

ANDHRA PRADESH STATE ROAD TRANSPORT CORPORATION

No.C3/7B(1)/98-OPD(C).

Office of the VC. & MD.
Mushirabad, Hyderabad-20

To:
All Regional Managers,
A.P.S.R.T.C.

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Circular No.3/99-OPD(C),Dt.22-1-1999

Sub:- BUS STATIONS- Construction of Shops in
the vacant lands available at Bus Stations -
Deposit, Operate and Transfer (DOT) Scheme -
Regarding.

Ref:- Corporation Resolution No.34/1998 Dt.30.4.1998

Corporation has been constructing Bus Stations for the convenience of the travelling public. Construction of Bus Stations in any town invariably accelerates the growth of Commercial activity, creating demand for Shops and Stalls in and around the Bus Stations.

Normally, the frontage of our Bus Stations are open to the main road with a compound wall preventing any possible encroachments. But encroachments do exist between the road kerbs and compound wall of many bus stations blocking the elevation and also exploiting the commercial potential of the area.

To arrest the menace of encroachments effectively and fully exploit the commercial potential in and around Bus Stations with a view to creating revenue yielding assets to the Corporation, it is proposed to construct Shops in the vacant lands available in the Bus Stations.

The Corporation in its Resolution No.34/1998 Dt.30.4.1998 resolved to

(a) accord approval in principle, for the proposal of constructing Shops/Stalls facing the road in the vacant land available in our Bus Stations by accepting Deposits from the intending business persons;

(b) authorise the Managing Director to formulate guidelines from time to time in implementation of the DOT (Deposit, operate and Transfer) Scheme and finalise the detailed Terms & Conditions for constructing Shops/Stalls facing the road;

(c) authorise the Managing Director to fix the EMD and Deposit to be collected keeping in view the market conditions and other related aspects; and

(d) authorise the Managing Director to constitute Committees and to finalise the Bids / Offers received basing on the recommendations / evaluation of the Committees.



The guidelines of the Scheme in a nutshell are enumerated hereunder:

I. TENDERS & TENDER COMMITTEE

(1) Corporation will invite Bids/Offers from the intending business persons.

(2) The period of licence will be for 6 years only from the date from which the depositor is advised/permitted to take possession of the premises.

(3) The allotment of the Shops/Stalls will be finalised by Regional Tender Committee consisting of Regional Manager (Chairman of the Tender Committee), Dy. Chief Traffic Manager, Dy. Chief Accounts Officer, Accounts Officer of the Region and Executive Engineer/Dy. Executive Engineer (Civil) as Members. The proceedings of the Regional Tender Committee shall have the approval of Executive Director of the Zone.

(4) The successful bidders shall have to Deposit the amount fixed within 15 days from the date of finalisation of Tenders.

E M D

(5) The intending business people have to pay the EMD with Tender Form. The EMD payable for the Tender in each of the Bus Stations is in Annexure-A of the Circular.

(6) The Earnest Money Deposits of unsuccessful - bidders shall be refunded after finalisation of Tenders.

(7) The EMD paid by the successful bidder shall be adjusted towards the Deposit payable and the successful bidder has to pay the difference of the amount which falls short of total deposit amount.

DEPOSIT

(8) The amount to be deposited by the successful bidders with the Corporation varies from place to place depending upon the location of Bus Station and business returns of the place where shops are proposed to be constructed.

(9) The Deposit amount does not carry any interest whatsoever. In case of non-fulfilment of contractual obligations by the successful bidder, the Deposit will be forfeited.

(10) On completion of the 6 year licence period, the allottee/licensee has to vacate the Stall / Shop and handover the possession to the Corporation. The Deposit shall be refunded only after handing over of possession of the Shop/Stall by the Tenderer in good condition without any damages and in a condition fit for immediate letting out or utilisation by the Corporation.

(11) The Deposit amount shall not be refunded to the licensee, before completion of Six years period from the date of handing over the Shop under any circumstance.

