

# **MAHARASHTRA METRO RAIL CORPORATION LIMITED**

## **(Pune Metro Rail Project)**

Date: 23/06/2025

### **CORRIGENDUM-I**

**Name of Work:** Licensing of Kiosk Business Spaces at Select Metro Stations of Pune Metro Rail Project for a Period of Four Years and Six Months.

**Tender No:** NIT: P1PD-44/2025 Dt. 23/05/2025.

1) The schedule of submission of above tender is revised as under:

Details	As per NIT/ Tender Document	Revised Schedule
<b>Documents on sale:</b>	Documents can be downloaded from <b>17.00 Hrs on 23/05/2025 to 16.00Hrs on 23/06/2025</b> from e-tender portal of Govt. of Maharashtra i.e <a href="https://mahatenders.gov.in">https://mahatenders.gov.in</a>	Documents can be downloaded from <b>17.00 Hrs on 23/05/2025 to 16.00Hrs on 07/07/2025</b> from e-tender portal of Govt. of Maharashtra i.e <a href="https://mahatenders.gov.in">https://mahatenders.gov.in</a>
<b>Date &amp; Time of submission of Tender:</b>	Online submission up-till <b>16:00 Hrs. on 23/06/2025</b> at e-tender portal of Govt. of Maharashtra i.e. <a href="https://mahatenders.gov.in">https://mahatenders.gov.in</a> .	Online submission up-till <b>16:00 Hrs. on 07/07/2025</b> at e-tender portal of Govt. of Maharashtra i.e. <a href="https://mahatenders.gov.in">https://mahatenders.gov.in</a> .
<b>Date &amp; Time of Opening of Tender:</b>	<b>On 24/06/2025 at 16:30 Hrs.</b> or as decided by Maha-Metro at Procurement Section, Block No. A2, Food Grain Godown, Near District Court, Next to Kamgar Putala Vasahat, Shivajinagar, Pune 411005.	<b>On 08/07/2025 at 16:30 Hrs.</b> or as decided by Maha-Metro at Procurement Section, Block No. A2, Food Grain Godown, Near District Court, Next to Kamgar Putala Vasahat, Shivajinagar, Pune 411005.

2) The replies to Pre-Bid Queries are detailed in Corrigendum-I: PART-A and Amendment to Clauses are detailed in Corrigendum-I: PART- B.

This **Corrigendum – I** shall form part of Tender Document. All other terms and conditions of tender document shall remain unchanged.



