Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on Lease for Operation and Maintenance to Private Investors.

Cost of Tender Form: Rs 1,000/- Plus Taxes as Applicable (Non – Refundable) for each property.
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Disclaimer

This bid document has been issued by the Managing Director, Madhya Pradesh Tourism Board, Bhopal. The restrictions and conditions relating to the project are for selecting an appropriate party. The aim of this document is to provide information of bid process and assess appropriateness of the proposal received for the allotment of property on lease for the defined purpose.

This Bid document is not an agreement and is not an offer or invitation by MPTB to any party. The purpose of this Bid document is to provide interested parties with information to assist in the formulation of their Bid. This Bid document does not purport to contain all the information each Bidder may require. This Bid document may not be appropriate for all persons, and it is not possible for MPTB, their employees to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Bid document. Certain Bidders may have a better knowledge of the proposed Project than others. Each Bidder should conduct his own investigations and analysis and should check the accuracy, reliability and completeness of the information in this Bid document and obtain independent advice from appropriate sources. MPTB, their employees shall incur no liability under any law, statute, rules or regulations for any inaccuracy in the Bid document. The applicant should immediately inform the Managing Director, MPTB in case of any anomaly in this document. If this office does not receive any written information, it will be considered that the applicant is satisfied and the bid document is complete in all respect.

In case of any clarification, query and concern regarding the terms & condition, the decision of the Managing Director will be final and binding upon one and all. All issues between the MPTB and Bidder will be under the jurisdiction of session court of District Bhopal. The information furnished in this document or any other information made available to the applicant will be subject to change. The Managing Director, MPTB may at any stage update/ amend/ add any information in this document without assigning any reason. The MPTB reserves the right to accept or reject any or all applications without assigning reason. No claim regarding expenses on preparation or submitting the bid document will be accepted.
1. Background and Other Information

The Madhya Pradesh Tourism Board (MPTB), herein known as “the Authority” is engaged in focused development of tourism across the state and as a part of this endeavour, the Authority has decided to appoint Operator to run Wayside Amenities at various locations as listed at Annexure 1 in the state on Lease for 30 Years.

Details and important dates:

<table>
<thead>
<tr>
<th>Tender number</th>
<th>2085/MPTB/IP/WSA-B/2020 Dated 05/06/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>NIT released date</td>
<td>Date 10/06/2020</td>
</tr>
<tr>
<td>Purchase of tender start date</td>
<td>Date: 10/06/2020 Time: 12 O’Clock</td>
</tr>
<tr>
<td>Pre bid meeting date</td>
<td>Date: 28/07/2020 Time: 12 O’Clock</td>
</tr>
<tr>
<td>Last date of submission of bid</td>
<td>Date: 26/08/2020 Time: till 05 PM</td>
</tr>
<tr>
<td>Date and time of opening of Technical bid</td>
<td>Date: 28/08/2020 Time: 12 O’Clock</td>
</tr>
<tr>
<td>Place of Pre-bid meeting and opening of bids</td>
<td>Madhya Pradesh Tourism Board</td>
</tr>
<tr>
<td></td>
<td>06th Floor, Lily Complex, Jahangirabad, Bhopal, Madhya Pradesh</td>
</tr>
<tr>
<td>Tender Fee</td>
<td>Rs. 1,000/- (One Thousand Only) + GST</td>
</tr>
<tr>
<td>Bid Security</td>
<td>Rs. 1, 00,000/- (One Lakh Only)</td>
</tr>
<tr>
<td>Minimum Upset Price</td>
<td>Rs. 10,00,000/- (Ten Lakh Only)</td>
</tr>
<tr>
<td>Annual Lease Rental</td>
<td>01% of the quoted premium amount.</td>
</tr>
<tr>
<td>Address for communication / filing of bids</td>
<td><strong>Managing Director</strong></td>
</tr>
<tr>
<td>a. Regarding tender enquiry.</td>
<td>Madhya Pradesh Tourism Board</td>
</tr>
<tr>
<td></td>
<td>6th Floor, Lily Trade Wing, Jahangirabad, Bhopal, Madhya Pradesh – 452008</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:dirtpu.mptb@mp.gov.in">dirtpu.mptb@mp.gov.in</a></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:suresh.jhariya@mp.gov.in">suresh.jhariya@mp.gov.in</a></td>
</tr>
<tr>
<td></td>
<td>Tel: +91 -755- 2780600, 2780652, 2780651, +91 9479599062, +91 8989162077,</td>
</tr>
<tr>
<td></td>
<td>b. Regarding filling of bids</td>
</tr>
<tr>
<td></td>
<td>Mr. Abhishek Sharma</td>
</tr>
<tr>
<td></td>
<td>Mob:- 09074774846, 8770888479</td>
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</tbody>
</table>

RFP documents can be downloaded from the websites www.mptenders.gov.in before the Bid Due Date. The bidders are requested to submit the Tender Fee and Bid Security online through e-payment only. Other payment method like DD/FDR etc shall not be entertained.
2. Instructions to Bidders

2.1 Tenders are invited online through [www.mptenders.gov.in](http://www.mptenders.gov.in) from any Individual / Hospitality operators / Limited Company / Firms whose annual turnover is Rs 50.00 Lakh or having Net worth of Rs.25.00 Lakh.

2.2 Tender can be downloaded from the website [www.mptenders.gov.in](http://www.mptenders.gov.in) before the tender Due Date. The bidders are requested to submit the Tender Fee and Bid Security online through e-payment only, Other payment method like DD/FDR etc shall not be entertained. All bidders are required to follow the bidding process as per instructions given on the website [www.mptenders.gov.in](http://www.mptenders.gov.in)

<table>
<thead>
<tr>
<th>Title</th>
<th>Description</th>
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<tbody>
<tr>
<td>e-Procurement Help Desk</td>
<td>For any technical related queries please call at 24X7 Help Desk Number</td>
</tr>
<tr>
<td></td>
<td>Toll free Numbers :</td>
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<tr>
<td></td>
<td>01204001002,</td>
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<td>01204001005,</td>
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<tr>
<td></td>
<td>01206277787</td>
</tr>
<tr>
<td></td>
<td>E-mail : <a href="mailto:eproc@nic.in">eproc@nic.in</a></td>
</tr>
<tr>
<td>Regarding filling of bids</td>
<td><a href="http://www.mptenders.gov.in">www.mptenders.gov.in</a></td>
</tr>
<tr>
<td></td>
<td>Mr. Akash Shrivastava – Mob : 9074203622</td>
</tr>
<tr>
<td></td>
<td>Mr. Abhishek Sharma Mob: 09074774846</td>
</tr>
</tbody>
</table>

2.2.1 The Authority has adopted single stage two-step process (referred to as the "Bidding Process") for selection of the bidder for award of the project. All applicants shall submit their Technical and financial bid against this RFP in a single bid. The first step of the process involves qualification of interested parties on the basis of technical bid submitted by the bidders in accordance with the provisions of RFP. At the end of the first step, the authority shall shortlist qualified bidders. In the second step of the process, financial bid of only those shortlisted qualified bidders shall be opened and evaluated for identification of the selected bidder.

2.2.2 The bid shall be valid for a period of 180 days from the date of submission of bids ("the bid due date").

2.2.3 The Bidding documents include this RFP, Draft Lease Agreement, Draft Operation Manual and Way Side Amenity Policy for the project. The aforesaid documents and any addenda issued subsequent to this RFP document, or modified RFP documents but before the bid due date; will deemed to form part of the bidding documents.

2.3 A Bidder can bid for one or more than one Wayside Amenities. The Bidders have to submit separate Bids for each Wayside Amenities along with all other information as mentioned in this document.

2.4 The Bidders are advised to physically visit and inspect, all the existing facilities, building and premises as such, etc. that may be necessary for preparing the bid and for entering into an agreement for the operation and maintenance of the property/ies before submission. No complaints on the available facilities will be entertained at a later date.
2.5 Bids should be submitted on or before the Bid Due Date and should be in the prescribed forms/formats as mentioned in this document. The Bid should be submitted online as per instruction 2.2.

2.6 **Bid Security:** Bidder is required to deposit a Bid Security of Rs. 01.00 lakh (Rs. One Lakh Only) refundable without any interest, promptly but not later then one month after the expiration of the Bid validity period or within 30 days of issue of letter of award (LoA) to the preferred bidder, whichever is earlier.

2.7 **Performance Security:** The Successful Bidder, for due and faith faithful performance of its obligations under the lease agreement and as a pre-condition for signing of the lease agreement, shall be required to submit 'Performance Security' of INR 10.00 Lakh (Rupees Ten Lakh) before signing the lease agreement. This Performance Security should be provided as per the following details:
   i) For INR 10.00 Lakh (Rupees Ten Lakh.) valid up to the entire lease period.
   ii) The aforesaid performance Security shall be furnished by way of unconditional and irrecoverable Bank Guarantee as per the format provided at Annexure 12 in favour of 'Madhya Pradesh Tourism Board'.

Or

The aforesaid performance Security shall be furnished by way of unconditional and irrecoverable Fixed Deposit Receipt (FDR) as per the bank prescribed format in favour of Madhya Pradesh Tourism Board.

2.8 **Upset Price:** The minimum upset price (the "Upset Price") is Rs 10.00 (Ten) Lakh. The bidder shall quote upfront premium in the financial bid (in Rupees) more than upset price.

2.8.1 **Bid** is invited for the project on the basis of the highest upfront premium to be quoted in the financial bid (the "Upfront Premium") for each WSAs. The Bidder shall quote upfront premium more than the Upset price as indicated in Clause 2.8. The lease period for the project is 30 (Thirty) years commencing from the appointed date. The highest upfront premium shall constitute the sole criteria for the evaluation of bids. The project will be awarded to the bidder quoting the highest upfront premium more than upset price. The term "Highest Bidder" (the "Highest Bidder") shall mean the bidder who is offering highest upfront premium. The bidders shall make payment of upfront premium Plus GST and execute the lease agreement within one month from the date of issue of LoA.

2.8.2 **Annual Lease Rent:** In addition to upfront premium the lessee shall pay to the Authority annual lease rent amount equal to 01% of the upfront premium amount plus taxes as applicable every year as annual lease rent during the lease period.

The first payment of such annual lease rentals will fall due on the date of signing of lease deed. Thereafter, the payment of annual lease rentals shall be due and payable by the lessee to the Authority every year on 1st April every year the anniversary of the date of signing lease deed. Failure to pay the annual lease rental upto 30 April every year will attract simple interest at the rate of 10% (ten percent) per annum for the delayed period as per the condition of the lease agreement.
2.9 Submission of bids:

2.9.1 The Bidder shall submit the Price Bid in the format specified at Schedule 3 online through www.mptenders.gov.in.

2.9.2 The documents of Technical Bid shall also be submitted in the format specified at schedule 1 online through www.mptenders.gov.in.

2.10 Bids not in the prescribed forms/formats will be summarily rejected.

2.11 Bids shall be accepted online only up to the Bid Due Date.

2.12 In the event a qualified Bidder wants to withdraw the Bid, the Bid Security of such Bidder shall be forfeited.

2.13 Bidders are advised to fill all information clearly and legibly in prescribed format.

2.14 The Bid Security of all unsuccessful Bidders will be returned without any interest, promptly, but not later than one month after the expiration of the Bid validity period or within 13 days of issue of Letter of Award (LoA) to the Preferred Bidder, whichever is earlier.

2.15 The Bid Security of H-1 shall be extended beyond the original validity period in case the signing of Lease Agreement is delayed due to any reason. Such extension is however be as mutually agreed.

2.16 As per evaluation process mentioned in section 5 of this tender, preferred Bidder would be issued a Letter of Award (LoA), inviting to sign the Lease Agreement (LA) on fulfilling conditions precedent.

2.17 The Preferred Bidder shall return a duplicate copy of Letter of Award as issued by the Authority, duly signed by Authorized Signatory within 7 (seven) days from the date of issue of Letter of Award as an acceptance of LoA.

2.18 Within 30 days from the date of issue of Letter of Award, the Preferred Bidder shall sign the Lease Agreement with Authority failing which the Letter of Award shall stand withdrawn without any liability on Authority and the Bid Security of such Bidder shall stand forfeited.

2.19 The Preferred Bidder shall be liable to fulfil the following obligations as a precondition of signing of Lease Agreement:
   (i) Upfront Premium Amount and 1 year lease rent amount shall have to be paid in advance

2.20 Bidders should note that:
   (i) If they withdraw their Bid after their Technical Bid has been accepted, or
   (ii) In case Preferred Bidder fail to execute the Lease Agreement within 30 days from the date of issue of LOA.
   (iii) If they conceal any material information or make incorrect and misleading statements or
   (iv) Try to influence MPTB or any of its officials in relation to the evaluation of Bids;
MPTB shall have the right to forfeit their Bid Security and blacklist them from participating in any future tenders issued by MPTB.

2.21 Bids shall remain valid for a period of 180 days from the date of Submission of the bids (i.e. the bid due date).

2.22 MPTB reserves the right to accept or reject any Bid at its sole discretion and without assigning any reason.

2.23 MPTB may, at its sole discretion, extend the Bid Due Date and amend the Tender documents. In such a case, all rights and obligations of MPTB and Bidders previously subject to the Bid Due Date will thereafter be subject to the Bid Due Date as extended.

2.24 During evaluation of Bids, MPTB may, at its discretion, ask a Bidder for further clarifications and/or information. The request for clarification and the response thereto shall only be in writing. The Bidder shall have to reply to the clarification within 7 (Seven) Government working days or any such period as specified from the date of receipt of the request failing which the Bid of such a Bidder shall be rejected and MPTB shall have the right to forfeit the EMD of such Bidder.
3. General Terms & Conditions

3.1. The Wayside Amenities will be handed over to the Lessee on ‘AS IS WHERE IS CONDITION’. The Lessee shall be allowed to construct, extend or bring any structural / additional changes in the property as per the provisions of the "Way Side Amenity Policy (2016) amended 2019".

3.2. Those successful bidders (H 1) who have participated in earlier bids under WSA Policy 2016 and have not yet deposited premium amount and also have not signed the agreement as yet, shall not be eligible to participate in current bids. In case if any bidder submits its bid, the bid shall be summarily rejected and the EMD shall be forfeited.

3.3. After issuing the L.O.A. if the successful bidder fails to deposit the premium amount within the stipulated time limit i.e. 30 days, in such cases the Managing Director, M.P. Tourism Board may extend the time limit for further maximum 30 days on the reasonable and justified grounds, with 10% per annum simple interest.

3.4. The Lessee shall be given the rights to operate the property following the norms of the operation manual as annexed at Annexure 5. The Lessee shall be allowed to run the property in their name or their franchise name with the brand Name of "Midway Treat " anyhow the same shall be done with due permission of the Authority. The Lessee shall be responsible to put up signage mentioning name as per the following template: "Midway Treat" A MPTB Initiative’

3.5. The signage shall be back lit and shall be placed at the site and at any other place(s) at relevant distance from the site. All signage designs shall have to be approved by the Authority.

3.6. The Preferred Bidder will have to remit the bid amount/ lease amount (hereinafter referred as the “Premium Amount”) in full within 13 calendar days from the date of receipt of acceptance of Letter of Award. Further relaxation of due date will not be entertained.

3.7. The Preferred Bidder should take over the Wayside Amenity within 7 days’ time from the date of execution of the lease agreement and start WSA within a further period of 90 days failing which the MPTB reserves the night to grant additional period subject to a maximum of 60 days. In case of certain properties where major repairs & maintenance is required (as explained in the point no. 1 above in General section of Terms and Conditions), Preferred Bidder will be required to indicate a time frame (to be mutually agreed between MPTB and Preferred Bidder and not more than 180 days) within which he shall have to make the property operational.

3.8. The Lease Agreement is for a period of 30 (Thirty) years.

3.9. Preferred Bidder shall furnish irrevocable and unconditional Bank Guarantee/FDR of INR 10.00 Lakh at the time of Lease Agreement. This Bank Guarantee/FDR shall be valid initially for 1 (one) year and thereafter kept valid & effective during the Lease Period by renewing its validity three (3) months prior to its expiry. Bank Guarantee/FDR shall be refurnished every year. The Bank Guarantee/FDR should be issued from Nationalized Bank or Scheduled Bank.
3.10. The Bank Guarantee/FDR will be encashed by the Authority in case of non-payment of annual lease rent amount or any other dues payable to the Authority or for recovery of penalty imposed or any other statutory payments payable to respective authorities. Upon such encashment and appropriation, the Lessee shall, within 30 (thirty) days thereof, replenish the Bank Guarantee/FDR to its original level or provide a fresh Bank Guarantee/FDR as the case may be, failing which the Authority shall have the right to terminate this Agreement with Immediate effect.

