



**BHARAT SANCHAR NIGAM LIMITED**  
**(A Govt. of India Enterprise)**

**Expression of interest for leasing out of built up space in BSNL  
Building at Maraimalai Nagar RTTC compound, Chennai  
Telephones District.**

**Issued to:**

**Signature of Officer issuing the documents:**

**Designation:**

**Date of issue: 09 - 05- 2022**

**Certified that this document consists of 44 (Forty four) pages only**

**O/o Executive Engineer (Civil)  
BSNL, CD-MM Nagar  
1st floor, BSNL Staff Quarters  
65, Ganga Nagar 3rd cross street,  
Kodambakkam, Chennai - 24**

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**SECTION-I**  
**BHARAT SANCHAR NIGAM LIMITED**  
**(A Government of India Enterprise)**

EOI No: 02/BSNL/CD-MMN/CH/2021-22

Dated: 09-05-2022

**NOTICE INVITING EXPRESSION OF INTEREST**

1. Sealed Expression of Interest (hereinafter called EOI) for leasing out of built up space on rent for a maximum period of 10 years in the buildings at **MARAIMALAI NAGAR RTTC COMPOUND** is hereby invited in two bid system in the prescribed Performa by the O/o Executive Engineer, Civil Division- MMN, BSNL, CHTD up to 1500 hrs on the date mentioned below.
2. The following organizations are eligible to submit their bids:
  - a. Public Organizations, which, for the purpose of renting, shall mean -
    - i. Central/ State Government offices
    - ii. Central/ State PSUs and their subsidiaries/ joint ventures.
    - iii. Autonomous bodies/ Boards/ Councils/ Commissions/ Statutory bodies/ Regulatory bodies etc. running with the budgetary support of Government or controlled by the Government or set-up by a Government Act/Executive order.
    - iv. Constitutional bodies, Judicial & Quasi-Judicial bodies and Organizations set up by an Act of Parliament.
  - b. Scheduled Banks, both Governments owned as well as Private, except the Co-operative Banks.
  - c. International bodies, and
  - d. Reputed Private Organizations with annual turnover of not less than Rs. 25 Crores

Note:- The vacant spaces shall not be rented out to other Telecom Service Providers for their Telecom operations.

3. Bid form consisting of eligibility criteria, terms and conditions, and the Performa of the EOI can be had from the aforesaid office from 11:00 hrs to 16:00 hrs on all the working days, up to penultimate day of the last date of submission of the EOI.
4. The bid form can also be downloaded from the website <http://rgmttc.bsnl.co.in/newciviltender/internetcategorylist.asp>, [www.chennai.bsnl.co.in](http://www.chennai.bsnl.co.in) and <https://etenders.gov.in/e procure/app>
5. Details for obtaining bid forms, receipt and opening thereof shall be as follows:-

Sl No	Stage	Date and Time
a	Last date for receipt of application for issue of bidform	28-05-2022
b	Last date for issue of bid form	28-05-2022
c	Date of pre-bid conference, if any	20-05-2022
d	Last date and time for receipt of sealed bids	Upto 15:00 hrs on 30-05-2022
e	Time and date for opening of technical Bid	At 15:30 hrs on 30-05-2022
f	Time and date for opening of financial Bid	At 15:30 hrs on 02-06-2022

6. The Eligibility / technical Bid will be opened in the presence of the representatives of the bidders at 15:30 hrs on the date of opening of the technical bids.
7. Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders.
8. In case of the attested copies of the documents/ testimonials/ certificates, original copies thereof should be produced on demand at the time of opening of the Bid.
9. The bid in which any of the prescribed conditions are not fulfilled is liable to be summarily rejected.
10. Canvassing in any form whether directly or indirectly, in connection with the bids is strictly prohibited and the bid submitted by the Consultant who resorts to canvassing shall be liable to rejection.
11. BSNL does not bind itself to accept the highest or any other bid, and reserves itself the right to reject any or all the bids without assigning any reasons.
12. No conditional bid including conditional rebate shall be accepted. Conditional bid will be liable to be summarily rejected.
13. The bid forms shall not be issued by post/ courier. Further, Bids shall not be received by post/ courier/ fax.

Executive Engineer-Civil,  
BSNL, CD-MM Nagar,  
1st floor, BSNL Staff Quarters,  
65, Ganga Nagar 3rd cross street,  
Kodambakkam, Chennai- 24.

## **1. DEFINITIONS**

### **SECTION-II GUIDELINES TO BIDDERS**

- a. The **Contract** means the documents forming the EOI document and acceptance thereof and the formal agreement executed between the competent authority on behalf of BSNL and the bidder, together with the documents referred to therein including these conditions and instructions issued from time to time by the Engineer-in-charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- b. The **Site or Area** shall mean the vacant space or any area which is to be given on rent.
- c. The **BIDDER** shall mean eligible organization bidding for the space to be taken on rent under the contract and shall include the legal personal representative or such individual or the persons representing such eligible organizations.
- d. The **BSNL** shall mean Bharat Sanchar Nigam Limited (A Government of India Enterprise) having its registered office at Bharat Sanchar Bhavan, Harish Chandra Mathur lane, Janpath, New Delhi-110001 and shall include their legal representatives, employees and permitted assigns.
- e. The **Engineer-in-Charge or E-in-C** means the Officer who shall be in-charge of the building and who shall sign the agreement on behalf of the Bharat Sanchar Nigam Ltd.
- f. **Department** means Bharat Sanchar Nigam Limited and shall include their legal representatives, employees and permitted assigns, who invite EOI on behalf of BSNL.
- g. The **Arbitrator** means the authority nominated by Chief General Manager (CGM) for arbitration.
- h. Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall whenever required include feminine gender and vice versa.

## **2. SCOPE OF TENDER**

- a. BSNL intends to lease out the built-up space in the building on rent basis to the organizations as mentioned in para '2' of Section-I. Tentative requisite details of the vacant space are available at SECTION VII. The likely usage for which the said built up space may be put to use is for office purpose, IT & ITES related work, training institutes etc. However, the Bidder is required to actually visit the site and its locality to gather all the requisite information for quoting his rates.
- b. The duration of the lease will be for a period of 10 (Ten) Years extendable by 10 (ten) more years subject to the approval of competent authorities in BSNL / DoT. The escalation of rent shall be @ 15% at every three years over the rent being paid at the time of escalation.

- c. The Bidder shall sign lease agreement for the built up space within 1 month of the acceptance of his bid.

### **3. DECLARATIONS**

The bidder shall be required to furnish the declaration as per Section IV along with the bid.

### **4. BID / EOI DOCUMENTS**

The appraisal requirements, bidding procedures and contract terms and conditions are prescribed in the EOI Documents. The Bid / EOI documents include the following:

a	Notice Inviting EOI	Section I
b	Guidelines to Bidders	Section II
c	Commercial Conditions of Contract	Section III
d	Declaration	Section IV
e	Bid Forwarding letter	Section V
f	Letter of authorization to attend bid opening	Section VI
g	Details of Locations	Section VII
h	Proforma for Declaration for downloaded EOI document	Section VIII
i	Standard Lease Agreement	Section IX
j	Price Schedule (Financial Bid)	Section X

The Bidder is expected to examine all instructions, forms, terms and conditions in the EOI Documents. Failure to furnish any information required as per the EOI Documents or incomplete submission of the bids document in any respect shall be at the bidder's risk and may result in rejection of the bid.

### **5. MISCELLANEOUS**

- a. The Bidder must use only the prescribed Proforma for the bid document issued by BSNL or downloaded from the BSNL website  
<http://rgmttc.bsnl.co.in/newciviltender/internetcategorylist.asp>,  
[www.chennai.bsnl.co.in](http://www.chennai.bsnl.co.in) and <https://etenders.gov.in/eprocure/app> in the same form printed in A4 size paper.

The complete bid EOI downloaded document as issued by the BSNL is to be submitted by the bidder. Additional documents may be attached at the end, if EOI documents is insufficient. All pages of the EOI document shall be duly signed and sealed by the bidder.

- b. Submission of the bid by a Bidder would imply that the Bidder has carefully read and agreed to the terms and conditions contained in the bid document.
- c. No conditional bid including conditional rebate/enhancement shall be accepted. Conditional bid will be liable to be summarily rejected.
- d. The bid shall remain open for acceptance for a period of 120 (One hundred and twenty) days from the date of submission of the bids, which may be extended, if required, by mutual agreement and the Bidder shall not cancel, alter terms and conditions or withdraw the offer during this period.

- e. This bid document shall form a part of the contract agreement.
- f. Canvassing in any form whether directly or indirectly, in connection with the bid is strictly prohibited. Bid submitted by the Bidder, who is found to be canvassing, will be liable to rejection.
- g. BSNL does not bind itself to accept the highest bid. Further, BSNL also reserve to itself the right to reject any or all the bids without assigning any reason.
- h. If the date fixed for opening of bids is subsequently declared as holiday by the BSNL, the revised date will be notified. However, in absence of such notification, the bids will be opened on next working day, time and venue remaining unaltered.
- i. Any clarification issued by Bharat Sanchar Nigam Ltd. in response to queries raised by prospective bidders shall form an integral part of Bid Documents and it may amount to amendment of relevant clauses of the Bid Documents.
- j. References, information and certificates from the respective bidder submitted in compliance of terms and conditions of the bid documents should be duly signed by the authorized signatory. In case of the documents from a Government organizations / PSUs, it should be signed by the person not below the rank of Executive Engineer / Under Secretary or equivalent.

## **6. METHOD OF APPLICATION**

- a. The bid should be signed by the authorized officer not below the rank of the officer in Under Secretary/STS grade or equivalent in case of Government organizations / PSUs and by duly authorized signatory in case of others.
- b. Over-writing should be avoided. Correction, if any, should be made up by neatly crossing out, initialing, dating and rewriting. Correction fluid/tape should not be used.
- c. The Bidder or his authorized representative shall sign and put his seal on each page of the EOI document before submission in token of acceptance of the terms and conditions of the bid.

## **7. SUBMISSION & OPENING OF BIDS AND VALIDITY THEREOF:**

- a. **The intending international bodies or reputed private organizations (Para 2-c & 2-d of Section - I)** will have to deposit a DD drawn in favour of Accounts officer, BSNL, CHTD, Chennai @ **Rs. 25,000/- per floor as an Earnest Money Deposit (EMD)** (Total EMD amount to be deposited will be Rs.25,000/- x total number of floor being quoted). This EMD deposited shall be adjusted as part of Security deposit. If the bidder withdraw after becoming H1 than the EMD deposited shall be liable to be forfeited. The EMD of the bidders other than H1 will be refunded after arriving at final decision by BSNL.

**No EMD is required** to be deposited along with the bid for the following organization who is intending to bid (Para 2-a & 2-b of Section - I)

- a. Public Organizations, which, for the purpose of renting, shall mean -
  - i. Central/ State Government offices
  - ii. Central/ State PSUs and their subsidiaries/ joint ventures.

- iii. Autonomous bodies/ Boards/ Councils/ Commissions/ Statutory bodies/ Regulatory bodies etc. running with the budgetary support of Government or controlled by the Government or set-up by a Government Act/Executive order.
    - iv. Constitutional bodies, Judicial & Quasi-Judicial bodies and Organizations set up by an Act of Parliament.
  - b. Scheduled Banks, both Governments owned as well as Private, except the Co-operative Banks.
- b. The Bid shall be in two bid system. The Bid to be submitted should be in the sealed envelopes in the following manners:-
  - i. The third envelope (sealed) super scribed there on “EOI for leasing out built up space on rent *M.M. NAGAR RTTC COMPOUND, CHENNAI TELEPHONES DISTRICT* should contain the following two envelopes.
  - ii. The first envelope (sealed) super scribed thereon “Eligibility details” should contain the, the ‘DECLARATION’ as prescribed in the terms & conditions of the bid document, details in the prescribed proforma & attested copies of the documents/ testimonials/ certificates meeting the eligibility conditions.
  - iii. The second envelope (sealed) super scribed thereon “Financial Bid’ should contain financial bid in the prescribed Proforma (SECTION X).
  - iv. Any deviation from the above manner shall render the bid liable for the rejection.
- c. The bidders should submit their bid on the prescribed time and date at the address mentioned below.

*“O/o Executive Engineer-Civil, BSNL Civil Division, M.M. Nagar, No-65, 3rd cross street, Ganga Nagar, Kodambakkam Chennai-600024”.*
- d. Any bid received after the prescribed deadline of date and time shall not be opened and summarily rejected.
- e. The Eligibility-cum-Technical Bid will be opened in the presence of the representatives of the bidders at 15:30 hrs on the last date of receipt of the bids.
- f. Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders on the prescribed day.
- g. The bidder’s representatives who are present at the time of opening of bid shall sign an attendance register. Authority letter to this effect shall be submitted by the bidder before they are allowed to participate in bid opening. **(A FORMAT IS GIVEN IN SECTION VI).**
- h. A maximum of two representatives for any bidder shall be authorized and permitted to attend the bid opening.
- i. The Bidder’s names, modifications, bid withdrawals and such other details as the BSNL may at its discretion, consider appropriate will be announced at the time of opening.



- j. Bid shall remain valid for acceptance for a period of 120 days after the date of opening. The bid in which the bidder has restricted its validity for the period shorter than the aforesaid shall be rejected by BSNL as non-responsive. In certain circumstances, BSNL may request in writing to the bidders for extending validity of their bid.
- k. The un-opened bids shall be returned to the bidder after final decision is taken on the bids.

#### **8. CHECKLIST OF THE DOCUMENTS TO BE SUBMITTED IN BID:**

##### **a. Eligibility cum Technical Bid:**

- i. Declaration in the prescribed Proforma as in Section IV.
- ii. The prescribed bid document with each page duly signed by the authorized signatory with seal in token of acceptance of its terms and conditions in accordance with clause 7.
- iii. Proof of eligibility i.e.
  - A. For Public Organizations - A statement on the letter head of the department / company giving details about their organization.
  - B. For international bodies - A statement on the letter head of the company giving details about their affiliation with UN or any other international organization. Solvency certificate of Rs. 5 Crores is required to be submitted. Profit and loss statement for last five (5) years is required to be submitted and out of five years at least two (2) years must be profit.
  - C. For reputed private organizations - Certificate of incorporation, Income tax returns along with balance sheets duly authenticated by the CA for the last three years. Solvency certificate of Rs. 5 Crores is required to be submitted. Profit and loss statement for last five (5) years is required to be submitted and out of five years at least two (2) years must be profit.
- iv. Certificate in case of down loaded bids as per SECTION VIII.

##### **b. Financial Bid:-**

The Bidder shall give the unit price per square feet of Built up area or per unit basis (as asked for in Financial Bid) per month for the location applied for, listed in the Price schedule and the unit prices indicated shall be exclusive of taxes and operational & maintenance (O&M) charges in the proforma given in SECTION X.

The bidder shall quote his rates in the Price Schedule given Section -X. Before quoting his price, he is requested to go through the details of buildings given in Section-VII.

#### **9. SECURITY DEPOSIT**

- i. The Successful Bidder shall furnish the BSNL a sum equal to One (01) month rent plus GST applicable as advance rent of one month and Interest free Security Deposit of an amount equal to three (3) months rent to the BSNL in the form of Demand Draft drawn on Scheduled Bank in favour of Accounts Officer, O/o C.G.M, BSNL, Chennai Telephones within 7 days after the receipt of the LOI along with Draft lease agreement. The Security Deposit shall be accompanied by two copies of the Agreement. This shall be followed by signing of the Agreement with BSNL, within seven days of

the receipt of Security Deposit.

