

चंडीगढ़ अन्तर्राष्ट्रीय हवाई अड्डा लिमिटेड
CHANDIGARH INTERNATIONAL AIRPORT LIMITED



रुचि की अभिव्यक्ति आमंत्रित करने हेतु सूचना
NOTICE INVITING EXPRESSION OF INTEREST

“चंडीगढ़ इंटरनेशनल एयरपोर्ट लिमिटेड के प्रचालन, सिटी साइड और
टर्मिनल बिल्डिंग क्षेत्र का विकास/सौंदर्यीकरण एवं रखरखाव”

“DEVELOPMENT/ BEAUTIFICATION AND MAINTENANCE OF
OPERATIONAL, CITY SIDE AND TERMINAL BUILDING AREA
AT CHANDIGARH INTERNATIONAL AIRPORT LIMITED”

Issued to :-

Address :-

SM(E-C)

On behalf of Chairman

Chandigarh International Airport Limited

Civil Engineering Wing
Chandigarh International Airport Limited

NAME OF WORK:- EXPRESSION OF INTEREST FOR “DEVELOPMENT/ BEAUTIFICATION AND MAINTENANCE OF OPERATIONAL, CITY SIDE AND TERMINAL BUILDING AREA AT CHANDIGARH INTERNATIONAL AIRPORT LIMITED”

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SM(E-C)

On behalf of Chairman

Chandigarh International Airport Limited

CHANDIGARH INTERNATIONAL AIRPORT, MOHALI

NOTICE INVITING EXPRESSION OF INTEREST

CHIAL/CHD/E-C/LANDSCAPE/2025-26/

Date:- 30.04.2025

NAME OF WORK:- EXPRESSION OF INTEREST FOR DEVELOPMENT/ BEAUTIFICATION AND MAINTENANCE OF OPERATIONAL, CITY SIDE AND TERMINAL BUILDING AREA AT CHANDIGARH INTERNATIONAL AIRPORT LIMITED.

1. Applications for Expression of Interest (EOI) for the above mentioned work, is invited from the reputed agencies/firms/corporate organizations/Govt. organizations/NGO, on behalf of the **Chairman, Chandigarh International Airport Limited, Mohali.**
2. The total area for development, beautification & maintenance is **31350.00 Sqm** (Layout plan attached).
 - a) City Side Area – 25000 sqm approx.
 - b) Terminal Building Area – 1350 sqm approx.
 - c) Inside Operational Area – 5000 sqm approx.

Total area – 31350.00 Sqm (approx.)

The area of work includes all the existing/planned landscape area, green area inside terminal building, Operational area and city side area including garden area, hedges, plants, central verge, roadside green area etc. as shown in attached layout plan.
3. The permission shall be granted for **Three (03)** years subjected to review every year on a nominal license fee of **Rs.1/- per annum**. The cost of development, beautification & maintenance shall be borne by the party.
4. The Notice Inviting 'EOI', General Terms and Conditions along with lay out plan/sketch plan is available in the EOI document and shall be obtained from the O/o SM (E-C), Chandigarh International Airport Limited, Mohali, on any working day between **09.30 Hrs. to 1800 Hrs. from 30.04.2025** onwards. The complete EOI document including terms & conditions and area wise layout plan is also available on AAI & CHIAL website www.aai.aero & www.chial.org and can be downloaded.
5. Interested parties/firms are requested to submit their "EOI" in the O/o SM (E-C), Chandigarh International Airport Limited, Mohali, on or before **21.05.2025**. The offer/ EOI will be opened on **22.05.2025**.
6. The party is also allowed to display placards of size 36" X 24" (Maximum), i.e. 3ft x 2ft in the garden in lieu of the said permission. The placard shall contain the name of CHIAL with logo at the top followed by the party's name. The letters shall be of the same size for both CHIAL and party.
7. Based on the Response (EOI along with their Annual Maintenance and Beautification plans) received from the parties, CHIAL will evaluate and select the best plan and offer shall be decided accordingly. The decision of CHIAL in this respect will be final and shall be binding on all the parties. All the parties are requested to submit their EOI along with the supportive documents regarding innovative plans for beautification like sculptures, fountains etc.
8. On acceptance of offer, the party has to sign the terms and conditions of the agreement on a non-judicial stamp paper of value of **Rs. 100/-** (Stamp paper to be purchased in the name of

Chandigarh International Airport Limited) for which the cost shall be borne by the party and this document will form part of the agreement.