3.11. In case of default in payment of lease rent or furnishing/replenishing Bank Guarantee/FDR, MPTB shall have the right to terminate this Agreement, re-enter the premises and resume possession & operation of the Wayside Amenity.

3.12. All rates, taxes as applicable on the lease rent, Property tax, Urban land tax, assessments, charges, claims, consent fee levied by the Pollution Control Board, demands and outgoings shall be borne by the Lessee. The Lessee should obtain Licence under Food Safety & standards Act (FSSA) 2006, from the Local Health Authority. The Lessee will be responsible for all requisite approvals, Lease, and permissions etc. to operate the property.

3.13. MPTB will grant in a timely manner all such administrative assistance, approvals, permissions and authorisations which the Lessee may require or is obliged to seek from in connection with execution of the work and the performance of the bidder obligations.

3.14. After the expiry of Lease Period, the Lessee shall surrender possession of all property movable or immovable delivered to under this contract.

3.15. Any and all electrical fittings, bathroom fittings, flooring etc. shall not be removed and shall be replaced if damaged at the time of handing over. MPTB shall not be liable to pay for any claims against the same to the Lessee.

3.16. The Authority shall have the right to inspect the premises and also the books of accounts, etc. of the Lessee at any time. Lessee may be required to submit the accounts as and when directed by the Authority, which the Lessee cannot deny and the same shall be provided by the Lessee within a reasonable time not later than 10 days.

3.17. The building, furniture and Wayside Amenity shall be insured by lessee on behalf of MPTB against natural and non-natural hazards/perils and the premium for such insurance will be paid by the lessee during the lease period.

3.18. The Lessee shall not encumber the MPTB Wayside Amenity by way of pledge, hypothecation, mortgage, charge, lien, sub-lease, leave and Licence or in any other manner. The Lessee may raise any kind of finance or funding to run the property as per the conditions of the lease agreement. The Lessee will be allowed to use the property on ‘Right-to-use’ basis.

3.19. The Lessee has to confine his activities only within the specified area handed over to him.

3.20. In case the Lessee commits breach of any of the terms and conditions and stipulation herein contained on the part of the Lessee to be observed and performed, the MPTB reserves the right to take appropriate action which may include imposition of penalty or termination of contract or
both. Bank Guarantee in case of termination shall be forfeited and lessee shall have to vacate the property.

3.21. In case of any dispute, difference or controversy of whatever nature howsoever arising under, out of or in the relation to this agreement including non-completion of the project, between the parties and so notified in writing by either party to the other (the "Dispute") in the first instance shall be attempted to be resolved in accordance with the procedure set for in the lease agreement.

3.22. The operations of Restaurant including the kitchen, stores and other food handling areas should be as per the Food Safety Act Food Safety and Standards Rules 2010 and various Food Safety and Standards regulations or any other relevant rules/regulations/norms as applicable from time to time. The Lessee shall solely be liable for any damages/criminal liability consequent to violation of any of the provisions of FSSA, 2006 or any issue arising out of food contamination, poisoning and related issues and Lessee is alone liable to all third-party claims.

3.23. The Lessee shall have to maintain high standards of cleanliness, courtesy and manners by his staff and shall set high standards of quality of food and hygiene, serving standards.

3.24. The Lessee shall arrange for cooking gas at his own cost at all times.

3.25. The Lessee shall make payment of electricity and water based on actual consumption at restaurant, kitchen, store and toilets. MPTB shall ensure that Light and Water connections are active and in working conditions and all outstanding dues, till the handing over of the facility, are paid. After handing over of the property, it shall be Lessee’s responsibility to pay all bills towards this usage.

3.26. The Lessee shall deploy adequate number of qualified and experienced persons like Supervisors, Cooks, Waiters, Attendants, etc. to ensure efficient and high standards of services. All staff members should be provided with uniforms.

3.27. The Lessee must employ adult and skilled labour only. Employment of child labour would amount to breach of the terms of this agreement. The Lessee shall engage only such workers, whose antecedents and character have been thoroughly verified and other formalities have been completed. The Lessee shall be responsible to obtain all requisite approvals & permissions from the concerned authorities as may be necessary or required under various acts & laws for Hotels / Restaurants.

3.28. The representative appointed by MPTB shall have the authority to verify and certify the quality of food and other services specified in the Agreement, to be provided by the Lessee. If the Lessee fails to provide the satisfactory services, Lessee shall be liable to be terminated.

3.29. Lessee is allowed to charge market driven rates/tariffs and other revenues from the facilities.

3.30. The Lessee should operate the Cafeteria Property and the restaurant in Wayside Amenity on continuous basis throughout the Lease Period (16 Hours a day at least, 365 days a year). If the Lessee fails to run it accordingly, MPTB shall issue a notice to the Lessee and cancel the agreement and forfeit the security deposit submitted.
3.31. The Lessee shall undertake clearing of any choking in the drainages, manholes, etc., removal of beehives and cobwebs/honey webs from the property and its premises, cleaning and sweeping of roof tops with brooms/mechanized sweeping, cleaning of signage all dustbins shall be properly cleaned from inside and outside and should be emptied at the end of the shifts on regular basis.

3.32. The Lessee shall ensure collection, screening and segregation of dry and wet garbage area. The Lessee shall also ensure the segregation of bio-degradable, non-bio degradable and hazardous waste. Appropriate disposal as approved by applicable authority shall be the responsibility of the Lessee. Lessee shall in no way harm the environment of the place.

3.33. The Lessee shall render services in all the shifts, throughout the year, including Sundays and holidays as per the requirements.

3.34. The Lessee should operate the Rooms, if any, in Wayside Amenities on continuous basis throughout the Lease Period (24 hours, 365 days a year for rooms). If the Lessee fails to run it accordingly, it shall amount to breach of terms of contract resulting in action.

3.35. The services shall not be limited to the restaurant area only but the Lessee shall also cater to the room services. The Lessee shall prepare and serve food and beverage in the restaurant and rooms.

3.36. Guest Rooms and toilets, public areas, staff toilets, terrace, back yard and premises, etc. used by the guests/employees shall be kept clean and hygienic round the clock.

3.37. The possession of Wayside Amenities will be given to the Preferred Bidder only on completion of the project & effective date will be considered accordingly as decided by MPTB.

3.38. MPTB may form a monitoring committee comprising of representative/s of MPTB or institution nominated by the MPTB or appoint a Third Party. The committee or the third party reserves the right to verify and perform quality checking to ensure that the end deliverables provided by the Lessee are as per the prescribed norms and terms and conditions of the tender.

3.39. Operation of the WSA by the lessee should not in any way violate any terms of the WSA policy 2016 as amended from time to time.

3.40. The operation of WSA will be as per operations manual & breach of any of the conditions of the operations manual shall be breach of the conditions prescribed in this document.
4. Evaluation Parameters for Short listing of Bidders

The Bidder’s competency and capability is proposed to be evaluated on the basis of below mentioned Eligibility Criteria:

4.1 Eligibility Criteria:

1. **Technical Eligibility**: - A Bidder can be an individual/Hospitality Operators/ Company/ Partnership firm/ other legal entity incorporated/established as per the applicable laws of the country of its origin.

2. **Financial Eligibility**: - The minimum net worth of the bidder shall be INR 25 lakh as on bid due date OR For the last three consecutive financial years his turnover shall be INR 50 lakh per year including the financial year 2019-20. This minimum financial requirement is applicable to bid for one place only. If the bidder apply for more than one place the above financial requirement i.e. networth & turnover shall be multiplied accordingly every year. OR an applicant who has been sanctioned a loan of Rs 50 (Fifty) Lakh by any bank under "Mukhya Mantri Yuva Udyami Yojana" for the way side amenities being bided for.

   For example: - if a bidder applies for two WSAs his eligible financial capability will be considered as following :
   
   i) Net Worth – 25x2 = 50.00 lakh
   OR
   
   ii) Last 3 years turnover each year – 50x2 = 100 lakh for each year

   If a bidder applies for three WSAs his eligible financial capacity will be considered as following :

   i) Net Worth – 25x3 = 75.00 lakh
   OR
   
   ii) Last 3 years turnover each year – 50x3 = 150 lakh for each year

   Similarly for higher numbers of WSAs.

   In such case, if a bidder fails to fulfil the above criteria, before opening of the Financial Bid, he will be given a chance to opt the unit/ units for which he wishes to be in the race according to his eligibility and his remaining bid/bids shall be treated as non-responsive and small be summarily rejected.

   A bidder applying in "Mukhya Mantri Yuva Udyami Yojana" shall be eligible to bid for only one WSA.

   In support of the eligibility under the clause, a bidder may submit financial statements duly certified by charted accountant or a sanction letter from the bank under "Mukhya Mantri Yuva Udyami Yojana".

   If the bidder is a company or firm, the net worth / turnover of the company / firm shall be considered for financial capability. Net worth / turnover of the Directors / partners in their individual capacity shall not be taken into account.

**Net Worth**: For the purpose of the RFP, (the "Net Worth") shall mean;

Net worth is the difference between the assets and liabilities of a person or business.
• Net worth for a business. This is the total amount of all assets minus all liabilities, as stated in the balance sheet. The information in the balance sheet may be stated at the original price of the asset or liability, which may differ from the amount at which it could potentially be disposed of.

• Net worth for an individual. This is total assets minus total liabilities. The information may be compiled from a number of sources.

4.2 Site visit and verification of information
Bidders are expected to submit their respective Bids after visiting the Project site/Project Facility and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them. It shall be deemed that by submitting the Bid, the Bidder has: made visit to the Project Facility and has ascertained the site conditions, locations, climate, availability of infrastructure and other applicable laws and regulations of the state.

4.3 Price Bid:
1. Bidders shall have to quote over and above the upset price the one time bid price (Premium Amount) offered to MPT. Qualified bidder offering Highest Bid Price (Premium Amount) shall be Preferred Bidder and will be issued the Letter of Award.

2. The bidder shall have to pay, the annual lease rent equivalent to 01% of the bid price (premium amount) annually.

Notes:

1. Price Bid of those bidders will be opened who qualify all the above mentioned criteria’s for respective segment of Wayside Amenity.

2. Pre- Bid meeting shall be held and minutes of the pre bid shall be read as a part of this tender document & be binding on parties.
5. Evaluation Process

Opening of Bids

1. The Authority shall open the Technical Bids on the date, place and time mentioned in Section 1 of this tender document and in the presence of the Bidders who chose to attend.

2. The Authority will subsequently examine and evaluate the Bids in accordance with the provisions set out in the tender. Subject to the terms of this Tender, the Bids received shall be evaluated sequentially in the following two steps:
   - Stage 1: Evaluation of Technical Bid
   - Stage 2: Evaluation of Price Bids

3. It is hereby clarified that the price bid of only those bidders shall be considered for opening who are found eligible as per the eligibility criteria after evaluation of Technical Bid.

4. MPTB reserves the right to withdraw the entire bid process at any time without liability till the execution of the lease agreement.

Stage 1: Evaluation of Technical Bids
In Stage 1 of Bid Evaluation, Technical Bids would be opened for assessing their qualification for Technical Criteria. The assessment towards Technical Evaluation shall be carried out as stated in Section 4. Those applicants who are found eligible in technical evaluation shall be considered as qualified Bidders and only their Bids shall be considered for Price Bid Opening.

Stage 2: Evaluation of Price Bid
The evaluation criteria for Price Bid shall be on highest Bid Price (Premium Amount) on upset value offered by the Bidder to MPTB.
6. Checklist for Technical Bid

Bids must be accompanied with the following documents:
1. Cover letter stating details about the applicant and location of bids. (As per schedule 4).

2. Documentary proof, where applicable, as evidence of satisfaction of the Technical and Financial requirements as stated in section 4;

3. CA certificate of Turnover as per schedule 7 or CA certificate of Net worth as per schedule 8 or the sanction letter from the bank under "Mukhya Mantri Yuva Udyami Yojana".

4. Non Refundable Tender fee of Rs. 1,000 + GST per Wayside Amenity shall be paid online through e-payment.

5. Non Refundable bid security of Rs. 1.00 lakh (Rs. One lakh only) per Wayside Amenity shall be paid online through e-payment.

6. Copies of all tax registrations.

7. A certified true copy (attested by a notary) of identity proof of the Bidders shall be submitted. Acceptable identity proofs are Indian passports, Aadhar, Voter IDs and/or Ration Cards. Bids that do not contain the above documents, where relevant, shall be summarily rejected. In such a case, MPTB shall reserve its right to forfeit the Bid Security, if any.

8. Copy of Aadhar Card.

9. Copy of PAN Card. (In case of Individual/Firm/Company)


11. Registration certificate of Firm/ company.

12. Notarised Affidavit as per Schedule 5.
7. Schedule 1: Technical Bid Format:

Section 1:
1.1 Cover Letter introducing Name of Organisation, core work area, experience and location of Bid. The same should be submitted in the format attached and on the letter head of the organisation of the bidder.

1.2 Affidavit cum Declaration stating fulfilment of the technical and financial capabilities and showcasing commitment towards sharing correct information, submitted as part of tender (same should be on a non-judicial stamp paper of Rs. 500 duly signed by the authorized signatory) in original to the Managing Director Madhya Pradesh Tourism Board on or before the bid due date and an acknowledgement may be obtained. However the scanned copy of the affidavit shall be uploaded online while submitting the tender.

Section 2:

2.1 Details of Turnover/ Net Worth in form of financial statement duly certified by CA and other respective documents.

Above information shall be submitted as per the checklist provided in clause 6 of this document.
8. Schedule 2: Format of Letter of Award

FORMAT OF LETTER OF AWARD
(ON THE LETTERHEAD OF MPTB)

To,

................................................
................................................
................................................

................................................

Re: Tender for Selection of Lease Holder to operate and maintain Wayside Amenity Owned by Madhya Pradesh Tourism Board (MPTB) at Various Locations across Madhya Pradesh.

Sub: Letter of Award

Dear Sir/Madam,

Kindly refer Your Bid for the tender no …… for Wayside Amenity Owned by Madhya Pradesh Tourism Board (MPTB) at …………… Madhya Pradesh.

We are pleased to inform you that based on the Highest Price INR …………………………… quoted by you we hereby award you the right to operate and manage the following wayside amenity on lease for 30 years

...........................................

The term and conditions of the tender document are given below. You are advised to comply with all the instructions strictly.

1) **Clause no 2.17** The Preferred Bidder shall return a duplicate copy of Letter of Award (copy enclosed) within 7 (seven) days from the date of issue of Letter of Award as an acceptance of LoA.

2) **Clause no 2.18** Within 30 days from the date of issue of Letter of Award, the Preferred Bidder shall sign the Lease Agreement with Authority failing which the Letter of Award shall stand withdrawn without any liability on Authority and the Bid Security of such Bidder shall stand forfeited.

3) **Clause no 2.19** The Preferred Bidder shall be liable to fulfil the following obligations as a precondition of signing of Lease Agreement:
   (i) Upfront Premium Amount and 1-year lease rent amount shall have to be paid in advance

4) **Clause no 2.8.1 Bid** is invited for the project on the basis of the highest upfront premium to be quoted in the financial bid (the "Upfront Premium") for each Way Side Amenity. The
Bidder shall quote upfront premium more than the Upset price as indicated in Clause 2.8. The lease period for the project is 30 (Thirty) years commencing from the appointed date.

The highest upfront premium shall constitute the sole criteria for the evaluation of bids. The project will be awarded to the bidder quoting the highest upfront premium more than upset price. The term "Highest Bidder" (the "Highest Bidder") shall mean the bidder who is offering highest upfront premium. The bidders shall make payment of upfront premium and execute the lease agreement within one month from the date of issue of LoA.

5) **Clause no 2.7 Performance Security:** The Successful Bidder, for due and faith faithful performance of its obligations under the lease agreement and as a pre-condition for signing of the lease agreement, shall be required to submit 'Performance Security' of INR 10.00 Lakh (Rupees Ten Lakh.) before signing the lease agreement. This Performance Security should be provided as per the following details:
   i) For INR 10.00 Lakh (Rupees Ten Lakh.) valid upto the entire lease period.
   ii) The aforesaid performance Security shall be furnished by way of unconditional and irrecoverable Bank Guarantee as per the format provided at Annexure 12 in favour of 'Madhya Pradesh Tourism Board'.
   Or
   The aforesaid performance Security shall be furnished by way of unconditional and irrecoverable FDR in favour of 'Madhya Pradesh Tourism Board'.