- ii. The proceeds of the Security Deposit shall be payable to the BSNL as compensation for any loss resulting from the Bidder's failure to discharge its obligations under the lease agreement.
- iii. The Security Deposit will be discharged by the BSNL after successful completion of the lease period.

**10. EVALUATION OF BIDS:**

The evaluation and comparison of bids shall be based on the rentals offered in the Price Schedules in Section X.

**11. BSNL'S RIGHT TO ACCEPT / REJECT ANY OR ALL BIDS**

- a. BSNL reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to award of lease without assigning any reason whatsoever and without thereby incurring any liability to the affected bidder or bidders on the grounds of BSNL's action.
- b. BSNL reserves the right to lease out the premises of same location to different bidders.

**12. ISSUE OF LETTER OF INTENT (LOI)**

- i. The issue of an LOI shall constitute the intention of the BSNL to enter into an agreement with the bidder for leasing the premises.
- ii. Within 7 days of issue of the LOI, the bidder shall give its acceptance along with Security Deposit in conformity with terms of bid document.

**13. SIGNING OF CONTRACT**

The issue of LOI followed by acceptance by the bidder(s) shall constitute the award of lease to the bidder(s). Detailed lease agreement as per Section IX shall be signed within seven days from the date of receipt of Security Deposit.

The buildings and land will be handed over on as is where is basis. For existing furniture which are in good condition monthly rental will be worked out prior to the opening of financial bid and shall be charged separately to the bidder if the wants to take the existing furniture. The furniture shall be handed over in functional condition in future and repair and maintenance of the furniture shall be taken care by the bidder only.

**14. ANNULMENT OF AWARD**

Failure of the successful bidder to comply with the requirement of clause 9 (i) shall constitute sufficient ground for the annulment of the award in which event the BSNL shall call for fresh bids.

**15. List of services**

(Operation & Maintenance to be carried out by BSNL for which rate to be quoted by bidders):

Table no- 1

Sl no	Services	Administrative Building	Hostel Building
1	Electrical fixtures, Fittings, installations, Compound lights and pumps	Yes	Yes
2	Lifts	1 no	No lift
3	Diesel Generators	250 KVA	40 KVA
4	Firefighting systems - Wet risers with fireextinguishers	Yes	Yes
5	Deployment of Security for entire campus and common area	Yes	Yes
6	Housekeeping for entire campus in common area	Yes	No
7	Sub station	Yes	No

1. Bidders are requested to go through the table number -1- of the bid document before quoting the rate for the maintenance charges in the financial Bid.
2. The bidder has to quote his rates keeping in mind that one four wheeler uncovered parking will be given free of cost for every 1000sqft of built up area quoted for.
3. In case of any bidder wants to take more parking area in addition to the above mentioned criteria, he will have to pay extra charges for the parking of each four wheelers at the rate of Rs 1500.00 per month.

**16. PRE BID MEETING:**

Pre bid meeting is scheduled on **20-05-2022** 15:00 hrs at “*O/o Executive Engineer-Civil, BSNL Civil Division, M.M. Nagar, No-65, 3rd cross street, Ganga Nagar, Kodambakkam, Chennai-600024*”. Prospective bidders require any clarification in the Bidding Documents may notify their queries to BSNL through e-mail address [eecmmn@gmail.com](mailto:eecmmn@gmail.com) before the date of pre bid meeting. Also, they can submit their queries in person at the time of pre bid meeting. BSNL will compile all the queries without identifying the source of the queries. The response to all the queries will be published in the website and sent to the prospective bidders through email also.

**17. Evaluation Criteria:**

1. The bidder quoting for the whole administrative building will be given preference provided the monthly rental of the entire building considering the highest rate quoted by the highest bidder of individual floor is less than the monthly rental quoted by the bidder of the entire building. In case the rental per month considering the highest rate quoted by the highest bidder of individual floor is more than the monthly rental quoted by the bidder of entire building, then the later (bidder quoting for the entire building) will be given first option to match with the rates of the highest bidders of individual floor.

2. The rate of evaluation of Administrative building will be on composite basis.

3. The rate quoted by the bidder who is quoting bid for entire Administrative building or multiple floor will be decided in following manner. The bidder quoting for entire building or multiple floors will have to match with the rate of the highest bidder for those floors which are common with other bidders. The rate will be decided for the bidder who is quoting for the entire building or multiple floors in following manner:

Case-1: The quoted rate of the bidder of entire building or multiple floors if his quoted rate is higher than the other bidder quoted rate for the common floor.

Case-2: The rate for the common floors for the bidder quoting for entire building or multiple floors will be considered as the highest rate quoted by the other bidders for the common floors if the quoted rates of the other bidders are less than the bench price as mentioned in the EOI document.

Case-3: The rate for the common floor for the bidder quoting entire building or multiple floors will be considered as 10% above bench price as mentioned in the EOI document if the highest rate quoted by the other bidders for the common floors is more than 10% of the bench price as mentioned in the EOI document otherwise the highest rate quoted by the other bidders for the common floor.

4. If the bidder quotes for entire building including hostel block then O & M of Civil and Electrical infra including security shall be borne by the bidder and the bidder shall not quote separately in the Section - X for operation and maintenance charges.

### SECTION III

#### COMMERCIAL CONDITIONS OF CONTRACT

##### a. TERMS & CONDITIONS

The general terms and conditions of lease are given in Standard Lease Agreement provided in Section IX.

##### b. LIQUIDATED DAMAGES

Should the Bidder fail to perform contractual obligations including payment of monthly lease rent within the period prescribed, the BSNL shall be entitled to recover amount with interest at the rate of bank rate (presently 4.25%) plus 4% for the period of delay. Quantum of liquidated damages assessed and levied by the BSNL shall be final and not challengeable by the bidder.

##### c. FORCE MAJEURE

- i. If, at any time, during the continuance of this contract, the performance in whole or in part by either party of any obligation under this contract is prevented or delayed by reasons of any war, or hostility, acts of the public enemy, civil commotion, sabotage, fires, floods, explosions, epidemics, quarantine restrictions, strikes, lockouts, or act of God (hereinafter referred to as events) provided notice of happenings of any such eventuality is given by either party to the other within 3 days from the date of occurrence thereof, neither party shall by reason of such event be entitled to terminate this contract nor shall either party have any claim for damages against other in respect of such non-performance or delay in performance, and deliveries under the contract shall be resumed as soon as practicable after such an event come to an end or cease to exist, and the decision of the BSNL as to whether the services have been so resumed or not shall be final and conclusive. Further that if the performance in whole or part of any obligation under this contract is prevented or delayed by reasons of any such event for a period exceeding 10 days, either party may, at its option, terminate the contract.
- ii. Provided, also that if the contract is terminated under this clause, the BSNL shall be at liberty to transfer the work and the funds from the bidder to any other Bank to be appointed by the BSNL, without any financial implications being imposed by the original bidder on BSNL arising out of such transfer.

##### d. TERMINATION FOR DEFAULT

The BSNL may, without prejudice to any other remedy for breach of contract, by written notice of default, sent to the bidder, terminate this contract in whole or in part,

- a. If the bidder fails to meet its contractual obligations within the time period (s) specified in the lease agreement, or any extension thereof granted by the BSNL pursuant to clause 12, Section II; and
- b. If the bidder, in either of the above circumstances, does not remedy its failure within a period of 10 days (or such longer period as the BSNL may authorize in writing) after receipt of the default notice from the BSNL.
- c. In the event the BSNL terminates the contract in whole or in part, the BSNL may proceed, upon such terms and in such manner as it deems appropriate.

**e. TERMINATION FOR INSOLVENCY**

The BSNL may at any time terminate the Contract by giving written notice to the Bidder, without compensation to the bidder, if the bidder becomes bankrupt or otherwise insolvent as declared by the competent court provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the BSNL.

**f. ARBITRATION**

Except as otherwise provided elsewhere in this EOI, in the event of any disputes, controversy or differences arising out of or relating to this agreement or the breach, termination or invalidity thereof between the parties, such party or parties shall make a request to the other party or parties to amicably settle such differences or disputes and parties shall thereupon make every effort to settle the same amicably within a period of 60 (sixty) days from the date of making of such request.

Where parties are unable to settle the disputes through conciliation, the same shall be referred to the CGM, BSNL-CHTD, CHENNAI for referral of such disputes to a sole arbitrator (chosen from the name(s) provided by BSNL), to be mutually decided by the parties, as per the provisions of the Arbitration and Conciliation Act 1996, any amendment thereof and any notification issued or rules made there under from time to time.

The venue of the arbitration proceeding shall be "CHENNAI"

The fees, if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any, by whom and in what manner, such cost or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

In the event of any dispute or difference relating to the interpretation and application of the provisions of this EOI where bidder is a Central Public Sector Enterprise (CPSE)/ Port Trust or Government Department / Organization (excluding disputes concerning Railways, Income Tax, Customs & Excise Departments), such dispute or difference shall be taken up by either party for resolution through Administrative Mechanism for Resolution of CPSEs Disputes (AMRCD) as mentioned in DPE OM No. 4(1)/2013-DPE(GM)/FTS-1835 dated 22-05-2018.

**g. CONDITIONS FOR BIDDING:**

- a. Bidders quoting for Sl.No-(1) Administrative building, RTTC, MM Nagar in the price bid shall refer Section-VII and the enclosed floor plans for getting details of the building. Bidders shall quote monthly rent per square feet of built up area, O&M Charges per square feet of built up area and total monthly rent **for one or multiple floors in sequence from top or frombottom (For Eg:- GF+FF.... or 8F+7F.... etc).**

\*\*Bidders who quote for more than 70% of the total built up area of Administrative building are only eligible to quote for Sl.No-(2) Hostel building, RTTC, M.M. Nagar.

- b. Bidders quoting for Sl. No. -(2) Hostel building, RTTC, M.M.Nagar in the price bid shall refer Section-VII for the amenities available, indicative area particulars and the enclosed floor plans. They shall quote the monthly rent, O&M Charges and total monthly rent for the full building.
- c. The rate for Sl.No-(3) vacant land can be quoted only by the bidder who are quoting for at least two floors of Administrative building under Sl.No-(1).

Further, the bidders are informed that whoever is quoting the rates for Sl.No-(1) Administrative building & Sl.No-(3) vacant land, the entire offer will be considered as bundle and package offer. They will have no option in future to surrender a part of the leased area during the pendency of the lease agreement.

- d. The bidders quoted for sl.no-(1) and (2) shall not be entitled to surrender back the leased area in part at any time during the Lease period.
- e. No permanent structure should be constructed in the vacant land. Approval of BSNL will be required for any temporary construction there upon and a separate rate shall be negotiated for the intended use of the vacant land after construction of the temporary structure.

The rate to be quoted per unit of vacant land. A bidder can quote more than one unit of vacant land. The number of units of vacant land quoted by the bidder shall be demarcated and ear marked by BSNL at the time of signing or before signing of the agreement and the decision of BSNL regarding location, shape and dimensions shall be final and binding to the bidder. All units of the land will be in the same compound of the Administrative Building.

**SECTION – IV: DECLARATION**

To,

The Chief General Manager, BSNL -CHTD,  
Chennai-600010

Sub : Expression of interest for leasing out of built up space in BSNL Building at Maraimalai Nagar RTTC compound, Chennai Telephones District.

Dear Sir,

I/We have read and examined the EOI document, terms and Conditions thereof and other documents and Rules referred to in the EOI document and all other contents in the EOI document for leasing out the built up space.

I/We hereby submit our bid for as per the stated scope of work within the specified time schedule. I/We hereby submit all the documents mentioned in the EOI document.

I/We agree to keep the offer open for One Twenty (120) days from the last due date of submission thereof and not to make any modifications in its terms and conditions. If, I/We withdraw my/our offer before the said period or before issue of letter of acceptance, whichever is earlier, or makes any modifications in my/our offer BSNL shall without prejudice to any other right or remedy, be at liberty to cancel the bid. Further, if I/We fail to occupy the space allotted to us within one month and fail to sign the lease deed within prescribed time, I/We hereby agree that the said BSNL shall without prejudice to any other right or remedy, be at liberty to cancel the bid.

Place: Date:

**Signature of the Bidder**

**Seal of Bidder**





**SECTION VI**  
**LETTER OF AUTHORISATION FOR ATTENDING BID OPENING**

(To reach before bid opening)

To,

The Chief General  
Manager, Bharat  
SancharNigam  
Limited, BSNL - CHTD,  
Chennai-600010

Subject: Authorization for attending bid opening on in the Expression of interest for leasing out of built up space in BSNL Building at Maraimalai Nagar RTTC compound, Chennai Telephones District.

Following persons are hereby authorized to attend the bid opening for the EOI mentioned above on behalf of (Bidder) in order of preference given below.

Order of Preference

Name	SpecimenSignatures
I.	
II.	

Alternate Representative

Signatures of bidder  
Or Officer authorized to sign the bid Documents on behalf ofthe bidder.

Note :

1. Maximum of two representatives will be permitted to attend bid opening. In cases where it is restricted to one, first preference will be allowed. Alternate representative will be permitted when regular representatives are not able to attend.
2. Permission for entry to the hall where bids are opened may be refused incase authorization as prescribed above is not recovered.

**SECTION -VII****SALIENT FEATURES OF THE BSNL ADMINISTRATIVE  
BUILDING AT MARAIMALAI NAGAR**

- |  |              |   |
|--|--------------|---|
| 1. Location of the building                          | :            | Pavendar Salai, Maraimalai Nagar.<br>12.782241652239415,<br>80.02908168235511   |
| 2. Type of building                                  | :            | <b>Administrative building</b>  |
| 3. Year of Construction                              | :            | <b>2005</b>   |
| 4. Land Area   | :            | <b>26,554 Sqm or 2,85,827</b><br><b>sqft (Surrounding area of Admn bldg &amp; Hostel Only)</b>  |
| 5. Built up area for Renting out                     | :            | <b>GF - 20,597 Sqft,</b><br><b>FF - 21,599 Sqft</b><br><b>2F - 21,809 Sqft,</b><br><b>3F - 9,297 Sqft</b><br><b>4F - 8,170 Sqft,</b><br><b>5F - 7,763 Sqft</b><br><b>6F - 8,169 Sqft</b><br><b>7F - 7,561 Sqft</b><br><b>8F - 1,177 Sqft</b><br>----- |
|  | <b>Total</b> | <b>1,06,142 Sqft</b>  |
| 6. No. Of stories                                    |              | <b>G+8 floor</b>  |
| 7. Entry to the Vacant Area                          | :            | <b>Each floor is having a</b><br><b>separate entry.</b>   |
| 8. Lift Availability                                 | :            | <b>1 nos of lift Car is</b><br><b>available and two more</b><br><b>lift well is there in</b><br><b>addition to this.</b>  |
| 9. Postal Address                                    | :            | <b>RTTC, BSNL,</b><br><b>PavendarSalai, MM Nagar</b>  |
| 10. Distance from Chennai Central<br>Railway Station | :            | <b>Approx 50 Km</b>   |
| 11. Availability of Parking space :                  |              | <b>Open Parking Space Available. (For</b><br><b>Two &amp; Four Wheeler)</b>   |

**Note:**

- The bidders are advised to inspect the building & premises before submission of bids in consultation with SDE/AGM, RTTC or Issuer of this EOI before quoting for any space.
- The built up area mentioned above is indicative only. The actual built up area shall be measured as per the guidelines for entering into the agreement

**SECTION –VII**  
**SALIENT FEATURES OF THE HOSTEL BUILDING AT**  
**MARAIMALAI NAGAR**

1. Location of the building : Pavendar Salai, Maraimalai Nagar.  
12.782241652239415,  
80.02908168235511
2. Type of building : Hostel building
3. Year of Construction : 2005

Sl No	Description	Number	Total Builtup Area in Sqft
<b>Ground Floor</b>			
1	Dining Hall	1	15,796 Sqft
2	Kitchen	1	
3	Wash area	1	
4	Store Room	1	
5	Pantry	1	
6	Inspection Suit with attached toilet	2	
7	Hostel Rooms with attached toilets	16	
8	Hostel rooms	8	
9	Common bath rooms	12	
10	Common toilets	12	
11	Porch	1	
12	Entrance lobby	1	
13	Sick room (with attached toilet)	2	
14	Consulting room	1	
15	Waiting room	1	
16	Common room	1	
17	Lobby	1	
<b>First Floor</b>			
1	Multipurpose hall	1	14,845 sqft
2	Hostel room	32	
3	Common bath rooms	12	
	Common toilets	12	
5	Lobby	1	
<b>Second Floor</b>			
1	Hostel room	32	12,208 sqft
2	Common bath rooms	12	
3	Common toilets	12	
5	Lobby	1	
			<b>42,849 sqft</b>

4. Lift Availability : No lift provision

Note:

1. The bidders are advised to inspect the building & premises before submission of bids in consultation with SDE/AGM, RTTC or Issuer of this EOI before quoting for any space.

