



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA



No. AAI/JRG/APD/Comml/Parking/2024-25/1865

Dt. 20.09.2024

By Speed Post

To,

M/s Taj India Tours  
451, Bagri Mohalla, VPO – Bharthal  
Dwarka Sec – 26,  
New Delhi - 110077

**Subject: - Award of License for Short Term Concession to Operate and Manage Partial Automated Parking Management System, Collection of Parking Fees and Excess Time Fees Rights at VSS Airport, Jharsuguda.**

Dear Sir,

Kindly refer to e-tender (e-bid no. 2024\_AAI\_201799\_1) in respect of Tender for License for Short Term Concession to Operate and Manage Partial Automated Parking Management System, Collection of Parking Fees and Excess Time Fees Rights at VSS Airport, Jharsuguda.

The Competent Authority is pleased to accept your offer for license of subject facility for a period of Six (06) months or till commencement of regular vehicle parking contract by AAI, whichever is earlier from the date of handing over the premises subject to completion of the following formalities within the timeline as mentioned below: -

1. Period of License : Six (06) months or till commencement of regular vehicle parking contract by AAI, whichever is earlier..
2. Location & Space Measuring: As per Annexure-9 of NIT.
3. Acceptance of Award: Tenderer has to submit acceptance of the award letter as per terms & condition of Tender documents within Business Incubation Period of 07 (seven) days of the receipt of the LOIA, with sign and stamped and return the duplicate copy of the LOIA in acknowledgement thereof. In the event of the duplicate copy of the LOIA duly signed by the selected Bidder is not received by the stipulated date, Authority may, unless it consents to extension of time for submission thereof, appropriate the EMD of such Bidder shall be forfeited as Damage on account of failure by the selected bidder to acknowledge the LOIA.
4. The licensee shall pay license fee @ Rs.2,51,143/- per month (Rupees Two Lakh Fifty-One Thousand One Hundred Forty-Three Only) per month + GST and other applicable charges etc. with compound annual escalation as per NIT. The licensee is liable to pay utility facilitation charges @ 10% of AAI notified monthly normal space rent. The space rent / utility facilitation charges are subject to 7.5% compound annual escalation rounded off to nearest multiple of Rs.10/- on 1<sup>st</sup> April every year or as may be decided by AAI from time to time for allotted cabins / booths (to be provided at entry / exit points).

V S S Airport, PO: Durlaga , Jharsuguda- 768 204 (Odisha), Email: comml\_vejh@aai.aero





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|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| License fee for 01-month                                  | Rs.2,51,143.00  |
| *Utility charges (2.25 sq.mtr × 2 booth × Rs.670/- × 10%) | Rs. 301.50      |
| GST @ 18%                                                 | Rs. 45,260.01/- |
| Grand Total, Say                                          | Rs.2,96,705/-   |

**(Rupees Two Lakh Ninety-Six Thousand Seven Hundred Five Only)**

(\* Utility Charges will be changed subject to actual measurement / handover of booth/cabin area.)

5. Delayed Payment: 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 (i.e. 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.
6. Charges on Electricity / water: In addition to space rent, the licensee shall have to pay charges for electricity and water wherever provided by AAI. Moreover, the licensee shall also pay conservancy and other local charges, if any, as decided by the AAI. After signing of agreement, you have to contact concerned engineers (elect/civil) for electricity and water requirements.
7. Security Deposit: The licensee shall have to pay interest free security deposit as stated below in the form of bank guarantee/ bank transfer/ NEFT from as nationalized / scheduled bank in absolute favour of "Airports Authority of India", payable at Jharsuguda within 15 days from the date of award letter:

| Details of Security Deposit required           | Amount         |
|------------------------------------------------|----------------|
| SD equivalent to 03-months                     | Rs.8,90,115/-  |
| Towards electricity @ 5% of annual license fee | Rs.1,78,023/-  |
| Total amount                                   | Rs.10,68,138/- |

That is the licensee shall deposit Rs.10,68,138/- (equivalent to 03-months license fee and SD towards Electricity) as security deposit in form of NEFT/RTGS or Bank Guarantee with AAI with validity up to 06 months beyond the expiry of the concession term. The bank guarantee from an Indian Nationalized Bank (not from Co-operative bank) only will be accepted.

- a. AAI reserve the right to modify the definition of security deposit and enhance the same according to prevailing AAI policies and guidelines from time to time.

*Sandhya*

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- b. The Interest Free Security Deposit shall be deposited either in NEFT /RTGS or in the form of a Bank Guarantee (only from a Nationalized bank) and BG from co-operative banks not acceptable) which would need to be kept valid for a period of at least six (06) months beyond the expiry of the Concession Term.
- c. The Security Deposit shall be interest free and the Concessionaire agrees and acknowledges that the Authority shall not be liable to pay any interest on the Security Deposit.
8. **Total amount payable:** A sum of **Rs.13,64,843/-** (Rupees Thirteen Lakh Sixty-Four Thousand Eight Hundred Forty-Three only) towards SD and one-month advance License fee by NEFT/RTGS/BG in Nationalized bank in absolute favor of 'Airports Authority of India', payable at Jharsuguda within business incubation period.
9. Gestation period of 15 days, reckoned from expiry of business incubation period or 8<sup>th</sup> date of LOIA whichever is earlier as per the tender documents.
10. Agreement: The concession Agreement between the party and AAI shall be completed before commencement of the contract. The licensee shall execute the Agreement within 15 days from the date of the award and finish all formalities. First copy of the Agreement shall be signed on non-judicial stamp paper of appropriate value (not less than Rs.100/-). Two copies of recent passport size photographs of the authorized signatory are to be submitted together with agreement. The cost of stamp paper shall be borne by licensee.
11. Security Clearance: Concessionaire has to obtain BCAS Security Clearance (wherever necessary) within the gestation period allowed for permission to operate inside terminal building. No rebate/concession will be allowed at a later stage if the licensee is not able to commence the business due to non-receipt of BCAS clearance.
12. The license can be terminated on account of following:
- d. By Giving 30 days' notice in writing from the either side without assigning any reason.
- e. Terminated by AAI on short notice on account of unsatisfactory performance by the licensee.
- f. Termination on expiry of the specified time period allotted for unresolved internal dispute resolution. (Mediation).
13. Banking details for submission of payments through RTGS/NEFT etc are as follows:
- Name of Bank: State Bank of India  
Branch: Jharsuguda  
IFSC Code: SBIN0000238  
Beneficiary Name: Airports Authority of India  
Account number: 11346746023

*Sandeep*

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14. Specimen of BG, Letter of understanding from the depositor bank (as please be downloaded from NIT). Specimen of agreement/general terms and conditions as please be downloaded from NIT and after needful doing the same may please be submitted to this office within the prescribed time.
15. No advertisement of obscene/objectionable material shall be permitted.
16. The licensee shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority.
17. Debarred: The licensee must necessary operate the contract for minimum 50% of the total period of the contract failing which the licensee would have to face forfeiture of SD as per agreement/Tender documents and ban/debarment from participating in any tender of AAI for minimum period of 01 year from the date of issuance of the letter.
18. Dispute Resolution: All disputes and differences arising out of or in any way touching or concerning this concession agreement shall be as per Annexure-23 of the NIT.
19. The licensee shall hand over the licensed premises peacefully on expiry/termination of the licensed period.
20. This award letter is part & parcel of the License Agreement.

All other terms and conditions mentioned in the original NIT accepted by you shall also be part of the License Agreement.

Yours Sincerely

  
20/09/24  
Airport Director  
VSS Airport, Jharsuguda