6) **Clause no. 3.7. Starting Activity:** The Preferred Bidder should take over the Wayside Amenity within 7 days’ time from the date of execution of the lease agreement and start WSA within a further period of 90 days failing which the MPTB reserves the right to grant additional period subject to a maximum of 60 days. In case of certain properties where major repairs & maintenance is required (as explained in the point no. 1 above in General section of Terms and Conditions), Preferred Bidder will be required to indicate a time frame (to be mutually agreed between MPTB and Preferred Bidder and not more than 180 days) within which he shall have to make the property operational.

Yours Truly,

Managing Director
Madhya Pradesh Tourism Board
9. Schedule 3: Format for Price Bid

Date:.....................

To,

Managing Director
Madhya Pradesh Tourism Board
6th Floor, Lily Trade Wing, Jahangirabad,
Bhopal, Madhya Pradesh – 452008

Re: Price Bid for selection of Lease Holder to operate and maintain Wayside Amenity at............................

Dear Sir,

In response to the RFP document, I hereby quote the ‘Price Bid’ payable by us to the Authority as under Price offered for one-time Premium Amount for.......................................................... (Mention name of location) is Rs.................................................... (In Words: Rupees ………………) The price offer quoted here above is valid for 180 days from the date of opening of the price bid.

I hereby certify and accept the following:

1. The Lease Agreement will be for a period of 30 years
2. The Price offer quoted above is the one-time Premium Amount payable for 30 years with 1% of this as annual lease rent.
3. I as a Bidder has inspected the existing premises and acquainted myself before Bidding for the said Properties.

I certify that I have gone through the Tender document and I have understood and agree to the terms and conditions as mentioned in this Document and Lease Agreement.

We declare that the information stated above and enclosed is complete and absolutely correct and any error or omission therein, accidental or otherwise, as a result of which our Bid is found to be non-responsive, will be sufficient for the Authority to reject our Bid and forfeit our Bid Security in full. I abide by the above offer/quote and terms & conditions of the tender document for the Wayside Amenity and the LOA if the Authority selects us as the Preferred Bidder.

Yours faithfully,

_____________________

(e-Signature of Bidder)

(Name, Title, Address, Date)
10. Schedule 4: Bid Submission of Covering letter

(To be submitted on letter head of the Bidder)

To,
Managing Director,
Madhya Pradesh Tourism Board
6th Floor, Lily Trade Wing, Jahangirabad,
Bhopal, Madhya Pradesh – 452008

Sub: Submission of Bid for Way Side Amenity at .......................................................... 

Sir,

In response to the Tender for Selection of Lease Holder for operation and maintenance of Wayside Amenity owned by Madhya Pradesh Tourism Board (MPTB) at Various Locations across Madhya Pradesh issued by MPTB for short listing an agency for operating and maintaining Way Side Amenity at ........................................... (the “Project”) the property. After going through all the information and terms and Conditions given in the RFP document including addendums, we are submitting our Bid for being shortlisted for the Assignment.

1. The required general information and details along with supporting documents are enclosed along with this Bid. The undersigned declares that the statements made and the information provided herein are complete, true, and correct in all aspects. This Bid shall be valid for 180 days from the Bid Due Date.

2. We acknowledge that MPTB will be relying on the information provided in this Bid and the documents accompanying such Bid for pre-qualification of the Applicants for the aforesaid project, and we certify that all information provided in the Bid and in the Annexure are true and correct, nothing has been omitted which renders such information misleading and all documents accompanying such Bid are true copies of their respective originals.

3. All the required documents as per format provided in the RFP document, duly signed, are enclosed.

4. I/We, hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by MPTB / Authority in connection with the selection of Bidders, or in connection with the selection Process itself, in respect of the above mentioned Project.

5. I/we agree and undertake to abide by all the terms and conditions of the RFP document.

6. We also understand that:-
   (i) This Bid is only for short listing of the bidders;
   (ii) MPTB is not bound to accept the Bid of any Bidder, either in part or in full. If MPTB rejects any Bid or does not shortlist any Bidder, it may do so without assigning any reasons thereof.
   (iii) This does not entitle us to receive any documents or to be invited for Price Bid for the Project;
   (iv) MPTB has the right to change or alter the details of the Project or scope of work;
(v) MPTB reserves the right, in its absolute discretion, at any stage without prior notice and without giving any reasons, to terminate further participation in the Bidding process by any party, change the structure, procedures and timing of the Bidding process, alter the terms of participation in the Bid process at any stage of the Bid process and to suspend or terminate the Bid process.

7. Bidder’s details are as follow:

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Type (Individual/ Partnership/ Pvt. Ltd / Public Ltd/ Others)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Date of Incorporation (For Companies) / Date Of Registration</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Company No</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Nature of Company (Core Area of Working)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Registered Office</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Contact Details</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Contact Person</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Branch Office (If Any)</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Pan No</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>GST Number</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Key Personnel ( Name &amp; Responsibility Only )</td>
<td></td>
</tr>
</tbody>
</table>

8. Check list of Attached documents.

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Description</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bid Submission of Covering letter (As per Schedule 4)</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Copy of the Partnership/ Pvt. Ltd / Public Ltd/ Others.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Proof of tender fees receipt</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Proof of EMD payment receipt</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>CA certificate for Turnover / net worth/ bank sanction letter under &quot;Mukhya Mantri Yuva Udyami Yojana&quot;.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Vendor Details form as per format provided in schedule 9.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Aadhar Card</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>PAN Card</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Affidavit as per format provided in schedule 5</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>GST Registration (If Applicable)</td>
<td></td>
</tr>
</tbody>
</table>

Documentary proofs for above mentioned details are attached herewith.

Yours Faithfully

e-signature of the bidder
11. Schedule 5: Format for Affidavit /Undertaking

Note: - Same should be on Rs. 500 Non Judicial Stamp Paper / Franking and to be Notarised and signed by the authorized signatory.

Affidavit /Undertaking

To,
Managing Director,
Madhya Pradesh Tourism Board
6th Floor, Lily Trade Wing, Jahangirabad,
Bhopal, Madhya Pradesh – 452008

I ......................... Aged ................. having permanent residence at ............ solemnly affirm that I as the .......................... (Post of the Signing Authority) of the ......................... (Name of the Company) and the person duly authorized to submit the bid state that the information and documents submitted by me in the Technical Bid are true and correct and complete to the best of my knowledge and I shall be responsible in law for any mis-representation and wrong information.

Solemnly affirmed on this ........ day of.........................

Yours Faithfully

[To be issued by any Nationalized Bank, or a Scheduled Bank in India having a net worth of at least Rs. 1,000 crore]

From: …………………………………………………………………………………………………………………

[Name and Address of Bank/ Financial Institution]

To,

The Managing Director
Madhya Pradesh Tourism Board
Bhopal

WHEREAS:

(A) **** (the “Lessee”) and the Madhya Pradesh Tourism Board (the “MPTB”) have entered into a Development Agreement dated __________(the “Agreement”) whereby the MPTB has agreed to the Lessee undertaking operation and maintenance of Way Side Amenities at various locations across Madhya Pradesh, subject to and in accordance with the provisions of the Agreement.

(B) The Agreement requires the Lessee to furnish a Performance Security to the MPTB in a sum of INR.10.00 lakh (Rupees Ten Lakh only) (the “Guarantee Amount”) as security for due and faithful performance of its obligations, under and in accordance with the Agreement, during the Lease Period (as defined in the Agreement).

(C) We, ***** through our Branch at **** (the “Bank”) have agreed to furnish this Bank Guarantee by way of Performance Security.

NOW, THEREFORE, the Bank hereby, unconditionally and irrevocably, guarantees and affirms as follows:

1. The Bank hereby unconditionally and irrevocably guarantees the due and faithful performance of the Lessee’s obligations during the Lease Period, under and in accordance with the Agreement, and agrees and undertakes to pay to the MPTB, upon its mere first written demand and without any demur, reservation, recourse, contest or protest, and without any reference to the Lessee, such sum or sums up to an aggregate sum of the Guarantee Amount as the MPTB shall claim without the MPTB being required to prove or to show grounds or reasons for its demand and/or for the sum specified therein within 24 hours of receiving the request from MPTB.

2. Letter from the MPTB that the Lessee has committed default in the due and faithful performance of all or any of its obligations under and in accordance with the
Agreement shall be Conclusive, final and binding on the Bank. The Bank further agrees that the MPTB shall be the sole judge as to whether the Lessee is in default in due and faithful performance of its obligations during the Lease Period under the Agreement and its decision that the Lessee is in default shall be final, and binding on the Bank, notwithstanding any differences between the MPTB and the Lessee or any dispute between them pending before any court, tribunal, arbitrators or any other MPTB or body or by the discharge of the Lessee for any reason whatsoever.

3. In order to give effect to this Guarantee, the MPTB shall be entitled to act as if the Bank were the principal debtor and any change in the constitution of the Lessee and/or the Bank whether by their absorption with any other body or corporation or otherwise shall not in any way or manner affect the liability or obligation of the Bank under this Guarantee.

4. The MPTB shall have the liberty, without affecting in any manner the liability of the Bank under this Guarantee, to vary at any time, the terms and conditions of the Agreement or to extend the time or period for the compliance with, fulfilment and/or performance of all or any of the obligations of the Lessee contained in the Agreement or to postpone for any time and from time to time any of the rights and powers exercisable by the MPTB against the Lessee and either to enforce or forbear from enforcing any of the terms and conditions contained in the agreement and/or the securities available to the MPTB, and the Bank shall not be released from its liability and obligation under these presents by any exercise by the MPTB of the liberty with reference to the matters aforesaid or by reason of time omission on the part of the MPTB or of any other forbearance, indulgence, act or which under any law relating to sureties and guarantors would but for this provision have the effect of releasing the Bank form its liability and obligation under this Guarantee and the Bank hereby waives all of its rights under any such law.

5. This Guarantee is in addition to and not in substitution of any other guarantee or security now or which may hereafter be held by the MPTB in respect of or relating to the Agreement or for the fulfilment, compliance and/or performance of all or any of the obligation of the Lessee under the Agreement.

6. The Bank undertakes not to revoke this Guarantee during its currency except with the previous express consent of the MPTB in writing and declares that it has the power to issue this guarantee and the undersigned has full powers to do so on behalf of the Bank.

Signed and sealed this ** day of *** 200* at ***.

SIGNED, SEALED AND DELIVERED

For and on behalf of the Bank by:

(Signature)

(Name)
Note: The Lessee shall keep the bank guarantee valid over the entire lease period by renewing it from time to time in compliance of clause 2.7
13. Schedule 7: Format of CA Certificate for Annual Turnover

On the Letter Head of the Chartered Accountant

Certificate

To Whom So Ever It may concern

We statutory auditor of M/s /Mr./ Mrs ………………… hereby certify that the annual turnover of M/s / Mr. / Mrs ………………… (Address) Individual/ firm/company M/S ……………….. for the past three years are given below:-

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Year</th>
<th>Turnover in lakh (In INR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2017-18</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>2018-19</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2019-20</td>
<td></td>
</tr>
</tbody>
</table>

The above turn over certificate is issued on the basis of books of accounts and documents produce before us.

Name, seal and signature of the Chartered Accountant

Place:
Date:

ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT

NET WORTH CERTIFICATE (AS ON DATE DD/MM/YYYY)

We statutory auditor of M/s/Mr./Mrs________________ hereby certify that the Net Worth of M/s/Mr./Mrs./Firm/Company ____________________________
(Address)__________________ as on date dd/mm/yyyy is Rs________ (Rupees________ only)

The methodology adopted for calculating net worth is as follow:

<table>
<thead>
<tr>
<th>S.No</th>
<th>Particulars</th>
<th>Methodology</th>
<th>Amount in Lakh (In INR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fixed Asset</td>
<td>At purchasing price, Registry value</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Investment &amp; other assets</td>
<td>As per Audited balance sheet</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Cash bank balances</td>
<td>As per Audited balance sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A Total Assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Current liabilities Salary, Expenses payable, Loans and Advances</td>
<td>As per Audited balance sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B Total liabilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C New Worth</td>
<td>Total Assets(A) Less Total liabilities (B) (A-B)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Net worth</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Net worth (in words) Rupees_____________________________________________ Only

Above Net worth Certificate is issued on the basis of books of account and documents produced before us.

Name, Seal and signature of the Chartered Accountant

Place:

Date:

Note:- If bidder is a firm/company the net worth of same shall be given.
15. Schedule 9: Format of Vendor Detail

Madhya Pradesh Tourism Board
6th Floor Lily Trade Wing, Jehangirabad, Bhopal - 462008

<table>
<thead>
<tr>
<th></th>
<th>Vender Name (In Capital Letters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Vender Type (Govt./Private/Individual)</td>
</tr>
<tr>
<td>3</td>
<td>Contact Person Name</td>
</tr>
<tr>
<td>4</td>
<td>Address</td>
</tr>
<tr>
<td>5</td>
<td>State</td>
</tr>
<tr>
<td>6</td>
<td>Mobile Number</td>
</tr>
<tr>
<td>7</td>
<td>Email Id</td>
</tr>
<tr>
<td>8</td>
<td>Bank Detail (Cancelled Cheque to be attached)</td>
</tr>
<tr>
<td>9</td>
<td>Account Holder Name</td>
</tr>
<tr>
<td>10</td>
<td>Bank &amp; Branch Name</td>
</tr>
<tr>
<td>11</td>
<td>Account Number</td>
</tr>
<tr>
<td>12</td>
<td>IFSC Code</td>
</tr>
<tr>
<td>13</td>
<td>PAN *(If “No “declaration to be signed below)</td>
</tr>
<tr>
<td></td>
<td>GST No. (Certificate to be attached) *(If “No “declaration to be signed below)</td>
</tr>
</tbody>
</table>

Date :-

Signature with company seal

Name :

* DECLARATION

- I hereby declare that our firm has not been registered under GST Act.
- I hereby declare that our firm has not been allotted PAN from Income Tax Deptt.

Signature with company seal

Name :
### 13. Annexure 1: Details of Wayside Amenity

<table>
<thead>
<tr>
<th>S. No</th>
<th>Location</th>
<th>District</th>
<th>Khasra No. of Land</th>
<th>Land Area in Hect.</th>
<th>Built-up area in Sqm.</th>
<th>Description of Built-up area</th>
<th>Electricity Availability Status</th>
<th>Water Availability Status</th>
<th>Google Coordinate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Begumganj</td>
<td>Raisen</td>
<td>17/1/1/2/1/2</td>
<td>0.54</td>
<td>356.87</td>
<td>Kitchen, store, wash area, counter, Manager Room, 04 Rooms, restaurant, drinking water area corridor, General Toilet Blocks etc.</td>
<td>Available</td>
<td>Available</td>
<td>23.732864, 78.402115</td>
</tr>
<tr>
<td>2</td>
<td>Shahpura</td>
<td>Dindori</td>
<td>634,635</td>
<td>0.575</td>
<td>251 SqMtr</td>
<td>Restaurant, Kitchen, General Toilet, Parking</td>
<td>Available</td>
<td>Available</td>
<td>23.176313, 80.690147</td>
</tr>
<tr>
<td>3</td>
<td>Churhut</td>
<td>Sidhi</td>
<td>114,121, 122,126</td>
<td>2.000</td>
<td>368.32 Sq. Mtr</td>
<td>Restaurant Hall, Kitchen, Store, Wash and Serving Area, Ladies &amp; Gents Toilet, Manager’s Office, Token/ Ticket counter etc.</td>
<td>Available</td>
<td>Available</td>
<td>24.415860, 81.693956</td>
</tr>
<tr>
<td>4</td>
<td>Sitamau, Basai</td>
<td>Mandsaur</td>
<td>2271</td>
<td>2.000</td>
<td>502.21 SqMtr.</td>
<td>Restaurant Hall, Kitchen, Other constructed area, staff rooms etc.</td>
<td>In Progress</td>
<td>From the River</td>
<td>24.0762160, 75.529160</td>
</tr>
<tr>
<td>5</td>
<td>Punasa</td>
<td>Khandwa</td>
<td>548</td>
<td>0.40</td>
<td>298.00</td>
<td>Manager Cabin, Kitchen, Store, General Toilet, Parking, Wash area, Dining Area etc.</td>
<td>Available</td>
<td>Not Available</td>
<td>22.145292, 76.162125</td>
</tr>
<tr>
<td>6</td>
<td>Malthone</td>
<td>Sagar</td>
<td>206/1</td>
<td>1.00</td>
<td>359.78</td>
<td>Restaurant Hall, Lobby, Kitchen, Toilet, Parking Area</td>
<td>Available</td>
<td>Available</td>
<td>24.17000, 78.310000</td>
</tr>
<tr>
<td>7</td>
<td>Badhwani</td>
<td>Badhwan i</td>
<td>139/1</td>
<td>1.00</td>
<td>274.12</td>
<td>Kitchen, store, wash area, counter, Manager Room, Covered restaurant, drinking water area corridor, General Toilet Blocks etc.</td>
<td>Available</td>
<td>Available</td>
<td>22.032434, 74.955089</td>
</tr>
</tbody>
</table>
14. Annexure 2: Location Map of Wayside Amenity
15. Annexure 3: Draft Lease Agreement

Lease Agreement for Brown Field

Way Side Amenities Given For Operation on Lease to Private Investor

This agreement is made on ..............day of ..............year............... between the Governor of Madhya Pradesh, acting through Managing Director, Madhya Pradesh Tourism Board (hereinafter called as the ‘Lessor’ which expression shall, where the context so permits, include its successor in office.) of the First Part

AND

M/S..................................................(Address) through its Managing Director/Partner/Secretary Shri/Smt..................................... S/o/D/o/W/o........................... and having its registered office at ......................... (herein after called as the ‘Lessee’ which expression shall, where the context so permits, include its successors and permitted assigns) of the Second Part.

