



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

मदुरै हवाई अड्डा, मदुरै - 625 022.

MADURAI AIRPORT, MADURAI - 625 022.

(ISO 9001 - 2015 & 14001 - 2015 प्रमाणित / CERTIFIED)

Ref: AAI/MDU/C-124

Dt: 30-10-2025

To

By Speed Post/Mail

M/s. Bharath Air Travels,
70/9, Railway Station Road,
Ramanathapuram,
Tamil Nadu – 623 503.

SUB: Letter of Intent to award (LOIA) "License for Tour Operator Cum Hotel Reservation Counter at Madurai Airport - Reg.

Sir,

Please refer to E-Bid No: 2025_AAI_238636_1 floated on 17.06.2025 in the CPP Portal for the above cited facility.

In this regard, the Competent Authority is pleased to award the License for Tour Operator Cum Hotel Reservation Counter Area admeasuring 10.44 sqm in check in area and 2sqm in arrival area at Madurai Airport on the following terms and conditions:

1	Facility	Licence for Tour Operator Cum Hotel Reservation counter in the Departure & Arrival area of Madurai Airport.
2	Period	Three (03) years, w.e.f 27.10.2025
3	Locations and Area	10.44sqm in check in area and 02 sqm in arrival
4	Business Incubation period & Gestation period	No Incubation and Gestation period is applicable as M/s. Bharath Air Travels being the existing Licensee for the facility
5	License Fee and annual escalation	Rs.51,777/- per month plus levies and other applicable taxes and other taxes as applicable
6	Annual Escalation	a. License Fees shall be subject to annual escalation 10% (Ten percent) b. The first annual escalation will be applicable after completion of one year of license period. Thereafter the same will be applicable after completion of subsequent one-year period therefrom.
7	Utility Charges and GST	In addition to license fee, Common Area Maintenance (CAM) charges at 10% of applicable space rent (or as may be notified by AAI from time to time) for allotted space. Presently notified space rent is INR 1670/- per SQM per month (for A/C space) w.e.f. 01.04.2025 subject to annual escalation of 7.5% p.a. during the month of April every year. (The rates derived after annual escalation shall be rounded off to the nearest multiple ten (10)) or as fixed by AAI from time to time.

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O/o The Airport Director, Madurai Airport, Madurai - 625 022.

दूरभाष / Tel : 0452-2690717 / फैक्स / Fax : 0452 - 2690151, 2690305 E-mail : apdmadurai@aai.aero

M. S.



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8	Electricity Charges	As per actual consumption 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
9	Advance License Fee	The licensee shall pay the advance license fee for first month works out to Rs.63,548/-(L/F Rs.51,777/- + 10 % Common Area Maintenance Charges Rs.2077.48/- + GST 18 % Rs.9693.81/-). The Licensee shall make payment of license fee through RTGS/NEFT.
10	Interest free Security Deposit payable to AAI	Rs.2,54,200/- (Rupees two lakh fifty four thousand and two hundred only) as Security Deposit equivalent to 04 months equivalent gross license/Concession fee of the first year to AAI as an interest free security Deposit. The Security to be deposited in the form of Demand Draft/Pay order/RTGS/NEFT/Bank Guarantee (having claim period of 12 months from the date of expiry of contract) from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled/Societies/Payment Banks, or by means of FDR, will not be accepted).
11	Security Deposit for Electricity, Water, Data Port, Telephone etc.	Rs. 38,200/- (Rupees thirty eight thousand and two hundred only). i.e. 5% of Annual Value of License fee) in the form of DD/PO/NEFT/RTGS/BG/VPA/VAN
12	Agreement	Agreement has to be executed on non-judicial Stamp Paper of Rs. 100/- within 30 days. The cost of Stamp Paper(s) and related costs to be borne by the licensee.
13	Billing and penal interest	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. Wherever the billing is dependent on passenger data/ any other data and provisional billing is already done every month on 1st in advance, the invoices for true-up data shall be raised by 10th of succeeding month on the basis of pax data or actual data submitted by the concessionaire/ agency. 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.

M. S. S.

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		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.
14	Bank Details	Following are the details of Bank for RTGS/NEFT to Madurai Airport: Bank: State Bank of India Branch: Avaniapuram IFSC Code: SBIN0012743 Beneficiary Name: Airports Authority of India A/C No: 32910187204.
15	Security Clearance	The licensee to obtain all necessary security approvals/clearances from BCAS/any other regulatory agency as required. Security Clearance - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for Security Clearance, within a period of 10 days (30 days in case the Bidder is to form SPV as per RFP conditions) from the issuance of LOA and submit copies thereof to the Authority. Security Programme - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for approval of the Security Programme, within a period of 10 days from the issuance of LOA and submit copies thereof to the Authority, in case the Selected Bidder/Licensee/ Concessionaire is having prior Security Clearance from BCAS. In case the Selected Bidder/Licensee/ Concessionaire is not having prior Security Clearance from BCAS on the date of issuance of LOA, then the Selected Bidder/ Licensee/Concessionaire has to apply to BCAS for approval of security program within a period of 05 days from the date of receipt of Security Clearance from BCAS and submit copies thereof to the Authority.

16. In addition to Monthly License fee, Licensee has to pay parking fee & other fee, if any to the Vehicle Parking Licensee, as per the terms & conditions of prevailing Vehicle parking license at the airport.