9. Parties have to submit the EOI along with the following documents. The offer in the absence of the following details will be summarily rejected:
 - a. Brief profile about the agency / party / company.
 - b. The layout plan/sketch for the proposed development and beautification of area sector. Annual Development & Maintenance Plan with cost of development and maintenance duly signed by agency shall be enclosed with EOI.
 - c. Three sets of beautification plan showing the types of garden/island/landscaping proposed to be developed & maintained by the agency.
 - d. Scope of work indicating the detailed items of work to be executed including details of proposed investment (area wise/ year wise).
 - e. Acceptance of terms and conditions of CHIAL.
10. CHIAL reserves to itself the right to reject any or the entire request in full or in part without assigning any reasons thereof and to call for any details or information or extend the date and time of its submission, from any party.

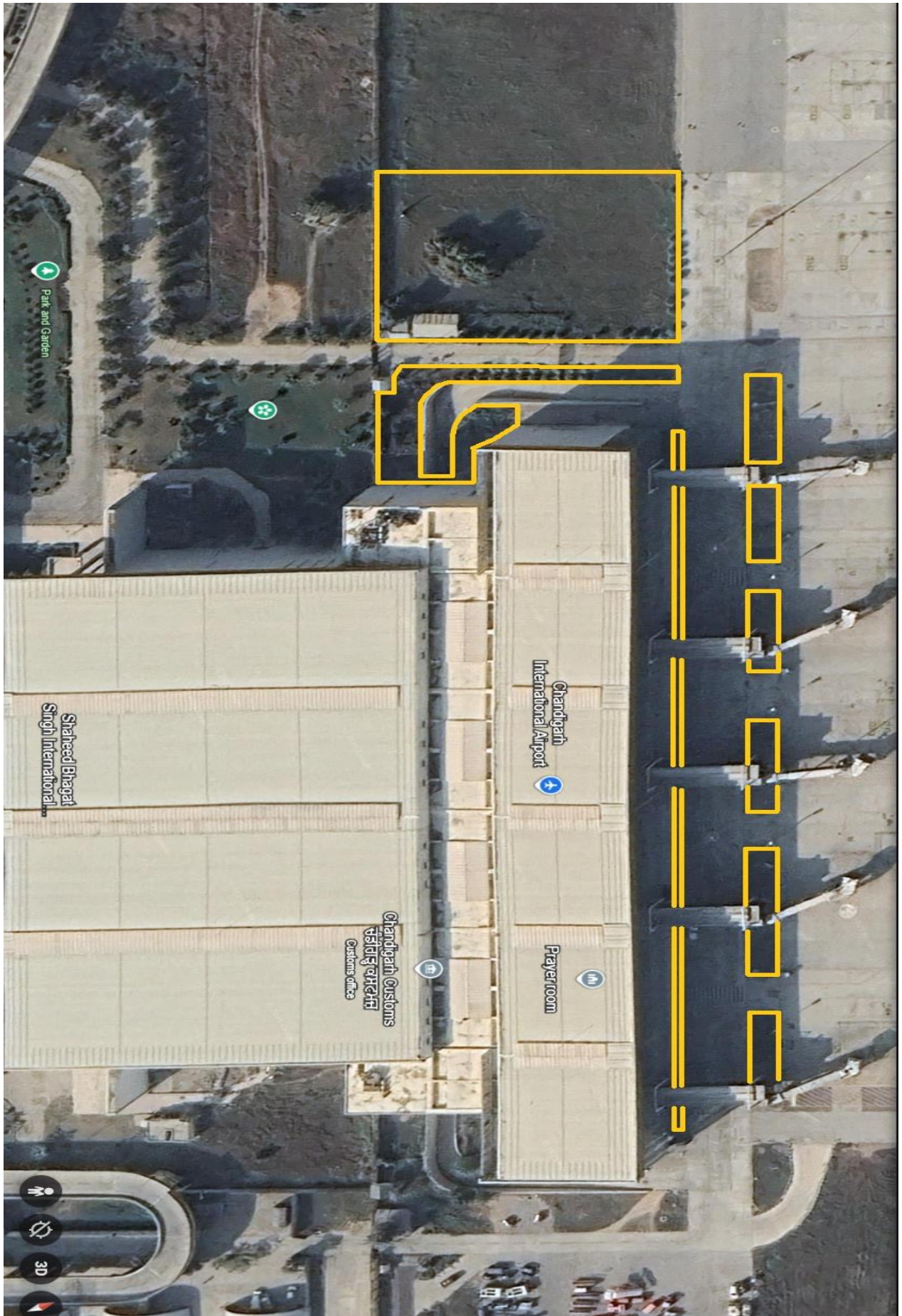
SM (E-C)
On behalf of Chairman
Chandigarh International Airport Limited



City Side Area (Total area – 25000 sqm approx.)