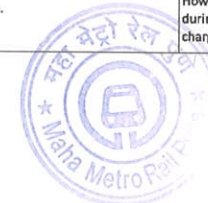
*[Handwritten Signature]*  
23/06/2025

**General Manager (TP & Procurement -PD)**  
**Maharashtra Metro Rail Corporation Limited**



# CORRIGENDUM - I: PART - A

Tender No: P1PD-44/2025 dated 23.05.2025 Name of Work: Licensing of Kiosk Business Spaces at Select Metro Stations of Pune Metro Rail Project for a Period of Four Years and Six Months.			Replies to Bidder's Queries		Date: 23/06/2025
S.No.	Clause No.	Existing Tender Condition	Bidder's Queries	Reply to Queries	
1	1.1.7 of RFP (Vol-1)	The Kiosk Business Space(s), owing to its strategic location, present a unique opportunity for usages such as Retail Stores, small Office spaces, Cafeteria's, Grocery stores, Mobile accessories stores, book stores etc. and similar allied activities as per the typology (Dry/ Wet) as mentioned in Clause 1.1.6 above.	Is there any limitation to sell prepared foods such as Sandwich, burgers, etc.?	Undertaking any sort of business which meets the requirements of the tender documents as per the list of permitted activities mentioned in the tender documents shall be permissible.	
2	2.9 of RFP (Vol-1)	During the Bidding Process, Bidders are invited to examine the particular Kiosk Business Spaces in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the said License including furnishing/finishing, operation and maintenance of the Kiosk Business Spaces.	To make an Informed decision on which spaces to bid for, we would like to know the station-wise data of ridership/ticket sales. This would help us in gauging the business potential for the particular site and bid accordingly.	Bidder may conduct its own studies to assess footfalls, ridership and other related information as per its Business Plan at the metro stations where the particular Kiosk Business Space is located. Further, the corridor-wise current ridership can be accessed at <a href="https://punemetrorail.org/Daily-Ridership-Bits">https://punemetrorail.org/Daily-Ridership-Bits</a> .	
3	E-Tender Notice	INR 11,800/- (Rupees Eleven Thousand and Eight Hundred only) nonrefundable (inclusive of applicable taxes) through online e-payment by Net Banking/RTGS/NEFT/Credit Card/Debit Cards on e-tender portal of Govt. of Maharashtra, as per procedure given in the tender document.	Does the non-refundable cost of documents (Rs. 12,300/-) have to be paid while submitting the bid or is there exemption on the fee?	Tender clause is self explanatory, Tender documents fees is non-refundable and a one time payment to be made irrespective of the number of Kiosks Business Spaces applied for by the Bidder.	
4	4.6.9 of RFP	The Bidder shall pay fixed rental charges as per approved rate as per Maha-Metro's policy towards electricity charges. The Bidder will have to declare the load required for the Kiosk Business Space at the time of possession of the particular Kiosk Business Space (Annexure-A). Depending on the load, the Fixed Rental Charges will be levied by Maha-Metro, which will be revised yearly during the License Period. Licensee shall have to maintain its power demand within the declared load. However, if the licensee requests for additional power load, the Maha-Metro will provide the same with the fixed charges applicable for increased load. Licensee will have to apply for the same at least one month in advance.	Will the electricity meter be on our name or sub-leased to us?	There is no provision for installation of the electric sub-meters for particular Kiosk Business Spaces. However, Maha-Metro may install electric meters for monitoring consumption of electricity. The Bidder shall pay fixed rental charges as per approved rate as per Maha-Metro's policy towards electricity charges.  Bidder may refer Clause 4.6.9 of RFP (Volume-1).	
5	4.6.11 of RFP	Along with License Fee, Licensee shall also pay all other statutory taxes, Statutory dues / liabilities, local levies, third party dues (i.e. electricity, water consumption charges etc.), damage/ penal charges, pending arrears, etc. as applicable from time to time shall be charged extra and shall have to be remitted along with the License Fees for onward remittance to the respective Government agencies.	Are the statutory taxes apart from GST to be paid upfront or a reimbursement?	Taxes and other duties shall be payable by the Bidder to respective government Authorities upon demand within the timelines prescribed for making such payments.	
6	1.1.6 of RFP	The scope of work of the Bidders shall include design, supply, fabrication, furnishing/finishing, operation and maintenance of the particular Kiosk Business Spaces situated at various metro station (as earmarked in key plans) for the License Period. Brief details of the separate units of Kiosks Business spaces available are as follows:	Pg. No. 10, Brief details of the separate units of Kiosks Business spaces available, Location column has Paid and Unpaid – What is the difference?	Paid area means the concourse areas which is situated within the AFC entry/exit gates and can be accessed by Users/ Commuters only upon purchasing/possessing valid travel tickets. Unpaid areas means the areas of the metro station which can be accessed without possessing any valid travel tickets.	
7	4.6.9 of RFP	The Bidder shall pay fixed rental charges as per approved rate as per Maha-Metro's policy towards electricity charges. The Bidder will have to declare the load required for the Kiosk Business Space at the time of possession of the particular Kiosk Business Space (Annexure-A). Depending on the load, the Fixed Rental Charges will be levied by Maha-Metro, which will be revised yearly during the License Period. Licensee shall have to maintain its power demand within the declared load. However, if the licensee requests for additional power load, the Maha-Metro will provide the same with the fixed charges applicable for increased load. Licensee will have to apply for the same at least one month in advance.	Electricity Charges: Discrepancy in Tender Document (4.6.9, 4.10.9.i) and DLA (2.6.7), (4.3)	Refer Sr .no. 1 of Corrigendum-1, Part B.	
8	4.9.1 of RFP & 2.5 of DLA	The Property Tax proportionate to the Kiosk Business Space shall be paid by Maha-Metro.  2.5a of DLA a. The Property Tax applicable, if any, on the respective Kiosk Business Spaces shall be borne by the Licensee. The Property Tax if applicable shall be paid by Maha-Metro and shall be recovered from Licensee, proportionate to the area allotted of the Licensed Space.	Clarity required on applicability of Property Tax and who will be responsible for paying the same? - Discrepancy in Tender Document (4.9.1) and DLA (2.5)	Refer Sr .no. 2 of Corrigendum-1, Part B.	