The Lessor and Lessee shall individually be referred to as ‘Party’ and collectively be referred to as ‘Parties’.

WHEREAS the State Government of Madhya Pradesh has prepared the MP State Tourism Policy 2016 wherein by the State has set the goal to provide a comprehensive tourism experience

AND WHEREAS it has been observed that large number of people use the national/ state highways/ rural roads constructed within the State and thus there is requirement of providing facilities such as restaurants, toilets, petrol pumps etc. to ease the journey of people travelling on these roads.

AND WHEREAS the Madhya Pradesh Tourism Board keeping in mind the need to provide amenities on the road network located within the State has decided to establish way side amenities and has prepared a master plan.

AND WHEREAS the Lessor has invited applications for establishing/ operating the way side amenities established/ to be established/ to be operating by the Lessee and the Lessee has submitted its bid and has been selected to establish/ run/ operate the way side amenity located at ......................comprising of an area admeasuring ..........situated in the village ................., District ............, more particularly described in the Schedule on the terms and conditions set forth herein.

Now therefore, the Parties have agreed to as follows –
1. **Term of the Lease**

In consideration of the premium and lease rent and the terms and conditions of this lease agreement, the lessor shall demise to the lessee and the lessee shall accept a lease over the land (including all structures existing thereon), as more particularly specified in the Schedule for a period of THIRTY YEARS commencing from the date of entering into this agreement.

2. **Lease Rent/ Premium etc.**

The Lessee shall pay the following amount through bank draft to the Lessor for the said land:

i. Premium of Rs. /- (In words ..................................................)

ii. Annual Lease Rent, 1% of the upfront premium plus taxes as applicable.

iii. Bank Guarantee: Irrevocable and unconditional Bank Guarantee of INR 10.00 Lakh. Bank Guarantee shall be valid initially for 1 (one) year and thereafter kept valid & effective during the Lease Period by renewing its validity three (3) months prior to its expiry. Bank Guarantee shall be refurbished every year. (The Bank Guarantee should be issued from Nationalized Bank or Scheduled Bank).

iv. The first payment of such annual lease rent will fall due on the date of signing of lease deed. Thereafter, the payment of annual lease rent shall be due and payable during the lease period by the lessee to the Authority on 1st April every year, the anniversary of the date of signing lease agreement. Failure to pay the annual lease rental up to 30 April every year will attract simple interest at the rate of 10% (ten percent) per annum for the delayed period.

3. **Facilities/ amenities to be developed/ provided by the Lessee**

3.1 The Lessee shall mandatorily provide, operate and maintain the following amenities –

(a) Parking for cars/tourist coach/bus/ motorcycle etc.;

(b) Food Plaza/ Restaurant;

(c) Separate toilets and washrooms for men, women & handicaps disable including changing rooms;

(d) First Aid;

(e) 24 x 7 Water and electricity facility.

(f) Disposal of waste.

3.2 The lessee may establish/run/ operate/provide the following amenities after informing the Lessor in writing –
(a) Children’s play area;
(b) Telephone/internet kiosk;
(c) Souvenir/handicrafts shop;
(d) Baby/handicap care room;
(e) Fast food outlet/Ice cream parlor;
(f) Mini general store;
(g) Vehicle repair shop/car washing facility;
(h) Travel desk;
(i) Flower shop/books-newspaper outlet;
(j) Live art/handicraft display;
(k) Any other amenity which may be permitted by the Managing Director of the Lessor.

3.3 The Lessee may establish/run/operate/provide the following amenities only after obtaining the consent of the Lessor in writing –

(a) Petrol Pump;
(b) Marriage Garden;
(c) Residential rooms;
(d) Bank ATM;
(e) Any other amenity which may be permitted by the Managing Director of the Lessor.

4. Powers and duties of the Lessor

4.1 The Lessor shall provide experts for assisting in branding provide advertisement material and approved designs to the Lessee for publicity.

4.2 The Lessor shall prepare material for publicity and spreading information about the way side amenity and boards/display/hoardings shall be placed on roads and information about the way side amenities shall be provided at functions organized by the Lessor.

4.3 The lessor shall initially place boards/display/hoardings informing about the way side amenity at 1000/500/100 m on both sides of the way side amenity. However, maintenance of the displays shall be the responsibility of the Lessee.
4.4 The lessor shall ensure that the Lessee has established the infrastructure and is operating the way side amenity as per the prescribed criteria. In case, the Lessee does not create the infrastructure or operates the way side amenity in violation or contravention of the prescribed criteria, appropriate action would be taken against the Lessee.

4.5 The lessor may provide support and guidance for good management of the amenity and if required provide necessary training for skill development.

4.6 The lessor shall have the right and power to determine and prescribe the manner and contents of the application form, check list, inspection report, compliance report, operational manual and other formats that may be necessary.

4.7 The Managing Director of the Lessor may as per administrative exigencies specify additional conditions.

5. **Powers and duties of the Lessee**

5.1 The lessee shall create and operate/ or operate the way side amenity as per the prescribed guidelines determined by the Madhya Pradesh Tourism Board.

5.2 The lessee shall ensure that all dues are paid as per the payment schedule prescribed by the Lessor.

5.3 The lessee shall maintain and use all structures which are located on the land leased to it. To provide services as per clause 3.1 of this agreement. The lessees may also create fresh infrastructure as per need according to the clause 3.2 & 3.3 of this agreement.

5.4 The lessee shall be responsible for obtaining all necessary permission/registrations/licenses for construction of infrastructure and activities provided.

5.5 The Lessee shall ensure that its / his staffs maintain friendly behaviour with travellers and tourists and their security shall be of utmost importance.

5.6 The Lessee shall ensure that there is an arrangement to hear and redress the grievances/complaints of the tourists/travellers and the process shall be advertised at the site.

5.7 The Lessee shall ensure compliance of all terms and conditions mentioned in the lease Agreement, entered into with the Lessor and the instruction given by the lessor from time to time.

5.8 The Lessee shall use the services of the persons appointed by the Lessor and use the designs and publicity material provided by the Lessor for marketing of the way
side amenity, apart from this, no other person or design etc. will be used by the Lessee.

5.9 The Lessee may use the benefit of the Lessor’s expertise in construction, maintenance and management of the site.

6. **General Conditions of Lease**

6.1 The Lessee shall be liable to pay the annual lease rent on 1\textsuperscript{st} April of each year. The annual lease rent must be paid by 30\textsuperscript{th} April of each year otherwise, the same would be payable along with 10% simple interest per annum.

6.2 If the Lessee fails to pay the annual lease rent for 06 months from the due date, then the Lessor shall be at liberty to terminate the lease agreement. However, if the Lessee pays the due amount along with interest in lump sum manner, the authorized officer of the Lessor shall renew the lease agreement after taking 10% of the premium amount.

6.3 All sums, such as due amount of premium, lease rent or any other charges imposed by the lessor may be recovered as an arrears of land revenue, if the same is not paid before the due date.

6.4 If the lessee is a body corporate/ company then the promoter(s) of the body corporate/ company who holds at least 51% of the shareholding in the body corporate/ company at the time of executing this agreement shall not dilute his/its shareholding to less than 51% for a period of 3 years from the date of starting operation of the WSA. However, the lessee may dilute/ change/ amend its remaining shareholding pattern. The promoter holding 51% of the shareholding in the body corporate may dilute its shareholding after 3 years of starting operation of the WSA with the permission of the lessor. However, the name, registered office, business purpose shall not be altered during the validity of the lease period.

6.5 A proprietary firm may also be allowed to add partner, change condition/ownership after three years from the date of starting operation with the permission of lessor.

6.6 The lessee shall not undertake any construction work at the site without obtaining the necessary permissions/ approvals/ licenses from the competent authority or from the lessor under clause 3.3 hereinabove. The lessee shall not undertake any construction activity without obtaining necessary approvals of maps by the competent authority.

6.7 The lessee shall not raise any construction in contravention to the provisions of this agreement. The lessee shall not use the site for any purpose not mentioned in this lease agreement.
6.8 The lessee shall ensure that all activities are completed within the stipulated time period as may be prescribed by the lessor. If the lessee fails to implement the project to the satisfaction of the lessor, the lease agreement is liable to be terminated.

6.9 The lessee shall ensure that the site is continuously used for the purpose this lease is being granted. If, for a period of one year, the lessee fails to operate the land for the purpose of this lease or if the site is shut for a period of one year, then the lessor shall terminate the lease.

6.10 If the lessee uses the site for any other purpose than the one mentioned in this lease, the lease shall be terminated by the lessor.

6.11 The lessee shall be responsible for the safety and security of the way side amenity and shall be responsible for the upkeep and maintenance of the amenities at its own cost. The lessee shall also ensure that no cars are parked on the road and proper parking arrangements are provided within the site.

6.12 The lessee shall be responsible for maintaining adequate insurance cover for the way side amenity and shall keep all receipts of insurance paid safely and will be obligated to provide it to the lessor upon demand.

6.13 The lessee shall be responsible for protection of the environment at the site. The lessee shall not undertake any activity that causes harm to the environment. Further, at least 10 percent of the land must be brought under green cover.

6.14 Upon cancellation/termination of lease agreement or completion of lease period, the lessor shall have right to enter and take possession of the site and re-allot/tender the site. All fixed capital assets at the site (whether developed by the lessee or not) shall be peacefully handed over to the lessor upon cancellation/termination of lease agreement or upon completion of lease period. It is clarified that the lessee shall not be entitled for receiving any payment from the lessor or any third person for the infrastructure constructed and maintained. However, the lease renewal may be considered by the MD – MPTB as per then prevailing rules/policy.

6.15 Fixed capital assets for the purpose of this agreement shall mean all construction created on the land, water and electrical supply system with fixture, air conditioning system, water purification system, gas pipeline, parking and stares, entry gate, fencing boundary wall, well, tube well, water storage tank.

6.16 The lessee shall ensure compliance of all rules/ regulations made by any department of the State Government, related to running of activities in WSA.
6.17 The lessee shall be responsible for any damage or loss caused at the site and if any loss or damage is caused to any person due to the activities of the lessee, the same shall be the responsibility and shall be borne by the lessee.

6.18 The lessee upon registration of this lease agreement shall deposit the certified copy of the registered lease agreement with the authorized officer of the lessor and keep the original with itself/himself.

6.19 The lessee shall pay Rs. 1000 for any amendment of the lease agreement where no fees or premium has been specified.

6.20 The lessee shall from time to time and at all times during the term of the lease pay all taxes, rates, assessments and other charges which are charged, imposed or assessed on the said land.

6.21 The lessee shall not carry on any illegal trade or business on the said premises.

6.22 The lessee shall not sell, transfer, grant lease or otherwise dispose of any asset located at the site without the prior written permission of the lessor. The lessee shall not sub-lease any portion of the land specified in schedule, including the buildings constructed thereon.

6.23 The lessee shall abide and comply with the Operation Manual and Way Side Amenities (establishment and management) Policy 2016 of the Tourism Department, State of MP as specified in Schedule –I and II herein.

6.24 Constructed Way Side Amenities shall be given on 30 years lease along with available appurtenant land subject to a maximum of 2.00 hectare. If the lessee, on successful operation of 30 years, requests to extend the lease period, lease may be extended for further 30 years, on an increased lease rent 6 times of the prevailing lease rent at the end of 30 years. During the entire lease period Government may at any time acquire the land/property in the public interest. The investor shall be entitled to get compensation of the assets created by him on said land/property as per Government prevailing compensation policy and by order of the land acquisition officer.

6.25 Existing Way Side Amenities (Brownfield model) after allotment, execution of lease deed and successful operation of property for at least 3 (Three) years, the lessee may transfer the property to any other person/organization/legal entity, whose net worth is more than Rs. 50.00 lakh or annual turnover is more than Rs. 1.00 crore in the preceding financial year. The Lessee shall have to deposit an amount equal to 10% of the premium amount in lieu of such transfer. In such a case the new Lessee shall have to submit an affidavit that he will keep continue the operation of the property during the remaining Lease period. Thereafter the name of the new Lessee shall be incorporated in the lease deed and all terms & conditions of the lease shall be applicable on new Lessee.
Before transfer of the property lease rent or any other amount is payable, the existing lessee shall have to clear all such dues with a simple interest @ 10 % per year.

6.26 The lessee may be permitted to sub-lease to Oil Companies, the additional land available with the allotted Way Side Amenity for establishment of Petrol Pump. Terms & Conditions shall be determined by the Oil Company, Managing Director, M.P. Tourism Board.

6.27 The validity of the sub lease shall be effective till the validity of the original lease deed registered for Way Side Amenity. In case the original lease deed of Way Side Amenity is terminated prior to its duration the sub lease shall automatically deemed to be cancelled. If the Oil Company prefers to run the Way Side Amenity on the same terms and conditions of the lease deed, the Way Side Amenity may be transferred to them.

6.28 Any Oil Company may participate in bidding process of Brownfield Way Side Amenity for setting up of a Petrol Pump provided that they themselves operate it.

6.29 Tenders can be floated exclusively for Oil Companies for establishment of Petrol pumps along with Way Side Amenities on the lands identified for Greenfield Way Side Amenities.

6.30 If Oil Companies/Petrol pump owners/firms/companies willing to set up Way Side Amenity along with petrol pumps may be given franchise as per provisions of Policy. In such cases preference shall be given for allotment of franchise.

6.31 Permission for setting up Petrol pump at Greenfield and Brownfield Way Side Amenities shall be given on following terms & conditions :-

1. Only 10,000 sq.ft. land could be used for petrol pump. In case more land required for this purpose according to norms of oil company, Managing Director, M.P. Tourism Board may take decision to permit use of land more than 10,000 sq.ft. after ascertaining the availability of Land.

2. While setting up of a Petrol pump it should be insured mandatorily that the rudimentary character of the Way Side Amenity is kept unchanged. No posters/flakes/advertisement board etc. are displayed on the poles, trees etc.

6.32 The RFP/ Tender document shall be treated to be a part of this agreement. Any condition specified therein and not mentioned here shall also be binding on the parties. However, if there is any conflict between the provisions of the RFP/ tender and this lease agreement, then the provisions of this lease agreement would prevail.
7. **Event of Default**

7.1 In the event of any breach in term & condition of lease the MPTB would have the right to impose penalty up to 10% of the premium amount, without prejudice to the right of MPTB to take other action including termination.

7.2 Unless expressly provided otherwise herein, if the lessee has defaulted in performance of any term or condition mentioned herein and such default has continued for a period of 30 days after notice in writing thereof has been given to the lessee by the lessor, the lessor shall terminate/cancel the lease agreement.

8. **Termination of lease Agreement**

Either party may terminate this lease agreement by giving 3 months prior written notice to the other party. Upon termination of lease agreement, the lessor shall have right to enter and take possession of the site and re-allot/tender the site. All fixed capital assets and infrastructure at the site (whether developed by the lessee or not) shall be peacefully handed over to the lessor upon termination of lease agreement. It is clarified that the lessee shall not be entitled for receiving any payment from the lessor or any third person for the fixed capital assets infrastructure constructed and maintained.

9. **Assignment**

The lessee may with the prior permission of the lessor assign or authorize any person to operate a specific amenity within the site. However, the lessee shall be responsible for the conduct and behaviour of the assignee and shall ensure that the assignee complies with all terms and conditions mentioned herein.

10. **Dispute Resolution**

10.1 In case of any dispute (except for cancellation of lease agreement) the parties will attempt in good faith to resolve any dispute initially through negotiations between the parties. If the dispute cannot be settled amicably within 14 days from the date on which either party has served written notice on the other of the dispute then the dispute shall be resolved as per clause 10.2.

