TAMIL NADU STATE HIGHWAYS AUTHORITY

Tender Notice No: 03/TANSHA/WSA/2025, dated 23/09/2025

REPLIES TO PRE-BID QUERIES

DEVELOPMENT OF WAYSIDE AMENITIES ON DESIGN, BUILD, FINANCE, OPERATE AND TRANSFER (DBFOT) BASIS UNDER PPP MODE

S.NO.	PRE-BID QUERIES	Reply to the query
1	Concession Period Extension: We propose extending the concession period from 20 years to a minimum of 30 years	Tender conditions shall prevail.
2	FMB Sketch: Request to share the Field Measurement Book (FMB) sketch for each proposed site	Refer Annexure – A (Details of the Site) of the RFP in this regard.
3	Soil Test Report: Requesting the soil investigation report for each site	The Bidder are advised to carry out site visits and undertake all required surveys before participating in the Bidding Process. Refer Clause 2.4 of the RFP in this regard.
4	Site Survey & Rental Adjustment: Has a detailed site survey been completed? If there is any variation in site dimensions during final demarcation, will the lease rental be revised proportionally?	The Authority shall provide encumbrance free Project Site on as is where is basis. Refer Clause 1.1.9 of RFP and Article 10 of DCA in this regard.
5	Off-NH Site Visibility: For sites not located directly on National Highways, we request TANSHA's support in installing directional/amenity information boards a few kilometers before the site on nearby highways.	The Selected Bidder shall be responsible for undertaking necessary measures for marketing and visibility initiatives for advertising the facility at its own expense, and also obtain necessary approvals for installing directional/ information boards. However, TANSHA shall strive to provide necessary support in obtaining necessary approvals for the same.

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6	Departmental Clearances: Please clarify the support mechanism from TANSHA for obtaining clearances. For example, the Villupuram site has a low-level LT electrical line crossing it—will TANSHA facilitate coordination and cost-sharing for necessary shifting (e.g., undergrounding)?	Refer Annexure – C (Scope of Work) – Point a. i), iii) of RFP and Clause 4.1.3(iii) and 5.1.4(v) of DCA in this regard.
7	Water and Electricity (EB): Please specify if water and electricity (EB) connections will be provided by the Authority.	Refer Annexure – C (Scope of Work) – Point a. i), iii) of RFP and Clauses 4.1.3(iii), 5.1.4(v) of DCA in this regard.
8	Utility Investment Adjustment: If the Concessionaire installs a borewell or incurs expenses for EB deposits/infrastructure, will these investments be adjusted against lease rentals or reimbursed?	Refer Annexure – C (Scope of Work) – Point a. i) of RFP and Clauses 4.1.3(iii), 5.1.4(v) of DCA in this regard. Tender Conditions shall prevail.
9	The bidder is obligated to furnish a complete and distinct set of all requisite Technical Bid documents corresponding to the total number of project sites for which they intend to submit a bid; (OR) It is deemed sufficient for the bidder to submit only a single, comprehensive set of the Technical Bid documents, irrespective of the multiplicity of project sites being bid upon	The Bidder shall clearly specify in Appendix I: Letter Comprising the Bid, the list of all project sites (among the seven sites) for which it is submitting its Bid. A single set of Technical Bid documents may be submitted, provided that all requisite supporting documents, as prescribed in the RFP, are provided. Kindly refer to Corrigendum.
10	Please provide the Survey Number(s) and village name of the Thirupachur site as per revenue records	Kindly refer to response to Query No 2.
11	Please confirm the survey numbers of the total land parcel measuring 4,087 sq.m (1.01 Acre).	Kindly refer to response to Query No 2.
12	What is the Right of Way (ROW) from the road centre line on both entry and exit sides? Please confirm whether the total land parcel of 4,087 sq. m, as mentioned in the RFP, is after deducting the ROW area.	It is clarified that the site demarcated in Annexure A of RFP is free from any encumbrance and is under the possession of the Authority and there isn't any department acquisition plan at present.

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13	What is the prescribed building line from the road centre line?	Kindly refer to response to Query No 2.
14	Is there any proposal for acquisition of this property in the next five years?	Kindly refer to response to Query No 12.
15	If BPCL remits the EMD, in whose name should the same be processed for tendering? Please confirm whether PAN and GST details of the said party can be provided.	The Bidder shall furnish as part of its Bid, a Bid Security (EMD) through online transfer on e-procurement portal (tntender portal). Refer Clause 2.20 of the RFP in this regard.
16	Kindly clarify whether TANSHA would consider permitting consortium partners for bidding and execution, given the scale of investment and operational complexity involved in multiple sites.	Refer Clause 2.2.1(a) and 2.2.4A of the RFP in this regard.
17	Please confirm if there are any predefined user/service charges prescribed by the Authority, or if the Concessionaire may determine user charges based on prevailing market rates	The concessionaire is free to fix user charges/service charges based on prevailing market rates. However basic facilities and amenities like drinking water, toilets, etc. are to be provided to the users at free of cost. Refer Clause 1.1.8 and Annexure – C (Scope of Work) – Point b. i) 2 of the RFP in this regard.
18	Kindly clarify if TANSHA is going to come with more WSAs along the stretch in future. This will help us evaluating sites in a better way.	Any future development of additional WSAs along the stretch shall be at the sole discretion of TANSHA.
19	Kindly provide us Autocad Drawing for all sites facilities for all sites published in tender.	Kindly refer to response to Query No 2

