
12	Driving in operational area while being in a state of intoxication.	500
13	Causing public inconvenience, unruly behaviour or creating nuisance in public area.	500
14	Organizing or taking part in any public assembly, demonstration, dharnas or procession likely to obstruct or interfere with proper use or orderly functioning of airport.	500
15	Display of banners, flags, posters, emblems are write slogans in or around terminal.	500
16	Obstruction of authorized persons in the discharge of his or her duties	500
17	Dumping garbage in operational area.	400
18	Vehicle/equipment left unattended in operational area outside designated parking area/hare stand for ground support equipment/Vehicles.	
19	Vehicle/equipment not following vehicular lanes on Apron	500
20	Vehicle/equipment person obstructing aircraft movement	500
21	Crossing/operating vehicle/equipment close to active runway/taxiway without permission.	500
22	Vehicle/equipment operation in the operational area without permit (ADP).	500
23	Damage, display, deface or alter any building structure or other property of AAI whether movable or immovable Besides penalty action to be taken to recover the loss from the defaulter or his/her organization.	500
24	Photography and film shooting/videography at airport without permission.	500
25	Commercial activities at airport without permission.	500


 के.पी.एस. सिकरवार
 K.P.S. SIKARWAR
 सहायक महाप्रबंधक (सिवासे)/प्रमारी (वाणिज्य)
 AGM (CMS) / OIC (Commercial)
 राजा भोज विमानतल, भोपाल
 BHOPAL AIRPORT, BHOPAL

APPENDIX: 3 of Annexure-A

CONCESSION AREA LAYOUT

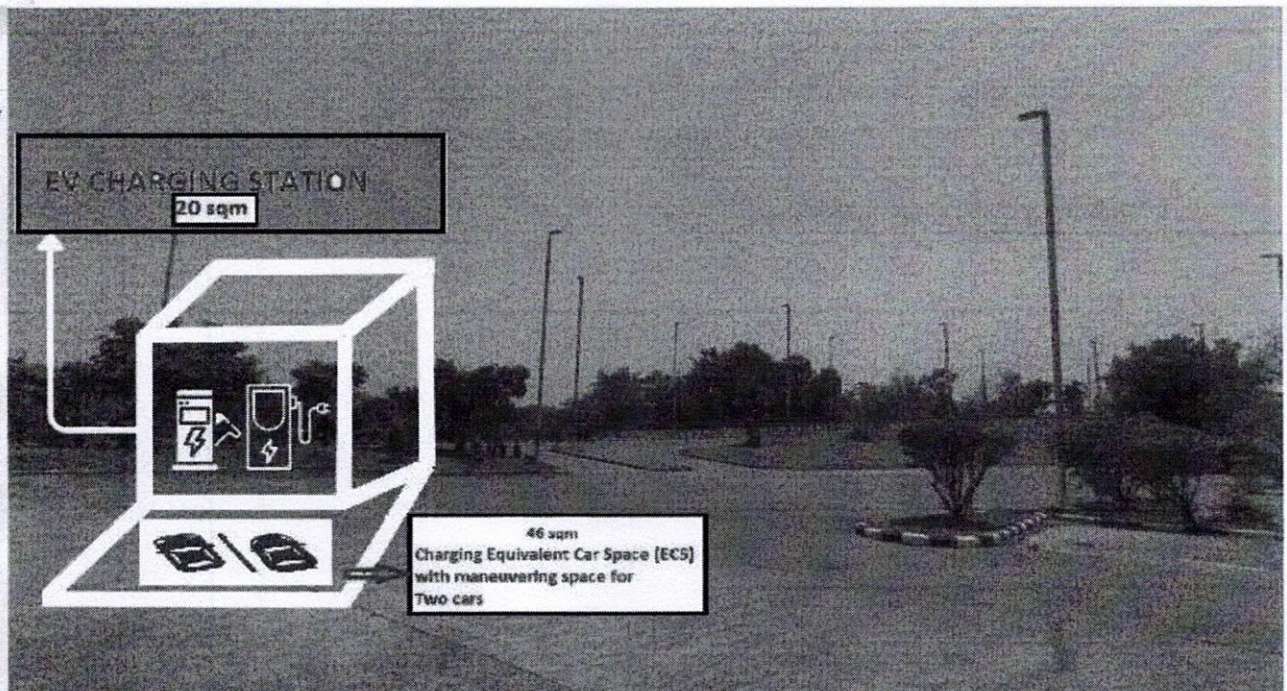
(Marked in MAP)



K.P.S.
के.पी.एस. सिकरवार
K.P.S. SIKARWAR
सहायक महाप्रबंधक (संचार) / प्रभारी निमित्त
AGM (CNS) / OIC (Commercial)
भाविप्रा, राजा भोज विमानतल, भाविप्रा
AAI, RAJA BHOJ AIRPORT

APPENDIX: 3 of Annexure-A
CONCESSION AREA LAYOUT

(Actual image Projection)



Kushy 08/05/24
08/05/24 AGMEE
08/05/24
08/05/24

K.P.S. SIKARWAR
K.P.S. SIKARWAR
सहायक महाप्रबंधक (सिंधार) / प्रभारी (व्यापार)
AGM (CNS) / OIC (Commercial)
भाविप्रा, राजा भोज विमानतल, भोपाल
AAI, RAJA BHOJ AIRPORT, BHOPAL

Signature Not Verified

Digitally signed by Nidhi Shrivastava
Date: 2024.12.24 11:21:03 IST
Location: eProcurement System for Central PSUs