



**SOUTH DELHI MUNICIPAL CORPORATION  
OFFICE OF THE DEPUTY COMMISSIONER(RP CELL)**

Dr. Shyama Prasad Mukherjee Civic Centre (25<sup>th</sup> Floor),  
Jawaharlal Nehru Marg, New Delhi-110002, Ph. No. 011-2322-7514

**E-TENDER FOR USE OF HERITAGE BUILDINGS/PREMISES OF SOUTH  
DELHI MUNICIPAL CORPORATION ON LICENSE FEES BASIS AND  
MAINTAINENCE THEREOF**

No. AC/RPC/SDMC/2021-22/D- 638

DATED: 06.01.2022

**E-TENDER NOTICE**

E-Bids are invited on behalf of Commissioner, SDMC from eligible bidders for allotment of use of Heritage Buildings/Premises of South Delhi Municipal Corporation on **monthly license fee basis and maintenance thereof in two way bid system (Technical and Financial) for a period of twenty years with an enhancement @ 15% in the last paid license fee after every 5 years.**

The tender documents can be downloaded from SDMC websites [www.etenders.gov.in](http://www.etenders.gov.in) or [www.mcdonline.nic.in](http://www.mcdonline.nic.in) "Corrigendum, if any, would appear only on the SDMC websites and not to be published in any News Paper".

The issuance of tender documents does not mean that the agency has been technically qualified. Hence agencies/bidders are advised to submit all the relevant documents/ credential required in tender for technical qualification along with their bid.

The eligible bidder shall submit their bids containing the E-Tender documents along with requisite Earnest Money and requisite e-Tender processing fee and other documents as mentioned in the E-Tender document on the website [www.etenders.gov.in](http://www.etenders.gov.in) till 27.01.2022 up to 15.00 hrs and Technical bid shall be opened on the website [www.etenders.gov.in](http://www.etenders.gov.in) at 15.30 hrs onwards on 28.01.2022 in the office of Asstt. Commissioner (RP CELL), 25th floor, DR. SPM Civic Center, JLN Marg, New Delhi- 110002.

Any bid found to be not accompanied with E-Tender "Fees and requisite EMD cost" as specified above, shall be summarily rejected.

The Tender has been invited in e-tender mode. For download of e-tender document, uploading of tender document along with Financial Bid, opening of Technical Bid, notification of any corrigendum and addendum etc. the [www.etenders.gov.in](http://www.etenders.gov.in) is to be used.

The intending bidder must get themselves registered with the service provider [www.etenders.gov.in](http://www.etenders.gov.in) for participating in e-tender. For E-TENDER Related Helpdesk, bidders may contact undersigned for any assistance;



1. 0120-4001 002
2. 0120-4001 005
3. 0120-6277 787

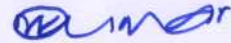
The intending Bidder is requested to upload the Bid well in time to avoid any technical difficulty for accessing SDMC e-tender website/server etc. For any clarification about the website our service provider M/s CPPP needs to be contacted on the number above mentioned

The date of opening of price bid shall be intimated to the qualified agencies separately.

All the concessioners/ Prospective bidders must go through the announcement section of website [www.etenders.gov.in](http://www.etenders.gov.in), especially bidder manual of online e-procurement where it is advised that "Bidders are advised that payment (Tender Fee, EMD, etc) should be made at least 2 days in advance, before the tender closing date/time to avoid last-minute hassles."

**"Neither the Corporation nor any of its officers or employees, nor any of their adviser's or consultants shall be responsible for any failure of payment in any manner whatsoever."**

Any corrigendum/addendum/errata in respect of the above tender shall be made available only at our official website [www.etenders.gov.in](http://www.etenders.gov.in) and [www.mcdonline.nic.in](http://www.mcdonline.nic.in). No further press advertisement will be given. Hence, all bidders are advised to check SDMC website [www.mcdonline.nic.in](http://www.mcdonline.nic.in) and [www.etenders.gov.in](http://www.etenders.gov.in) regularly.