Inside Terminal Building (Total area – 1350 sqm approx.)



Inside Operational Area (Total area – 5000 sqm approx.)

GENERAL TERMS & CONDITIONS

Agency may submit their duly signed EOI with other supporting document as per EOI invitation notice.

- 1) That Licensee shall maintain the said Landscape area in accordance with the plans approved by the CHIAL.
- 2) The display of sponsorship Placard shall be as under :
 - (a) The placards size shall be 36" length & 24" width and with the height of not more than 4 feet depicting on top CHIAL's name and Logo followed by – Maintained by (name of Licensee) as given below:-

(CHIAL LOGO) CHANDIGARH INTERNATIONAL AIRPORT LIMITED
GARDEN DEVELOPED & MAINTAINED BY
NAME OF AGENCY

- (b) CHIAL's name with logo shall be conspicuously displayed. CHIAL's name & logo should be of the same size as of the licensee's name & logo. Minimum 50% of the placard area shall be given for the above.
 - (c) The number of placards displayed should not be excessive and these placards be displayed at reasonable distance(s). The area of sponsorship advertisement shall not be more than 0.3% of the land area given for maintenance.
 - (d) In any case the placards should be aesthetically matched with the environment/surroundings.
- 3) The licensee shall not use the area of landscapes/ garden for any other purpose other than display of placard as per para-1(a) and maintenance of the same.
- 4) The licensee shall not put up any structure whether permanent or temporary without the due approval of CHIAL.
- 5) The licensee shall not let-out the landscape/garden sector to any other party.
- 6) The licensee shall be responsible for any damage, loss or injury whatsoever that may have caused to the said traffic islands/roundabouts/footpaths/ Central Verge or any other belongings of the CHIAL (Chandigarh International Airport Limited) and/or any of their underground works if any, such damages or injury or losses are caused, the licensee shall be liable to make good all such damages or injuries or losses, and shall forthwith pay the CHIAL the damages of compensation for such losses or injuries suffered by the CHIAL to the entire satisfaction in all respects of 'CHIAL'.
- 7) CHIAL shall not be liable to pay any compensation for any additions, alterations, omissions, damages or defacing caused to the traffic islands/ roundabouts/ footpaths/ Central Verge as result of work being carried out by the CHIAL or by any accident. However, before carrying out any such work by the CHIAL, intimation shall be given to the licensee.
- 8) Nothing contained herein shall be construed as conferring upon the licensee, any right or interest over the land or property of the CHIAL either as the license or lessee of land or part of it for any purpose whatsoever.