10.2 In the event of a dispute between the parties which could not be amicable resolved. The aggrieved party shall refer the dispute to be resolved by arbitration. The arbitral proceedings shall be presided by a single arbitrator who shall be the Principal Secretary/Secretary of the Tourism Department, Government of Madhya Pradesh.

10.3 If the lessor terminates/cancels the lease agreement, the lessee may within 30 days from the date of issuance of termination/cancellation order, prefer an appeal before the Secretary Department of Tourism Government of Madhya Pradesh challenging
the termination/ cancellation order. The decision passed by the Secretary shall be final and binding on both parties. If no appeal is preferred within 30 days of issuance of termination/ cancellation order, the right of the lessee to challenge the termination/ cancellation order shall be closed.

10.4 If the lessee files an appeal as per clause 10.3, the Secretary shall after granting an opportunity of hearing to the lessee be competent to pass any orders that may be deemed necessary.

10.5 If the Secretary rejects/ dismisses the appeal filed by the lessee, the lessee shall peacefully hand over the property mentioned in Schedule to the lessor and remove all its/ his /her staff and employees within 10 days from issuance of rejection/ dismissal order.

10.6 The sitting of all challenges arising out of the agreement or its implementation shall be in Bhopal. The District court of Bhopal and High Court of Madhya Pradesh Principal seat at Jabalpur shall have Jurisdiction over matters arising out of arbitration.

10.7 After allotment & registration if any Way Side Amenities is totally detached from the main highway due to change in alignment, construction of over bridge or totally destroyed due to natural calamity such as earth quake, flood, land slide, tsunami, cyclonic storm, heavy rains, thunderstorm, lightening, storm etc. The lease may be cancelled with mutual consent. In such a case the premium amount deposited by the Lessee shall be refunded after deduction @10 % per year computing from the date of execution of lease deed. Performance security shall be fully refunded without any interest. Under this provision such Way Side Amenities may also be considered on the basis of reasonable grounds which are not economically viable for operation and the Lessee is unwilling to operate it further.

11. **Governing Law**

This agreement is governed by and shall be construed in accordance with the laws of India.

**Schedule**

Description of the properties under this lease agreement is as under.

1. Land-
   Patwari Halka No.-
   Kasra No. –
   Village-
   Tehsil-
   District-
   Area (Rakba) in Hect. –

2. Boundaries of the land
   In the East-
   In the West-
In the North-
In the South-

3. Construction under the land in square feet

<table>
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<th>Detail</th>
<th>Area Sq. ft.</th>
<th>Number</th>
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<tr>
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<td>Restaurant</td>
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<td></td>
</tr>
<tr>
<td>2</td>
<td>Dining Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Lobby</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Kitchen (pantry, store, Wash Area)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Store</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Toilet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Other</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Total -</td>
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<td></td>
</tr>
</tbody>
</table>

4. Khasra Map, Nakal and Station survey map of the land allotted above duly signed by both the parties.

IN WITNESS WHEREOF, the Parties herein above have set their hands entered into this Agreement the day and year first above written.

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<th>Witness</th>
<th>For Lessor, M.P. Tourism Board Bhopal, Through</th>
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</thead>
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<td>1</td>
<td></td>
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<td>2</td>
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</table>

<table>
<thead>
<tr>
<th>Witness</th>
<th>For lessee M/S ................................Through Mr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td>2</td>
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</table>

मार्ग सुविधा केन्द्रों (WAY SIDE AMENITIES) की स्थापना एवं संचालन की नीति (2016) यथा संशोधित 2019

मध्यप्रदेश राज्य पर्यटन नीति में प्रदेश में संस्थापित एवं संचालित पर्यटन की ऐसी अभियुक्ति करना लकित है जिससे समाज के एवं आर्थिक विकास का साथ हो तथा मध्यप्रदेश राज्य पर्यटन अनुवाद में करो सामाजिक तथा नागरिक बहन। इस लकित को प्राप्त करने के लिए किसी नियम को प्रोत्साहित किया जाना पर्यटन नीति की एक प्रमुख स्थिति है।

1. मार्ग सुविधा केन्द्रों की आवश्यकता

मध्यप्रदेश एक स्थलनद (Land locked) प्रदेश है जिसकी रोमांच सहायक, गुणवत्ता, राजस्थान, उत्तर प्रदेश एवं छत्तीसगढ़ राज्य से लगा है। देश में पूर्व से पश्चिम एवं उत्तर से दक्षिण की ओर जाने वाले प्रमुख राज्यों प्रदेश की मध्य स्थिति के कारण सड़क से गुजरते हैं, जब, अतिकें एवं अस्तरजीवी पश्चिम मुख्यालय बाड़क मार्ग से होता है। प्रदेश में पूर्व से पश्चिम एवं उत्तर से दक्षिण का ओर आवश्यक में सड़क मार्ग से लगभग दूरीयाँ तय करना होता है। प्रदेश में राजस्थान एवं ग्रामीण सड़कों का व्यापक नेटवर्क विकसित है जिस पर बड़ी संख्या में वाहन, व्यापारी एवं पर्यटक निर्भर सड़क मार्ग से आवश्यक करते हैं। व्यवसाय में सड़क मार्गों पर व्यवसायित एवं सत्तार यात्री सुविधा अभियान संचालन के रूपों आवश्यक है कि योजनाओं से राज्य मार्ग सुविधा केन्द्रों की स्थापना सुनिश्चित रूप से नीति नकार की जायें ताकि यात्रियों को आवश्यक सुविधाओं सुनिश्चित से प्रदेश 40 से 50 किलोमीटर की दूरी पर उपलब्ध हो जायें।

पर्यटन संस्थान, भारत सरकार द्वारा भी समय सभ्य मार्ग सुविधा केन्द्रों (Way Side Amenity Centres) की स्थापना हेतु विभिन्न योजनाओं में प्राथमिक फिल्ड किया गया है एवं राज्यों को आधिक सहायता भी उपलब्ध करानी चाहिए।

2. स्थिति

2.1 मध्यप्रदेश राज्य पर्यटन विकास निगम द्वारा पूरे प्रदेश में रेड नेटवर्क एवं यात्री सुविधाओं की आवश्यकता की ध्यान में खान्त हेतु मार्ग सुविधा केन्द्रों की स्थापना को प्रोत्साहित किया गया है।

2.2 समायोजित स्थानों एवं सैलॉन ब्राउन फील्ड मार्ग सुविधा केन्द्रों का प्रचार-प्रसार किया जायेगा ताकि निवेदन की अवधारणा लेया हो। इन मार्ग सुविधा केन्द्रों की मृदुतम मध्यप्रदेश राज्य पर्यटन विकास निगम द्वारा निर्माण की जायेगी।

2.3 मार्ग सुविधा केन्द्रों की स्थापना निम्नलिखित तीन मॉडल उपलब्ध होंगे: -

(i) ब्राउन फील्ड मॉडल -

भारत सरकार एवं राज्य सरकार से विभिन्न स्थानांतर प्राप्त निधि से मध्यप्रदेश राज्य पर्यटन विकास निगम द्वारा मार्ग सुविधा केन्द्रों का निर्माण एवं निर्माण केन्द्र द्वारा लीज पर लेकर संचालन।

(ii) ब्राउन फील्ड मॉडल -

पर्यटन विभाग द्वारा भारत स्थानांतर निर्माण द्वारा मार्ग सुविधा केन्द्र की स्थापना एवं संचालन।
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

(iii) बिहारी मॉडल -

मिजी निवेशकों द्वारा राष्ट्रीय राजमार्ग/ राज्य मार्ग/अन्य मार्ग/उद्योग रूप में मिजी भूमि पर मार्ग सुविधा केन्द्र की स्थापना अथवा उन्नयन एवं संचालन।

3. बिहारी मॉडल में मार्ग सुविधा केन्द्रों की स्थापना एवं संचालन के संबंध में विस्तार - निर्देश

3.1 ग्रामीण केन्द्र -

3.1.1 पर्यटन मंत्रालय, भारत सरकार द्वारा जारी गाइडलाइन्स के अनुसार निर्धारित डिजाइन एवं निर्माण सुविधाओं से पूर्ण मार्ग सुविधा केन्द्र की स्थापना चित्रित स्थल पर पर्यटन विकास निगम द्वारा की जायेगी।

3.1.2. इस हेतु पर्यटन विभाग को भूमि राज्य शासन द्वारा उपलब्ध करवायी जायेगी।

3.1.3 मार्ग सुविधा केन्द्र में कार/ टूरिस्ट कोच/ बस पाकिग/ कूज पाड़ा/ रेस्टरेंट/ पुरुष एवं महिला टॉयलेट एवं यॉर्क, चेकिंग, फर्स -एक एवं 24x7 जल एवं विद्युत सुविधा निर्मित किया जाना अवधारणा होगा।

3.1.4 निर्मित मार्ग सुविधा केन्द्र पारदर्शी निविदा प्रक्रिया के अध्यंत से निजी क्षेत्र को आवंटित किये जायेगे। केन्द्र/राज्य शासन के अन्य विभाग/उपयुक्त/निगम/मानदंड द्वारा मार्ग सुविधा केन्द्र को संचालन किये जाने हेतु मार्ग सुविधा केन्द्र को पर्यटन विभाग द्वारा संचालित को हस्तांतरित किया जा सकेगा।

3.1.5 निर्मित मार्ग सुविधाएं अधिकारी 2 हेतु अपूर्ण (Appurtenant) भूमि शहीद 30 वर्ष की अवधि के लिए लीज पर दी जायेगी। 30 वर्ष तक सफलतापूर्वक संचालन उपरांत लीज बढ़ी होगी द्वारा लीज प्रारंभ बढ़ी हेतु आवेदन किये जाने पर 06 मुख्य लीज टेंट सुदृढ़ के साथ 30 वर्ष के लिए लीज अवधि बढ़ाई जा सकेगी। उल्ट मार्ग की अवधि में भारतीय रेल अवधि की आवश्यकता होने पर अवंटित मार्ग सुविधा केन्द्र को वापसित किया जा सकेगा।

3.1.6 निविदा हेतु स्थान आवश्यक मूल्य (अप-पेट प्राइज) द्वारा दस लाख रु. जायेगी। निविदा में प्रात: अधिकार मूल्य भूमि का प्रायोगिक होगा तथा इस प्रायोगिक रहस्य का एक प्रतिलिपि प्रतिपरिवर्त लीज रेट के रूप में दें होगा।

3.1.7 निविदा में स्थान तुलना एक राज्यीय तथा दो प्रादेशिक समाचार पत्रों में तथा ग्रामीण के बेसाइट पर प्रकाशित की जायेगी।

3.1.8 निगम द्वारा वह सुविधाएं निर्मित किया जायेगा कि किसी भी मार्ग सुविधा के लिए निविदा आवंटित किये जाने से पूर्व इकाइयों एवं अनुप्राप्ति भूमि का विशिष्ट सौंदर्य का बाजार करने जा कर लिखा जायेगा तथा इकाइयों तक विद्युत एवं जल प्रदाय लेकर पाकिग एवं अंततः मार्ग की सुविधा उपलब्ध हो तथा कार्य योजनातुरंत पूरा कर लिखा गया ही।

3.1.9 पाकिग एवं वापसी के लिए आवश्यक हेतु आवश्यक भूमि छोटकाल अतिरिक्त भूमि उपलब्ध होने पर निविदाकर्ता को निर्नामन गतिविधियों हेतु अधिकार विकसित किये जाने की प्रारंभिक रहेगी।
A. เคียงคั่น ค่าน้ำ คั่นน้ำ นิยมในที่ อภิเษกย์ โคกส์เริ่มต้น:

(I) ชิลล์ ฟรี ฟรี

(II) โทรศัพท์ / อินเทอร์เน็ต ฟรีโจทย์

(III) ทัวริสต์พิการ / ห้องพักฟรี

(IV) เจ้าหน้าที่ผู้มีสิทธิ์ รุ่ง / สุขสันต์

(V) ฟาร์ท ฟรี ฟาร์ม / ฟาร์มฟรี kullanımı์

(VI) ไม่ ณ จุดสุดท้าย

(VII) ข้างถนน ร้านขายของ / ร้านซื้อของที่สุด

(VIII) แทรฟฟิค ดัก

(IX) พลังฟิวชั่น / คุณภาพ - นุ่มเบอร์ ฟาร์มฟรี

(X) บริการ ฟรี / ห้องพักฟรี ห้องพัก

(XI) অ্যাক অনุญาติ แผนที่ ที่ รัฐช่วง ประเทศ รัฐส่วน บริการ ผ่าน จัดให้

B. পূর্ব অনুমতি প্রাপ্ত কর নির্মাণ যোগ্য অধোস্থচনার্থে:

(I) পেরথ পাথ

(II) মাইক্রোপাথ

(III) আধুনিক ক্ষেত্র

(IV) শেল এ.এ.এ.ম.

(V) অ্যাক অনুমতি অধোস্থচনার্থে অধোস্থচনার্থে রাজ্য পর্যায় কর্মকর্তা নিয়ম দ্বারা

3.1.10 উপরের কংগ্রেস 3.1.9(B) সংরক্ষিত সংরক্ষিত করার জন্য বাণিজ্যিক গতিবিধিগুলি হিসেবে পূর্বমুদ্রিত এবং নির্মাণ যোজনা করা অনুমতিগুলি প্রাথমিক করনা আবশ্যক হয়েছে।

3.1.11 ঐতিহাসিক অনুমতি অধোস্থচনার্থে, সংরক্ষিত হিসেবে কিছু অন্য ব্যক্তি / কর্মকর্তা কে দেন স্থানের স্থানের মধ্যে যোগ অবদান সমাপ্ত হয়ে পর সংরক্ষিত হিসেবে দীর্ঘ সময়ের অবশ্য সমাপ্ত হন।

3.1.12 লীর সমাপ্ত হয়ে পরে উপরের নিমিত্তে অধোস্থচনার্থে স্থানীয় পর্যায় কর্মকর্তা কর্মকর্তা নিয়মের মাধ্যমে মানী জানানো হয় এবং ইদি আবক্ষ কর্মকর্তার কর্মকর্তার কনেস্কা চালিত দীর্ঘ সময়ের না হয়।

3.1.13 মার্গ সুনিশ্চিত করে যে মার্গ যুক্ত পদদ্বয় মার্গ সমাপ্ত নীতি, গ্রন্থি, পান, রিসার্চ, বীডি, পদটি আদি ঵িস্ফোটক পদার্থের নিয়মাধীন স্থানের্দে অনুমতি দেয়া হয়।
3.1.14 विधानसभा मार्ग सुविधा केंद्र अवस्थित एवं लीज नियुक्ति उपसंहार यदि मूल मार्ग परिसरण अथवा अवकाशिक निर्माण जैसे कारणों से यदि मार्ग सुविधा केंद्र का मार्ग से सीमा सम्पर्क विचुरित हो जाता है उनका प्रायोगिक आपात सूक्ष्म, बाद, मू-सखलन, सुनामे, प्रकाशी-सुनामे, मूलसारण बारिश, और जैसे सिस्टम बाद जैसे कारणों से मार्ग सुविधा केंद्र पूर्णता नष्ट हो जाता है तो परस्पर संचालन से लीज संरक्षण की जा सकती है। इसी स्थिति में लीज सहित द्वारा जन्मा प्रीमियम राशि में से लीज नियुक्ति सत्यता को आधार मानने हुए प्रति वर्ष 10% के मान से राशि कटौती कर राशि वापस लौटाई जायेगी एवं प्रतिमान स्निर्मूली की पूर्ण ज्यम राशि सिना ब्याज लौटाई जायेगी।

3.1.15 विधानसभा मार्ग सुविधा केंद्र (ब्राउज़ कील्ड मॉडल) अवस्थित एवं लीज नियुक्ति के तीन वर्ष तक तफल संचालन के उपरान्त लीजधारक एवं मार्ग सुविधा केंद्र को विभिन्न अवधि ब्याज/ संयोग/ लीज परिट, जिसकी निर्धारण 50 लाख अथवा बारिश टनआंशिक 1 कटौत कर सकता है। यह प्रतिदिन रूप से धारक हो, को हस्तांतरित कर सकता है। हस्तांतरण प्रणित द्वारा मार्ग सुविधा केंद्र के निर्माण संचालन हेतु भाग देखो जाये। लीजधारक को प्रीमियम राशि की 10 प्रतिशत राशि बतौर विच्छेदनकरण दूर कर सकता है। टनआंशिक लीज एनेंट में शेष उधिर के के हस्तांतरण प्रणित का नाम जोड़ा जायेगा एवं लीज की सभी बारें हस्तांतरण प्रणित पर लागू होगी।