9	2.9 of RFP (Vol-1)	During the Bidding Process, Bidders are invited to examine the particular Kiosk Business Spaces in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the said License including furnishing/finishing, operation and maintenance of the Kiosk Business Spaces.	Please arrange for marking of actual spaces at each location in order to facilitate independent examination of spaces at suitable times.	The areas demarcated are tentative & approximate. Bidder may visit the station and verify the locations of the Kiosk Business Spaces for which it is interested in Bidding. Maha-Metro shall try and put up markings at the designated locations depending upon its feasibility in due course.	
10	4.13.5	Entry and access in paid area by the workmen of the Licensee shall be through smart card/ authorization cards issued by the Licensee and its cost shall be borne by the Licensee. Identity Cards shall be issued by Maha-Metro but these ID cards shall not be applicable for making journey in trains and entry/ exit to paid areas of Stations. All the Licensee's personnel shall be required to possess ID card while working in MAHA-METRO's premises as per prevailing procedure. Access inside the stations in paid areas shall be through smart cards as per prevailing applicable charges, in addition to the valid ID cards.	What will be the cost for the smart card/authorization cards and ID cards to access the paid area of stations? (4.13.5)	Bidders shall be issued smart card/authorization cards/ ID cards depending upon usage and other requirements. The cost/ charges towards issuance of such cards is usually nominal and shall be valid for the License Period.	
11	Sr. no. 11 of 2.6 of DLA	The Licensee shall have to make their own arrangements for daily disposal of waste (after segregation of dry and wet waste) out of Maha-Metro premises. The wastes shall be dumped at sites approved by concerned civic agencies to ensure perfect cleanliness. If any kind of waste is found disposed off on Maha-Metro land or premises a penalty/fine of Rs. 5000/- per instance and Rs.50,000/- per instance thereafter shall be imposed by Maha-Metro for each occasion.	Request to facilitate the disposal of waste be made through the existing Facility Management Team of Maha Metro, as part of the CAM, as agreed during the pre-bid meeting.	Tender condition prevails. Bidder shall have to co-ordinate with the waste collection personnel of PMC/PCMC as necessary for disposal of waste. Maha-Metro employees shall supervise and guide the Bidder from time to time as required.	
12	4.2.4 of RFP	Areas indicated above are approximate. Actual area (built-up area) shall be measured at the time of handing over of Kiosk Business Space(s). If there is any variation in areas, the License Fees shall be charged on pro-rata/ actual area basis. Interest free security deposit will not be readjusted if the variation in area handed over is up to 10%, else Security Deposit will be readjusted according to actual area of the particular Kiosk Business Space.	Mismatch in area as provided in the Tender Document Vs as marked in the Respective Drawings for the following spaces: Kindly Clarify? i) Bopodi – BPD/KSK-01 ii) Bopodi – BPD/KSK-02 iii) Shivaji Nagar – SJN/KSK-03	Drawings provided as Annexure-03 are tentative & approximate. Bidder may consider the areas provided in Clause 1.1.6 of RFP (Vol-1) for bidding purposes.	
13	4.2.4 of RFP	Areas indicated above are approximate. Actual area (built-up area) shall be measured at the time of handing over of Kiosk Business Space(s). If there is any variation in areas, the License Fees shall be charged on pro-rata/ actual area basis. Interest free security deposit will not be readjusted if the variation in area handed over is up to 10%, else Security Deposit will be readjusted according to actual area of the particular Kiosk Business Space.	Dimensions for the area not provided in drawing for Mandai – MNA/KSK-01- Kindly Provide the same.	Drawings provided as Annexure-03 are tentative & approximate. Bidder may consider the areas provided in Clause 1.1.6 of RFP (Vol-1) for bidding purposes.	
14	Sr. no. 11 of 2.6 of DLA	The Licensee shall have to make their own arrangements for daily disposal of waste (after segregation of dry and wet waste) out of Maha-Metro premises. The wastes shall be dumped at sites approved by concerned civic agencies to ensure perfect cleanliness. If any kind of waste is found disposed off on Maha-Metro land or premises a penalty/fine of Rs. 5000/- per instance and Rs.50,000/- per instance thereafter shall be imposed by Maha-Metro for each occasion.	Daily collection of garbage of Kiosk/shop business in metro station- Please give more detailed information like- who will collect garbage / designated space where to keep the garbage.	The Licensee shall have to make their own arrangements for storage of the daily wastes within the area allocated for the Kiosk Business Spaces and daily disposal of waste (after segregation of dry and wet waste) out of Maha-Metro premises without any financial implication. Bidder shall have to co-ordinate with the waste collection personnel of PMC/PCMC as necessary for disposal of waste at sites approved by concerned civic agencies to ensure perfect cleanliness within Maha-Metro premises. If any kind of waste is found disposed off on Maha-Metro land or premises suitable penalty shall be imposed per instance by Maha-Metro for each occurrence.	
15	4.2.8 of RFP	The Bidder shall have no exclusive rights for using the Common Area which shall only be used for the intended purposes. The Common Areas shall not be allowed to be encroached or used for any other purpose and any encroachment of the Common Area shall be construed as breach of the License Agreement inviting action as applicable for breach of the same.	Material loading time- the daily consumable material for Kiosk business/shop- Please provide a time slot to bring daily consumable material in Kiosk/shop, which lift to use in metro station, the mode of carrying/handling material from lift to kiosk/shop.	The Bidder shall have no exclusive rights for using the Common Areas including lifts/ escalators/ staircases for movement of the materials without affecting the metro operations during the working hours only. However, Bidder may upon approval from the respective Station Supervisor use the common facilities for movement of material preferably during non-peak hours only. Sufficient efforts shall be undertaken to not damage any of the station premises in which case applicable penal charges shall be applicable.	