If the successful Tenderer fails to occupy the shop within two months after completion of construction and physical allotment of the shop/stall, the contract will be terminated and Corporation reserves the right to allot the shop/stall by calling fresh Tenders. The Deposit held by the Corporation will be refunded only after 6 years as envisaged in the Scheme after adjusting the amount of rent due till the premises is let out to another tenderer.

The Deposit shall invariably be collected again from the successful Tenderer in the fresh Tenders also apart from the Deposit amount already paid by the earlier Tenderer.

(12) The quantum of Deposit to be collected for the shop/stall in each of the specified Bus Stations is mentioned in the Annexure A of the Circular.

NATURE OF BUSINESS

(13) The nature of business that can be permitted would be other than the businesses carried on in the main Bus Station as on the date of Tender Notification. Activities which are prohibited by Law and which are illegal shall not be permitted. The following businesses are also not permitted.

- (1) Sale of Liquor, items such as fresh Meat, Chicken, fresh or dry Fish, etc.
- (2) Sugarcane Juice and Barber Shop

(14) Nature of business proposed to be carried out in the Shop shall have to be indicated by the intending business person in the Tender Form itself.

(15) Whenever change of business is requested by any of the licensee, midway, the Regional Tender Committee (Regional Manager, Dy.Chief Traffic Manager & Dy.Chief Accounts Officer/Accounts Officer) shall assess the optimum licence fee that can be realised for the proposed business to be changed and permission shall be accorded with the prior approval of Vice Chairman & Managing Director only when the licensee is prepared (to be given in writing) to pay the enhanced licence fee.

LICENCE FEE & LICENCE PERIOD

(16) Tenders shall be finalised shop-wise and the shop shall be allotted to the bidder who quotes highest monthly licence fee (exclusive of Electricity and Water Charges).

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(17) The Tender Committee before opening of Tenders shall assess the local commercial potential viz., the prevailing market rate vis-a-vis nature of business around / adjacent to the Bus Station premises, the Deposit that would be held by the Corporation and arrive at the optimum licence fee that can be realised for the shops/stalls proposed to be constructed under OOT Scheme. This assessment of optimum licence fee realisable shall find place in the Tender Committee Proceedings also.

(18) The licence fee quoted by the bidders shall be in conformity with the optimum licence fee arrived at by the Tender Committee. If the licence fee offered by the highest tenderer falls short of the optimum level, the Tender Committee shall negotiate with the highest tenderer for an increase.

If the highest tenderer does not respond favourably to the negotiations, the Tender Committee has an option to recommend for fresh tenders for the particular Shop/Stall.

(19) The monthly licence fee payable will be same for the first 3 years and shall be enhanced by 15%, 20% and 20% for the 4th, 5th and 6th years of licence period over the licence fee paid / payable in the previous year.

(20) The licensee has to pay the monthly licence fee regularly in addition to the charges towards electricity and water supplied by the Corporation on or before 10th of the same month. Failure to pay the licence fee, electricity and water charges on the stipulated date will render the licensee to pay penal interest @ 36% per annum from the due date.

(21) The Shop vacated by the licensee after completion of 6 years period shall be re-allotted by calling fresh Tenders.

(22) If the Shop is vacated before completion of six years period the licence fee shall be collected from the licensee for the unexpired portion of the licence period.

(23) No licensee shall be allowed to sub-Let/sub-Lease the shop allotted to him/her during the licence period.

CIVIL WORKS

(24) The size of each shop to be constructed will be of varying dimensions depending on the Bus Station and Commercial viability. — The Civil Engineering Department prepared plans for construction of shops at each Bus Station specifying the No. of shops to be constructed and the standard specifications.

(25) Shops shall be constructed by Corporation within a period of 9 months from the date of finalisation of Tenders and collection of Deposit.

(26) A copy of the lay out plan of the Shops to be constructed as per standard specifications indicated therein, along with specific shop Nos., as supplied by CED shall be enclosed to the Tender Form for information of the tenderers.

(27) The construction of Shops will be undertaken by the Civil Engineering Department as per the approved designs.

(28) The maintenance of the Shop such as repairs, White Washing etc. during the period under occupation by the licensee, shall be the responsibility of the licensee.

