

**Greater Chennai Corporation
Bus Route Roads Department**

RESPONSE TO THE PRE BID QUERIES

Name of the Work : Renovate, Operate, Maintain and Transfer of 402 Modern Bus Shelters in Zone I to Zone VIII (Package I) and Renovate, Operate, Maintain and Transfer of 363 Modern Bus Shelters in Zone IX to Zone XIII (Package II) in the Greater Chennai Corporation area on PPP Mode for a period of 8 years and 6 months (eight years and six months)

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Request for Proposal				
1)	M/s.Prakash Arts	1.1.1; page 5	1.1.1 Intends to execute a project on Renovate, Operate, Maintain	Tender conditions will prevail.

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			<p>and Transfer (ROT) basis through Public Private Partnership mode (the “PPP”) for a period of 8 years and 6 months.</p> <p>We kindly request to increase the renovation period from 6 months to 1 year.</p>	
2)	M/s.Prakash Arts	1.2.7; page 8	<p>The concession fees for the first year is given as 14.5 crores reserve bid price which is on the higher side as the investment is huge. Request to reduce the concession fees (minimum bid reversed) to be reduced Rs.12 crores per annum.</p>	Tender conditions will prevail.

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3)	M/s.Sign Post	-	Queries 1-7	Tender conditions will prevail for all Queries 1 to 7 listed under this S.no. 3. (mere amplifications are provided hereunder).
		-	1) Could you please clarify that one package can be taken?	Option to bid for one or both the Packages rest with each Bidder.
		-	2) Locations for laying Bus shelters can be our choice or it is already identified?	The bids invited for Renovate Operate and Transfer (ROT) of existing

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				<p>Bus Shelters.</p> <p>Locations of 402 and 363 Bus Shelters of Package I and II are provided in Schedule A Annex I of the Draft Concession Agreement.</p>

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			3) Is there an existing structure of Bus stop or need to install the structure?	<p>All 765 Bus Shelters comprising Package I and Package II exist.</p> <p>Locations and description of the 402 and 363 Bus Shelters of Package I and II are provided in Schedule A Annex I of the Draft Concession Agreement.</p>

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			4) Will there be an increase in advertisement space or will it be the same as the existing shelter size?	<u>Maximum Display Area</u> (including the advertisement area and areas for display of static information) at the Bus Shelters will be determined vide provisions of applicable Urban Local Body Act (Amendment Act 2022) and Rules (2023) and as amended from time to time; (2 pole and 2 pole with information display pole shelter type – 16 Sq.

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			5) Can We improvise/facilitate the Bus shelters for the public convenience?	<p><u>Kindly refer to the Draft Concession Agreement.</u></p> <p><u>Schedule</u> J of Draft Concession Agreement provides the Standards and Specifications.</p>

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			6) Can we create iconic shelters (kind of innovation) in feasible areas?	<p><u>Kindly refer to the Draft Concession Agreement.</u></p> <p><u>Schedule</u> J of Draft Concession Agreement provides the Standards and Specifications. Maximum Display Area (including the advertisement area and areas for display of static information) at the Bus Shelters will be determined vide provisions of applicable Urban Local</p>

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			7) Is the tender cost negotiable if there is only one participant?	The TNITT (Public, Private Partnership Procurement) Rules,2012 and tender conditions will prevail.
Concession Agreement				
1)	M/s.Skyrams pvt ltd	Article 23 – Concession fee & Financial Feasibility and referred to at various	Combining the Concession & license fee Notification in documents to combine concession fee and license fee may cause confusion and it also violates Tamil Nadu GO. The Concession fee should not be	Article 23 of the Concession Agreement shall be amended. Concession Fee shall

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		<p>other places</p>	<p>clubbed with license fee, as Concession fee is linked to the tender/ agreement whereas the license fee is towards revenue arising out of advertisement.</p> <p>In view of this, we request that there should be a separate notification of Concession & License fee in tender documents. So that, we don't face any risk of Change in Law to the rules governing levy and collection of license fee for advertising on bus shelters.</p>	<p>include all fees whatsoever, payable under the Tamil Nadu Urban Local Bodies Rules, 2023 as amended from time to time.</p> <p>Separate Receipts will be issued towards applicable license fee.</p> <p><i>(Annual Concession Fee</i></p>

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	M/s.Prakash Arts		<p>As per the above clause the concession and License fee been combined, and aggregate being referred to as "Concession fee".</p> <p>The License fee is a mandatory as per the new TN GO, which have escalation at a later date as and when City of Corporation decides.</p> <p>As such need to give a breakup of these 2 elements. 2 separate receipts to be issued against the payment, so as to ensure that a 5% annual enhancement to be provided constantly on the 1st year price</p>	<p><i>shall be escalated by 5% (five percent) for each financial year till the end of the Concession Period)</i></p>

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			without attracting any other enhanced fee in form of License fee or concession fee.	
2)	M/s.Prakash Arts	23.2 - Mechanism of Payment	The payment of Annual concession fee through Escrow account clause may be dropped, since it's a Fixed concession fee, irrespective of performance of the successful bidder, the payment remittance to be considered from the exclusive operative account of the bidder.	Tender conditions will prevail.
3)	M/s.Prakash Arts	24.1 - Escrow Account	Escrow account is needed only if the project is within the revenue share basis. Since its a Fixed annual fee, all the clauses of	Tender conditions will prevail.

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			Escrow account may be dropped.	
4)	M/s.Skyrams and M/s.Prakash Arts	Schedule B, Annex III – Advertisem ent Guidelines (Clause (a))	According to this clause, at least 20% of the available display space should be allocated for displaying bus numbers, bus routes, public messages, and government slogans. Given that the designated advertisement space for a 2-pole shelter is 16 square meters and for a 3-pole shelter is 22 square meters, this allocation is insufficient to capture the attention of advertisers. Therefore, would it be possible to grant permission to expand this space by an additional	Tender conditions will prevail.

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			20%, exclusively for the purpose of displaying bus numbers, bus routes, public messages, and government slogans?	
5)	M/s.Prakash Arts and and	(Schedule- B) Annex – III: Advertisem ent Guidelines (Advertisem ent Area Specificatio ns) Page 156	As per the new TAMIL NADU GOVERNMENT GAZETTE dated 12-04-2023 No: 123 issued by Municipal Administration of TN Govt. is allowed LED boards advertisements at an additional fee of 20% on license fee. As such Digital/ LED based advertisements may be permitted by collecting Additional License fee as per the New TN GO.	(Schedule-B), Annex – III: Advertisement Guidelines (Advertisement Area Specifications) of the Concession Agreement shall be amended. Digital banners/ LED based advertisements shall be permitted, provided that Digital banners/ LED

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	M/s.Sign post	((12) Digital banners/ LED based advertisements shall also not be permitted)	Can we make it as digital shelters in feasible areas?	based advertisements are permitted under Applicable Laws (as amended from time to time) and are placed and maintained in compliance with the Applicable Laws as amended from time to time.