- 9) The traffic islands/roundabouts/footpaths/ Central Verge etc. shall be deemed to be public premises as defined in the public Premises (Eviction of unauthorized occupants) Act now in force and the said act or any other act touching the subject that may hereinafter come into force and the rules framed there under.
- 10) All disputes and differences arising out of or in any way touching or concerning this agreement (except those the decision where of is otherwise herein before expressly provided for or to which the Public premises (Eviction of unauthorized occupants) Acts and the rules framed there under which are now in force or which may hereinafter come into force are applicable) shall be referred to sole Arbitration of a person to be appointed by the Chairman of the Chandigarh International Airport Limited. The award of the Arbitrator so appointed shall be final and binding on both the parties.
- 11) The water supply for development / beautification and maintenance of the area can be tapped from the available sources of CHIAL, subject to installation of calibrated water meter and electricity meter and payment of all charges thereof. However, in case of acute scarcity, the party shall make its own arrangements for water. No claim shall be entertained from the agency for not supplying water by CHIAL.
- 12) No infrastructure such as water pumps, motors, pipelines, sprinklers etc., shall be provided by CHIAL. The same shall be arranged by the licensee of its own.
- 13)
 - (a) In case if CHIAL is giving the electricity supply (for placards) then the electricity charges will be levied based on the commercial tariff approved by CHIAL FROM TIME TO TIME. The electricity meter shall be provided by the licensee.
 - (b) The licensee shall pay security deposit of **50,000/- (Rupees Fifty Thousand only)** towards electricity / water charges in the form of DD favoring Chandigarh International Airport Limited and payable at Mohali. The deposit shall not carry any interest.
- 14) CHIAL shall not be responsible for any damage to the fencing grill etc., and other garden features. The entire watch & ward is the responsibility of the licensee.
- 15) The maintenance work should not cause impediment for movement of the traffic or not to create any visual obstruction or other hazards.
- 16) CHIAL reserves to itself the right to modify or remove any or all of the green areas as and when necessary due operational requirement and no compensation in this regard shall be entertained.
- 17) Inside the landscape / garden area drains, cable, manholes etc., are available. In case of any repair works, CHIAL may have to excavate the earth and the licensee should not have any objection and should not claim for any compensation.
- 18) The licensee shall observe all rules & regulations issued from time to time by the CHIAL.
- 19) The Licensee shall pay a minimum licensee fee of Rs. 1/- (ONE RUPEES) per annum towards the maintenance of the landscape / garden.
- 20) Service tax or any other tax payable on account of the said license has to be borne by the licensee.
- 21) The license for Maintenance of Developed landscape / garden as shown in enclosed layout plan and shall be for a period of **03 (Three) years** with evaluation of annual

performance/maintenance of garden by party. CHIAL shall have the right to disengage the party by giving 30 days' notice at any time.

22) The Licensee shall not terminate the license before the expiry of the period of the license except by giving 180 days' notice in writing.

23) CHIAL reserves to itself the right to terminate the licensee on account of unsatisfactory performance.

24) Exit clause:

(a) **Normal Termination:** The permission will deem to be terminated or be terminated on the last date and time as given in the agreement provided the extension or renewal is approved by the competent authority on or before the last date and communicated to the party in writing and duly accepted.

(b) **Termination for cause:** If the party or CHIAL has invoked the internal dispute resolution clause (as per which the dispute referred to the DRC is to be completed within a period of 45 days)

(c) **Termination for convenience:** Either party, CHIAL on one part and the awardee on the other part can serve the notice for termination by giving the requisite notice period.

(d) **Termination for regulatory/legislative or supervisory requirements:** If any provision of law or legislation of India makes it mandatory to stop/prohibits the continuation of any contract at any particular location or otherwise then it will deemed to be closed from the date of such enactment. No compensation is payable by CHIAL.

25) The licensee must necessarily carry out the maintenance of the above work for minimum 50% of the total period of the contract failing which the licensee may be debarred from participating any tender in CHIAL for minimum of 02 (TWO) years.

26) No claim will be entitled in case of cancellation before expiry of the contract.

27) All the above guidelines will form part & parcel of the Notice Inviting EOI.

28) The validity of EOI shall be 180 Days from the date of opening. CHIAL reserves itself the right to extend the date of receiving/opening of the bids as well as to extend the validity of the tender.

29) CHIAL reserves right to reject any or all EOI's in part or in full without assigning any reason.

Signature of Agency with Stamp

UNCONDITIONAL ACCEPTANCE LETTER
(On Company's Letter Head)

To

SM (E-C)
Chandigarh International Airport Limited,
Mohali

ACCEPTANCE OF CHIAL'S EXPRESSION OF INTEREST CONDITIONS

1. The Expression of Interest documents for **"EXPRESSION OF INTEREST FOR DEVELOPMENT/ BEAUTIFICATION AND MAINTENANCE OF OPERATIONAL, CITY SIDE AND TERMINAL BUILDING AREA AT CHANDIGARH INTERNATIONAL AIRPORT LIMITED"** have been provided to me/us by Chandigarh International Airport Limited and I/We hereby certify that I/we have inspected the site and read the entire terms and conditions of the Expression of Interest documents made available to me/us, which shall form part of the License Agreement and I/we shall abide by the conditions/clauses contained therein.
2. I/we hereby unconditionally accept the Expression of Interest conditions of CHIAL's Expression of Interest documents in its entirety for the above facility.
3. The contents of clauses of Inviting Expression of Interest Documents have been noted wherein it is clarified that CHIAL reserves the rights to reject the conditional Expression of Interest without assigning any reason thereto.
4. I/We declare that I/We have not paid and will not pay any bribe to any officer of CHIAL for awarding this contract at any stage during its execution or at the time of payment of bills and further if any officer of CHIAL asks for bribe/gratification, I/We will immediately report it to the appropriate Authority in CHIAL.

