

## EAST COAST RAILWAY

### CORRIGENDUM-3

Invitation Document No.:PCE/ECOR/PLG/2016-17/1

## INVITATION FOR QUALIFICATION AND TECHNICAL PROPOSAL FOR DEVELOPMENT OF VISAKHAPATNAM RAILWAY STATION

The following Clauses of the Bidding Documents for Development of Visakhapatnam Railway Station are modified as under:

S No	Type of Document	Description																								
1.	Invitation for Qualification and Technical Proposal	<p><b>Clause 1.3, Schedule of Bidding Process, Page No. 28:</b></p> <p>1.3.1. The Bidding Process schedule for Invitation stage will be as follows:</p> <table><tr><th colspan="3">Invitation Stage</th></tr><tr><th>S No.</th><th>Event Description</th><th>Schedule Date</th></tr><tr><td>1</td><td>Notice Inviting Application</td><td>08.02.2017</td></tr><tr><td>2</td><td>Site Visit</td><td>28.02.2017</td></tr><tr><td>3</td><td>Pre-Application Conference</td><td>21.03.2017 (11:00 hrs)</td></tr><tr><td>4</td><td>Last date of receiving queries</td><td>17.04.2017</td></tr><tr><td>5</td><td>Authority response to queries latest by</td><td><b>05.05.2017</b></td></tr><tr><td>9</td><td>Application Due Date/ last date of submission of Application</td><td><b>29.06.2017 (Up to 15:30 hrs)</b></td></tr></table>	Invitation Stage			S No.	Event Description	Schedule Date	1	Notice Inviting Application	08.02.2017	2	Site Visit	28.02.2017	3	Pre-Application Conference	21.03.2017 (11:00 hrs)	4	Last date of receiving queries	17.04.2017	5	Authority response to queries latest by	<b>05.05.2017</b>	9	Application Due Date/ last date of submission of Application	<b>29.06.2017 (Up to 15:30 hrs)</b>
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2.	Invitation for Qualification and Technical Proposal	<p><b>Clause 2.23, Submission of Bids, Page No. 59:</b></p> <p><b>2.23.4, Page No. 59</b></p> <p>2.23.4 In case the Selected Project Proponent successfully matches the Highest Bid within the stipulated timeframe, the Selected Project Proponent shall be notified as the Selected Bidder and shall be issued the LOA for the Project. However, in case the Selected Project Proponent is not able to match the Highest Bid made by the</p>																								

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		<p>Highest Bidder within the timeframe stipulated in Bid Document, then the Project will be awarded to the Highest Bidder (i.e. the Bidder offering the Highest Bid to the Authority) who shall then be declared as the Selected Bidder.</p> <p>In case the Selected Project Proponent is notified as Selected Bidder and it fails to fulfill the requirements of the Authority to execute the Development Agreement or in case Selected Project Proponent withdraws or is disqualified for any reason, then its bid security shall stand forfeited.</p>																				
3.	Project Information Memorandum of the Invitation for Qualification and Technical Proposal	<p><b>Para 2.5: Yard Plan and Station Land Plan, Page No. 23</b></p> <p>Revised Land Plan showing dimensions and boundary of area for Station Development and Land Parcel (1 &amp; 2) for Commercial Development is uploaded in the ECoR zonal website. A copy of the same is attached as <b>Annexure C-3-I.</b></p>																				
4.	Project Information Memorandum of the Invitation for Qualification and Technical Proposal	<p><b>Para 3.5: Subject Property neighbourhood description, Table No. 6 and 7, Page No. 26 &amp; 27:</b></p> <p><b>Table No.6: Immediate neighbourhood (property -1)</b></p> <table><tr><th>Location</th><th>Details</th></tr><tr><td>North</td><td>Mechanized laundry &amp; Sewage Treatment plant of Railway.</td></tr><tr><td>South</td><td>Railway Land for development</td></tr><tr><td>West</td><td>120ft wide BRTS Road</td></tr><tr><td>East</td><td>Open railway Land &amp; Railway Track.</td></tr></table> <p><b>Table No.7: Immediate neighbourhood (property -2)</b></p> <table><tr><th>Location</th><th>Details</th></tr><tr><td>North</td><td>Railway colony</td></tr><tr><td>South</td><td>Open Railway Land for future development</td></tr><tr><td>West</td><td>120ft wide BRTS Road</td></tr><tr><td>East</td><td>Open Railway Land for future development</td></tr></table>	Location	Details	North	Mechanized laundry & Sewage Treatment plant of Railway.	South	Railway Land for development	West	120ft wide BRTS Road	East	Open railway Land & Railway Track.	Location	Details	North	Railway colony	South	Open Railway Land for future development	West	120ft wide BRTS Road	East	Open Railway Land for future development
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5.	Project Information Memorandum of the Invitation for Qualification and Technical Proposal	<p><b>Para 6.4: Guidelines of Commercial Directorate, Page No. 53</b></p> <p>A new Circular is added as S No. (j) after S No. (i) as follows:</p> <p>(j) Commercial Circular No. 20/2017 circulated vide letter No. 2016/TG-III/600/1/Pt. dated 27.02.2017 on Catering policy 2017</p>
6.	Project Information Memorandum of the Invitation for Qualification and Technical Proposal	<p><b>Para 6.11: Station specific Information, Page No. 57:</b></p> <p>(i) Development of Railway Station building should provide an iconic structure with modern state of art facilities commensurate with tradition and architecture of the region.</p> <p>(ii) For <b>Mechanized Cleaning and Watering of Coaches</b> under CTS during halt at Visakhapatnam station including platform returned trains agency has been fixed by Mechanical Department at a cost of Rs.4,95,55,775.70/- for a period of 02 years w.e.f. 01.11.2016. This will continue to be managed by the Railway Authority.</p> <p>(iii) <b>Integrated Cleanliness Contract of Visakhapatnam Station:</b> For Integrated Cleanliness Contract of Visakhapatnam Station, Man Power required for cleaning activities, Machinery, Consumables, Tools, Plumbing and Rag picking including Garbage Disposal &amp; Rodent Control, agency has been fixed for a period of 03 years by Medical Department at an annual cost of Rs.4,43,15,661.25/-. This Contract will continue for the balance Contract Period and the Selected Bidder will bear the cost.</p> <p>(iv) <b>Electrical:</b> One (1) MWP Solar plant project work on PPP mode is under progress over Roof top of Railway Service Buildings at Visakhapatnam, in which 150 KWP is proposed over 2200 sq Meter area at Visakhapatnam Station Building. The Solar Power Developer (SPD) will be responsible for design, engineering, procurement, erection (including Civil and Structural works) installation, testing and commissioning of the Solar PV system(s) including Operation and Maintenance of the system(s) for a period of 25 years after commissioning of project(s). As per Article 23, Clause 23.1 of PPA agreement, the SPD will charge Rs. 5.76</p>