Assistant Commissioner (RP CELL)

Note: - Eligible bids will be opened on the specified date and time wherein the participating bidders may present during the bid opening meeting. Notice of any changes shall be published on official website of South Delhi Municipal Corporation [www.etenders.gov.in](http://www.etenders.gov.in) and [www.mcdonline.nic.in](http://www.mcdonline.nic.in). Further, Price Bid Opening Date, Time & Venue will be intimated to the qualified Bidders at the same or a later date.

The South Delhi Municipal Corporation reserves the right to accept, reject or cancel any tender offer without assigning any reason thereof.

**SCHEDULE/ DATA SHEET FOR E-TENDER FOR USE OF HERITAGE BUILDINGS/PREMISES OF SOUTH DELHI MUNICIPAL CORPORATION ON LICENSE FEES BASIS AND MAINTAINENCE THEREOF**

1.	Project Name	E-TENDER FOR USE OF HERITAGE BUILDINGS/PREMISES OF SOUTH DELHI MUNICIPAL CORPORATION ON LICENSE FEES BASIS AND MAINTAINENCE THEREOF.
2.	Nodal Agency	South Delhi Municipal Corporation (SDMC)
3.	Cost of offer document by SDMC.	Rs. 1000/-
4.	Pre-bid Conference	On 14.01.2022 at 15:00 hrs
5.	Venue Pre-bid Conference	SDMC conference room, 6 <sup>th</sup> floor, Dr SPM Civic Centre, JLN Marg, New Delhi- 110002
6.	Nodal Officer for submission of Queries	Assistant Commissioner (RP Cell), 25 <sup>th</sup> floor, Dr SPM Civic Centre, JLN Marg, New Delhi- 110002
7.	Corrigendum, if any will be placed on website	<a href="http://www.etenders.gov.in">www.etenders.gov.in</a> and <a href="http://www.mcdonline.nic.in">www.mcdonline.nic.in</a>
8.	Bid download start date	07.01.2022 at 09.00 hrs onwards
9.	Bid Submission start date	21.01.2022 at 09.00 hrs onwards
10.	Last Date and Time for submission of Bids	Upto 15.00 hrs on 27.01.2022
11.	Address for submission of Bids	On website <a href="http://www.etenders.gov.in">www.etenders.gov.in</a>
12.	Date and Time for opening of Technical Bids	On 28.01.2022 at 15.30 hrs onwards
13.	Address for opening of Technical Bids	R.P.Cell Department, 25 <sup>th</sup> floor, Dr SPM Civic Centre, JLN Marg, New Delhi- 110002
14.	Address for opening of Financial Bids	R.P.Cell Department, 25 <sup>th</sup> floor, Dr SPM Civic Centre, JLN Marg, New Delhi- 110002. Date of opening of Financial Bids will be notified later on website <a href="http://www.etenders.gov.in">www.etenders.gov.in</a>
15.	EMD Amount	<i>As per details/manner given in Annexure I.</i>

  
 Assistant Commissioner (RP Cell, SDMC)  
 Ramunerative Project Cell, SDMC



### Disclaimer

This E-Tender Document is issued by South Delhi Municipal Corporation (SDMC). Each Party must conduct its own analysis of the information contained in this E-Tender documents to correct any inaccuracies therein and is advised to carry out its own due diligence into the proposed Project. Each Party must conduct its own analysis of the regulatory regime which applies thereto, and by and all matters pertinent to the proposed Project and to seek its own professional advice on the legal, financial and proposed Project. Neither the Corporations nor any of its officers or employees, nor any of their adviser's or consultants shall be responsible for any direct or indirect loss or damage arising out of or for use of any content of the E-Tender document in any manner whatsoever.

This E-Tender document includes certain statements, estimates and projections with respect to proposed Project. Such statements, estimates and projections reflect various assumptions made by the management, officers, employees which (the assumptions and the base information on which they are made) may or may not prove to be 100% accurate. No representation or warranty is given to the reasonableness of the projections or the assumptions on which they may be based and nothing in this E-Tender document is, or should be relied on as, a promise, representation or warranty. SDMC shall be the sole and final authority with respect to qualifying a bidder through this E-Tender document. The decision of SDMC in selecting the vendor who qualifies through this E-Tender document shall be final and SDMC reserves the right to reject any or all the bids without assigning any reason thereof. SDMC further reserves the right to negotiate with the selected vendor to enhance the value through this project and to create a more amicable environment for the smooth execution of the project. SDMC may terminate the E-Tender process at any time without assigning any reason and upon such termination SDMC shall not be responsible for any direct or indirect loss or damage arising out of such a termination.