**SECTION VIII**

**(DECLARATION TO BE GIVEN BY THE BIDDERS WHO HAVE DOWNLOADED THE EOI DOCUMENT FROM THE WEB)**

It is to certify that

1. I/We have submitted the bid in the Proforma as downloaded directly from the website.
2. I/We have submitted EOI documents which are same / identical as available in the website.
3. I/We have not made any modification / corrections / additions etc. in the EOI documents downloaded from web by me / us.
4. I/We have checked no page is missing and all pages are available & that all pages of EOI document submitted by us are clear and legible.
5. I/We have signed (with stamp) all the pages of the EOI document before submitting the same.
6. I/We have sealed the EOI documents properly before submitting the same.
7. I/We have read carefully and understood the important instructions to the all bidders who have downloaded the tenders from the web.
8. In case at any stage later, it is found there is difference in our downloaded EOI documents from the original, BSNL shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
9. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, the lease agreement will be cancelled. The department will not pay any damages to me / us on this account.
10. In case at any stage later, it is found that there is difference in our downloaded EOI documents from the original, I/We may also be debarred for further participation in the EOI in the concerned BSNL Circle.

Dated.....

(BIDDER) (SIGN WITH SEAL) ADDRESS: . . . . .

PHONE NOS.: . . . . .

Mobile No:.....

E-MAIL . . . . .

**SECTION IX**  
**STANDARD LEASE AGREEMENT (SLA) FOR RENTING OUT SPACE**

AN AGREEMENT MADE THIS ..... DAY OF ..... TWO THOUSAND AND .....  
.....

**BETWEEN**

Bharat Sanchar Nigam Limited, a Government Company incorporated under Companies Act 1956 and having its registered office at Bharat Sanchar Bhawan, Harish Chandra Mathur Lane New Delhi 110001 and also having inter alia one of its field Unit/office at .....

(hereinafter referred as 'BSNL' or 'Lessor' which expression shall include its successors, assigns, administrators, liquidators and receivers ,wherever the context of meaning shall so require or permit) of the ONE PART

**AND**

.....  
.....  
Address.....herein after Called 'The Lessee's  
(which expression shall include its successors assigns, administrators, liquidators and receivers, wherever the context of meaning shall so require or permit) of the OTHER PART.

**WHEREBY IT IS AGREED AND DECLARED AS FOLLOWS:-**

Whereas BSNL /Lessor has invited the EOI No. .... dated ..... for ....

..... . Based upon the evaluation of EOI Lessee .....  
..... has been short listed for ..... on the terms & conditions as agreed herein in this agreement.

NOTE: Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

1. In consideration of the rent hereinafter reserved and of the other conditions herein contained, the Lessor agrees to let out and Lessee agrees to take on lease the premises known as .....  
..... together with all fixtures and fittings standing and being thereon building related services (external & internal called "THE SAID PREMISES") more particularly described in SCHEDULE A.
2. The lease shall commence/shall be deemed to have been commenced on the ..... Day of ..... Two thousand and ..... and shall, subject to the terms hereof, continue for a term of three year(s) with an option to extend the period of lease for a further term as set out in Clause 18 hereof.
3. The Lessee shall, subject to the terms hereof, pay gross rent in monthly arrears for the said premises at the rate of Rs..... per month which shall be deemed to be exclusive of maintenance and GST as applicable and all the taxes payable to municipal or other local/state/other bodies (except Property/House Tax). The rent along with operation & maintenance charge as stipulated in para 4 is payable in advance before

10<sup>th</sup> of every month failing which the amount with interest at the rate of bank rate (presently 4.25 %) plus 4% for the period of delay shall be recovered by BSNL (Lessor). In the event of the tenancy hereby created, being terminated as provided by these presents, the Lessee shall pay only a proportionate part of the rent for the fraction of the current month up to the date of such termination. The monthly rent is hereby agreed to remain fixed during the period of lease of three years subject to provisions in clause 9.

4. The operation and maintenance charges at the rate of Rs. ...\*... per Sqft per month with applicable taxes will be charged over and above the monthly rent and it will be proportionately enhanced with respect to enhancement of the rent. The operation and maintenance of the following items (\*) are covered under the said charges:

- Electrical fixtures, fittings, installations, compound lights and pumps. All external only, however the internal maintenance to be done by the lessee at his own cost.
- Lifts.
- Sub station.
- Diesel generators.
- Fire fighting systems.
- Deployment of security for entire campus and common area.
- Housekeeping for entire campus in common area.

\*(In the financial bid - Section X- to be quoted by the bidder)

Security arrangement of the premises under possession of the Lessee shall be the responsibility of Lessee. Lessor (BSNL) shall not be responsible for any loss of installation, equipment etc. The rate of maintenance charges as stated in Para 4 above are exclusive of electricity, water charges etc.

Rented premises shall not display any publicity material of competing telecom companies. Further, BSNL shall reserve the right for utilizing the premises for publicity/other purposes.

5. That the Lessee shall pay to the Lessor a sum of Rs ..... (Rupees .....) as advance rent of one month plus GST as applicable and a sum of Rs..... (Rupees .....) (three months rent) as Security Deposit on signing of this agreement, free of interest, which will be refunded at the time of the premises having been handed back properly to the Lessor with the fittings and fixtures etc. in good condition, all alterations made with due permission of Lessor are restored, all dues having been cleared. Otherwise the same shall be adjusted against the said security deposit.

5(A).

6. That the Lessor shall have right to adjust from security deposit, the mutually agreed sum, which has to be incurred by him on account of major damages to the building/premises. The major damages, levy, shall be ascertained jointly by Lessor & Lessee. The Lessee shall not be liable to pay normal wear and tear.

7. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in Schedule 'B' and the Lessee shall upon the expiration of the term hereby created or any renewal thereof and subject to clause 14 hereof yield up the said premises including fixtures and fittings in as good a condition as received.

8. The Lessee shall be entitled to use the said premises for the purpose for lawful business of Lessee and is not detrimental to the interest of the Lessor.
9. The Lessee shall not sublet assign or otherwise part with the whole or any part or parts of the said premises during the period of tenancy nor will allow at the time of vacating the premises and will handover peacefully vacant possession to the Lessor or his authorized agent.
10. That the Municipal Tax (except Property/House Tax) or other local tax levied by local authority and water charges are be borne by the Lessee proportionately including any future revision with retrospective effect for the area of occupation. Any other tax or any hike imposed by the appropriate authority is to be borne by the Lessee. Goods and Services tax at the prescribed rates is to be borne by the Lessee. It is made absolutely clear, in this deed that it shall be the sole responsibility of the Lessee to pay all such charges as stated in paras 9 & 10 to Govt. and /or other Govt. authorities. It is agreed that in case the lesser is required to pay or forced to pay such taxes, charges, the Lessor may pay the same and deduct the same from the security deposit, in such events, short fall in any security deposit during the currency of agreement shall be payable by Lessee withthe following monthly rent payable, so as to secure deposit of Rs ... .. keeps deposited with Lessor throughout the lease period. The lease is subject to the local authority bye laws. The Lessee shall comply with municipal and other charges. If the Govt/local authority objects to lease out the BSNL premises, then the bidder has to vacate the same and BSNL shall not be liable to pay any compensation for the same.
11. That the Lessee shall pay all charges in respect of electric power, light used in the said premises in accordance with the separate meter / sub- meters installed therein during the currency of this agreement including proportionate fixed charges against bills raised by the appropriate authorities beginning from the date of taking over the demised possession of the said premises. The cost of separate meter /sub-meter including its installations shall be borne by the Lessee.  
  
\*\*\* In Case of power backup taken up through DG from BSNL by the lessee, then the lessee will have to pay for the operation cost of DG proportionately based on the actual consumption of power by lessee.
12. That at the time of occupation, the Lessee shall see that all fittings and fixtures are in perfect order and shall be responsible to restore this in the same condition in which they have been taken over except natural wear and tear.
13. That the Lessee shall allow the Lessor or his authorized agent to enter the said premises at the reasonable hours or when necessary for inspection/repair etc.
14. The responsibility for registration / documentation of this indenture wouldbe that of the Lessee and all expenses in that regard would be borne by the Lessee / tenant. The registration of this agreement should be got doneby the Lessee within a period of TWO months from the date it is signed. One copy of the registered document would be supplied by the Lessee tothe Lessor within 15 days of the registration thereof.



15. That the Lessee shall be entitled to erect and fix up partitions, cubicles and other fixtures and fitting and meters into or upon the said premises or any part thereof after getting approval of the same from the Lessor provided that same shall in all events confirm the building bye laws of the authority concerned for time being. However, at the expiry of this lease or extension. If any, the Lessee will hand over vacant possession of the said premises in its normal original condition after removing at its own cost all and fixture installed by the Lessee. The Lessee shall not make any structural changes, addition/alterations in the premises.
16. That day to day repairs arising out of the normal wear and tear or resulting from any modifications by the Lessee shall be done by the Lessee at his own cost but any major structural repairs will have to be done by the Lessor at his own cost. Lessor shall have power to remove any the fixture/fittings or modification done by the Lessee if it is felt that such changes as done under clause 14 will damage the structure of the building.
17. The Lessor shall not be liable for loss of profit or loss of goodwill arising from the occupation of the said premises by the Lessee and the Lessee shall make no claim in respect thereof.
18. The Lessee agrees with the Lessor to abide by the terms and conditions of the lease deed and shall peacefully hold and enjoy the said premises during the said terms and any renewal thereof without any interruption or disturbance to the Lessor by him or any person claiming by or through or under them.
  - a. The duration of the lease will be for a period of 10 (Ten) Years extendable by 10 (ten) more years subject to the approval of competent authorities in BSNL / DoT. If the Lessee shall be desirous of extending the lease of the said premises after the expiration of the term hereby granted, it will give a notice in writing to the Lessor not less than one month before the expiration of the term hereby granted to the Lessor. Thereupon the Lessor may renew the lease for a further period of 10 (Ten) years in accordance with the covenants, agreements and conditions as in the present agreement including the present covenant for renewal provided that such revision shall be with 15% at every three years increase in rent (i.e. @ 5% per annum) of the last rent paid at the time of such revision. However, it is agreed condition that if no such mutual agreement is reached the Lessee shall vacate the premises on the expiry of the time of lease deed.
19. The Lessor shall be entitled to terminate the lease at any time giving to the Lessee a three month advance notice in writing of its intention to do so.
20. That in case of default of non-payment of the lease amount for the maximum period of three (3) months, then this agreement shall stand automatically terminated and the Lessee shall have to vacate the premises immediately. No claim whatsoever will be entertained.
21. The Lessor has right to recover any amount due to Lessee from the Security Deposit available with Lessor and the decision of the Lessor will be final and binding on the Lessee.
22. Any notice to be made or given to the Lessor under these presents or in connection with the said premises shall be considered as duly given if sent by the Lessee through the post by registered letter/speed post addressed to

the officer who signs this agreement on behalf of Lessor and a copy to the Head of BSNL Field Unit/circle concerned and any notice given to the Lessee shall be considered as duly given if sent by the Lessor through the post by registered letter/speed post addressed to the Lessee at their last known place of abode. Any demand or notice sent by the registered post in either case shall be assumed to have been delivered in the usual course of Post.

23. That in case of any dispute with regard to this LEASE AGREEMENT, the same shall be subject to the jurisdiction of Courts at **Chennai** and Indian Law shall be applicable. However during the pendency of the dispute, “the Lessee shall not stop payment of rent and other CHARGES if it is in possession of the demise premises and other terms shall also continue to apply.”

24. Except as otherwise provided elsewhere in the contract, in the event of any disputes, controversy or differences arising out of or relating to this agreement or the breach, termination or invalidity thereof between the parties, such party or parties shall make a request to the other party or parties to amicably settle such differences or disputes and parties shall thereupon make every effort to settle the same amicably within a period of 60 (sixty) days from the date of making of such request.

Where parties are unable to settle the disputes through conciliation, the same shall be referred to the authority in BSNL (CMD/CGM/GMTD, as the case may be) for referral of such disputes to a sole arbitrator (chosen from the name(s) provided by BSNL), to be mutually decided by the parties, as per the provisions of the Arbitration and Conciliation Act 1996, any amendment thereof and any notification issued or rules made there under from time to time.

The venue of the arbitration proceeding shall be \_\_\_\_\_ (New Delhi or Circle/SSA HQ, as the case may be)

The fees, if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including fees, if any, of the arbitrator) shall be in the discretion of the arbitrator who may direct to any, by whom and in what manner, such cost or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

**24(A)**

In the event of any dispute or difference relating to the interpretation and application of the provisions of this agreement where Lessee is a Central Public Sector Enterprise (CPSE)/ Port Trust or Government Department / Organization (excluding disputes concerning Railways, Income Tax, Customs & Excise Departments), such dispute or difference shall be taken up by either party for resolution through Administrative Mechanism for Resolution of CPSEs Disputes (AMRCD) as mentioned in DPE OM No. 4(1)/2013-DPE(GM)/FTS-1835 dated 22-05-2018.

25. In the event of Lessee committing any breach of terms & conditions herein contained and Lessee has not rectified the said breach within 30 days, after the same has been brought to their notice by the Lessor, the Lessor shall be at liberty to terminate the agreement by giving one month's notice in writing terminating the lease & upon expiring of such notice Lessee shall stand terminated.

26. Upon the termination or earlier determination of this agreement, in the event of the Lessee failing to remove the employees/representative, his belonging, furniture & fixtures etc & hand over the vacant and peaceful possession thereof to the Lessor, it is agreed that Lessee shall pay to all

Lessor mesne profit of Rs.1000/- per day for every 5000 sqft in addition to the monthly rent payable, without prejudice to other rightful remedy, from the date of such default until such time of the Lessee have removed their articles, belonging, fixture, effects, employee etc. from said premises and handed over peaceful possession of these to the Licensor. The said mesne profit in case not paid regularly will be adjusted / deducted from the security deposit lodged with the Lessor. The payment of mesne profit however does not absolve the Lessee to their obligations to vacate the premises on the expiry or termination of this agreement.