(29) Any internal modifications to the Shop as may be essential and proposed by the licensee, shall be carried at his/her cost with prior approval of the Regional Manager with the concurrence of Executive Director of the Zone.

(30) Statutory provisions relating to obtaining requisite licence / permission and payment of Taxes / fees etc. to the local authorities have to be complied by the licensee and is solely responsible for the same.

(31) The property tax shall be paid by the Corporation and the tax so paid shall be proportionately reimbursed to the Corporation by the licensee within 15 days of the payment on the ratio of plinth area occupied out of the total plinth area of the property.

(32) REHABILITATION OF DISPLACED PERSONS IN ROAD WIDENING PROGRAMME:

Proposals are afoot in many of the Districts, wherein District Collectors are intending to accommodate the evicted encroachers under road widening programmes to Bus Station premises apart from Government lands like Market yards, Municipal lands etc.

Instructions have been given earlier in pursuance of the letter received from Special Chief Secretary, TR & B Department addressed to all District collectors wherein the Collectors were advised not to take over land from APSRTC Bus Stations without consulting Vice Chairman & Managing Director, APSRTC. The Special Chief Secretary further directed the Collectors to pursue with the persons displaced in the Road Widening Programme to participate in the DOT Scheme proposed by the Corporation.

Copy of the instructions received from Special Chief Secretary were already sent to all Regional Managers vide letter No. CE/437(B0)/97-GPD(C) : Dated: 2.4.1998.

(a) It is to be noted that any proposals received from District Collectors to re-habilitate the displaced persons in Bus Stations other than those listed out in Annexure 'A', for which Tenders are being invited, shall be processed to this office for approval of Vice Chairman & Managing Director.

(11)

(b) Bus Stations other than those specified in Annexure 'A', where displaced persons can be accommodated should be in conformity with the spirit and objectives of the Scheme and such re-habilitation should not be an impediment, restrictive and affect future growth plan and activities of the Corporation.

(c) The District Collectors shall be apprised by the Regional Managers of the DOT Scheme and obtain willingness of the evicted encroachers beforehand to participate in the Scheme on our Terms & Conditions.

(d) It shall be noted that the evicted encroachers listed out by the District Collectors shall also have to participate in the Tenders and quote the monthly licence fee, on par with the other intending business persons. The EMD / Deposit amount shall have to be paid by the District Collectors on behalf of such displaced persons.

RELEASE OF TENDER NOTIFICATION

(33) Earlier, meetings have been conducted in August, 1998 by Executive Director & Secretary to Corporation with the Executive Directors of the Zones and all Regional Managers, who have submitted particulars of bus stations, the No. of shops that can be constructed, location, Size etc. under DOT scheme.

Later, it was decided to prioritise such bus stations where commercial potential exists for construction of Shops under DOT Scheme. Accordingly, the Regional Managers have submitted the particulars of such bus stations.

The list of bus stations finalised for construction of Shops, is at Annexure-A.

(34) The Corporate Office will be releasing Tender Notification in all the leading News Papers in the State inviting Tenders for construction of Shops in the Bus Stations of APSRTC. The intending business persons will be requested to approach the Regional Managers concerned for necessary tender documents and Layout of the plans as furnished by Civil Engineering Department. The Terms & Conditions of the DOT Scheme, Format of Tender Form are also enclosed to the Circular at Annexure-B. The layout plans shall be collected from the concerned Executive Engineers/Dy. Executive Engineer (Civil).

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The Regional Managers shall ensure at the outset that all the blanks in the Tender document of Terms & Conditions are filled up with the relevant information without fail before taking out copies for sale. Also adequate number of copies of the Tender form, Terms & Conditions, layout plans with specifications etc. shall be taken beforehand.

(35) Copies of the Terms and Conditions shall be made available to the intending business persons purchasing Tender Forms duly incorporating the particulars which are specific to the Regions in the Terms & Conditions wherever required.

(36) The Tender Forms and Terms and Conditions to the Tender are to be sold, after taking out sufficient number of copies, to the intending tenderers by collecting Rs.500/- + Rs.50/- (ST @ 10%) for each Tender Form.