हस्तांतरण पूर्व आवश्यक होगा कि पूर्व लीज धारक की लीज रेंट आदि की यदि कोई राशि बकाया है तो उसे 10% प्रतिवर्ष साधरण ब्याज सहित ज्यम कर दिया जाये।

3.2 ग्रीन कील्ड मॉडल

3.2.1 मार्ग सुविधा केंद्र हेतु शासन से परिवर्तन निर्माण को भूमि हस्तांतरित की जाएगी तथा इस 30 वर्ष की लीज पर निर्धारण निवेशकों को पार्सधारी निर्विन्दा प्रणित के माध्यम से उपसंहार करनी आवश्यकीय। 30 वर्ष तक सफलतापूर्वक संचालन उपसंहार उपयोग की सहमति से 06 पौरा लीज रेंट बुद्धि के साथ 30 वर्ष के लिए लीज अवधि बाड़ने जा सकते हैं। उधूल 30 वर्ष की अवधि में मद्यक्षेत्र शासन की आवश्यकता होने पर जानकारी निर्मित मार्ग सुविधा केंद्र को वापस निर्मित जा सकेगा।

3.2.2 मार्ग सुविधा केंद्र निर्माण हेतु अधिनियम 2 हेक्टेयर भूमि निघटत करें, जिसका व्यूतस्थान अंशित भूमि उपयोग लागू होगा।

3.2.3 निविदा में प्रताप अधिकतम मूल्य पूर्ण का प्रीमियम प्रणित तथा इस प्रीमियम राशि की 01 प्रतिशत सर्वलिंग लीज रेंट के मूल्य देना होगा।

3.2.4 निविदा अधिनियम स्वीकार एक राज्यविधाय लथा दो प्रारंभिक समाचार पत्रों में भूमि निर्माण के वेबसाइट पर प्रकाशित की जायेगी।

3.2.5 निर्माण द्वारा यह सुनिक्षित किया जायेगा कि किसी भी मार्ग सुविधा केंद्र के घरे निविदा आंबेडकर विशेष जने से पूर्ण भूमि का वि.ज्यस प्रणित आदमी कर दिया जाये।

3.2.6 मार्ग सुविधा केंद्र में कार/रुक्सबर्स वोच/ बांस वाहक/ पूर्व पार्किंग/ पूर्ण पार्किंग/ रेस्टोरेंट/ पूर्ण एवं हॉटेल टोपियां/ वर्तमान, चेकिंग रूप, फार्न-एद एवं 24x7 जरूर एवं विशेष सुविधा सिक्का बुना अन्वेषण होगा तथा इस हेतु निर्माण योजना प्रशंसा संचालक, मद्यक्षेत्र राज्य परिवर्तन निर्माण से पूर्वनिश्चित करनी होगी।
3.2.7 Uparashakha ke alavha anva svabhidha'ja ko nirmaman neeti ki koshika 3.1.9 se 3.1.13 ke anudar kika ja laekha

3.2.8 sachit nividikdar ko 'bhumii' ke aadharbhav dinivan se ek var ki aadhi ni marga svabhidha kendra nirmirit karo sanvalan praman karana hoga, vadhapi uttare go gohane karne ke yavatam nirmaman varh ke vrishiul paristhitijay karane se aadhisthan do bar 4---4: maha ke avadh babdari ja samakgyai

3.2.9 marga svabhidha kendra ke sthapan ke likhe 'bhumii' 'jahaan hai jaanshi hai' ki sthiti ni yavasthah kaha jasangii lekha nirmamn ek sanvalan ke righayi aavayak anumaitya/ panchayat/laaidhan aadhai praman kaha ek prashanad aadhinayam/ /nirman/shaalna ke margaadh kreedes ke paulan kaha chayakait nividikdar ka darvish hoga

3.2.10 vitamin marga svabhidha kendra (hion feild moel) aabootan ek lej nishpaad hara ke trii var tak sanvalan ke righayi lejnaanak marga svabhidha kendra ko kisii anvar vartti / santha/ kannuik feild (Legal Entity) vishak nedvan 50 ladh adaya vrashik aadhai 1 karhod ruhpae se aadhi hoga, ko harstahnaa karo chetna baddh harstahnaa praanit marga svabhidha kendra ke nistar sanvalan heta varh bha barh jada jayai. lejnaanak ko pramanmah sadh ke 10 prashanad baddy sadhayamnanaan shukul bhumite karna hoga. kanunam sanvalan lej naanm mesta ke yavasthah harstahnaa praanit le maha hoga.
Harstahnaa pooi aavayak hoga ki pooi lej dagar ke lej naanm ke yadda koii ratri bhaka hoga to uske 10% prashanad samadar hargaz harsthhar jama kara dekh jayai.

3.3 feeladi moel

3.3.1 pradesh ke rajyebhi rajmagn/ rajy magn/ anvar marga/priaan sthanan m niha niwekhao du or hum juthi niwekhao se pooti nirmirit/ nirmamnchni/priasthahit yatri svabhidha'ja ko marga svabhidha kendra ke rup m vishnit kar margaadesh rajy priaan virask nigma ke feeladi ke aadharh par sanvalan ke anumaitya do ja samakgyai.

3.3.2 yeh aavayak hoga ki tisii svabhidha'ja nvar paalika/ nvar nigma ki samha par bahr sanvalit/ priasthahit hoi.

3.3.3 feeladi ke praan karne heto yeh aavayak hoga ki margaadesh rajy priaan virask nigma du or nimorish margaadesh anumaitya yariu svabhidha aadhai sanvalan kika jayai. margaadesh rajy priaan virask nigma du or feeladi heto 'loogay', brahkha ek anvar sukhastha ke aadshad utkaka karya jayai.

3.3.4 feeladi ke praan heto margaadesh priaan virask nigma du samay-samay par bhagyaan adhekar utkaka par aamya vishak kika jayai.

3.3.5 nimorish margaadesh priaan se omnukhar pai jaane yarii feeladi ke rup karo ek ladh, feeladi prachetm shukul dey hogan ja yatri thaya nori hoga. uske atmaksh prashan 25,000/- feeladi narmokarat shukul dey hoga.

3.3.6 samaytablfeeladi, nimorish margaadesh priaan prakshayit feeladi ko sthal ko omnukhar ete margaadesh' ko purta ke aadhar par deya jayai.
3.3.7 

3.3.3 

3.3.9 

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2.
5. Madhya Pradesh Parivahan Vikas nirman ke dharmik evam abhikar

5.1 Nirman dvara bhakshana hentu lokyo, vidhikaran samamri evam shiksha nirnayikar kar mara suvidha kendra sambhal ko utala karhaye jayeoni.

5.2 Nirman dvara prachar-prasang hentu samajik karo jaane vaste samaj evam sakthi par lagaaye jaane vaste bharat/ hispalye/ hofisht pad par ashi bhakshana ko shiksha karhayeja. Pachhane kaidi hentu samaj evam aaparojani me samajkhar k IDEA karo jayeja.

5.3 Nirman dvara bhakshana ke dore me bharat evam prasang mara 1000/500/100 mper par bhakshana ke jabanari hentu prachar bar suvidha phalak (rajneetij) nirnayikar bhakshana kar lagahe jayeja. In suvidha phalak ke sambhal ke dharmik bhakshana ke hoga.

5.4 Nirman dvara bhakshana ke Nirnayikar madahardhane ke anuchar apshopranbhira nirman evam sambhal ko suvinishit karya jaayeja evam lagaaye apshopranbhrena par khaabasari anuchar ke anuchar prabhakar jagatbhaye ke jayeja.

5.5 Nirman dvara bhakshana ke kormo bhakshana hentu prabhakar bhakshana evam madahardhren prachar karya jaayeja. Tatha yad prabhakaran kaidhik kaidhik prabhakar bhaya idea jaayeja.

5.6 Nirman kormo mara suvidha kendra ke kainaham, sambhal evam khaabasari dene hentu prabhakar jagatbhaye prachar, cirk hirata, nirnayikar prabhakar, pachhane pradhana evam prabhakar pradvayaro kina nirnayikar karne evam laamate karo hentu abhikar hoge.

5.7 Nirman kormo mara nirnayikar evam kainaham evam prabhakar evam pradhana Nirnayikar karne evam laamate karo ke abhikar hoge.

5.8 Nirman kormo mara pradhana evam prabhakar gano bharate bhakshana, lagahe, laisht, khaabasari kainaham, pramukh kainaham, khaabasari kainaham, pachhane pradhana evam prabhakar pradvayaro kina nirnayikar karne evam laamate karo ke abhikar hoge.

5.9 Anuch prasampadke adikara jayeja kormo mara suvidha kendra ke mara nirnayikar evam pradhana ke anuch mara bhakshana, sambhal, laisht, pramukh evam nirman hentu prachar sambhal prabhakar jagatbhaye gane jayeja.

6. Marar suvidha kendra sambhal/ khaabasari ke dharmik evam abhikar

6.1 Parivahan Vikas Nirman dvara Nirnayikar madahardhane ke anuchar apshopranbhira nirman evam sambhal suvinishit karya jaayeja evam Nirman dvara dende gore suvidhaa/ madahardhren par amal karya jaayeja.

6.2 Nirman kormo deya rakhia ke samay pr abhikar bhakshana suvinishit karya jaayeja.

6.3 Apshopranbhira Nirnayikar evam gaitreshiy sambhal hentu prabhakar anupam/ pachhane evam laisht prachar karya jaayeja.

6.4 Yathropo evam Parivahan sone prachar karhayeja evam unke suvidha kormo mara dharmik pradhana kaihospal pradhana aayeja.

6.5 Yatri/ Parivahan skikap ko suhane evam anake kaidhik kaidhik prabhakar dharmik pradhana jayeja.
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

6.6 मध्यप्रदेश यूनियन नियम के साथ नियामित लोज अनुबंध, फ्रेंचाइजी अनुबंध आदी की रूपान्तरण सुनिश्चित किया जाएगा।

6.7 इकाई को नियम द्वारा नियत लोगों, डिजाइन एवं प्रचार विषय वस्तु के अपनी मार्किंग हेतु उपयोग की अनुमति होगी तथा इसके अलावा अन्य लोगों, डिजाइन आदी उपयोग में नहीं लिया जाएगा।

6.8 इकाई द्वारा मार्ग सुविधा केंद्र के निमित्त, संचालन एवं संचालन हेतु नियम की विशेषता का लाभ प्राप्त किया जा सकेगा। इस संबंध में समस्या निषेधक/समाधान प्राप्त किया जा सकेगा।

6.9 मार्ग सुविधा केंद्र संचालक/फ्रेंचाइजी द्वारा मार्ग सुविधा केंद्र में रात्रि एवं सुबह के समय-समय सूचना सुचित कर चलाएँ एवं स्वच्छ स्थिति में सजें रखें जाएंगे। मार्ग सुविधा केंद्र में स्वच्छ एवं स्वास्थकार्य वातावरण पर्यटन विकास के द्वारा स्वास्थ्य मामलों के अनुसार उच्च स्तर के स्वास्थ्य में रखें जाएंगे। मार्ग सुविधा केंद्र संचालक द्वारा पर्यटन विभाग द्वारा जारी “लाइविंग ग्रीन संचालन निदेशन”का एवं मार्ग सुविधा केंद्र संचालन हेतु समय समय पर जारी सभी निदेशन का पूर्ण रूप से सुनिश्चित किया जाएगा।

7. विविध

7.1 नीति के क्रियान्वयन हेतु प्रबंध संचालक, मध्यप्रदेश राज्य पर्यटन विकास निमित्त अधिकृत होंगे।

7.2 इस नीति के अंतर्गत लोज पर उपलब्ध कराई गई भूमि एवं मदन से प्राप्त विभिन्न एवं लोज रेंट की रचना फ्रेंचाइजी पंजीकरण एवं नवीनीकरण सुचना की राखी, मध्यप्रदेश राज्य पर्यटन विकास निमित्त में जना करते हुए, जना से उपयोग मार्ग सुविधा केंद्र तथा स्वच्छ रूप से संचालन सुविधाओं के आधेरण की सुविधा के एवं संचालन में व्यय करने की अनुमति होगी।

7.3 मार्ग सुविधा केंद्रों के संचालन, संचालन, प्रबंधन एवं नियमन के संबंध में निमित्त में निमित्त हेतु स्वच्छ रूप से संचालन, मध्यप्रदेश शासन अधिकृत होंगे तथा उनका निर्णय अंतिम एवं दायेंकारी होगा।

7.4 नीति के अंतर्गत जारी किये जाने वाले निदेशन, मार्ग अनुबंध, फ्रेंचाइजी अनुबंध तथापि जिनका प्राप्त हेतु अनुमोदन हेतु पर्यटन विभाग, मध्यप्रदेश शासन अधिकृत होगा।

7.5 इस नीति के प्रवर्तन की वाणिज्य, मार्गदर्शन, स्वच्छता एवं आकर्षक संचालन के लिए पर्यटन नीति के अंतर्गत रूपस्थ संचालन की अवधारणा में गठित समिति अधिकृत होगा।

8. मध्यप्रदेश शासन, पर्यटन विभाग, मंत्रालय के आदेश दिनांक 22.02.2017 द्वारा प्रदेश में पर्यटन के विस्तार एवं प्रबंधन के लिए मध्यप्रदेश टूरिज्म बोर्ड का गठन किया गया है। इस कारण हेतु, विभिन्न प्रवेश बोर्ड के संचालन जैसी गतिविधियों को छोड़कर समस्त दावियों - निर्देश संचालन, कोशिश संचालन, नियम, प्रबंध-प्रशासन, योजना आदि पर्यटन नीति 2016 में उल्लेखित समस्त दावियों का निर्वाचन टूरिज्म बोर्ड द्वारा किया जा रहा है। जल्द: नीति में जहाँ-जहाँ मध्यप्रदेश राज्य पर्यटन विकास निमित्त उल्लेखित है वहीं-वहीं मध्यप्रदेश टूरिज्म बोर्ड पद्धति जाए।

9. नीति संचालन की प्रभावशीलता:

यह संचालन मार्ग सुविधा केंद्र नीति 2016 के प्रभावी होने के दिनांक से लागू माने जायें।
THE POLICY FOR ESTABLISHMENT & MANAGEMENT OF WAY SIDE AMENITIES (2016) AS AMENDED 2019

The Madhya Pradesh Tourism Policy aims to promote balanced and sustainable tourism which enables socio-economic development and to establish Madhya Pradesh as a destination which provides a complete tourist experience destination. Promoting private sector investment is one of the main strategies adopted in Tourism policy to achieve this aim.

1. NEED FOR WAY SIDE AMENITIES:

Madhya Pradesh is a land locked state with its boundaries touching those of Maharashtra, Gujarat, Rajasthan, Uttar Pradesh and Chhattisgarh. The main highways of the country running from east to west and from north to south run across the state due to its geographical position. Therefore, inter-state and inland traffic relying mainly on roads passes through here. Within Madhya Pradesh too, due to the large area of land one has to travel long distances by roads. There is a large network of highways and rural roads in state whereby large number of tourists, businessmen and other travellers commute.

Countries with developed tourism sector have networks of wayside amenities where availability of clean toilets, food & beverage, essential personal commodities and provision for refuelling is ensured. In state of Madhya Pradesh there is no standard and efficiently managed infrastructure available presently for the travellers. Considering this fact, it is essential to establish standard Way Side Amenities in a planned way by making a policy for it, so that the travellers may get essential facilities at every 40-50 kms distance. Ministry of Tourism, Government of India too have provided for establishing Way Side Amenities (hereinafter mentioned as “WSA”) in many of their schemes and have also provided for financial assistance to states from time to time. Establishment of facilities for travellers such as food and beverage with clean toilets, resting place, telephone and internet, commodity-store, first aid, parking etc. on the routes connecting tourist centers will promote tourism and will provide employment to local people.

2. STRATEGY:

2.1 Keeping in view the vast Road network & travellers convenience Madhya Pradesh Tourism Development Corporation shall develop & promote Way Side Amenities in the State.

2.2 Potential places and ready Brownfield Way Side Amenities shall be widely published to encourage private investment. Branding of such Way Side Amenities shall be done by M.P. State Tourism Development Corporation using its Logo and specific design.
2.3 Way Side Amenities shall be developed through the following three models -

(i) **Brown Field Model**: Way Side Amenity will be built under budget received under different schemes of Government of India and State Government. These will be then leased out to private sector for operation.