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		<p>per kWh (Rupees Five &amp; Seventy six paise per Kilo Watt Hour) at the delivery point.</p> <p>In connection with airspace development of Station Area, if there is a need of relocation of above Solar plant system, then, the entire cost of relocating as well as loss of power generation will be borne by the Selected Bidder. Any loss incurred by SPD during relocating the Solar plant, the cost of the same will also be borne by the Selected Bidder.</p>
7.	Project Information Memorandum of the Invitation for Qualification and Technical Proposal	<p><b>Section 6, Project Guidelines, a new clause 6.12 is added after Clause 6.11:</b></p> <p><b>Clause 6.12: Airspace Development above Station</b></p> <p>For the purpose of calculation of Built Up Area available for using airspace rights above station, the land may be considered from platform end to platform end length and width of railway land as shown in the revised Land Plan.</p> <p>Such airspace rights available to the Developer for utilization/exploitation will be as per terms of the Bidding Documents and conforming to the Development Control Norms and Applicable Law/Applicable Permit as applicable for the Visakhapatnam Railway Station development.</p>
8.	Development Agreement	<p><b>Clause 30.2.9 (b), Page 182 may be read as follows:</b></p> <p>(b) The revised consideration (additional Lease Premium and the Increased Annual Lease Rent) shall be computed as under:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <math display="block">\text{Additional Lease Premium} = \frac{\text{Additional Built Up Area}}{\text{Reference Built Up Area}} \times \frac{\text{New Circle Rate}}{\text{Reference Circle Rate}} \times \frac{\text{Remaining Term}}{\text{Term}} \times \{\text{Lease Premium} + \text{Estimated Cost of Mandatory Project}\}</math> </div> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <math display="block">\text{Revised Annual Lease Rent} = \left\{ \frac{\text{Additional Built Up Area}}{\text{Reference Built Up Area}} \times \frac{\text{New Circle Rate}}{\text{Reference Circle Rate}} + 1 \right\} \times \text{Prevailing Annual Lease Rent}</math> </div>

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		<p>Where</p> <p>Additional Built up Area = Additional Built up Area of Commercial Development Asset permitted or reduction in Built up Area permitted at Site.</p> <p>Reference Built Up Area = The Built Up Area of Commercial Development Asset permitted at the Site as per the FAR/FSI applicable on the date of submission of the Bid</p> <p>Reference Circle Rate = As specified on the date of issue of LOA or as Specified in SCDA whichever is later</p> <p>New Circle Rate = The prevailing circle rate on the date of approval for change in Built up Area by the competent authority to approve the plans.</p>
9.	Station Facility Management Agreement	<p><b>S No. 3 of Note, Page 241 of Schedule 6: Designated Areas for Sub-License:</b></p> <p><b>Note:</b> (3) Total extent of the designated areas for Sub-License shall not exceed <b>[3%]</b> of the total built up area under Station Development Project</p>

The Reply to Queries along with Corrigendum shall form part of the Bidding Documents. All other terms and conditions of Bidding Documents shall remain unchanged.

**Chief Engineer (Planning),  
East Coast Railway**



# **ANNEXURE: C-3-I** **LAND PLAN OF VISAKHAPATNAM RAILWAY STATION**