Yours faithfully,

Date: _____

(Signature of the Party)

With rubber stamp

DETAILS TO BE SUBMITTED BY AGENCY

1	Name & Address of Agency in full	
2	Telephone/ Fax No.	
3	Contact person & his Telephone No.	
4	Brief profile of agency / company	To be attached in a separate sheet giving a brief profile of agency / company.
5	Acceptance letter i.r.o. acceptance of terms & conditions of contract/EOI	
6	Layout plan / sketch of proposed development and beautification plan.	
7	Estimate / Proposed expenditure details i.r.o. development of Landscape area.	
8	Estimate / Proposed expenditure details i.r.o. maintenance of Landscape area (Year wise).	
9	Photographs of the maintained garden at similar sites by agency (If any).	
10	Any innovative plant for beautification like sculptures, fountains etc.	
11	Any other document.	

FORMAT OF AGREEMENT

This Agreement made on _____ day of _____ Two Thousand & Twenty Five between Chandigarh International Airport Limited, a statutory company incorporated under the Indian Companies Act 1956/2013, having its registered office at Room No-1, Project Office, Chandigarh International Airport Limited, Mohali represented by Chandigarh International Airport Limited hereinafter called the 'CHIAL' (which term shall, unless excluded by or is repugnant to the context, be deemed to include its Chairman, Chief Executing Officer or any other Officers specified by the Chairman in this behalf, and shall also include its successors and assigns) of the one part, and _____ having its registered office at _____ of the other part, hereinafter called the 'OTHER PARTY' (which term shall unless excluded by or is repugnant to the context, be deemed to include its heirs, representative, successors and assigns of the Licensee) of the other part.

WHEREAS the CHIAL is the owner of the roads & adjoining land before and in front of Terminal building of Chandigarh Airport which has more fully being area wise described in the annexed schedule and whereas the "OTHER PARTY" is desirous of using the same for beautification purposes by developing the same.

NOW THIS INDENTURE WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

- 1) That for beautification and horticulture development the CHIAL shall provide an Area _____ Sqm admeasuring before/in front/around of Terminal building /approach road to the Airport w.e.f. _____.
- 2) The "OTHER PARTY" given the aforesaid land for the said purpose for a token license fee of Rs. 1/- per Annum.
- 3) The "OTHER PARTY" would pay the actual Electricity charges or a lump sum amount of _____ per month towards electricity, whichever is higher.
- 4) The water will be provided by CHIAL as per requirement of the "OTHER PARTY". However the sprinklers, pipes etc. for watering the garden would be arranged by the "OTHER PARTY". The responsibility of CHIAL in this regard would be limited to providing water points at various places.
- 5) The "OTHER PARTY" will deposit the security deposit of **Rs. 50,000/-** towards Electricity, water & other miscellaneous charges if any.
- 6) The "OTHER PARTY" is given permission to display only Signboards/Placards of a maximum size of 36" x24" inches depicting on top CHIAL's name and logo followed by maintained by " _____ " at the site planned to be beautified and maintained. The name of CHIAL shall also be displayed along with the SPONSERER. The sample has to be approved by CEO, CHIAL, before its actual placement as per Annexure-2. The "OTHER PARTY" shall not display any neon sign or any other advertisement board or hoardings except as herein above mentioned. In case of Traffic Island nothing should project beyond the height of 2 feet 6 inches from the road surface and the same should also be in accordance with the Traffic Regulations.
- 7) The "OTHER PARTY" shall not use allotted area other purpose than for beautification and

maintenance of the same.