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20	Kindly provide us site levels wrt proposed road levels and provision of access to WSAs.	Kindly refer to response to Query No 2
21	Request to share status for electricity load connection in kWh and water connection at each site.	Kindly refer to response to Query No 7
22	Kindly clarify on CLU / Non-agriculture status of land. If land is to be converted to non-agriculture, whose responsibility is the same?	The Authority shall provide encumbrance free Project Site on as is where is basis. Refer Clause 1.1.9 of RFP and Article 10 of DCA in this regard.
23	Who will bear the land taxes / taxes on land?	Property Tax/ Land Tax shall be paid by the Authority and the same shall be reimbursed by the Concessionaire to the Authority in accordance with the terms of the DCA. Refer Clause 5.1.4(viii), 5.4 of DCA and Clause 10(h) of Annexure 1 Lease Deed in this regard.
24	Kindly confirm if no green zone / forest zone is marked between Carriageway of Highway & Proposed plot boundary.	The Authority shall provide encumbrance free Project Site on as is where is basis. Refer Clause 1.1.9 of RFP and Article 10 of DCA in this regard.
25	Kindly confirm with whom responsibility of Forest Department NOC (if applicable) for setting up of Fuel Station / WSA lies.	Kindly refer to response to Query No 6
26	Kindly confirm post termination of lease, can lessee remove all movable & non movable assets from the site.	Post Termination, the Concessionaire shall be responsible to deliver forthwith the actual or constructive possession of the Project and Project Assets, free and clear of all Encumbrances.

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		Refer to clause 21.1.1 of DCA in this regard.
27	Kindly confirm if sites would be handed over on "As is where is" basis or TANSHA will do repairs to the structures before handover.	The Authority shall hand-over encumbrance free Project Site to the Concessionaire on *"as is where is basis"*. The Concessionaire shall hold and use the Project Site on leasehold terms in accordance with DCA. Refer to clause 1.1.9 of RFP and 10.2.2 of DCA in this regard.
28	Is sub-letting / sub-leasing allowed post lease agreement with TANSHA?	Please refer Clause 5.9 of the DCA in this regard.
29	The development period is mentioned as 2 years. Delay on account of obtaining statutory NOCs should be considered and development period to be extended.	Refer Clause 1.1.6 of RFP and Clause 11.3 of the DCA in this regard. Tender Conditions shall prevail.
30	We request that the lease rental period commence only upon completion of the 24-month development period, rather than from the appointment date. This approach aligns with the established practice followed in NHAI WSA projects and ensures that rental obligations begin only once the site is operationally ready.	Refer Clause 1.2.9 of RFP and 15.1 of DCA in this regard. Tender Conditions shall prevail.
31	Technical Capacity of the Bidder (Appendix I – Annex II) along with supporting documents towards proof as specified in this RFP- Kindly confirm if we can submit list of operational WSA sites on our Company Letter head	The Technical Capacity of the Bidder (as per Appendix I – Annex II) may be submitted on the Bidder's letterhead, accompanied by all supporting documents as required under the RFP. Tender Conditions shall prevail.

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32	The condition for penalty for delay should be relooked or exempted if the delay is on account of factors beyond control of tenderer.	Refer Article 18 (Force Majeure) of DCA in this regard. Tender Conditions shall prevail.
33	Request for signing of lease only when the land is mutated in name of TANSHA, site is made free of encroachment if any and converted to Non-Agriculture.	The Authority shall provide encumbrance free Project Site on as is where is basis. Refer Clause 1.1.9 of RFP and Article 10 of DCA in this regard.
34	Request to confirm that the sites allocated do not have any pending land acquisition.	The Authority shall provide encumbrance free Project Site on as is where is basis. Refer Clause 1.1.9 of RFP and Article 10 of DCA in this regard
35	TANSHA should provide TDS exemption certificate else payment would be effected post deduction of TDS	TDS deduction, if applicable shall be as per applicable taxation laws.
36	Request to provide an extension of 30 days since evaluation of the sites is a long lead activity.	Please Refer Corrigendum.
37	What shall be the process of appointment of Independent Expert and members of DRB? What shall be the composition of DRB?	The Authority shall appoint a Nodal Officer for overall monitoring of the Project and to perform the roles & responsibilities as specified in DCA. The Dispute Resolution Procedure is given in Article 24 of DCA.
38	In case of early termination minimum notice period of 180 days shall be given to the Concessionaire.	Tender Conditions shall prevail.