INFORMATION FEED BACK:

(37) Regional Managers shall appraise the progress in this matter time to time, to this Office in the enclosed formats filed at Annexure-C & D to this Circular, duly signed by them.

Annexure-C shall be submitted by the Regional Managers to the Corporate Office immediately after the Tenders received are opened and abstracts prepared.

Annexure-D shall be sent soon after finalisation of Tenders, payment of requisite Deposits and entering into agreements by the successful bidder.

All the Regional Managers are therefore advised to follow the above guidelines scrupulously without any deviation.

A. K. Singh 22/1/21
VICE CHAIRMAN &
MANAGING DIRECTOR

Copy to all Depot Managers - for information & n/a.
Copy to all Dy. CTMs & Dy. CADs in Regions - for info. & n/a.
Copy to all EEs (Civil) - for information and n/a.
Copy to all HOOs and ENs - for information.
Copy to FA and Director (V&S) - for information.

(13)

Annex-A

STATEMENT SHOWING THE PROPOSED NUMBER OF SHOPS TO BE
CONSTRUCTED REGION WISE IN I PHASE UNDER DOT SCHEME

Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMD fixed	Quantity of deposit
(1)	(2)	(3)	(4)	(5)	(6)	(7)
I. HYDERABAD ZONE:						
1)	Medak	1) Zaheerabad	18	10' x 15'	59,500	1,19,000
2)	Nalgonda	1) Ramannapet	5	10' x 10'	48,000	96,000
		2) Bhongir	10	10' x 15'	52,000	1,04,000
		3) Nalgonda	8	10' x 15'	52,500	1,05,000
		4) Kodad	8	10' x 15'	54,000	1,08,000
		5) Huzurnagar	18	10' x 15'	60,000	1,20,000
		6) Yadaqiriqutta	12	10' x 15'	54,000	1,08,000
		7) Chityal	6	10' x 10'	44,000	88,000
		Total	67			
3)	Mahabubnagar	1) Shadnagar	47	10' x 15'	52,000	1,04,000
		2) Jadcherla	38	10' x 15'	51,000	1,02,000
		3) Naqarkurnool	19	10' x 10'	44,500	89,000
		4) Gadwal	15	10' x 15'	58,500	1,17,000
		5) Bijenapally	32	10' x 10'	46,000	92,000
		6) Devarkadra	14	10' x 10'	52,000	1,04,000
		7) Kothakota	6	10' x 15'	63,000	1,26,000
		Total	171			
4)	Rangareddy	1) Tandur	9	10' x 15'	51,000	1,02,000
		2) Parqi	5	10' x 12'	45,500	91,000
		3) Vikarabad	8	10' x 12'	50,500	1,01,000
		4) Shankarpalli	8	10' x 12'	49,000	98,000
		Total	30			
Total Hyderabad Zone			286			

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Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMD fixed	Quantum of deposit
(1)	(2)	(3)	(4)	(5)	(6)	(7)

II. KARIMNAGAR ZONE:

5)	Khammam	1) Aswarapet	30	10' x 12'	48,500	97,000
		2) Sattupally	20	10' x 15'	46,000	92,000
		3) Palvancha	13	10' x 12'	46,000	92,000
		4) Thallada	25	10' x 12'	51,000	1,02,000

Total 88

6)	Warangal	1) Janqon	18	10' x 12'	55,500	1,11,000
		2) Mahabubabad	16	10' x 12'	64,000	1,28,000
		3) Parkal	10	10' x 12'	55,000	1,10,000
		4) Narsampet	10	10' x 12'	71,000	1,42,000
		5) Station Ghanpur	10	10' x 12'	59,500	1,19,000
		6) Wardhannapet	8	10' x 10'	55,500	1,11,000
		7) Gudur	4	10' x 12'	59,500	1,19,000
		8) Nekkonda	10	10' x 12'	62,500	1,25,000
		9) Cherial	6	10' x 12'	55,500	1,11,000
		10) Hanamakonda (CBS)	10	10' x 12'	59,500	1,19,000