Replies to Bidder's Queries			
S.No.	Clause No.	Existing Tender Condition	Reply to Queries
16	4.1.7 of RFP	Maha-Metro shall provide necessary documents required including Fire No Objection Certificate for the particular metro station where such Kiosk Business Spaces are located. The Licensee shall be responsible for providing necessary drawings, documents, payments of fees & charges, consultancy charges, capital expenditure etc. and liaising with the relevant government authorities including Maha-Metro for securing the necessary permits and approvals towards Fire NOC of the particular Kiosk Business Spaces. However, providing fire hydrants, extinguishers, sprinklers along with supporting infrastructure as per the approved drawings shall be responsibility of the Licensee. For clarification purposes, the Successful Bidder(s) shall be solely responsible for procuring all the permissions/ Licenses etc. to be able to use the Kiosk Business Spaces for desired commercial purposes/ business. MAHA-METRO shall not be responsible for any such procurement and shall not entertain any claims in this regard.	Regarding fire extinguisher- Please give more detailed information for fire extinguisher type/capacity.
17	Sr. no. 10 of 2.6 of DLA	Public toilets are available at ..... Metro Station. Water drainage and sewerage system for the existing space utilization is also made available. If any augmentation to the existing civil utilities such as toilets, drainage, sewer and water supply system etc becomes necessary within the proposed Kiosk Business Spaces, it shall be done by licensee at their cost subject to prior approval of Maha-Metro. Maha-Metro reserves the right to accept or reject the request made by Licensee.	4. In case of heavy rain- as mentioned in the tender no sewage facility provided. please advise in case of rain water, what will be the provision to remove. who will swipe / remove the same from the kiosk space.
18	Sr. no. 11 of 2.6 of DLA	The Licensee shall have to make their own arrangements for daily disposal of waste (after segregation of dry and wet waste) out of Maha-Metro premises. The wastes shall be dumped at sites approved by concerned civic agencies to ensure perfect cleanliness. If any kind of waste is found disposed off on Maha-Metro land or premises a penalty/fine of Rs. 5000/- per instance and Rs.50,000/- per instance thereafter shall be imposed by Maha-Metro for each occasion.	1. Garbage Management We would like to request that the responsibility of kiosk waste disposal be undertaken by the Metro housekeeping team. Since we understand that Pune Metro already pays Pune Municipal Corporation (PMC) for garbage collection, integrating kiosk waste into the existing waste disposal process would be efficient and practical. If possible, please advise us of the designated garbage collection/storage point at each station. We are willing to ensure that the kiosk waste is securely bagged and deposited at the specified location, so that your housekeeping team can dispose of it into the garbage vehicle during its routine visits. This will also help maintain cleanliness and hygiene at the station premises.
19	4.6.9 of RFP	The Bidder shall pay fixed rental charges as per approved rate as per Maha-Metro's policy towards electricity charges. The Bidder will have to declare the load required for the Kiosk Business Space at the time of possession of the particular Kiosk Business Space (Annexure-A). Depending on the load, the Fixed Rental Charges will be levied by Maha-Metro, which will be revised yearly during the License Period. Licensee shall have to maintain its power demand within the declared load. However, if the licensee requests for additional power load, the Maha-Metro will provide the same with the fixed charges applicable for increased load. Licensee will have to apply for the same at least one month in advance	2. Electricity Billing The document mentions that electricity charges will be calculated based on the total load of equipment installed. We would like to suggest the possibility of using individual electricity meters for each kiosk. This approach would offer a more accurate reflection of actual consumption, as some equipment may not be used daily—certain appliances are only operated once or twice a day. Meter-based billing would ensure fairness and transparency for both the licensee and Maha-Metro.