27. That the Lessee shall abide by all laws, byelaws, rules & regulations of government or local authority. The Lessee shall not use the premises for the things/ business which is prohibited by any law of land. The Lessee shall not or attempt to do so or cause or suffer to be done anything which may or is likely to jeopardize or prejudice to the interest of the Lessor. In event of default being committed, the Lessee undertakes to exclusively own such liability & responsibility & shall keep the Lessor fully holding & indemnified in respect of such liability

28. That the Lessor and their agents, employees shall be entitled to visit & inspect the said premises or any part thereof, at all reasonable times for the purpose of either viewing the conditions of said demised premises or otherwise. The Lessee shall not hinder or obstruct any such visitor from visiting the said premises or any part thereof.

29. This lease agreement has been executed in duplicate. One counter part of the lease agreement to be retained by the Lessee and the other by the Lessor.

**THE SCHEDULE 'A' REFERRED TO ABOVE**

The premises include .... Sqm of open land and a super built up area of about..Sqft on ..... floor of the building known as ... situated on plot/and bearing Survey

..... in the city of ..... Nos.

..... with boundaries of the compound described herein below:

along with all rights and privileges of land lord regarding use of corridors, stairs, parking spaces etc. Parking of ..... No. of vehicles shall be allowed in the compound.

**THE SCHEDULE 'B' REFERRED TO ABOVE**

Details of fixtures and fittings:

IN WITNESS WHEREOF THE OFFICIAL SEAL OF ..... has Been affixed in the manner hereinafter mentioned and the lease agreement has been signed for and on behalf of the Lessee on the day and year first above written by ..... ..

Date: .....

Place: .....

**Witnesses:**

1. ....
2. ....

Note:- Portions which are not applicable may be scored off at the time of filling up of the StandardLease Agreement (SLA) format.

**SECTION X**  
**PRICE SCHEDULE - FINANCIAL BID**

To

The Chief General Manager BSNL –CHTD,Chennai-600010

Sir,

With reference to the EOI no.02/BSNL/CD-MMN/CH/2022-23 dated 09-05-2022, I/We offer the following price to take the said premises of BSNL on lease basis in accordance with the terms and conditions mentioned therein, as under:

Sl. No	Location & Address	Quantity / Built up area	Monthly Base rent per square feet of builtup area (In Rupees)	Monthly lease rent per square feet of builtup area (In Rupees)	Base rent for Civil and Electrical Operational and Maintenance charges per square feet of builtup area (In Rupees)	Monthly Operation and Maintenance Charges (Rate per Sqft of builtup area) (In Rupees)				Monthly Rent per square feet of builtup area (In Rupees)	Total Monthly rent (In Rupees)	Likely usage of the space
						External electrical fittings, compound lightings, pumps, lifts, Diesel generator	Substation and fire fighting systems	External security services	Housekeeping for the common areas			
1	2	3	4	5	6	7	8	9	10	11=5+7+8+9+10	12 = 3 x 11	13
1	<b>Administrative Building, RTTC, Maraimalai Nagar</b>											
a	Ground Floor	20,597 Sqft	29/-		3/-							
b	First Floor	21,599 Sqft	29/-		3/-							
c	Second Floor	21,809 Sqft	29/-		3/-							
d	Third Floor	9,297 Sqft	29/-		3/-							
e	Fourth Floor	8,170 Sqft	29/-		3/-							

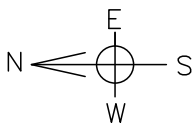
f	Fifth Floor	7,763 Sqft	29/-		3/-							
g	Sixth Floor	8,169 Sqft	29/-		3/-							
h	Seventh Floor	7,561 Sqft	29/-		3/-							
i	Eighth Floor	1,177 Sqft	29/-		3/-							
<b>2</b>	<b>HOSTEL BUILDING, RTTC, Maraimalai Nagar</b>											
a	Full Building	1 Number	10,71,225/-		1,28,547/- (Lump sum)							
<b>3</b>	<b>Vacant land: Total no of land unit 36.69 units</b>											
		No. of Units Required	Monthly Base rate Per Unit in Rs.	Monthly lease rent								
a	Vacant land - one units having 20000 sqft vacant area		2,80,000/-		xxx	xxx	xxx	xxx	xxx			

Yours Faithfully,

Signature of the Authorized Signatory of the Bidder with seal

- i. Amount to be mentioned clearly in Indian form of international numerals.
- ii. No corrections/alterations are permitted while mentioning the amount.

- iii. Amount to be written in both figures and words. If there is any difference between figures and words, the words will prevail.
- iv. Bidders quoting for Sl.No-(1) Administrative building, RTTC, MM Nagar in the price bid shall refer Section-VII and the enclosed floor plans for getting details of the building. Bidders shall quote monthly rent per square feet of built up area, O&M Charges per square feet of built up area and total monthly rent **for one or multiple floors in sequence from top or from bottom (For Eg:- GF+FF... or 8F+7F... etc).**
  - \*\*Bidders who quote for more than 70% of the total built up area of Administrative building are only eligible to quote for Sl.No-(2) Hostel building, RTTC, M.M.Nagar.
- v. Bidders quoting for Sl.No-(2) Hostel building, RTTC, M.M.Nagar in the price bid shall refer Section-VII for the amenities available, indicative area particulars and the enclosed floor plans. They shall quote the monthly rent, O&M Charges and total monthly rent for the full building.
- vi. The rate for Sl.No-(3) vacant land can be quoted only by the bidder who are quoting for atleast two floors of Administrative building under Sl.No-(1).
- vii. No permanent structure should be constructed in the vacant land. Approval of BSNL will be required for any temporary construction there upon and a separate rate shall be negotiated for the intended use of the vacant land after construction of the temporary structure.
- viii. Further, the bidders are informed that whoever is quoting the rates for Sl.No-(1) Administrative building & Sl.No-(3) vacant land, the entire offer will be considered as bundle and package offer. They will have no option in future to surrender a part of the leased area during the pendency of the lease agreement.
- ix. The bidders quoted for sl.no- (1) and (2) shall not be entitled to surrender back the leased area in part at any time during the Lease period.
- x. The rate to be quoted per unit of vacant land. A bidder can quote more than one unit of vacant land. The number of units of vacant land quoted by the bidder shall be demarcated and ear marked by BSNL at the time of signing or before signing of the agreement and the decision of BSNL regarding location, shape and dimensions shall be final and binding to the bidder. All units of the land will be in the same compound of the Administrative Building.



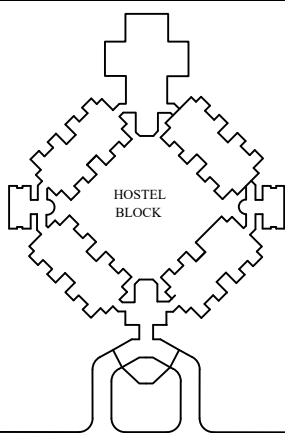
Vacant Land

391.00

379.40

242.52 m

Surrounding area  
2,85,827 sqft



HOSTEL  
BLOCK

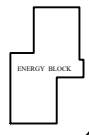


C

ADMN BUILDING

B

A



ENERGY BLOCK



CIVIL OFFICE



EB IT networking point



SCOOTER SHED

24 M W I D E R O A D

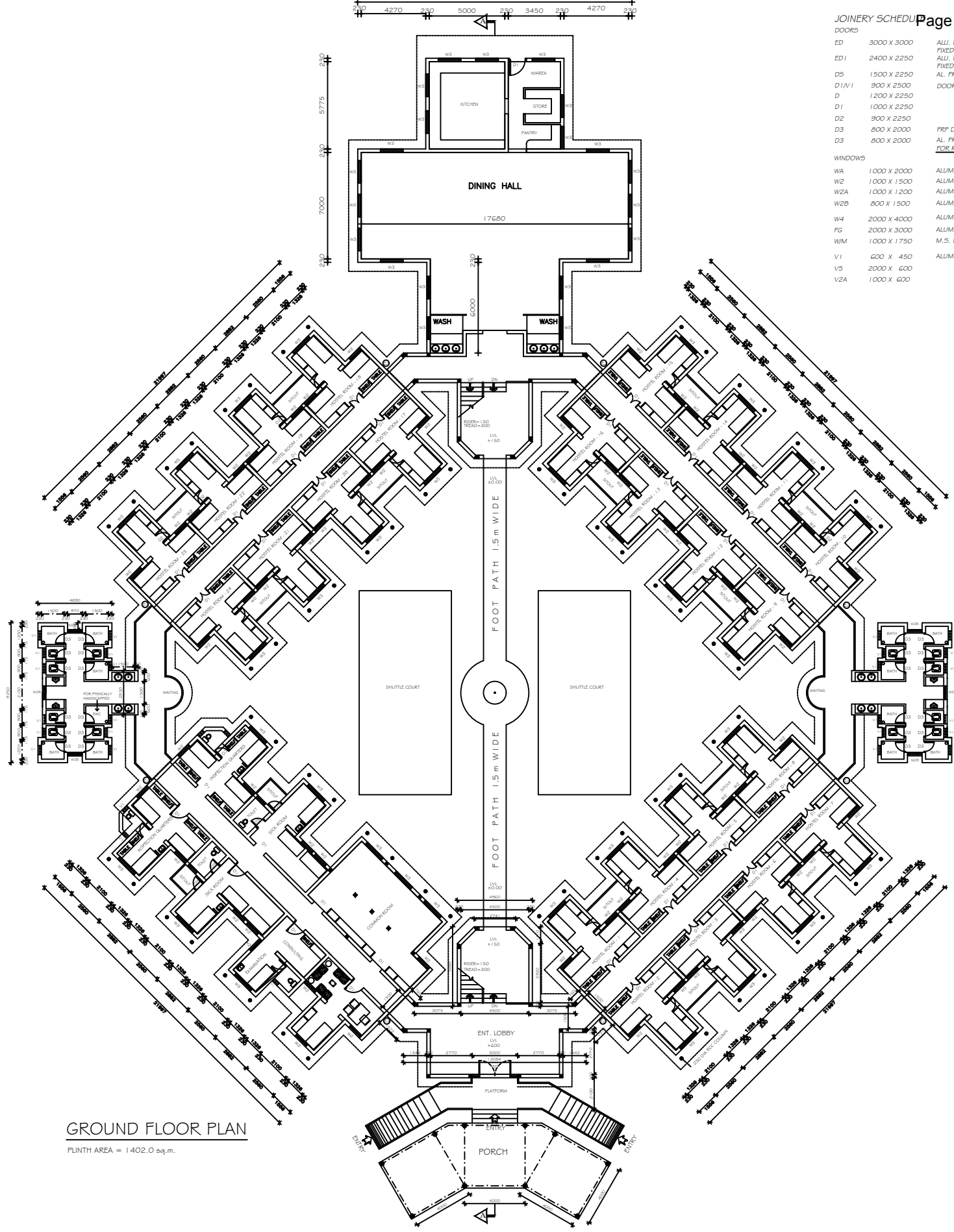
33 M W I D E R O A D

235.10

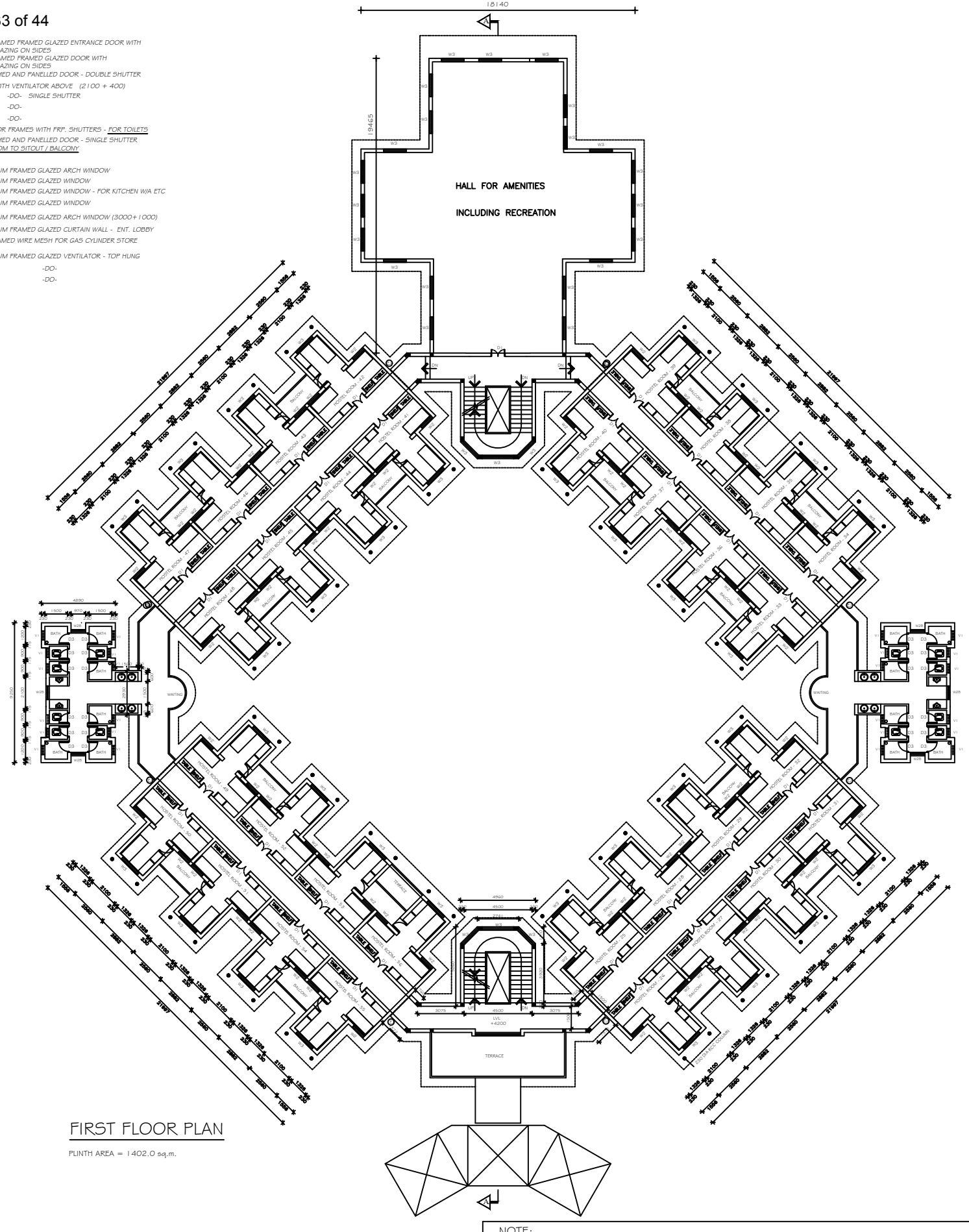
5.87



DOORS	
ED	3000 X 3000 ALL FRAMED FRAMED GLAZED ENTRANCE DOOR WITH FIXED GLAZING ON SIDES
ED1	2400 X 2250 ALL FRAMED FRAMED GLAZED DOOR WITH FIXED GLAZING ON SIDES
DS	1500 X 2250 AL FRAMED AND PANELED DOOR - DOUBLE SHUTTER
D1/V1	900 X 2500 DOOR WITH VENTILATOR ABOVE (2100 + 400)
D	1200 X 2250 -DO- SINGLE SHUTTER
D1	1000 X 2250 -DO-
D2	900 X 2250 -DO-
D3	800 X 2000 FRP DOOR FRAMES WITH FRP SHUTTERS - FOR TOILETS
D3	800 X 2000 AL FRAMED AND PANELED DOOR - SINGLE SHUTTER FOR ROOM TO SITOUT / BALCONY
WINDOWS	
WA	1000 X 2000 ALUMINIUM FRAMED GLAZED ARCH WINDOW
W2	1000 X 1500 ALUMINIUM FRAMED GLAZED WINDOW
W2A	1000 X 1200 ALUMINIUM FRAMED GLAZED WINDOW - FOR KITCHEN WIA ETC
W2B	800 X 1500 ALUMINIUM FRAMED GLAZED WINDOW
W4	2000 X 4000 ALUMINIUM FRAMED GLAZED ARCH WINDOW (3000 + 1000)
FG	2000 X 3000 ALUMINIUM FRAMED GLAZED CURTAIN WALL - ENT. LOBBY
WM	1000 X 1750 M.S. FRAMED WIRE MESH FOR GAS CYLINDER STORE
V1	600 X 450 ALUMINIUM FRAMED GLAZED VENTILATOR - TOP HUNG
V5	2000 X 600 -DO-
V2A	1000 X 600 -DO-



GROUND FLOOR PLAN  
PLINTH AREA = 1402.0 sq.m.