- 8) The "OTHER PARTY" shall reconstruct / re-model the existing facility in the said allotted area accordance their own design, duly approved by the CHIAL at their own cost.
- 9) The "OTHER PARTY" shall not put-up any structure of permanent nature so as to damage the original structure design of the allotted area.
- 10) The "OTHER PARTY" shall not let-out or part with the possession at the said allotted area to any other party.
- 11) That the arrangement granted shall be determined by either side by giving three months' notice to the other party and on expiration of three months' notice period from the date of receipt of such notices, the arrangement shall be deemed to be determined. In the event of termination of the arrangement, the "OTHER PARTY" shall at its own cost, remove the advertisement boards belonging to them. The plants and other permanent fixtures shall be deemed to be the property of the "CHIAL". In the event of the "OTHER PARTY" failing to remove the fittings, advertisement and other belonging of them from the allotted area the "CHIAL" shall be at liberty to get the same removed at the entire costs risks / responsibilities of the "OTHER PARTY".
- 12) The "OTHER PARTY" shall be responsible for any damage, loss or injury what so ever that may be caused to the said allotted area or any other belonging of the "CHIAL" and / or to any their underground works. If any such damages or injury or losses are caused due to the negligence of the "OTHER PARTY", the "OTHER PARTY" shall be liable to make good all such damage or injury or losses and shall forthwith pay to the "CHIAL" the damages or compensation for such losses or injuries suffered to the entire satisfaction in all respect of the "CHIAL".
- 13) The CHIAL shall not be liable to pay any compensation for any additions, alterations, omissions, damage, defacing caused in the said allotted area as a result of work being carried out by the "CHIAL" or by any accident.
- 14) Nothing contained herein shall be construed as conferring upon the "OTHER PARTY" any right or interest over the land or property of the "CHIAL" either as a LICENSEE of land or part of it for any purpose whatsoever.
- 15) In the event of the breach of any of the terms and conditions of this Agreement made by the "OTHER PARTY" , the "CHIAL" shall be at liberty to revoke this Agreement.
- 16) In the event of default by the "OTHER PARTY" or if the allotted space being maintained by the "OTHER PARTY" are required by the "CHIAL" for its use the "CHIAL" shall be at liberty to determine this Agreement by giving one month's notice.
- 17) The allotted space shall be deemed to be public premises as defined in Chandigarh International Airport Limited the Indian Companies Act 1956/2013. Touching the subject may hereinafter come into force the rules framed there under.
- 18) All dispute and differences would be referred initially to the competent dispute resolution committees as envisaged under the "CHIAL" manual for effective solution. In the absence of any effective solution. All disputes and differences arising out of or in any way touching or concerning this Agreement (except the decision whereof is otherwise herein before expressly provided for or to which the public premises as per provisions of Chapter VA "Eviction of unauthorized occupants etc. of Airport Premises" of the CHIAL under the Indian Companies Act 1956/2013 and the rules framed there under which are now in force or which

may hereinafter come into force are applicable) shall be referred to the "SOLE ARBITRATION" of a person to be appointed by the Chairman/CEO of the "CHIAL" or in case the designation of Chairman is changed or his office is abolished by the person for the time being entrusted whether or not in addition to other functions, with the functions of the Chairman. Chandigarh International Airport Limited, by whatever designation such person may be called or the Arbitrator so appointed is unable to or unwilling to act to the "SOLE ARBITRATION" of some other person to be similarly appointed and willing to act as such arbitrator. It will be no objection to any such appointment that the Arbitrator so appointed is a servant of the "CHIAL", that he had to deal with the matters to which this Agreement relates and in the course of the duties as such servant of the CHIAL he had expressed views on all or any such of the matters in dispute or difference. The award of the Arbitrator so appointed shall be final and binding on the parties. The Arbitrator may with the consent of the parties enlarge from time to time the time for making and publishing the award.

- 19) The terms and conditions mentioned in Annexure-2 to this license shall be deemed to be part and parcel of the agreement and the licensee and the CHIAL shall be bound by the same. In the event of an inconsistency between the two, the provisions of this agreement shall prevail.
- 20) In the event of any legal disputes the jurisdiction will be restricted to Civil Court Jurisdiction at Chandigarh City.

HOD (Engg-C)
On behalf of Chairman
Chandigarh International Airport Limited (CHIAL)

Signed by Mr. _____ for and on behalf of
_____ in the presence of the
following:-

Witness:-

1) _____

2) _____

LIST OF DOCUMENTS SUBMITTED BY AGENCY

NAME OF WORK: - EXPRESSION OF INTEREST FOR DEVELOPMENT/ BEAUTIFICATION AND MAINTENANCE OF OPERATIONAL, CITY SIDE AND TERMINAL BUILDING AREA AT CHANDIGARH INTERNATIONAL AIRPORT LIMITED.

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