



## **Notice inviting bids**

**NIT No.LD-II/ 02 of 2017-18**

**Dated: : :2017**

For and on behalf of J&K Lakes and Waterways Development Authority, Srinagar, sealed bids affixed with Rs. 5/- revenue stamps are invited from interested resourceful persons for;

S.No.	Name of the structure	Period of outsourcing	Minimum reserve bid amount (Rs. In Lacs)	Earnest Money (Rs in Lacs)	Tender Fee (Rs)	Last date for submission of bids
01	Outsourcing of Parking space near Nishat Garden alongwith Pay and Use Lavatory Block within the parking lot.	Season of 2017 upto 31.12.2017	Rs.15.00	1.00/-	Rs.1000/-	8.5.2017 upto 2.P.M
02.	Outsourcing of Kahwakhana park near Settling Basin NFR across Dal lake.	Four years	Rs.13.00	Rs.1.00/-	Rs.1000/-	8.5.2017 upto 2.P.M
03.	Outsourcing of Coffee shop located in the premises of parking lot near Nishat Garden.	Four years	Rs.4.01	Rs.0.30/-	Rs.500/-	8.5.2017 upto 2.P.M

### **Terms and conditions:-**

1. The bidder must be permanent resident of Jammu and Kashmir State.
2. The bidding shall start from above quoted minimum reserve amounts. Bids below reserve amount shall be rejected straightway.
3. The tenders must be accompanied with Earnest Money Deposit in the form of CDR/FDR pledged to the Executive Engineer Lake Division No.2<sup>nd</sup> J&K LWDA drawn on any scheduled / Nationalized Bank. Bids without Earnest Money will be rejected out rightly.
4. The bids can be submitted by hand, post or courier in the office of the Executive Engineer Lake Division No. 2<sup>nd</sup> J&K LWDA at STP Hazratbal near Kashmir university upto schedule date and time. Bids reaching late for whatsoever reasons will not be entertained at all.
5. The bid opening Authority reserves the right to accept any bid or reject any or all bids without assigning any reason thereof.



6. The tender documents can be had from office of the undersigned on all working days upto **06-05-2017** upto 3.P.M on production of Earnest Money in the shape of CDR photo identify proof/PAN Card, against cash payment of tender fee as shown above and application on plain paper. Full name address and contact number is to be mentioned in the application.
7. The bidder will have to offer bid for the periods as specified above.
8. The successful bidder for parking lot has to deposit the bid amount in one installment within two days he is declared as successful.
9. For Kahwakhana Park and Coffee Shop list at S.No.2 & 3 the successful bidder will have to deposit bid amount as per following schedule, for
  - i. 1<sup>st</sup> Installment 55% of bid amount within two days from the date he is declared successful.
  - ii. 2<sup>nd</sup> Installment 20 % of bid amount in the 1<sup>st</sup> week of February 2018.
  - iii. 3<sup>rd</sup> Installment 15 % of bid amount in the 1<sup>st</sup> week of February 2019.
  - iv. 4<sup>th</sup> Installment 10 % of bid amount in the 1<sup>st</sup> week of February 2020.
10. In case successful bidder fails to deposit 1<sup>st</sup> installment of bid amount within stipulated time, his bid will be cancelled and his Earnest Money will be forfeited, besides he will be debarred from bidding process. Similarly in case the bidder fails to deposit subsequent 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> installment in respect of (asset 2 and 3) the allotment shall be cancelled and EMD forfeited and fresh bids invited at his risk and cost.
11. Round the clock watch and ward of assets will be responsibility of the successful bidder during the allotted period.
12. The Authority (J&K LWDA) will not be responsible for bidder's running of business/ loss due to Hartals, strikes, agitation, law and order problem or any other reason whatsoever. The allottee can't claim any kind of concession or compensation or extension of time period on such grounds.
13. The successful bidder will be wholly and solely responsible for any kind of damage to out-sourced structures and its fixtures during allotted time. However unprecedented damages as matter of force majeure will not be charged against him.
14. The Authority (J&K LWDA) will have right to cancel the allotment even before the expiry of allotted time span without assigning any reason thereof.
15. The outsourced structures are to be run under the overall supervision of the Asstt. Executive Engineer Lake Sub-Division East/West.
16. The successful bidder/s will have to execute an agreement with the Authority within seven days from the date of issuance of allotment order, for this contract which shall contain above noted terms and conditions of allotment letter / NIT, failing which it shall be presumed that the allottee/s is not sincere and allotment can be cancelled.



17. The successful bidder will have to submit an affidavit duly attested by the 1<sup>st</sup> class Judicial Magistrate before the Authority, before issuance of allotment letter that he will not claim any right over the outsourced structure or its fixtures, on the expiry of allotted period, or even Authority can cancel the allotment before the expiry of allotted time span without assigning any reason thereof and he will abide by all terms and conditions of the allotment letter and standing rules & will deposit rent within the specified dates/time
18. The successful bidder for Kahwakhan park has to restore the damages of Coffee House/ Kitchen and Gazebos/washroom etc of the park at his own expenses under the directions and supervision of the Asstt. Executive Engineer, lake Sub-Division West. As such the bidder must check the condition of the park before bids.
19. The successful bidder will have to make arrangements for water supply and electricity at his own expenses and bear usage charges thereof.