FIRST FLOOR PLAN  
PLINTH AREA = 1402.0 sq.m.

NOTE:  
PRELIMINARY DRAWING NO:PD-2 OF JOBNO:AT/T/1322/H HAS BEEN MODIFIED AND RENUMBERED AS DRG. NO:MD-02 OF JOB NO:SAC/978.2 FOR SUBMISSION TO CMDA.

	ARCHITECTURAL WING BHARAT SANCHAR NIGAM LTD. A GOVERNMENT OF INDIA ENTERPRISE.	OFFICE OF THE SENIOR ARCHITECT CHENNAI	PROPOSED HOSTEL BLOCK IN RTTC COMPLEX MARAIMALAINAGAR	JOB.NO : SAC/978.2	ASST./DY.ARCHITECT	A.M.JASON SR.ARCHITECT REGN. NO: CA75/1119
	CHIEF ARCHITECT SOUTHERN REGION	PLANS & SCHEDULE OF JOINERY		DRG.NO : MD-02 DATE : 18/06/04 SCALE : 1:100 DEALT : SUNDARI	UMA .M ARCHITECT REGN NO: CA/90/13368	

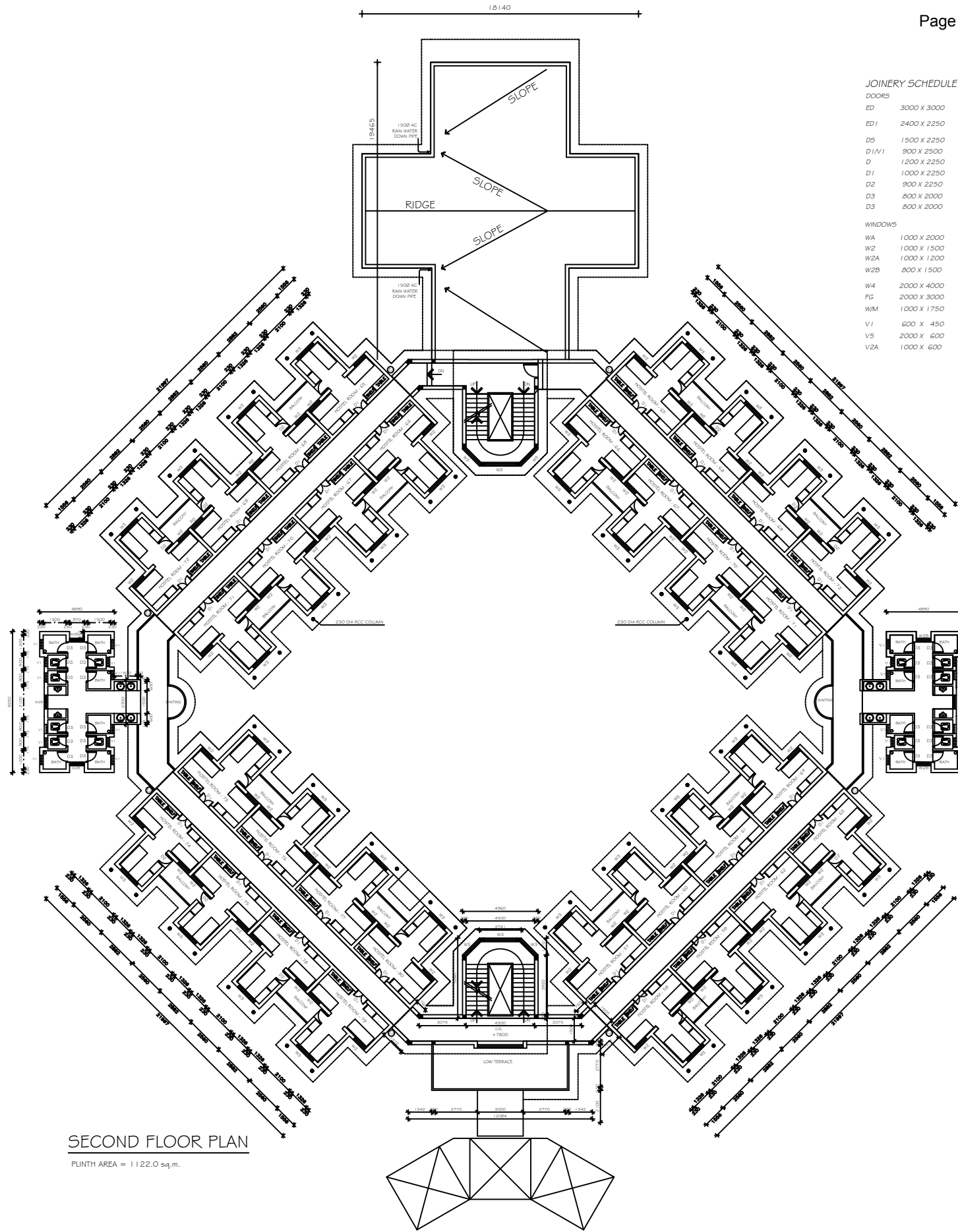
JOINERY SCHEDULE

DOORS

ED	3000 X 3000	ALL FRAMED FRAMED GLAZED ENTRANCE DOOR WITH FIXED GLAZING ON SIDES
ED1	2400 X 2250	ALL FRAMED FRAMED GLAZED DOOR WITH FIXED GLAZING ON SIDES
D5	1500 X 2250	AL FRAMED AND PANELLED DOOR - DOUBLE SHUTTER DOOR WITH VENTILATOR ABOVE - (2100 + 400)
D1/V1	900 X 2500	-DO- SINGLE SHUTTER
D	1200 X 2250	-DO-
D1	1000 X 2250	-DO-
D2	900 X 2250	-DO-
D3	800 X 2000	FRP DOOR FRAMES WITH FRP SHUTTERS - FOR TOILETS
D3	800 X 2000	AL FRAMED AND PANELLED DOOR - SINGLE SHUTTER FOR ROOM TO SITOUT / BALCONY

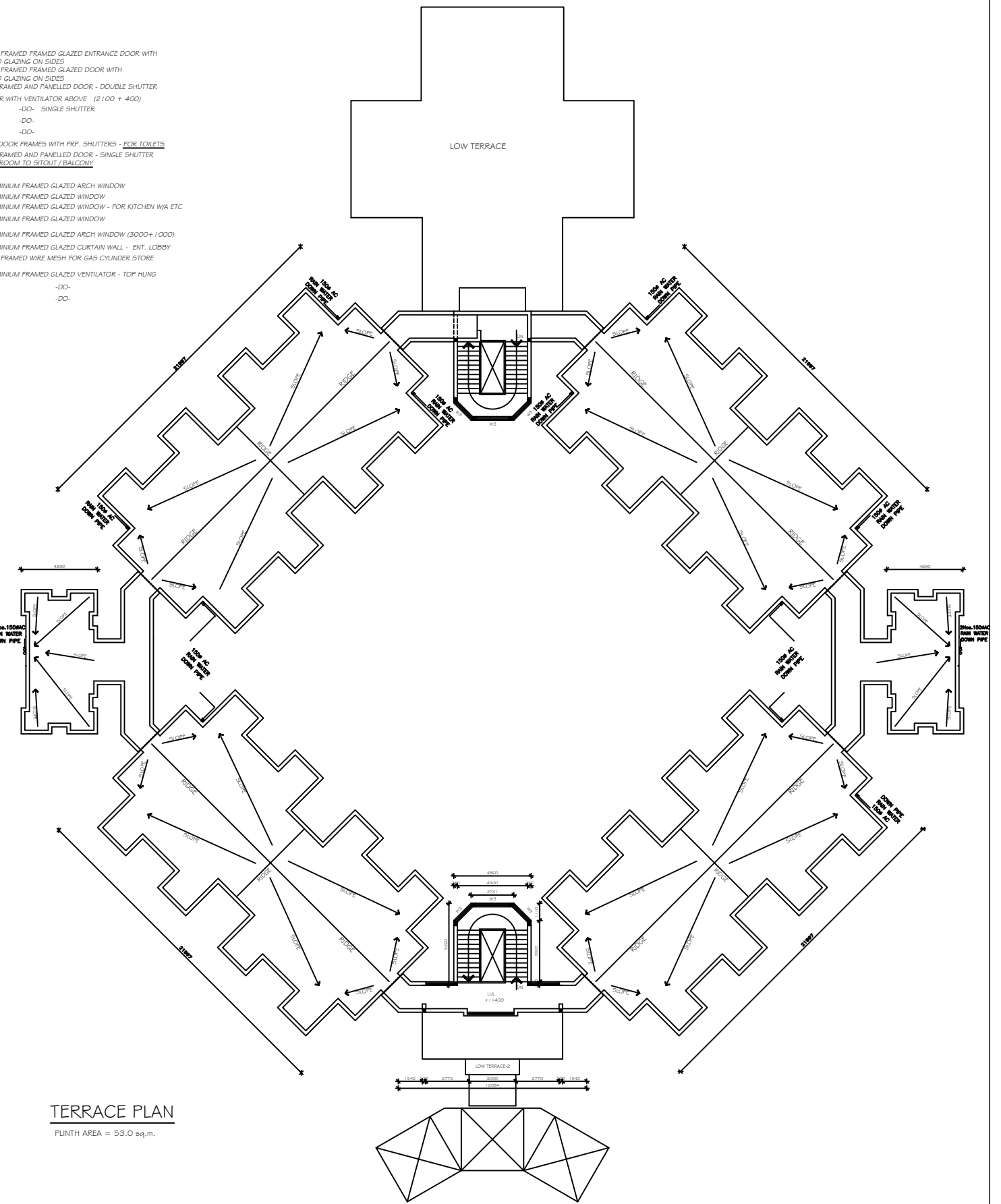
WINDOWS

WA	1000 X 2000	ALUMINIUM FRAMED GLAZED ARCH WINDOW
W2	1000 X 1500	ALUMINIUM FRAMED GLAZED WINDOW
W2A	1000 X 1200	ALUMINIUM FRAMED GLAZED WINDOW - FOR KITCHEN WIA ETC
W2B	800 X 1500	ALUMINIUM FRAMED GLAZED WINDOW
W4	2000 X 4000	ALUMINIUM FRAMED GLAZED ARCH WINDOW (3000+1000)
FG	2000 X 3000	ALUMINIUM FRAMED GLAZED CURTAIN WALL - ENT. LOBBY
WM	1000 X 1750	M.S. FRAMED WIRE MESH FOR GAS CYLINDER STORE
V1	600 X 450	ALUMINIUM FRAMED GLAZED VENTILATOR - TOP HUNG
V5	2000 X 600	-DO-
V2A	1000 X 600	-DO-



SECOND FLOOR PLAN

PLINTH AREA = 1122.0 sq.m.



TERRACE PLAN

PLINTH AREA = 53.0 sq.m.

NOTE:

PRELIMINARY DRAWING NO:PD-1 OF JOBNO:AT/T/1322/H HAS BEEN MODIFIED AND RENUMBERED AS DRG. NO:MD-03 OF JOB NO:SAC/978.2 FOR SUBMISSION TO CMDA.



ARCHITECTURAL WING  
BHARAT SANCHAR NIGAM LTD.  
A GOVERNMENT OF INDIA ENTERPRISE.

