



भारतीय विमानपत्तन प्राधिकरण
Airports Authority of India

संख्या: भा.वि.प्रा./श्रीनगर /वाणि/इ.वी.

दिनांक:-01.10.2024

सेवा में/ To,

टेरा मोटर्स इंडिया प्राइवेट

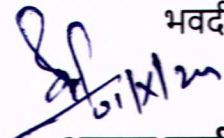
8th Floor, Stesalit Tower, E-2-3, GP
Block, Sector-V, Bidhannagar,,
Kolkata, West Bengal, India, 700091

विषय:- श्रीनगर विमानपत्तन पर इलैक्ट्रिक वाहन चार्जिंग स्टेशन के आवंटन के संबंध में।

Subject: Award of License for Supply, Installation, Testing Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Srinagar Airport.

महोदय,

उपरोक्त विषय पर स्वतः स्पष्ट संलग्न पत्र आपके सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है।

भवदीय,

(अनुराग शर्मा)

वरिष्ठ प्रबंधक (वाणिज्य)
कृते विमानपत्तन निदेशक

संलग्न: उपरोक्तानुसार



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
SRINAGAR INTERNATIONAL AIRPORT, SRINAGAR
TEL: 0194-2303000 - 03 (FAX) 2303313

File No. AAI/SXR/COML./EV/413

Dated: 01/10/2024

To,

M/s Terra Motors India Private Limited,
8th Floor, Stesalit Tower, E-2-3, GP Block,
Sector V, Bidhannagar, Kolkata,
West Bengal, 700091

(Through Email → mdaamir@terramotors.co.)

Subject:- Award of License for Supply, Installation, Testing Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Srinagar Airport.

Sir,

In response to your bid in the e-tender (Tender ID No. 2024_AAI_197007_1) of License for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Srinagar International Airport, Srinagar. The Competent Authority is pleased to award the subject licence to you on the following terms and conditions:-

1.	Name of Licence	License for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Srinagar International Airport, Srinagar.
2.	Location & Area	Outside Terminal building area near Departure Car Parking (Paved land). EV Charging Zone Area / Service Area for charging EV i.e. equivalent Car Space (ECS) and manoeuvring thereof - 100 to 150 Sqm. (approx.) or as decided by AAI as per the requirement. Area for EV charging infrastructure - 10 Sqm (approx.) or as decided by AAI as per the requirement.
3.	Period of Licence	10 (Ten) Years,
4.	Revenue Model	(i) Quoted % of revenue share on the actual Invoices + Applicable Land rent of allotted area for EV charging infrastructure excluding service area (Area required for charging EV i.e. Equivalent Car Space (ECS) and manoeuvring thereof). (ii) The EV charging station to have IT enabled CSMS (Charging Station Management System) through which the daily / weekly / quarterly / yearly reports can be extracted for billing and monitoring purpose.
4.	Licence Fee	(i) Licence fee calculated at Revenue Share of 20% on the actual invoices raised Per Month plus applicable Taxes/ charges. (ii) License fee shall be subject to Annual compound escalation @ 10% per annum. (iii) Additionally, Land rent (Rs.760/- per Sqm. per annum for Unpaved Land and Rs.910/- per Sqm per Annum for Paved Land applicable upto 31.03.2025) and (Rs.870/- per Sqm. per annum for Unpaved Land and Rs.1,040/- per Sqm per annum for Paved Land applicable w.e.f. 01.04.2025 to 31.03.2028) for allotted land 150 SQM for EV Charging infrastructure excluding service area (Area required for Charging EV i.e. Equivalent Car Space (ECS) and