(ii) **Green Field Model**: Way Side Amenity on government land available with the tourism department shall be built and operated by private investors.

(iii) **Franchisee Model**: Establishment/upgrade/development and operation of such WSAs on National/State highways/other major roads and at tourists centres.

3. **GUIDELINES FOR ESTABLISHMENT AND MANAGEMENT OF WAY SIDE AMENITIES UNDER DIFFERENT MODELS**:

3.1 **Brown Field Model**:

3.1.1 The Corporation shall, at the identified places, establish Way Side Amenities with facilities enumerated by Ministry of Tourism, Government of India according to guidelines issued by them.

3.1.2 The State Government shall made the land available to Tourism department for this purpose.

3.1.3 It will be an essential requirement to construct car/tourist coach/bus parking/food plaza/restaurant, gents and ladies toilets and wash room, changing room and provide for 24x7 water and electricity services.

3.1.4 Constructed Way Side Amenities shall be given to private investors through transparent tendering process. On demand from any Central/State Govt. Department/Undertaking/Corporation/Board, such WSAs shall be transferred to them by Department of Tourism.

3.1.5 Constructed Way Side Amenities shall be given on 30 years lease along with 2 hectare appurtenant land. If the lessee, on successful operation of 30 years, requests to extend the lease, lease may be extended for further 30 years. On an increased lease rent 6 times of the prevailing lease rent. During the above lease period of 60 years, Way Side Amenities may be taken back by the Government of M.P. if needed.
3.1.6 The minimum upset price of the tender shall be Rs. 10.00 lakhs (rupees ten lakhs). The highest price received by tender shall be premium of land and 1% (one percent) of the premium amount shall be the annual lease rent payable every year.

3.1.7 The notice inviting tender shall be published in one national and two state news papers and shall also be uploaded on the website of Corporation.

3.1.8 The Corporation shall ensure that prior to issuing of notice inviting tenders, the unit and the appurtenant land is measured and ear marked properly, boundaries are ascertained, electricity & water supply, place for parking and approach road is made available.

3.1.9 If any extra land, excluding the area for parking and way for travellers, is available, the bidder shall be eligible to develop infrastructure for following activities:-

A. INFRASTRUCTURES FOR WHICH ONLY INTIMATION SHALL BE SUFFICIENT:-

(i) Children play area
(ii) Telephone/Internet kiosk
(iii) Souvenir/Handicraft shop
(iv) Baby/Handicapped persons care room/facilities
(v) Fast food outlets/Ice-cream parlour
(vi) Mini provision(General) store
(vii) Vehicle repair centre/Car washing facility
(viii) Travel Desk
(ix) Flower shop/Books-News paper outlet
(x) Live-Art/Handicraft display
(xi) Other relevant activities as are decided by Managing Director, Madhya Pradesh State Tourism Development Corporation.

B. INFRASTRUCTURES FOR WHICH PRIOR PERMISSION SHALL BE ESSENTIAL BEFORE THE CONSTRUCTION:

(i) Petrol Pump
(ii) Marriage Garden
(iii) Residential rooms
(iv) Bank ATM
(V) Other relevant infrastructures as are decided by Managing Director, Madhya Pradesh Tourism Development Corporation.

3.1.10 Prior permission and approval of construction plan by Managing Director of the Corporation shall be mandatory for infrastructure to be constructed for activities mentioned in aforesaid clause 3.1.9(B).

3.1.11 The additional infrastructure so constructed, if handed-over to some other person/unit to run/manage, such handing-over shall stand terminated on expiry of lease period.

3.1.12 On the expiry date of lease all the infrastructures shall suo-moto come into control of Tourism Department, Government of Madhya Pradesh continuing its exclusive ownership. No compensation shall be payable for it.

3.1.13 Sale of all the material containing tobacco, such as all kinds of Pan-masala, Gutkha, Pan, Cigarettes & Bidi etc and all kinds of explosive and crackers etc shall be completely prohibited at WSA.

3.1.14 After allotment & registration if any Way Side Amenities is totally detached from the main highway due to change in alignment, construction of over bridge or totally destroyed due to natural calamity such as earth quake, flood, land slide, tsunami, cyclonic storm, heavy rains, thunderstorm, lightening, storm etc. The lease may be cancelled with mutual consent. In such a case the premium amount deposited by the Lessee shall be refunded after deduction @ 10% per year computing from the date of execution of lease deed. Performance security shall be fully refunded without any interest.

3.1.15 Existing Way Side Amenities (Brownfield model) after allotment, execution of lease deed and successful operation of property for at least 3 (Three) years, the lessee may transfer the property to any other person/organization/legal entity & whose net worth is more than Rs. 50.00 lakh or annual turnover more than Rs. 1:00 crore in the preceding financial year. The Lessee shall have to deposit an amount equal to 10% of the premium amount in
lieu of such transfer. In such a case the new Lessee shall have to submit an affidavit that he will keep continue the operation of Way Side Amenities in coming years. Thereafter, the name of new Lessee shall be incorporated in the lease deed and all terms & conditions of the lease shall be applicable on new Lessee.

Before transfer of the property lease rent or any other amount is payable is due, the existing lessee shall have to clear all such dues with a simple interest @ 10% per year.

3.2. **GREEN FIELD MODEL:**

3.2.1 For Way Side Amenities, State Government will transfer the land to Department of Tourism and Department shall provide these lands to private investors through a transparent bidding process. Constructed Way Side Amenities shall be given on 30 years lease along with 2 hectare appurtenant land. If the lessee, on successful operation of 30 years, requests to extend the lease, lease may be extended for further 30 years. On an increased lease rent 6 times of the prevailing lease rent. During the above lease period of 60 years, Way Side Amenities may be taken back by the Govt. of M.P. if needed.

3.2.2 A maximum of two hectares of land shall be fixed for WSA with minimum upset price of Rs. 5.00 lakhs (rupees five lakhs).

3.2.3 The highest price received through tender above the upset price shall be the premium of land and 1% (one percent) of this premium amount shall be the annual lease rent payable.

3.2.4 The notice inviting tender shall be published in one national and two state newspapers and will also be uploaded on Website of the Corporation.

3.2.5 The Corporation shall ensure that prior to inviting tender for WSAs, the land is properly measured, ear marked and boundaries are ascertained.

3.2.6 It shall be essential to provide for car/tourist coach/bus parking, food plaza/restaurant, ladies and gents toilets, wash-room, changing-room, first aid facility and 24 x 7 electricity and water services at WSA and construction plan for these will need to be approved prior to construction.

3.2.7 Other facilities at WSA may also be constructed, subject to the instructions mentioned in clauses 3.1.9 to 3.1.13.
3.2.8 The successful bidder shall build and operate WSA within one year from the date of possession of the land. If despite effective initiatives the type of construction requires an extension, it will be considered upto a period of maximum 6 months. Only two such extentions will be permissible.

3.2.9 The land for construction of WSA shall be made available on “AS IS, WHERE IS” basis and it will be the duty of successful bidder to obtain all the necessary permissions/registration /licenses etc. and to comply with and abide by all prevailing laws, rules, orders, instructions & guidelines of Government.

3.2.10 Existing Way Side Amenities (Greenfield model) after allotment, execution of lease deed and successful operation of property for at least 3 (Three) years, the lessee may transfer the property to any other person/organization/legal entity & whose net worth is more than Rs. 50.00 lakh or annual turnover more than Rs. 1.00 crore in the preceding financial year. The Lessee shall have a deposit an amount equal to 10% of the premium amount in lieu of such transfer. In such a case the new Lessee shall have to submit an affidavit that he will keep continue the operation of Way Side Amenity in coming years. Thereafter, the name of new Lessee shall be incorporated in the lease deed and all terms & conditions of the lease shall be applicable on new Lessee.

Before transfer of the property lease rent or any other amount is payable, the existing lessee shall have to clear all such dues with a simple interest @ 10% per year.

3.3 THE FRANCHISEE MODEL:

3.3.1 Any tourist facilitation centre already operational/ under construction or proposed on National/State highways/other major roads by a private investor shall be tagged as Way Side Amenity and be permitted by M.P. State Tourism Development Corporation to operate it on franchise modal.

3.3.2 It is essential that such franchisee facilities are run/are proposed to be run out side Municipal boundaries of any town/city.

3.3.3 It shall be mandatory to get a franchisee license that construction and management of travellers facilities is carried out as per the standard norms fixed by M.P. Tourism Development Corporation. The Corporation shall make “LOGO”, “BRANDING” and other quality standards conditions available to franchisee.
3.3.4 M.P. Tourism Development Corporation shall from time to time advertise for inviting franchisee applications.

3.3.5 If found suitable on prescribed norms, for registration as franchise Rs. 1.00 lakh non-refundable franchise fees shall be charged. In addition to the franchise fee an amount of Rs. 25,000/- shall be payable as renewal fee every year.

3.3.6 Normally the franchise shall be given to the identified unit on the basis of suitability and fulfilment of prescribed norms.

3.3.7 Activities prohibited for brown field and green field models shall be strictly prohibited for franchisee unit too.

3.3.8 Management/operation of franchisee units shall be inspected once in every six months period by the Corporation or by an agency appointed by them and the inspection report shall be submitted to the Managing Director of the Corporation.

3.3.9 On any default in operation of the unit as per norms, M.P. State Tourism Development Corporation shall give one month notice to the operator to rectify the cause of default. If the operator is found 3 times committing of default the registration of franchise will be terminated and franchise fee shall be forfeited.

4. Setting up of Way Side Amenities on National/State highway/other roads with the Association of Oil companies.

4.1 The lessee may be permitted to sub-lease to Oil Companies, the additional land available with the allotted Way Side Amenity for establishment of Petrol Pump. Terms & conditions shall be determined by the Oil Company, Managing Director, M.P. Tourism Board.

4.2 The validity of the sub lease shall be effective till the validity of the original lease deed registered for Way Side Amenity. In case the original lease deed of Way Side Amenity is terminated prior to its duration the sub lease shall automatically deemed to be cancelled. If the Oil Company prefers to run the Way Side Amenity on the same terms and conditions of the lease deed, the Way Side Amenity may be transferred to them.

4.3 Any Oil Company may participate in bidding process of Brownfield Way Side Amenity for setting up of a Petrol Pump provided that they themselves operate it.
4.4 Tenders can be floated exclusively for Oil Companies for establishment of Petrol pumps along with Way Side Amenities on the lands identified for Greenfield Way Side Amenities.

4.5 If Oil Companies/Petrol pump owners/firms/ companies willing to set up Way Side Amenity along with petrol pumps may be given franchise as per provisions of Policy. In such cases preference shall be given in allotment of franchise.

4.6 Permission for setting up Petrol pump at Greenfield and Brownfield Way Side Amenities shall be given on following terms & conditions:

1. Only 10,000 sq.ft. land could be used for petrol pump. In case more land required for this purpose according to norms of oil company, Managing Director, M.P. Tourism Board may take decision to permit use of land more than 1,00,000 feet after ascertaining the availability of land.

2. While setting up Petrol pump it should be insured mandatorily that the rudimentary character of the Way Side Amenity is kept unchanged. No posters/flakes/ advertisement board etc. are deployed on the poles, trees etc.

5. DUTIES AND POWERS OF MADHYA PRADESH STATE TOURISM DEVELOPMENT CORPORATION:

5.1 For the purpose of 'branding', the Corporation shall provide logo, advertisement material and design to the Franchisee holder.

5.2 Such franchisee units shall be given marketing support by putting up hoardings/display boards on roads and by giving them a presence on advertisement material developed by the corporation. They shall also be invited to marketing events.

5.3 The Corporation shall display on approach road to the unit at 1000/500/100 meter distances the signage about the unit with the standard branding once. The maintenance of these information displays shall be the duty of that particular unit.

5.4 The Corporation shall ensure that infrastructure is made and the unit is run as per the standards and norms fixed for it and the continuous breach shall call for an action according to lease agreement.

5.5 The Corporation shall provide necessary help and guidance for
proper operation of unit and shall also provide skill development training, as and when required.

5.6 The Corporation shall have the right to draft and decide necessary pro formas for application, check-list, inspection-report, compliance report and other necessary pro formas needed for construction, running, managing and granting franchisee for WSAs. Corporation shall also have the right to enforce these.

5.7 The Corporation shall have the right and execute, lease, licence, tender, format, RFP and other documents as per provisions of this policy.

5.8 The Corporation shall, as per provisions of policy, have the right to receive premium, lease rent, license fee, franchisee fee, registration fee and other amounts and deposit them in the account of the Corporation. The Corporation shall also have right to spend for development and management of WSAs and other local tourist facilities developed by the tourism department as per guidelines.

5.9 The Corporation shall have right to such administrative powers as are deemed to be necessary under the provisions of policy for development, running, managing, maintenance and regularization by Managing Director of the corporation.

6. DUTIES AND POWERS OF FRANCHISEE

6.1 The construction and running / managing of infrastructure shall be carried out as per standards and norms fixed by the Corporation and suggestions/guidance of the Corporation shall be followed.

6.2 All the amounts payable to Corporation shall be paid on time fixed for it.

6.3 All the permissions/registration/licenses shall be applied for & obtained for construction of infrastructure and carrying on the activities/business.

6.4 There shall always be friendly and cordial behaviour with tourists and travellers and top priority shall be given to their safety.

6.5 Arrangements for receiving complaints and immediately resolving them shall be made. Such arrangements shall be
prominently displayed at the unit.

6.6 It shall be ensured that conditions laid down in the lease agreement, franchisee agreement etc. executed with the corporation are strictly followed and carried out.

6.7 The unit shall have right to use logo, designs and other publicity material decided by Corporation for its marketing and no other logo designs etc. shall be used by the unit.

6.8 The unit shall be able to use expertise of Corporation in construction, maintenance and operation of the WSA in this connection.

6.9 It should be ensured by the operator of Way Side Amenities / Franchisee that separate Rest rooms for Ladies and Gents are provided and are kept in a highly maintained clean & hygienic condition regularly. Healthy & hygienic environment to maintain all the time as per norms set by Tourism Department. The operator of Way Side Amenity shall ensure that the operation manual & instructions issued by Department are strictly adhered to.

7. MISCELLANEOUS

7.1 Managing Director of the Corporation shall be authorized for the implementation of the policy.

7.2 The amount of premium and lease rent received for the land leased out under the provisions of this policy shall be deposited with the Corporation and the Corporation shall have powers to spend it for the purpose of developing and maintaining WSAs and other local facilities for travellers as per guidelines issued by the Tourism Department.

7.3 Principal Secretary, Govt. of Madhya Pradesh, Department of Tourism shall be the authority to hear and decide any dispute arising between the Corporation, the unit/operation/franchisee or between any two of them regarding running, maintenance, management and regularization of WSAs. The decision of Principal Secretary shall be final and binding.

7.4 Department of Tourism, Government of Madhya Pradesh shall be authorized to approve the draft of the tender documents, lease agreements and franchisee agreements.
7.5 A committee constituted under the Chairmanship of the Chief Secretary shall be empowered for elaborating, giving guidance, clarifying and amending this policy.

8. Government of Madhya Pradesh, Department of Tourism has constituted M.P. Tourism Board vide order dated 22/02/2017 for development & promotion of tourism. As the M.P. Tourism Board is implementing all activities, other than operation of Hotels & Transport fleet, such as Investment Promotion, Skill Development, Marketing, Publicity, Planning etc. according to Tourism Policy 2016, therefore, in the Policy wherever M.P. State Tourism Development Corporation is mentioned may be substituted by M.P. Tourism Board.

9. **Effectiveness of Amendments**

All amendments shall be assumed to be effective from the date of issuance of the Way Side Amenities Policy 2016.