CHIEF ARCHITECT  
SOUTHERN REGION

OFFICE OF THE  
SENIOR ARCHITECT  
CHENNAI

PLANS & SCHEDULE OF JOINERY

PROPOSED HOSTEL BLOCK  
IN RTTC COMPLEX  
MARAIMALAINAGAR

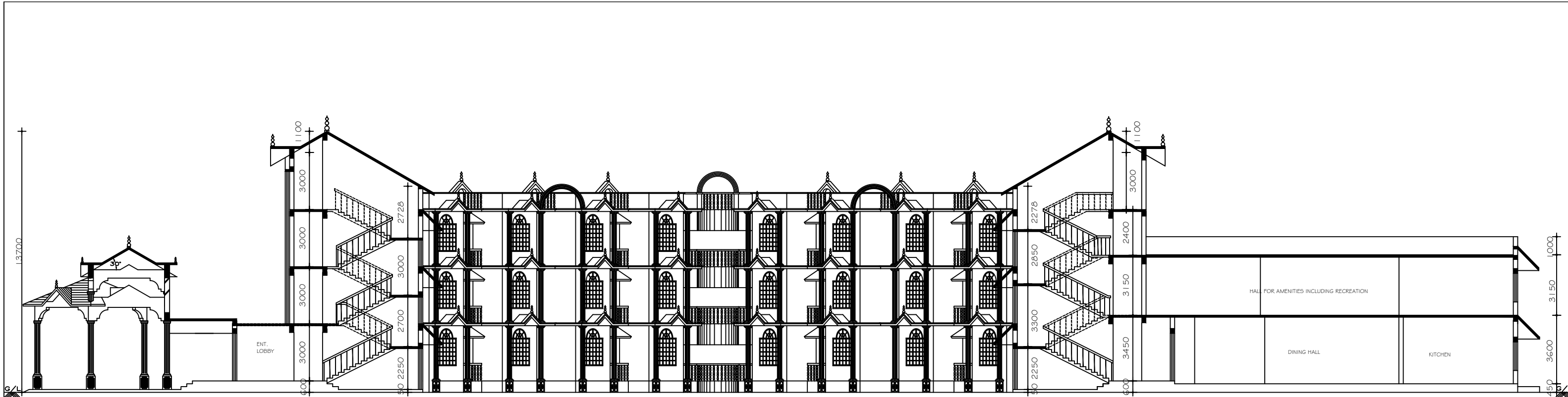
JOB.NO : SAC/978.2

DRG.NO : MD-03  
DATE : 18/06/04  
SCALE : 1:100  
DEALT : SUNDARI

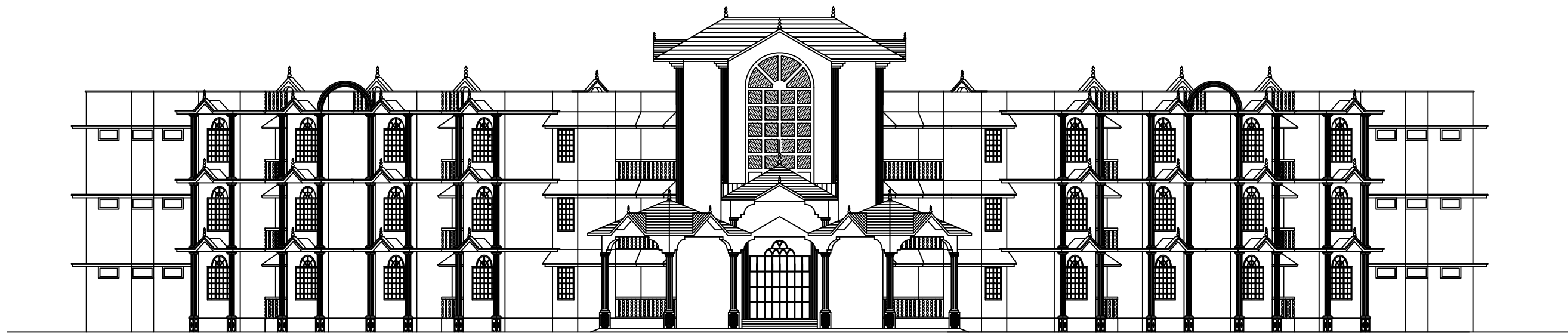
ASSTT./DY.ARCHITECT

UMA .M  
ARCHITECT  
REGN NO: CA/90/13368

A.M.JASON  
SR.ARCHITECT  
REGN. NO: CA/75/1119




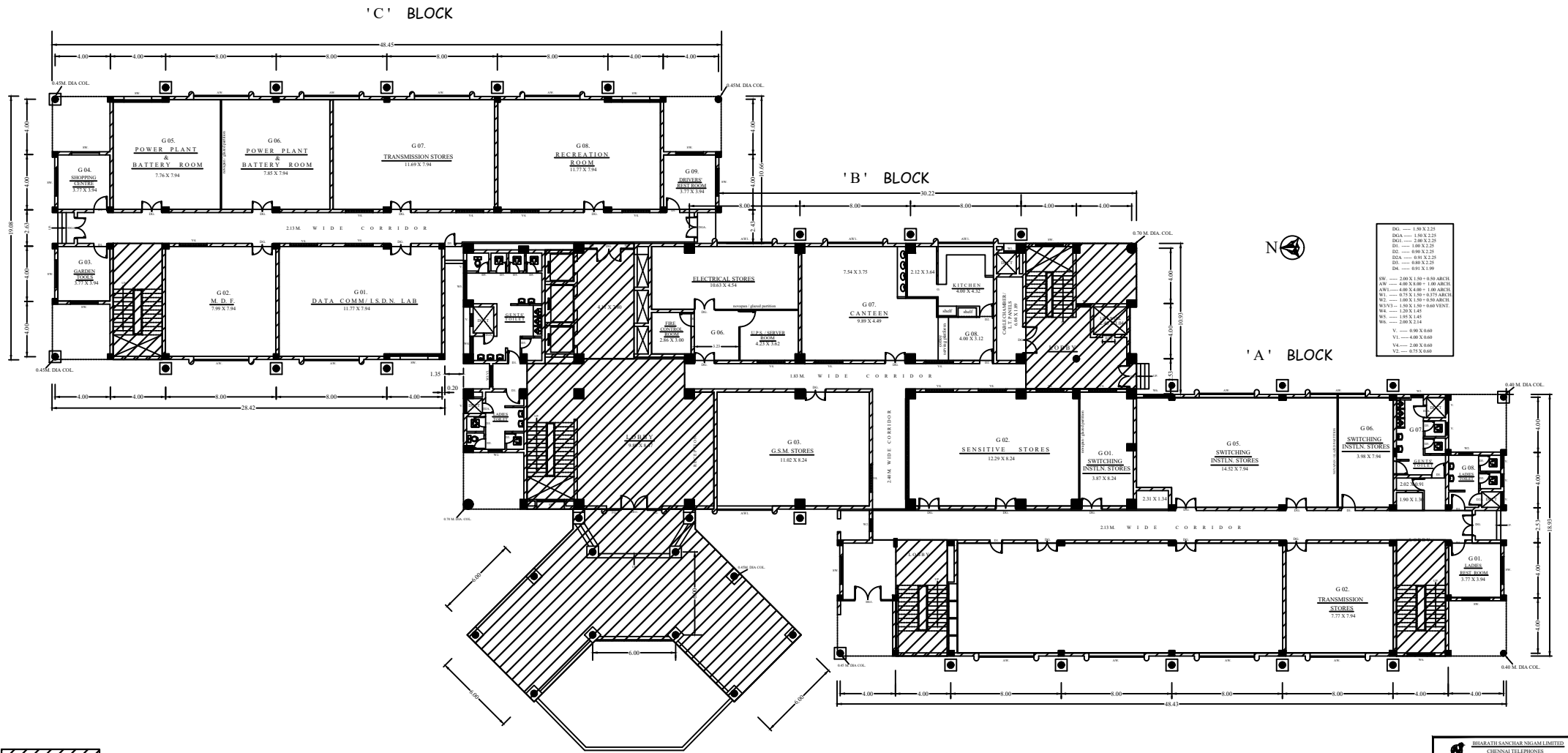
SECTION AT A - A



FRONT ELEVATION

NOTE:  
PRELIMINARY DRAWING NO-PD-3 OF JOBNO:AT/T/1322/H HAS BEEN MODIFIED AND RENUMBERED AS DRG. NO-MD-04 OF JOB NO:SAC/978.2 FOR SUBMISSION TO CMDA

	ARCHITECTURAL WING BHARAT SANCHAR NIGAM LTD. A GOVERNMENT OF INDIA ENTERPRISE.	OFFICE OF THE SENIOR ARCHITECT CHENNAI	PROPOSED HOSTEL BLOCK IN RTTC COMPLEX MARAIMALAINAGAR	JOB.NO : SAC/978.2	ASSTT./DY.ARCHITECT
	CHIEF ARCHITECT SOUTHERN REGION	ELEVATION & SECTION		DRG.NO : MD-04 DATE : 18/06/04 SCALE : 1:100 DEALT : SUNDARI	



DO	--- 1.50 X 2.25
DA	--- 1.50 X 2.25
DO1	--- 2.00 X 2.25
DI	--- 1.00 X 2.25
DO2	--- 0.60 X 2.25
DI	--- 0.60 X 2.25
DO	--- 0.60 X 2.25
DI	--- 0.60 X 2.25
DO	--- 0.91 X 1.99
SW	--- 2.00 X 1.50 + 0.60 ARCH.
SW	--- 4.00 X 3.00 + 1.00 ARCH.
SW1	--- 4.00 X 3.00 + 1.00 ARCH.
W1	--- 0.75 X 1.50 + 0.175 ARCH.
W2	--- 1.00 X 1.50 + 0.50 ARCH.
W3	--- 1.50 X 1.50 + 0.60 ARCH.
W4	--- 1.25 X 1.45
W5	--- 1.00 X 1.45
W6	--- 2.00 X 1.14
V	--- 0.60 X 0.60
V1	--- 4.00 X 0.60
V2	--- 2.00 X 0.60
V2	--- 0.75 X 0.60

 COMMON AREA

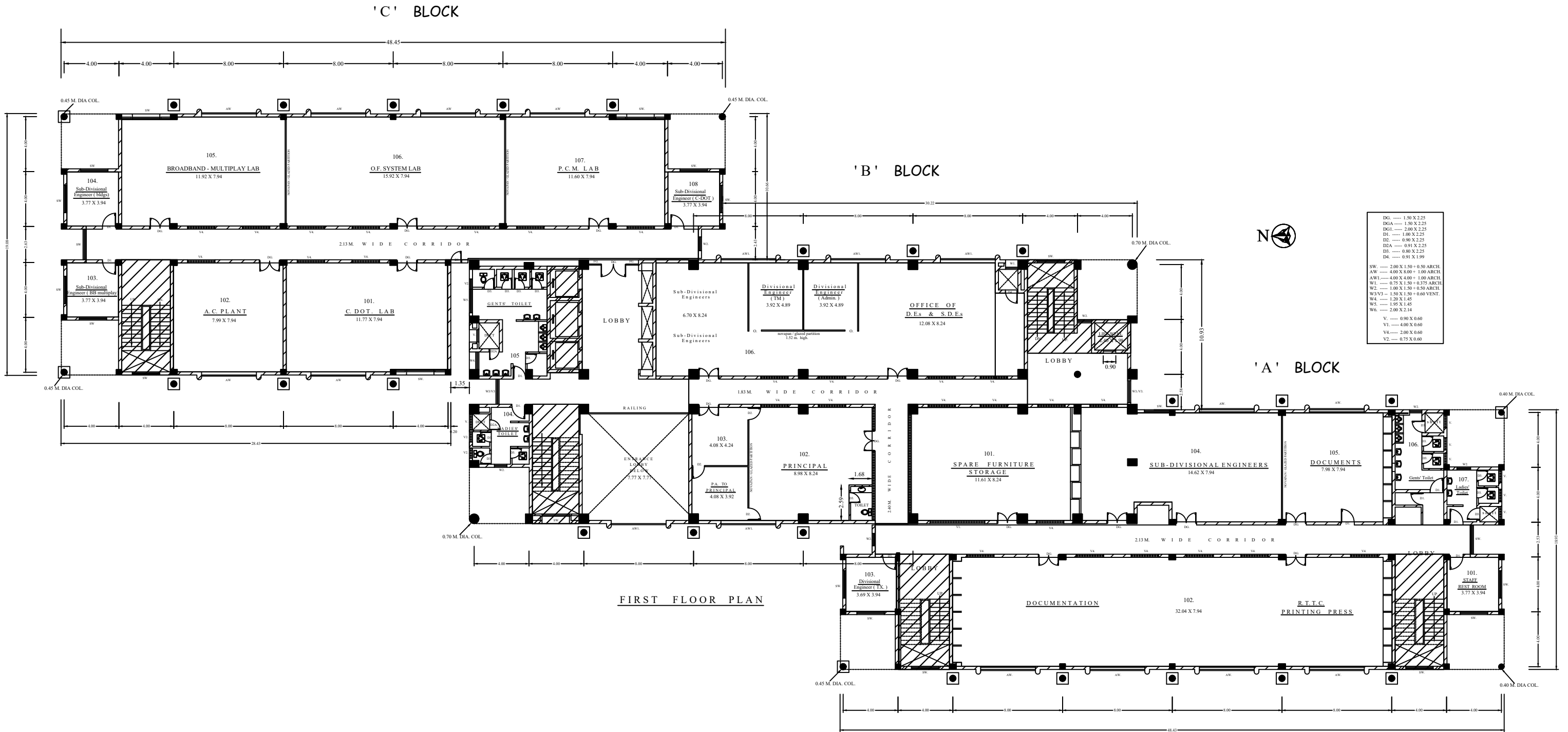
GROUND FLOOR PLAN

**SHARATH SANKAR SRI RAM LIMITED**  
 CHENNAI TELEPHONES  
 BUILDING PLANNING

**GROUND FLOOR PLAN OF ADMINISTRATIVE BLOCK**  
**R. T. T. C. MARAIMALAI NAGAR**

DRG NO : 02      SCALE : 1:100  
 CORRECTED AS ON : MARCH 2008.

DRAWN      S.D.E.      A.G.M.

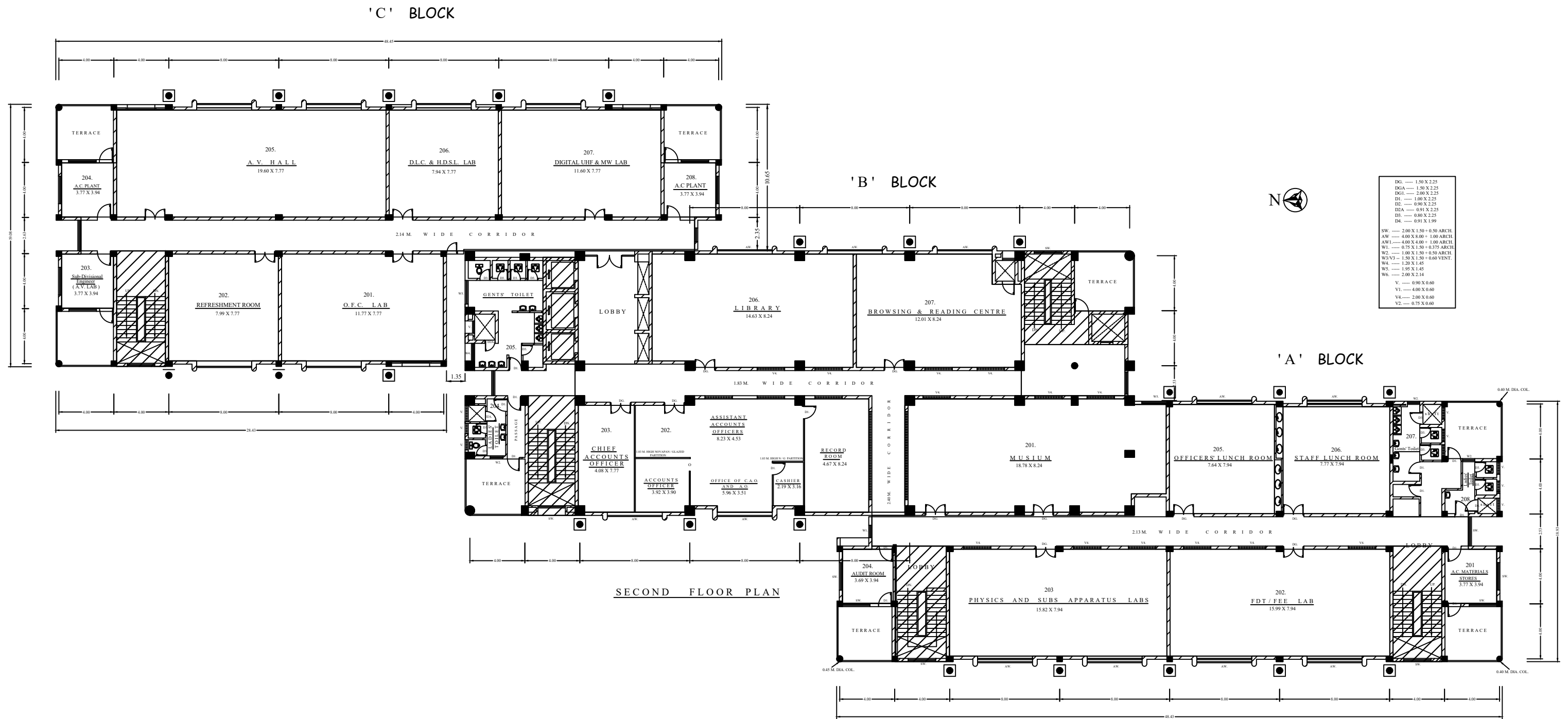


**BHARATHI SANCHAR NIGAM LIMITED**  
CHENNAI TELEPHONES  
BUILDING PLANNING

**FIRST FLOOR PLAN OF ADMINISTRATIVE BLOCK**  
**R. T. T. C. MARAIMALAI NAGAR**

DRG.NO :- 03. SCALE :- 1:100.  
CORRECTED AS ON :- MARCH 2008.

DRAWN S.D.E. A.G.M.