TOTAL 102

7)	Nizamabad	1) Nizamabad	13	10' x 10'	37,000	74,000
		2) Dichpally	4	10' x 12'	44,000	88,000
		3) Indalvai	4	10' x 12'	44,000	88,000
		4) Domakonda	6	10' x 12'	44,500	89,000
		5) Bibipet	4	10' x 12'	46,500	93,000
		6) Pitalam	4	10' x 12'	46,500	93,000
		7) Bichukonda	6	10' x 12'	44,500	89,000
		8) Yella Reddy	10	10' x 12'	44,000	88,000
		9) Bodhan	18	10' x 12'	42,000	84,000
		10) Perkit	10	10' x 12'	41,500	83,000
		11) Nandipet	4	10' x 12'	44,500	89,000
		12) Banswada	13	10' x 12'	46,500	93,000

TOTAL 96

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Sl. No. Name of the Region (1) Name of the Bus Station (2) Name of the Bus Station (3) No. of shops proposed for construction (4) Dimension of the stall (5) EMD fixed (6) Quantity of deposit (7)

8) Karimnagar	1) Karimnagar	20	10' x 15'	49,500	99,000
	2) Husnabad	18	10' x 10'	36,000	72,000
	3) Huzurabad	20	10' x 10'	36,000	72,000
	4) Jaqityal	22	10' x 12'	42,000	84,000
	5) Korutla	12	10' x 12'	42,000	84,000
	6) Metpalli	6	10' x 10'	37,500	75,000
	7) Godavarikhani	18	10' x 12'	42,500	85,000
	8) Manthani	22	10' x 10'	38,500	77,000
	9) Peddapalli	25	10' x 12'	43,500	87,000
	10) Sircilla	10	10' x 10'	37,500	75,000

Total 173

9. Adilabad	1) Nirmal	8	10' x 12'	54,000	1,08,000
	2) Luxettipet	6	10' x 12'	46,000	92,000
	3) Kaqaznagar	8	10' x 12'	45,500	91,000

Total 22

Total Karimnagar Zone 481

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Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMD fixed (In Rs.)	Quantum of deposit (In Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)

III. CUDDAPAH ZONE:

10. Kurnool	1) Adoni	8	10'x15'	54,500	1,09,000	
	2) Yemiganur	15	10'x15'	55,000	1,10,000	
	3) Nandyal	7	12'x20'	76,500	1,53,000	
	4) Nandikotkur	10	10'x15'	55,000	1,10,000	
	5) Pathikonda	3	10'x10'	44,000	88,000	
	6) Koilakuntla	16	10'x10'	45,000	90,000	
	7) Banaganapally	14	10'x10'	45,000	90,000	
	B) Kurnool					
	a) Ground floor	12	11'3"x24'6"	66,000	1,32,000	
	b) First floor	14	11'3"x24'6"	37,500	75,000	
9	Z.S.T.C Kurnool.	10	12'x20'	74,000	1,48,000	
Total			109			

11. Anantapur	1) Anantapur	12	10'x10'	46,000	92,000
	2) Gooty	14	10'x10'	46,000	92,000
	3) Kadiri	10	10'x10'	47,500	95,000
TOTAL			36		

12. Cuddapah	1) Cuddapah	24	10'x15'	51,500	1,03,000
	2) Proddatur	6	10'x15'	52,000	1,04,000
TOTAL			30		

TOTAL CUDDAPAH ZONE 175



Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMD fixed	Quantum of deposit to be collected
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IV. VIJAYAWADA ZONE:

13. W. Godavari	1) Eluru (Block-I)	6	10' x 15'	61,000	1,22,000
	Eluru (Block-II)	5	10' x 15'	59,500	1,19,000
	2) Tadepalliqudeam	4	10' x 15'	62,000	1,24,000
	3) Kamevarapukota				
	Block-I	2	10' x 10'	49,000	98,000
	Block-II	2	10' x 10'	50,500	1,01,000
Total			19		