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17. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder shall be liable to be debarred for further participation in AAI's tender(s) / e tender(s) for a period of one (01) year, on account on non-completion of the following as per clause 5 of the General Information and Guidelines of the NIT:
- Acceptance of the offer within seven (07) days from the date of issuance of the award letter addressed to the party.
 - Payment of advance license fee for one month within 30 days
 - Payment of interest free Security Deposit within 30 days, amounting to Four (04) months' equivalent gross license/Concession fee of the first year, to AAI as an interest free security Deposit.
 - Execution of the Agreement within 30 days from the date of issuance of award letter (Stamp Duty and Agreement Registration Fees to be borne by the licensee).
 - Commencement of the facility w.e.f 27.10.2025
18. Name of the licensee and period of contract and time of operation shall be displayed at the counter.
19. The licensee is liable to obtain proper insurance coverage for their properties/goods stored or used in the licensed premises.
20. The licensee shall obey the Central and State Govt. Labour laws in force from time to time and ensure their registration etc. as per rules.
21. The licensee shall abide by the rules and regulation and legislation of Central and State Government on Environmental protection.
22. The licensee is liable to implement the AAI commitments and practices on ISO 9001-2015 (Quality Management System and ISO 14001-2015 (Environmental Management System).
23. All other terms and conditions shall be as per NIT/Tender document. This award letter and NIT/Tender document along with their enclosures shall form a part of the license agreement.
24. A copy of this Award Letter duly signed by Licensee, accepting all Terms and Conditions of NIT and of this Award Letter, must be forwarded to this office within seven (07) days of receipt of this LOIA.

Thanking You,

Encl: Location Map

भवदीय /yours faithfully,

M. Mini
- 20/10/25

एस.मिनी/S MINI

सहा.महाप्रबंधक (वाणिज्य)/Asst. General Manager (Commercial)

विमानपत्तन निदेशक कृते/For Airport Director

मदुरै हवाई अड्डा/Madurai Airport, मदुरै/Madurai.

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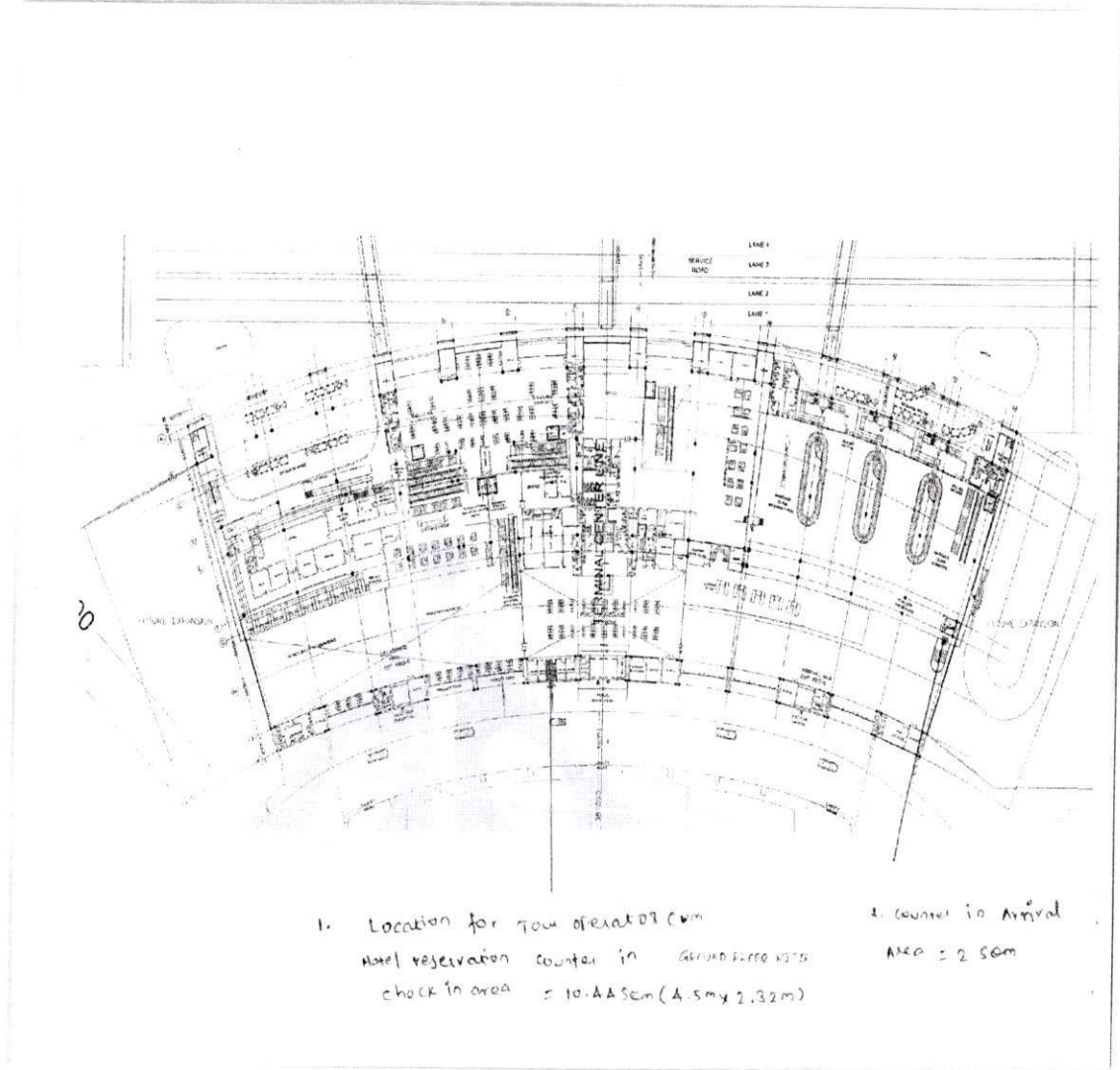
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LOCATION MAP



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