**Special conditions for parking lot and lavatory block:**

- i/- The successful bidder can charge parking & lavatory block fee from the user availing facility subject to maximum as under:

S.No.	Type of vehicle	Parking rate per day
01.	Tourist Bus	Rs.70/-
02.	Tempo Traveler	Rs.50/-
03.	Light Motor Vehicle (Four where)	Rs.20/-
04.	School Bus	Rs.40/-
05.	Two Wheeler/ Auto Rikshaw	Rs.10/-
06.	Usage charges for lavatory block per person.	Rs.05/- Maximum

- ii/- The successful bidder will install display boards at entry and exit gates of parking lot/ in front of lavatory block indicating above charges.
- iii/- The bidder will not use the assets for any activity other than parking of vehicles and toilet purposes.
- iii/- In case the bidder is found undertaking any unlawful activity inside the assets the allotment shall be straightway cancelled and action warranted under rules will be initiated against him.
- iv/- The successful bidder will have to take utmost care to keep the parking area and toilet block neat and clean and free from dirt and dust.
- v/- The successful bidder will issue printed receipts against usage charges with date and serial No.
- vi/- The successful bidder will not claim any right over the parking lot, or its assets and lavatory block on the expiry of allotted period.
- vii/- The successful bidder will not object or cause any hindrances to any future development of the parking lot like macadamization, construction of shopping blocks for shopping of shopkeepers from Nishat Garden Gate / Dal Bank opposite to Gate), gate barricades and fencing etc during the period of contract



- and will not hinder running of coffee shop and toilet blocks inside the parking lot.
- viii/- The successful bidder (allottee) shall be responsible for theft or damage of any parked vehicle inside parking lot and all fixtures of parking lot and lavatory block.
- ix. The successful bidder shall have to bear the charges on a/c of electricity and water supply for toilet block.
- x. The successful bidder shall have to keep lavatory block neat and clean by using approved toilet cleaners and has to provide soap & towel etc to user, keeping in mind tourist importance of the area.

**Special conditions for Kahwakhana and Coffee Shop:**

- i/- The successful bidder will have to make arrangements at his own expenses for maintenance of whole park area, structures, disposal of garbage and upkeep of park at his own expenses.
- ii/- The successful bidder has to maintain discipline while running Restaurant business in park / coffee shop and desist from any kind of rude behavior. If the bidder is observed resorting to overcharging or misconduct the allotment shall be terminated and the amount of bid deposited shall be forfeited.
- iii/ The Restaurant in the park/ coffee shop in the parking lot can be used by successful bidder for selling of all cooked/ packed eatables permitted under law.
- iv/- Sale, Service and stock of liquor or any other substance prohibited under Special Commodities Act, any Hon'ble Court order or any other law shall not be allowed. The allotment order shall be liable for cancellation if the bidder resorts to sale and stock of any item prohibited by law.
- v/- The successful bidder shall arrange necessary gadgets/ appliances/ furniture etc himself for Restaurant/coffee shop.
- vii/- The bidder will not object to any future development activity of the park/parking lot.
- Viii/- Arrangements/ Charges on account of water supply and electricity are to be borne by the successful bidder/s.

Sd/-

**No.LD-II/154-72**

**Dated:27.4.2017**

**Copy to the:**

- 1/- Divisional Commissioner Kashmir for information.
- 2/- Deputy Commissioner, Srinagar, for information.
- 3/- Vice Chairman, J&K Lakes and Waterways Development Authority, Srinagar for information.
- 5/- Commissioner SMC, Srinagar for information.
- 6/- Superintending Engineer, J&K Lakes and Waterways Development Authority, Srinagar.
- 7/- Superintending of Police, Traffic City, for information.
- 8/- Joint Director (P&S) Housing and Urban Development Department for uploading scanned copy of the notice on departmental website, as per his letter No. HUD/Plan/53/2014-AF dated:1.1.2015.

**Executive Engineer,  
Lake Division No.2<sup>nd</sup>**

**Lakes and Waterways Dev. Authority  
Srinagar**



- 9/- Director Radio Kashmir through SABA Advertising agency (R) Abdullah Bridge Rajbagh Sgr. for broad casting the enclosed gist of the NIT on AIR once immediately
- 10/- Dy. Director Information Department Kashmir, Srinagar for information with the request to have the notice published in two leading local dailies (Urdu/ English) immediately preferably in Greater Kashmir, Aftab, Sgr. Times or Kashmir Images before the last date fixed for issuance of tender documents.
- 11-12/- The Executive Engineer, Lake Division No. I st , Mechanical Division, LDA for inf.
- 13/- The Incharge R&M J&K LWDA for inf.
- 14-15- Asstt. Executive Engineer Lake Sub-Division East for inf. and taking over the possession of 3 structures from the rentees.
- 16/- The Watershed Manager Watershed Management Division J&K LWDA for inf.
- 17-18/- The Asstt. Accounts Officer/ Head Draftsman Divisional Office for information.
- 19/- Mr. Raja Muzamil Shiekh S/o: Hafizullah Shiekh R/o: Isber Nishat. He is directed to hand over the possession to the AEE Lake Sub-Division East.