14. Krishna	1) Kanchikacherla				
	Block-I	6	10' x 15'	52,500	1,05,000
	Block-II	4	10' x 15'	52,000	1,04,000
	2) Gannavaram				
	Block-I	6	10' x 15'	54,000	1,08,000
	Block-II	3	10' x 15'	55,500	1,11,000
	3) Mylavaram				
	Block-I	3	10' x 15'	53,000	1,06,000
	Block-II	4	10' x 15'	53,500	1,07,000
	4) Machilipatnam	9	10' x 15'	50,500	1,01,000
	5) Pamaru	2	10' x 15'	57,500	1,15,000
	6) Vijayawada Old Bus Station	10	12' x 20'	65,500	1,31,000
Total			47		

15. Guntur	1) Guntur Block-I	10	12' x 20'	1,04,500	2,09,000	
	Guntur Block-II	10	12' x 20'	1,04,500	2,09,000	
	2) Tenali	4	10' x 10'	51,500	1,03,000	
	3) Sattenapalli (Block-I)	5	10' x 10'	46,500	93,000	
	Sattenapalli (Block-II)	4	10' x 10'	47,500	95,000	
	4) Mangalagiri (Block-I)	1	10' x 10'	62,000	1,24,000	
	Mangalagiri (Block-II)	2	10' x 10'	54,500	1,09,000	
	Total			36		

Total Vijayawada Zone 102

Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMD fixed	Quantum of deposit to be collected
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V.VIZIANAGARAM ZONE:

16)	Vizianagaram	1) Vizianagaram Block-I	4	10'x15'	51,500	1,03,000
		2) Vizianagaram Block-II	6	10'x15'	52,000	1,04,000
		3) S.Kota	8	10'x15'	54,000	1,08,000
Total			18			

17)	Visakhapatnam	1) Maddilapalem Block-I	6	10'x10'	54,000	1,08,000
		Block-II	4	10'x10'	51,000	1,02,000
		Near Pump Room				
		2) Yelamanchili A/c Sheet roof	9	10'x10'	28,500	57,000
		3) Chodavaram A/c sheet roof				
		Block-I	5	10'x10'	47,000	94,000
		Block-II	9	10'x10'	46,000	92,000
		4) Narsipatnam A/c Sheet roof				
		Block-I	4	10'x10'	28,000	56,000
		Block-II	6	10'x10'	31,000	62,000
Total			43			

18.E.	Godavari	1) Rajahmundry Block-I	11	10'x15'	58,500	1,17,000
		Block-II	3	10'x15'	64,000	1,28,000
		2) Kakinada Block-I	2	10'x15'	64,000	1,28,000
		Block-II	7	10'x15'	56,500	1,13,000
		3) Amalapuram Block-I	10	10'x10'	45,500	91,000
		Block-II	16	10'x15'	51,000	1,02,000
Total			49			

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Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMD fixed	Quantum of deposit to be collected
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19.	Srikakulam	1) Tekkali	5	10'x 10'	55,000	1,10,000	
		2) Palakonda	5	10'x 10'	46,500	93,000	
		Block-I					
		Block-II	3	10'x 10'	46,500	97,000	
		3) Narsannapeta					
		Block-I	1	10'x10'	50,000	1,00,000	
		Block-II	2	10'x10'	46,500	93,000	

Total 16

Vizianadaram Zone Total 126

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Sl. No.	Name of the Region	Name of the Bus Station	No. of shops proposed for construction	Dimension of the stall	EMO fixed	Quantum of deposit to be collected
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VI. NELLORE ZONE:

20)	Tirupathi	1)Piler	4	10'x10'	41,500	83,000
		2)Madanapalli	14	10'x15'	47,500	95,000
		3)Voyalpad Block-I	4	10'x10'	67,000	1,34,000
		4)Voyalpad Block-II	4	10'x10'	75,500	1,51,000

Total 26

21)	Onqole	1)Addanki Block-I	8	10'x15'	47,000	94,000
		Block-II	4	10'x15'	49,000	98,000
		2)Kandukur	10	10'x10'	55,000	1,10,000

Total 22

Total Nellore Zone 48

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