 COMMON AREA

**BHARATH SANCHAR NGAM LIMITED**  
 CHENNAI TELEPHONES  
 BUILDING PLANNING

**SECOND FLOOR PLAN OF ADMINISTRATIVE BLOCK**  
**R. T. T. C. MARAIMALAI NAGAR**

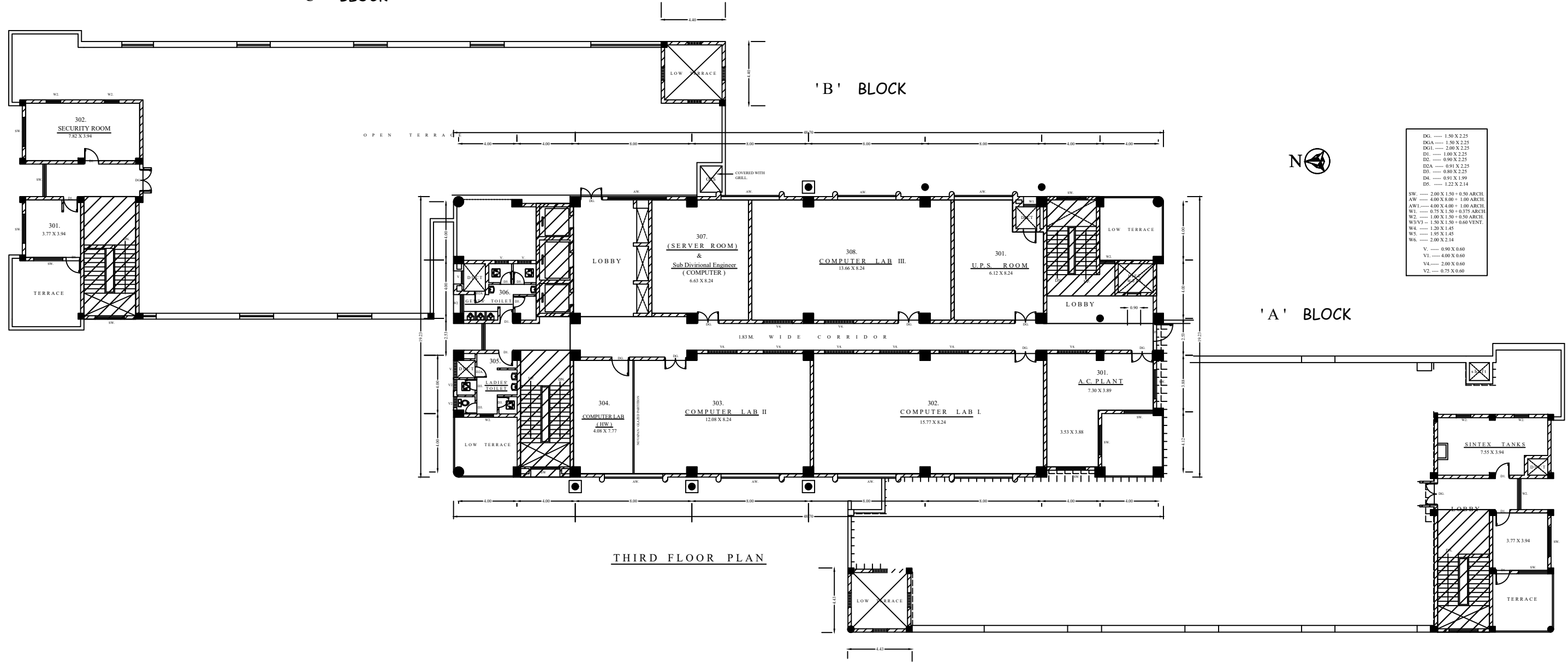
DRG.NO - 04. SCALE - 1:100.  
 CORRECTED AS ON - MARCH 2008.

DRAWN S.D.E. A.G.M.

'C' BLOCK

'B' BLOCK

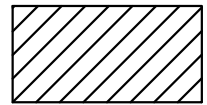
'A' BLOCK



DG	1.50 X 2.25
DGA	1.50 X 2.25
DGI	2.00 X 2.25
DI	1.00 X 2.25
DI2	0.90 X 2.25
DI2A	0.91 X 2.25
D3	0.80 X 2.25
D4	0.91 X 1.99
D5	1.22 X 2.14
SW	2.00 X 1.50 + 0.50 ARCH.
AW	4.00 X 8.00 + 1.00 ARCH.
AW1	4.00 X 4.00 + 1.00 ARCH.
W1	0.75 X 1.50 + 0.375 ARCH.
W2	1.00 X 1.50 + 0.50 ARCH.
W3V1	1.50 X 1.50 + 0.60 VENT.
W4	1.30 X 1.45
W5	1.95 X 1.45
W6	2.00 X 2.14
V	0.90 X 0.60
V1	4.00 X 0.60
V4	2.00 X 0.60
V2	0.75 X 0.60

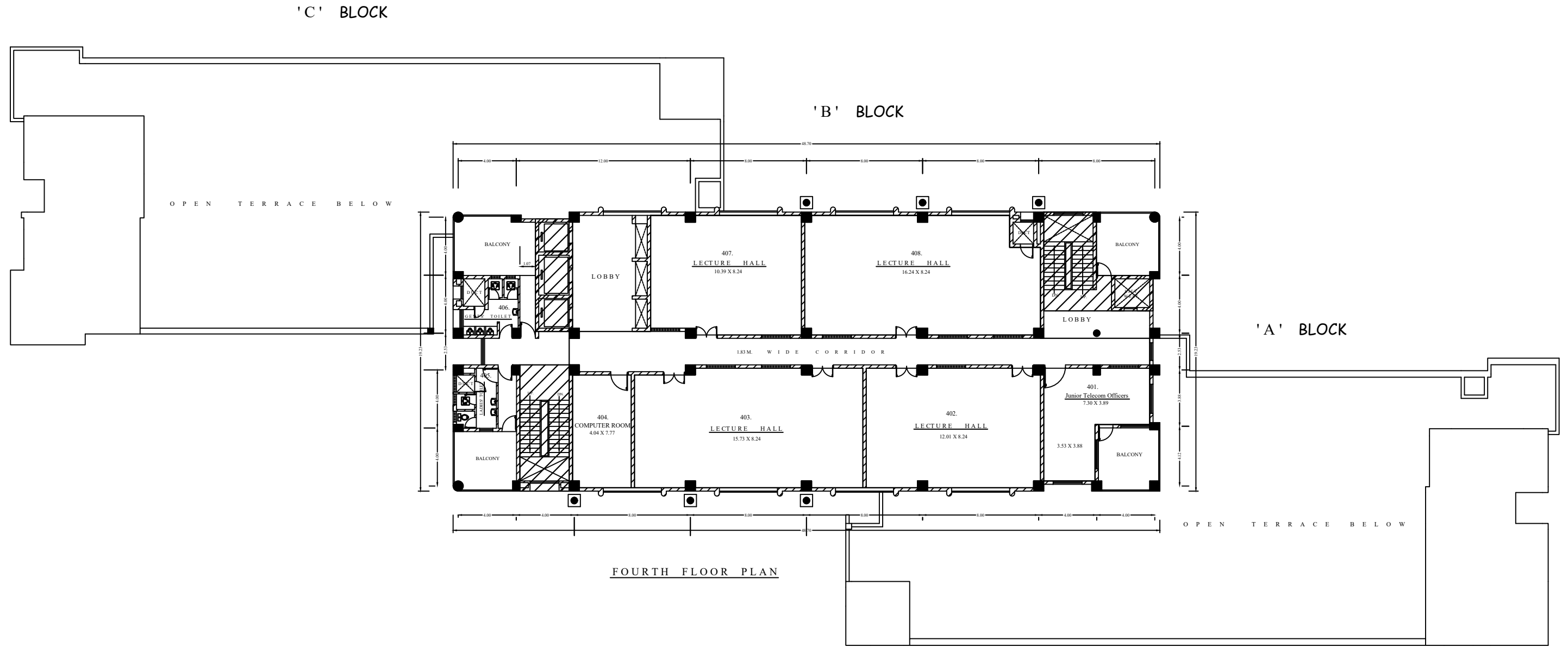


THIRD FLOOR PLAN



COMMON AREA

BHARATH SANCHAR NGAM LIMITED CHENNAI TELEPHONES BUILDING PLANNING	
THIRD FLOOR PLAN OF ADMINISTRATIVE BLOCK <b>R. T. T. C. MARAIMALAI NAGAR</b>	
DRG.NO :- 05.	SCALE :- 1:100.
CORRECTED AS ON :- MARCH 2008.	
DRAWN	S.D.E. A.G.M.



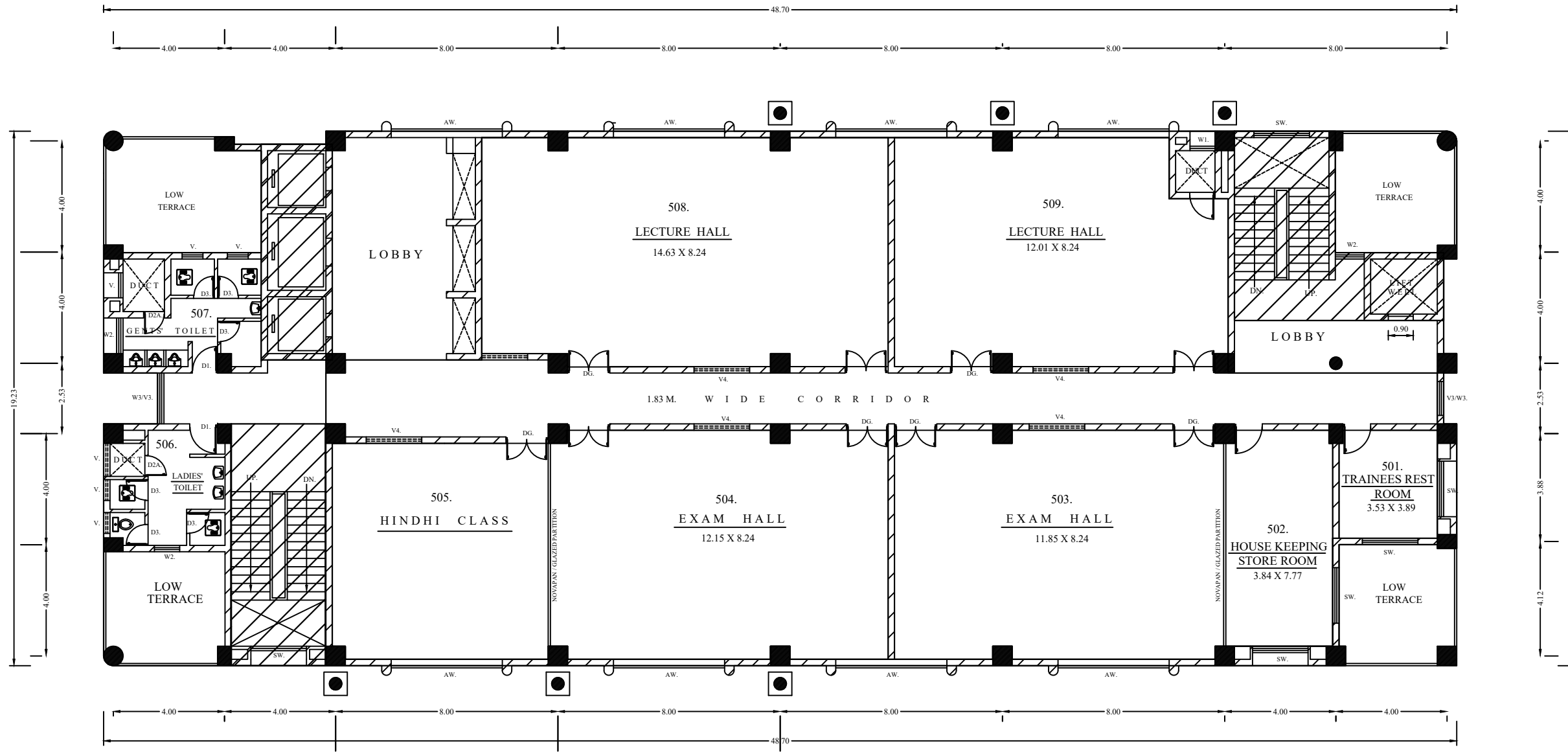
FOURTH FLOOR PLAN

 COMMON AREA

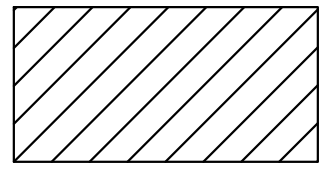
BHARATH SANCHAR NIGAM LIMITED CHENNAI TELEPHONES BUILDING PLANNING	
<b>FOURTH FLOOR PLAN OF                  ADMINISTRATIVE BLOCK                  R. T. T. C. MARAIMALAI NAGAR</b>	
DRG.NO :- 05.	SCALE :- 1:100.
CORRECTED AS ON :- MARCH 2008.	
DRAWN	S.D.E. A.G.M.



# 'B' BLOCK



- DG. .... 1.50 X 2.25
- DGA .... 1.50 X 2.25
- DG1. .... 2.00 X 2.25
- D1. .... 1.00 X 2.25
- D2. .... 0.90 X 2.25
- D2A .... 0.91 X 2.25
- D3. .... 0.80 X 2.25
- D4. .... 0.91 X 1.99
  
- SW. .... 2.00 X 1.50 + 0.50 ARCH.
- AW. .... 4.00 X 8.00 + 1.00 ARCH.
- AW1. .... 4.00 X 4.00 + 1.00 ARCH.
- W1. .... 0.75 X 1.50 + 0.375 ARCH.
- W2. .... 1.00 X 1.50 + 0.50 ARCH.
- W3/V3. .... 1.50 X 1.50 + 0.60 VENT.
- W4. .... 1.20 X 1.45
- W5. .... 1.95 X 1.45
- W6. .... 2.00 X 2.14
  