## CORRIGENDUM – I : PART-B

Date: 23/06/2025

Tender No: P1PD-44/2025 dated 23.05.2025

Name of Work: DLicensing of Kiosk Business Spaces at Select Metro Stations of Pune Metro Rail Project for a Period of Four Years and Six Months

### Amendments to the Bidding Documents

Sr. No	Clause No.	Existing Provision	Amended as
1)	Bullet no. i & ii of Sr. no. 7 of Clause 2.6 of DLA (Vol-2)	<p>(i) The Licensee shall have to take power connection from MSEDCL/respective power distribution company directly. The Licensee shall be responsible to pay its respective electricity bills directly to the concerned power distribution company.</p> <p>(ii) If the power is taken from Maha-Metro grid, Maha-Metro will supply electric power @ 0.29 KVA /Sqm for each Licensed Space, at one point located at respective floor of each Kiosk Business Space (existing panel/isolators installed at electrical rooms of respective metro stations). Further, LT transformation and distribution will be the responsibility of the Licensee. The tariff and all terms and conditions will be as per the appropriate electric authority regulations as applicable from time to time. Licensee shall have to maintain its power demand within the power allocated.</p>	<p>(i) Maha-Metro shall provide power supply up to nearest available points as per its station's design for electricity connection. For meeting the requirement of power supply, Licensee shall have to undertake the balance works as per the location of the particular Kiosk Business Space.</p> <p>(ii) The licensee will have to pay fixed rental charges as per approved rate as per Maha-Metro's policy. The Licensee will have to declare the load required for the Kiosk Business Space at the time of possession of business space (Annexure-C &amp; F). Depending on the load the fixed rental charges will be levied by Maha-Metro, which will be revised yearly during license period. Licensee shall have to maintain its power demand within the declared load. However, the licensee if request for additional power load the Maha-Metro will provide the same with the fixed charges applicable for increased load. Licensee will have to apply the same one month in advance.</p>
2)	2.5 a of DLA (Volume-2)	The Property Tax applicable, if any, on the respective Kiosk Business Spaces shall be borne by the Licensee. The Property Tax if applicable shall be paid by Maha-Metro and shall be recovered from Licensee, proportionate to the area allotted of the Licensed Space.	The Property Tax applicable, if any, on the respective Kiosk Business Spaces shall be borne by Maha-Metro.



