



JAIPUR METRO

JAIPUR METRO RAIL CORPORATION LIMITED
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No. F.1 (R104)/JMRC/DC/Retail -A8a/ 2018-19/08/ 3419 Dated: 07.08.2018

To,

All Prospective Bidders
(Through SPPP Portal/Procurement portal/ JMRC website)

Subject: Clarification/Ammendment in respect of RFP for leasing of retail spaces at Chandpole Metro Station for developing and operating (Package-A8a).

Ref. : RFP No. F.1 (R104)/JMRC/DC/Retail -A8a/ 2018-19/08 dated:19.07.2018

With reference to the queries received from prospective bidders following clarification is hereby issued:

SN	RFP Ref.	Queries	Clarification / Amendment
1.	3.10 (ix)	Stamp duty and Registration shall be equally borne by Lessor and Lessee	To be borne by the lessee, as per the clause.
2.	4.10(4)	M/s JFL works on gas based cooking for Oven. Also requires Dedicated space for keeping Gas bank and its routing and ducting provision.	Considering safety, gas based cooking cannot be allowed. There is no change in the clause.
3.	Anx- XI	Minimum load requirement of 40-50 KW for M/s JFL	Lessee shall have to take electric connection from the DISCOM for higher loads beyond the provisions of RFP. However, JMRC may also provide electric connection, if feasible.
4.	4.8 (xxxvii)	M/S JFL requires 15-18 Free and Reserved parking for Domino's delivery bikes	The parking space, if feasible, shall be provided on charging basis at Rs. 23.00 per Sq. Mtr. Per month with 6% annual escalations.
5.	4.8(xx)	Space required for Back lit signage of approx. 15*3 ft on the Metro entry gate no. 1 and 2 Plus Internal branding at metro station	One signage for the retail space approx 5' x 3' at or nearby entry gates will be allowed as per feasibility.
6.	Anx- XI	JMRC Shall provide 100% Power back up or provide space for 10ft.*10 ft space for keeping our own DG.	Space at outside metro station for DG may be provided on chargeable basis @ Rs. 500/per Sq. Mtr. with 6% annual escalation subject to space availability and technical feasibility.
7.	-	Provide Designated Space for Fresh air outdoor units is required	Wall mounted units for Fresh air outdoor units will be allowed without any additional charges subject to space availability and technical feasibility.
8.	-	Provide Designated Space for Exhaust outdoor units for Mechanical ventilation is required	Wall mounted units for Exhaust outdoor units for Mechanical ventilation will be allowed without any additional charges subject to space availability and technical feasibility.
9.	4.8 (xxxvii)	Sewerage and Drainage provision from JMRC is required	The lessee will be allowed to connect with sewerage line of municipal corporation at his own cost

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In addition to above, following amendments are also issued:

- a. The existing clause 4.2(vi) is hereby replaced by following:

“Subsequently, after signing of Lease agreement, Notice to Proceed (NTP) shall be issued by JMRC, along with the approval of deployment plan. The retail space shall be deemed handed over to lessee from the date of issuance of NTP.”

- b. The clause 4.11(i) is hereby deleted as there will be no non-refundable upfront

- c. In the third line in point no. 2 of the Annexure-VI, “46th day” is hereby replaced by “61st day”.

This clarification shall be part of RFP document and signed copy of the same is to be submitted with the technical bid.



[Neeraj Naruka]
Executive Director (Corp. Affairs)