		manoeuvring thereof) shall be payable. As the applicable land rent and the annual escalation thereon is determined by AAI and as may be notified by AAI from time to time and the Land rent is subject to amendment at the discretion of AAI from time to time and such increase in land rent shall be payable by the Licensee to AAI without any protest or dispute. (iv) All Govt. 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, shall be applicable.
5.	Charges for electricity & water	Charges for electricity and water consumption for the purpose of use of the said license as becomes due shall be payable as per actual metered usage, in accordance with the directions of the Authority and at the rates as fixed by AAI from time to time.
6.	Business Incubation Period	Business Incubation Period shall mean a period of 15 days from the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/conditions of award as will be specified in the LOIA.
7.	Gestation Period	Ninety (90) days or actual Commencement of commercial operation, whichever is earlier.
8	Interest on Delayed Payment	AAI shall raise bill on or before 10th of every month. The concessionaire has to make the payment of Licence Fees, etc. by 25th of the same month, failing which AAI shall levy penal interest on delayed payment @ 12% per annum from the due date till the actual date of payment received in AAI account in the cases 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 settle the invoices after 90 days.
9	Security Deposit	The following payment of Security Deposit within 15 days from the date of issuance of award letter:- A. <u>SD against license Fee</u> i. Rs.1,77,000.00(One Lakh Seventy Seven Thousand only)(Inclusive of GST @ 18%) Initially considered for 03 EV Charging Stations (i.e. @Rs.50,000.00 per EVCS). The SD shall be enhanced by Rs.50,000/- per charging station as and when additional charging stations are installed. ii. "Security Deposit Amount shall be reviewed by AAI before the end of 3rd year as per the market growth. Accordingly the licensee would submit the enhanced security Deposit (If increased)" B. <u>SD against Land Rentals:-</u> Rs.1,62,000.00 (Rounded Off) (One Lakh Sixty Two Thousand only) equivalent to First Year's Twelve (12) Months Land Rentals (150 SQM @910 PSMPA inclusive of GST @ 18%. shall be deposited in absolute favour of Airports Authority of India, Jammu through NEFT/RTGS or in the form of Demand Draft/Bank Guarantee from any Nationalized/Scheduled Bank with validity upto the contract period + 06 months. No interest is payable on

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		security deposit by AAI. AAI has made arrangements for verifications of Bank Guarantee received by AAI from Successful bidder through Structural Financial Messaging System (SFMS) of ICICI Bank whose detail is as under: <table><tr><td>Corporate Name</td><td>AIRPORTS AUTHORITY OF INDIA</td></tr><tr><td>Bank Name</td><td>ICICI Bank</td></tr><tr><td>IFSC Code</td><td>ICIC0000007</td></tr><tr><td rowspan="2">BG Advising message</td><td>IFN 760COV (BG ISSUE)</td></tr><tr><td>IFN 767COV (BG AMENDMENT)</td></tr><tr><td>*Unique Identifier Code</td><td>AAISRINAGAR (to be mentioned in field 7037 of the BG advising message code)</td></tr></table> The BG shall be submitted through SFMS	Corporate Name	AIRPORTS AUTHORITY OF INDIA	Bank Name	ICICI Bank	IFSC Code	ICIC0000007	BG Advising message	IFN 760COV (BG ISSUE)	IFN 767COV (BG AMENDMENT)	*Unique Identifier Code	AAISRINAGAR (to be mentioned in field 7037 of the BG advising message code)
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	IFN 767COV (BG AMENDMENT)												
*Unique Identifier Code	AAISRINAGAR (to be mentioned in field 7037 of the BG advising message code)												
10	Security Deposit towards Electricity and Water Charges	The Security Deposit amounting to Rs.10,000/- (Rupees Ten Thousand Only) in shape of NEFT/RTGS in favouring of AAI Srinagar , payable at Srinagar shall also to be submitted by you within 15 days of issue of this letter. No interest is payable on security desposit by AAI.											
11	Licence Agreement	An Agreement for the period alongwith General Terms and Conditions shall be executed within 15 days from the date of issuance of award letter on the Non-Judicial Stamp Paper Rs.100/-, which shall be arranged by the agency.											

12. Others Terms and Conditions

- i) The Licensee shall be responsible for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Srinagar Airport.
- ii) In case the Charging Stations are not installed within the scheduled time, penalty @ Rs.2000/- per day shall be levied.
- iii) Licensee shall supply, install, test and commission the charging infrastructure which includes EV Charging Stations and related equipment at its own cost.
- (iv) 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 as 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.