Assistant Commissioner  
Remunerative Project Cell, SDMC

## SECTION-1:

### ELIGIBILITY CRITERIA AND ESSENTIAL PRE-REQUISITES

Any individual, Sole Proprietorship Firm, Partnership Firm, Registered Society/Registered Co-operative Society, Public Limited Company or a Private Limited Company, subject to fulfilling the eligibility criteria given in the document elsewhere is eligible to bid for Heritage Buildings/Premises of South Delhi Municipal Corporation to be tendered on License Fees Basis And Maintenance Thereof as per **Annexure-I**.

#### **1. Usage:**

The following purposes may be allowed in the heritage buildings/ premises of SDMC:

1. Retail Shopping
2. Stockists and Dealers of Medicines and drugs
3. Commercial Offices
4. Clinical Laboratory
5. Clinic & Poly Clinic
6. Repair/ Services (only permissible activities)
7. Bank
8. ATM
9. Guest House, Informal Trade
10. Coaching Center/ Training Institutes
11. Restaurant
12. Any other permitted use.

#### **2. Minimum Reserve Price:**

The minimum reserve price is fixed as Rs. 3,00,000/- per Heritage Building/Premises/month.

#### **3. Earnest Money Deposit:**

The intending firm/agency/individual will have to deposit earnest money amount to Rs. 5,00,000/-.

#### **4. Security Deposit & Performance Guarantee:**

The successful bidder will have to submit Security Deposit & Performance Guarantee of Rs. 10,00,000/-.

#### **5. Possession:**

Possession of land with structure thereupon will be handed over to the successful bidder upon completion of all formalities for the use as mentioned above.

#### **6. Incubation Period**

The H-1 bidder will be allowed an incubation period of 12 months for carrying out modifications/ renovations in the premises. However, the H-1 bidder shall have to make payment of quoted monthly license fee immediately after incubation period or from the date of completion of renovations/ modifications and putting up of premises in use, whichever is earlier.



**7. Maintenance:**

Conservation and Restoration alongwith periodic annual maintenance of the building at his/her own cost will be the sole responsibility of the Licensee.

**8. Drawings & Designs:**

The successful bidder will have to get prepared the necessary drawings and designs along with structure stability certificate from a registered Architect and submit the same to the Heritage Conservation Committee through SDMC for approval.

**9. Approvals/ Permissions of other Government Departments/Authorities:**

The licensee/ Concessionaire shall have to procure approvals/permissions from the concerned competent authorities before put to use of the heritage buildings other than existing use.

**10. Ownership/ Conversion of Property:**

The license shall not confer any ownership right/ conversion of property in favour of the licensee.

**11. Abiding of Rules & Regulations:**

The license/ concessionaire shall strictly adhere to the conditions as imposed by the competent authority and also the provisions of the Ancient Monuments and Archeological Sites and Remains (Amendment and Validation) Act, 2010 and other relevant guidelines.

**12. Withdrawal of License:**

Commissioner/SDMC or the officer nominated by him shall have right to withdraw/suspend/ revoke the license at any time with assigning any reason in the public interest.

**13. Payment of Quoted Monthly License Fee:**

The H-1 bidder shall have to make payment of quoted monthly license fee immediately after incubation period or from the date of completion of construction and putting up of premises in use, whichever is earlier, in the shape of Pay Order/Demand Order/ online mode and continue to pay the same in advance by the 10th day of each English Calendar month during the duration of license period.

**14. Non-payment of the monthly license fee**

Non-payment of the monthly license fee within the prescribed period will constitute breach of the terms of license deed and shall render the license liable to be terminated. In case of default in payment of the license fee for any reason, what-so-ever, licensee shall be liable to pay to the licensor monthly simple interest for the period of default @ 12% per annum on amount of monthly quoted license fee and any other dues including interests, the payment