- V. .... 0.90 X 0.60
- V1. .... 4.00 X 0.60
- V4. .... 2.00 X 0.60
- V2. .... 0.75 X 0.60

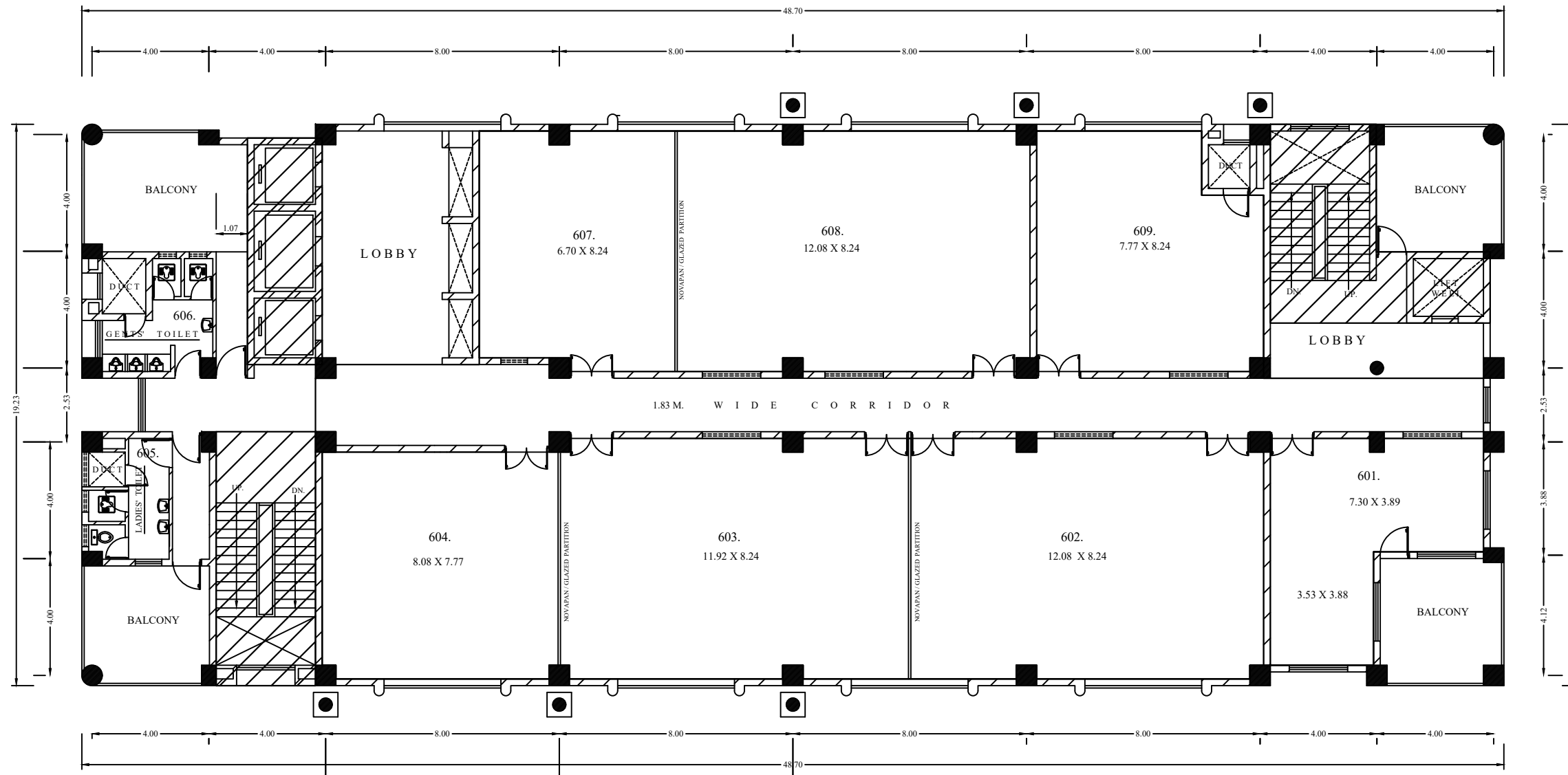


COMMON AREA

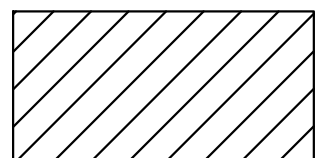
## FIFTH FLOOR PLAN

<b>BHARATH SANCHAR NIGAM LIMITED</b> CHENNAI TELEPHONES BUILDING PLANNING		
<b>FIFTH FLOOR PLAN OF                  ADMINISTRATIVE BLOCK                  R.T.T.C. MARAIMALAINAGAR</b>		
DRG.NO :- 07.	SCALE :- 1:100.	
CORRECTED AS ON :- MARCH 2008.		
DRAWN	S.D.E.	A.G.M.

# 'B' BLOCK



DG	1.50 X 2.25
DGA	1.50 X 2.25
DG1	2.00 X 2.25
D1	1.00 X 2.25
D2	0.90 X 2.25
D2A	0.91 X 2.25
D3	0.80 X 2.25
D4	0.91 X 1.99
SW	2.00 X 1.50 + 0.50 ARCH.
AW	4.00 X 8.00 + 1.00 ARCH.
AW1	4.00 X 4.00 + 1.00 ARCH.
W1	0.75 X 1.50 + 0.375 ARCH.
W2	1.00 X 1.50 + 0.50 ARCH.
W3/V3	1.50 X 1.50 + 0.60 VENT.
W4	1.20 X 1.45
W5	1.95 X 1.45
W6	2.00 X 2.14
V	0.90 X 0.60
V1	4.00 X 0.60
V4	2.00 X 0.60
V2	0.75 X 0.60

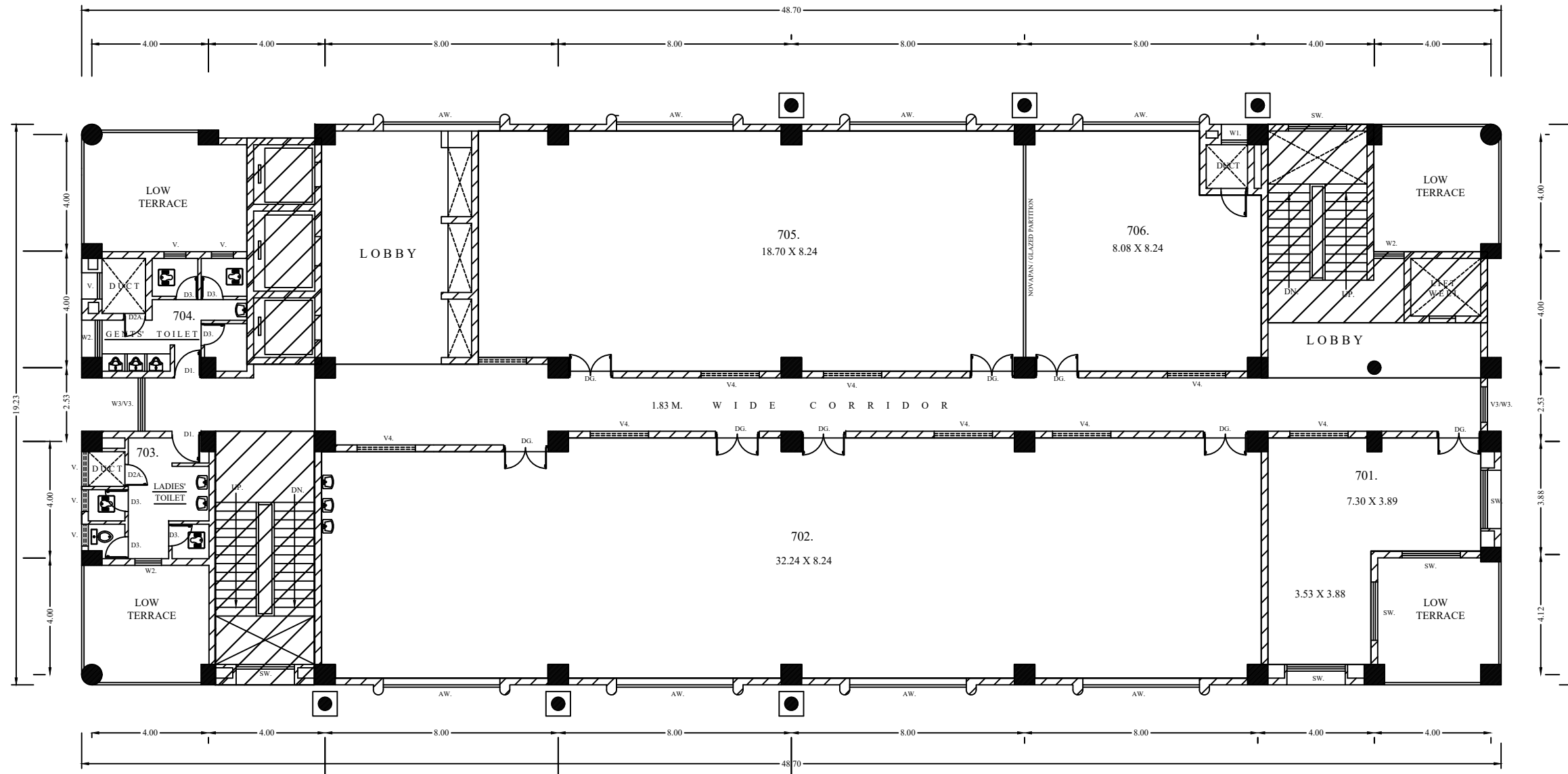


COMMON AREA

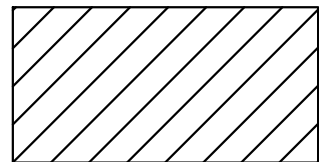
SIXTH FLOOR PLAN

<b>BHARATH SANCHAR NIGAM LIMITED</b> CHENNAI TELEPHONES BUILDING PLANNING	
<b>SIXTH FLOOR PLAN OF                  ADMINISTRATIVE BLOCK</b>	
<b>R.T.T.C. MARAIMALAINAGAR</b>	
DRG.NO :- 08.	SCALE :- 1:100.
CORRECTED AS ON :- MARCH 2008.	
DRAWN	S.D.E.      A.G.M.

# 'B' BLOCK



DG	----- 1.50 X 2.25
DGA	----- 1.50 X 2.25
DG1	----- 2.00 X 2.25
D1	----- 1.00 X 2.25
D2	----- 0.90 X 2.25
D2A	----- 0.91 X 2.25
D3	----- 0.80 X 2.25
D4	----- 0.91 X 1.99
SW	----- 2.00 X 1.50 + 0.50 ARCH.
AW	----- 4.00 X 8.00 + 1.00 ARCH.
AW1	----- 4.00 X 4.00 + 1.00 ARCH.
W1	----- 0.75 X 1.50 + 0.375 ARCH.
W2	----- 1.00 X 1.50 + 0.50 ARCH.
W3/V3	----- 1.50 X 1.50 + 0.60 VENT.
W4	----- 1.20 X 1.45
W5	----- 1.95 X 1.45
W6	----- 2.00 X 2.14
V	----- 0.90 X 0.60
V1	----- 4.00 X 0.60
V4	----- 2.00 X 0.60
V2	----- 0.75 X 0.60



COMMON AREA

## SEVENTH FLOOR PLAN

**BHARATH SANCHAR NIGAM LIMITED**  
**CHENNAI TELEPHONES**  
**BUILDING PLANNING**

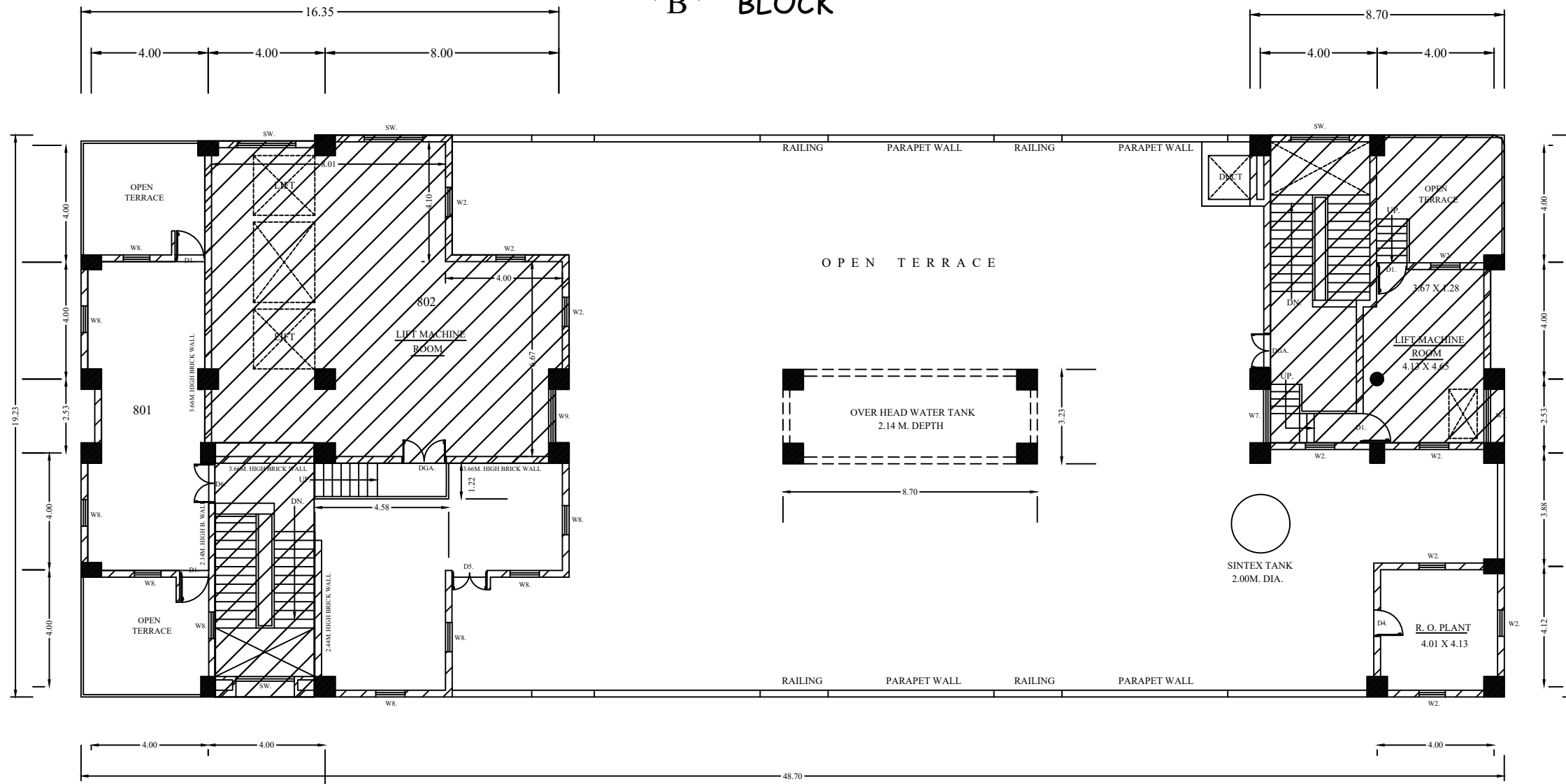
**SEVENTH FLOOR PLAN OF**  
**ADMINISTRATIVE BLOCK**  
**R.T.T.C. MARAIMALAINAGAR**

DRG.NO :- 09.      SCALE :- 1:100.

CORRECTED AS ON :- MARCH 2008.

DRAWN      S.D.E.      A.G.M.

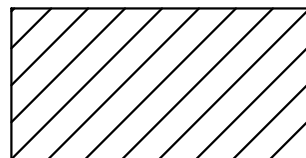
# 'B' BLOCK



- DG. .... 1.50 X 2.25
- DGA .... 1.50 X 2.25
- DG1. .... 2.00 X 2.25
- D1. .... 1.00 X 2.25
- D2. .... 0.90 X 2.25
- D2A .... 0.91 X 2.25
- D3. .... 0.80 X 2.25
- D4. .... 0.91 X 1.99
- D5. .... 1.52 X 1.98
- D6. .... 1.37 X 2.14

- SW. .... 2.00 X 1.50 + 0.50 ARCH.
- AW. .... 4.00 X 8.00 + 1.00 ARCH.
- AW1. .... 4.00 X 4.00 + 1.00 ARCH.
- W1. .... 0.75 X 1.50 + 0.375 ARCH.
- W2. .... 1.00 X 1.50 + 0.50 ARCH.
- W3/V3. .... 1.50 X 1.50 + 0.60 VENT.
- W4. .... 1.20 X 1.45
- W5. .... 1.95 X 1.45
- W6. .... 2.00 X 2.14
- W7. .... 1.83 X 1.83
- W8. .... 1.00 X 1.98
- W9. .... 1.78 X 1.52

- V. .... 0.90 X 0.60
- V1. .... 4.00 X 0.60
- V4. .... 2.00 X 0.60
- V2. .... 0.75 X 0.60



**COMMON AREA**

## EIGHTH FLOOR PLAN

<b>BHARATH SANCHAR NIGAM LIMITED</b> CHENNAI TELEPHONES BUILDING PLANNING		
<b>EIGHTH FLOOR PLAN OF                  ADMINISTRATIVE BLOCK                  R.T.T.C. MARAIMALAINAGAR</b>		
DRG.NO :- 10.	SCALE :- 1:100.	
CORRECTED AS ON :- MARCH 2008.		
DRAWN	S.D.E.	A.G.M.