- (v) 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 as defined/amended from time to time.
- (vi) The Licensee 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.
- (vii) Vehicles parked in the EV Charging Zone for charging purpose shall not pay parking fees to the Vehicle Parking Licensee at Airport.
- (viii) However, Excess Time Fees shall be charged from such Vehicles by Vehicle Parking licensee 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).
- (ix) 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.
- (x) No branding or Advertisement is permitted through EV Charging Stations. However, service providers shall be allowed to display their Brand Names at the facility with size of display not more than 2 feet by 3 feet.
- (xi) 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.
- (xii) 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.
- (xiii) 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.
- (xiv) 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.
- (xv) 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

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claims, whatsoever to AAI in this regard.

- (xvi) The Licensee 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.
- (xvii) The Licensee shall not terminate the licence before the expiry of the period of the licence except by giving 180 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.
- (xviii) The licence can be terminated by the Authority by giving 180 days' notice in writing without assigning any reason thereto.
- (xix) In addition, all rates, assessments, outgoings and other taxes wherever applicable including the service charges in respect of the said premises will be payable by the licensee.
- (xx) The licensee shall use the area only for the purpose for which it is allotted and for no other purpose and confine their activities within the space allotted.
- (xxi) Modification/renovation, if any required in the allotted area, should have prior approval of the Competent Authority of AAI.
- (xxii) The licensee shall abide by all the terms and conditions and rules and regulations of AAI as may be enforced from time to time.
- (xxiii) The Authority reserves to itself the right to change the location of the premises at any time and may at its discretion to call upon you to vacate the site and may give you an alternative premise for the purpose of this licence. In such a case, you shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by you and the licensee (you) shall not be entitled to claim any compensation or revision in the licence fee on that score.
- (xxiv) Licensee shall be responsible for disposing off the garbage of the facility from the premises of Airport at their own cost.
- (xxv) The Licensee shall also provide firefighting appliances according to industry standards and maintain the same continuously in a fit and proper condition. The Authority is entitled to direct and specify the number, quality and specifications of the said firefighting appliances.
- (xxvi) All the times during the substance of the Licensee to obtain proper fire insurance coverage including theft and burglary in respect of all the movable and immovable assets stored or

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used in the licensed Premises and the Authority shall not be responsible for any loss or damage caused to the Licensee on any account whatsoever, save and except for the gross negligence or wilful misconduct on the part of the Authority.

- (xxvii) You are requested to make the payments of License Fees etc. using Invoice Specific Dynamic Virtual Account Number (VAN) printed on each invoice OR by way of online mode using Biller Direct Portal <https://epay.aai.aero/irj/portal>.
- (xxviii) The Licensee shall have no right to object as and when the Authority decides to grant additional License for similar Facility at the airport premises where the Licensee is rendering such services.
- (xxix) The Licensee shall equip himself with all necessary permits, licenses and such other permissions as may be required under the law in force at any time with regard to the operation of the subject license.
- (xxx) This award letter shall also form a part the Agreement alongwith the Tender Document and Notice Inviting E-Tender (NIET).

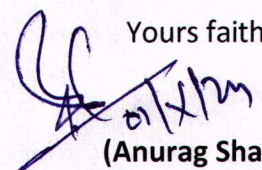
13. (a) Acceptance of the offer within seven (7) days from the date of issuance of the award letter / LOIA addressed to the party.

b) Submission of required documents to BCAS for security clearance with ten (10) days from the date of issuance of the award letter / LOIA.

c) Payment of Security Deposit's within Fifteen (15) days from the date of issuance of award letter.

d) Commencement of the facility within gestation period.

Yours faithfully,



(Anurag Sharma)

Sr.Manager (Comml.)

For Airport Director

Srinagar Intl Airport, Srinagar

Copy To:- PS to APD

JGM(F), DGM(OPS), DGM(E) AGM(CIVIL/LAND), CSO, I/C(TECH)