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**Note:** for any clarification notified hindi version shall be referred.
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

**1 स्वागत कक्ष**

1. स्वागत कक्ष में आने वाले प्रस्तावक अतिथियों का अभिव्रह्मण/अभिवादन करें।

2. महिलाओं से समबन्धित अपराध की रोकथाम के लिए युवतियों लोग लाख का नम्बर 1090 एवं पर्यटकों की पर्यावरण सशस्त्र जनकारी के लिए दोनों भी नम्बर 1800 233 7777 की जनकारी स्वागत कक्ष पर प्रदर्शित करें। साथ ही पर्यटकों को जानकारी दे।

3. स्वागत कक्ष में उपलब्ध टेलीफोन तक्कल अटैंड किया जाए।

4. इकाई के स्वागत कक्ष पर मध्यप्रदेश पर्यावरण का ब्रेकफास्ट विशेष उपलब्ध हो।

5. इकाई में फास्ट एंड ब्रीफ आकस्मिक टेलीफोन उपलब्ध होगा।

6. स्वागत कक्ष पर होटल के एक्स-पास उपलब्ध शाहत के अन्दर डॉक्टरों के टेलीफोन नम्बर उपलब्ध हो।

**2 कॉन्फ्रेंटिया**

1. सभी कर्मचारी निश्चित वेबिकारम में हों, उनकी छात्र कली हैं, जूहे पालिया किये जाने हैं तथा नातक बढ़ाने हैं। जो भी कर्मचारी अन्य-पान हैं, उनके नातक तथा बुखार के बारे में हैं।

2. दूर-दूर अन्य नसेबुखार क़िल्ले हैं, उनसे शाहत नहीं कन्ट्राय किये। किसी भी अतिथि को अंग्रेजी दिलाना किसी भी तरीके का इस्तेमाल कर।

3. ढूंढ़ा हुए एवं दार लगे हुए स्फ़ास, प्लेट तथा कप इस्तेमाल का उपयोग न करें।
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

4. क्षेत्र हुआ लागता लाभिक है तथा क्षेत्रीय/क्षेत्रीय की क्षेत्र पर न रखा जाये।

5. पैक भोजन में चम्फां, चॉक तेज़कर तथा आवश्यकतानुसार नमक, मिष्ट, तेज़, तथा अन्य के सेंट रखे जाने चाहिए।

6. इसवाल्यों में सभी तार के साथ झिक-झिक-झिक, कॉक, झिका, तेज़, क्षमता, तेज़, मिन्नत तथा हां आवश्यकता चाहे नियोजन ब्रांड की ही त्रय की जाये। क्षमता, मिन्नत ब्रांड आदि सरकारी समय एवं नियम नियम की तिथि अवधि देखी जाये तथा फिनेंस में रखने के लिए तार कर सी हो।

7. इसवाल्यों तथा रेस्टोरेंट में कॉफ प्रिंट/साफ्ट प्रिंट को गिलास में तथा बेस्टर/पिफ्र एकेंट्स में बंद कसूरों को जंगल में डालकर साफ किया जाये।

3 विवरण

1. एक्स एवं फ़र्नीचर की साफ-सफाई नियमित रूप से की जाये।

2. एक्स में सामान्य आवश्यकतानुसार हो रही जाए तथा रोश सामान्य स्टॉर में रखी जाये।

3. गैस पाल्सके ने उग्र लांग सेंट के वायुवाह धातों तथा लेकर जो बल देने को बन्द करें। गैस ब्रेक की उपोपयोग नियमित की जाये। गैस ब्रेक की रोश सामान्य स्टॉर में रखी जाये।

4. एक्स में टेबलेट टेलीफोन के वायुक-पुंजियों का ही उपयोग किया जाये।

5. एक्स में साफ-सफाई का घोटाला उपयोग किया जाये।

6. एक्स में लाभ तथा आवश्यक सामग्री नियमित स्थान पर रखी जाये।

7. एक्स में रोशी गई सामान्य के डिस्कों पर सामान्य का नाम अंकित किया जाये।

8. कटिंग रेम, सिक, टेज़, टेज़ दोन एवं चुनौफिल्स आदि को तोप लसीघाट से पुनर्प्रयोग एवं सुसाफ्कर रखा जाये।

9. फिनेंस में नियमित रूप से पेटेंट कॉण्ट्रैक्ट ट्रांज्यूट कराया जाये।

10. सभी फकू ठीक लागता सामान्य लेखावी एवं नियमित फाइल में रखना जाय।

11. शाखाहार्य, शाखाहार्य एवं फिनेंस की लिए चिप्स बॉर्ड हो, राह, राह रखें। यहां बाहर बाहर भी रखना अद्यावधि-अद्यावधि हो।

12. शाखाहार्य के साथ शाखाहार्य एवं राहार्य राह लागता रखने के लिए अद्यावधि फिनेंसके अद्यावधि हो।

13. यह गांव भिड अब जहाँ से तंदुर हो, अद्यावधि पैटर्न/क्रिया ना बाहर जाये।

14. लागता सामान्य लेखावी एवं नियमित रखने के लिए अद्यावधि फिनेंसनके अद्यावधि हो।

15. यह एवं हाईपर रूंगा पिंडी, गैस एवं शेय फिनेंस ही काम कर।

16. धातु में इलाज क्षेत्र रखें।

17. जो भी नगरीय सामान्य ठान लागता करते है उनके नाला तथा खान कर करने चाहिए।

18. नाला, बाइक, फिनेंस, जोड़ी, जोड़ी एवं अद्यावधि रखना ही काम कर।

19. धातु, फिनेंस, टेबलेट टेलीफोन का अद्यावधि सामान्य स्टॉर में हो।

20. तारीख सामान्य, ठाँस फल, ठाँस फाल, ठाँस प्याल, ठाँस फिर्र, ठाँस फाल, फिर्र आदि सामान्य सामान्य लेखावी जाने।

21. यह नियमित कर हित कर जाये जब सभी लागता सामान्य लागता पर उन्नयन हो। अद्यावधि में निहित अद्यावधि हो, राह राह निहित अद्यावधि हो।
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

22. किंतु यदि दर्शकों अनुसार स्थान से तुलना नहीं हो सके तथा यातार्कि सदस्यों द्वारा सामाजिक में काव्य पर शिक्षा प्रदान कराना जाने। दर्शक तथा हिडिंग के जाना का प्रश्न करना हो।

23. बात कहा जाता है कि जीवनी-नगरी को पशु पर न रखा जाता है।

24. किंतु सामाजिक जीवन में आधि-आधि (पूर्णता) के हार्मोनियम में पैक कर हेतु दृश्य प्रश्न में रहने जाते ताकि ग्रामीण सामाजिक एवं शाकाहारी सामाजिक अपार्श में मिलना न हो अन्य वाहिनी उपलब्ध हो तो अन्य अन्य किंतु दृष्टिकोण में पड़े।

25. किंतु अधिकांश सफ़ेदी बढ़ते ही पर स्वतंत्र बोतलें न देते न रखते जाते।

4 हाउस्कीपिंग / मेंटेंस

1. इकाउंट में पानी के अंद, इलेक्ट्रिक, बैटरी, लाइट, फेन, एवं एक्रोस फेन आदि चालू करल पहले हो।

2. इकाउंट में पानी को डिलीवरी करना।

3. किंतु की सफाई, पूर्णता की सफाई, पहली बार पिछले की सफाई एवं होटल के अंदर प्रश्न प्रकार, प्रकाश द्वार की सफाई पर खिंचाव कराने।

4. किंतु इकाउंट में तूने न कुचिंदों अद्यतन दूर न फर्निचर न हो।

5. इकाउंट में इलाका में योग्य प्रवासी साफ करवाना जाते तथा एवं सी. कराते जाते।

6. सभी इकाउंट में पानी की दूरी को साफ करना लिखा जाते एवं वाटर फिल्टर-आदि में योग्य बिनियमन करना की अवधारणा हो तो उहाँ बदलवाया जाते। योग्य बिनियमन करने की अवधारणा को तो उसे नए करवाना जाते एवं ए सी. के एक साफ करवाना लिखा जाते। पानी की ठंडी पर सफाई की तारीख अपनी कराते जाते।

7. यह भंगु नहीं के पास सीवेज टैंक अन्य नाशनों एवं छां की सफाई करवाना जाते। यह सुनिश्चित किया जाता कि इकाउंट की छीत पर क्षेत्र का आवश्यक हृदय-पूर्ण बोतलें न पड़ी।

5 लेखा

1. मैन्ट्र बोर्ड पर प्रदर्शित किया जाता।

2. ग्रामीण से भुगतान उपचार मुद्दा पर प्रश्न किया जाता।

3. ग्रामीणों को दिन तथा साइंस टेक्स्चर नगर के साथ बिल प्रेश्य किया जाता।

4. इकाउंट के चालन हेतु सभी आवश्यक लाभसेवा संबंधित विभाग से प्राप्त किये जाते तथा उनकी प्रति पॉशन्स विकास निगम की प्रश्न होती।

5. समस्त लाभसेवा की समवाहिक में नवीनीकरण निकाल जाना सुनिश्चित किया जातो। तथा नवीनीकरण लाभसेवा की प्रति भी पॉशन्स विकास निगम की प्रश्न की।

6. इकाउंट में नियमानुसार लाने वाले टेक्स्चर हेतु संबंधित विभागों/संस्थाओं से पॉशन्स निकाल करवाया जाता।

7. सभी टेक्स्चर संबंधित विभागों में समय पर भुगतान विकाया जाते एवं संबंधित विभागों में समवाहिक में टेक्स्चर जमा कर एक प्रति मजबूतता पॉशन्स विकास निगम में प्रश्न होता।

8. सभी कट्टों के भुगतान के प्रतिवेदन मजबूतता पॉशन्स विकास निगम में प्रश्न उल्लब करता अवधारणा होगा।

9. इकाउंट के सभी लाभसेवा की प्रति सेवा बनावट कायालेख में प्रदर्शित की जाता।

6 स्ट्रोट

1. समस्त सामाजिक पर लेखित लगाकर रखा जाता।

2. साध सामाजिक के लिये स्ट्रोट के लिए लगाकर रखा जाता।

3. साध सामाजिक के लिए किश्ती भी कार्य की चुम्बक अन्य अन्य
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

7 विविध

1. इकाइयों में अनिश्चित अंश अनिवार्य होना चाहिए। अनिश्चित अंश का समय-समय पर टूट-टूटा, रिफिल कराया जाना आवश्यक है तथा रिक्त मंडिर की तारीख की जाए।

2. समस्त इकाइयों में वार्ता नियमित कर्मचारियों के परिवर्तन-परिवर्तन रूप से सरकार जाने एवं समय समय पर हास्यव्यथा डिप्टेर द्वारा स्वतंत्र रिफिल नी चिकित्सा जाए।

3. परी की तंत्रों की दराई समय अनुमान की जाए।

4. इकाइयों में गाइड अन्वेषण लगावा जाए।

5. जल विद्युत मंडिट का पालन किया जाए।

6. गाइडिंग तथा लोड का मैटेनेंशन रखा जाए।

7. गाइडिंग तथा लोड का मैटेनेंशन रखा जाए।

8. इकाइ से निरंतर उपलब्ध और लापरवाह जैसे फूंक लापरवाह प्रवीण नियम-नियम आदि नियमनानुसार एवं सामान्य चेतावनी में प्राप्त किये जाए।

9. सामग्रियों के शीर्ष संबंधी कार्यालयों ने नियमनानुसार प्रतिवादित की जाने तथा किर्की से भी रूपान्तरण अधिक निर्देश देने के लिए तत्काल प्रकाशन तैयार कर आवश्यक मुक्तिका प्राप्त किया जाए।

10. इकाइ के मूल रूप में उपलब्ध, वृद्धि एवं नवीनीकरण के पूर्व मध्यदेश अगर्दंड नवीकरण इनमें इनमें तैयार किया जाना आवश्यक होगा।

11. इकाइ के मूल रूप (जल टॉवल) में जिन उपलब्ध वृद्धि तथा नवीनीकरण हो संबंधित लक्ष्य की लागत कार्य किया।

12. इकाइ संचालन हेतु उपलब्ध तारीखें की वैधता।

13. इकाइ के द्वारा जनय दिये गए फाइल की नागरिक दायित्व।

8 इकाइ पूर्वी/बाहुल्य द्वारा प्रतिवन्द किये जाने वाले जोड़कर की पूर्ति।

1/ किया|/सीमिटेड/वार एवं बाहुल्य ऐट्री ने निरीक्षण कर बेहतर स्तर की सफाई सुनिश्चित किया।

2/ कर्मचारी यूनिफोर्म में हैं वह सुनिश्चित करना एवं समय-समय पर अलग-अलग दिनों के कर्मचारियों का ब्रिफिंग सुनिश्चित किया।

3/ कर्मचारियों की व्यवस्थित तथ्यका को सुनिश्चित किया।

4/ अधिक से अधिक पर्यटक/अतिशयों से संपर्क किया।

5/ इकाइ में लगा हुआ विडियो/सीमिटेड एवं विभिन्न उपकरण पालू, हालात में है यह सुनिश्चित किया।

6/ लान एवं बेड पैरों की देख-देख संभाल किया।

5/ इकाइ में लगा हुआ विडियो/सीमिटेड एवं विभिन्न उपकरण पालू, हालात में है यह सुनिश्चित किया।

7/ पारिक्रमण ऐट्री तथा परिक्रमण टॉवलेट की साफ-सफाई किया।

Madhya Pradesh Tourism Board
<table>
<thead>
<tr>
<th>संख्या</th>
<th>मुख्य विषय</th>
<th>सारांश</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>इकाई का नाम</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>इकाई के निरीक्षण की विनिर्देशक</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>इकाई के प्रातिष्ठानिक का नाम</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>इकाई में विशेष स्वरूप की बुनियादी संरचना</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>प्रौद्योगिकीय की स्थिति</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>इकाई के लाभ सकारात्मक की स्थिति ।(a) स्थानीय वन (b) रेस्टोरेंट (c) क्लब (d) स्कूल विद्यालय (e) स्कूल और स्कूल विद्यालय का स्टोर (f) पक्षिक एवं फिल्म (g) पार्क</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>निरीक्षण के लिए स्थानीय वन की जानकारी ।(a) इकाई स्थानीय वन के प्राकृतिक वनस्पतियों की जानकारी (b) इकाई पर निर्माण किये गये कार्यों की जानकारी (c) इकाई के मूल स्थल (d) स्थल (e) किये गये उपयोग के संबंधी प्रबंधन की संपूर्णता</td>
<td></td>
</tr>
</tbody>
</table>

निरीक्षण के लिए हस्ताक्षर पद एवं प्रस्तावना
Non RFP reference information - Information Sheet and Photographs of Wayside Amenity placed on bid.

1-मार्ग सुविधा केंद्र बेगमगंज जिला रायसेन
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

1. व्यङ्गित स्थल - कोड क्रमांक Bh146B
   - नाम बेदमगंज
   - यात्रा गड़िया
   - तहसील बेदमगंज
   - जिला रायसेन

2. स्थल की लोकस्थि - SH 42 भोपाल-सानर मार्ग,

3. स्थल पर कैसे पहुँचे - गायम गड़िया, सरकारी स्कूल के बगल में, कार और, बेदमगंज से लगभग 17 किमी आगे सानर की ओर

4. लोकस्थि मैप संलग्न

5. गूढ़ को-ऑर्डिनेट - 23.732917, 78.402139

6. पहुँचने वाले साइड गैस - पूर्व - SH 42, निर्मित - शासकीय भूमि, उत्तर- शासकीय स्कूल, दक्षिण - शासकीय भूमि

7. बिंदुंग प्लान - संलग्न

8. क्रीम का विवरण - गायम गड़िया
   - परवारी होल्ड 01
   - खराब क्रमांक 17/1/1/2/1/2
   - क्षेत्रफल (हेक्टेयर में) 0.54
   - साइड (प्लाइ और पाइप) संलग्न खासता नक्शा अनुसार

9. नूतन प्लान अनुसार लिखित क्षेत्र -

<table>
<thead>
<tr>
<th>क्रमांक</th>
<th>विवरण</th>
<th>क्षेत्रफल (हेक्टेयर)</th>
<th>अल्प/संख्या आदि</th>
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<tbody>
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<td>1</td>
<td>रेस्टोरेंट</td>
<td>316.00</td>
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<td>2</td>
<td>ड्राइविंग एरिया</td>
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<td>3</td>
<td>लॉबी</td>
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<td>4</td>
<td>किच्चन</td>
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<td>01</td>
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<td>5</td>
<td>स्टोर</td>
<td>92.00</td>
<td>01</td>
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<tr>
<td>6</td>
<td>टाइमलेसेट</td>
<td>174.00</td>
<td>जनस्त टाइमलेसेट</td>
</tr>
<tr>
<td>7</td>
<td>काउंटर</td>
<td>110.00</td>
<td>01</td>
</tr>
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<td>8</td>
<td>वोन्स एरिया</td>
<td>140.00</td>
<td>01</td>
</tr>
</tbody>
</table>

| कुल | 3508.00 |

10. स्थल पर जल प्रदाय की व्यवस्था (नल कुप/कुप्या/आधार हेड वाटर टैंक/ पानी का खंड/ अंतरिक्ष जल प्रदाय लाइन आदि का पूरा व्यवस्था है) - नलकुप एवं अंतरिक्ष जल प्रदाय लाइन उपलब्ध है एवं आधार हेड टैंक (पानी की टंकी) उपलब्ध है। नल कुप में मोटर पंप डालकर पानी लाइन एवं टैंक तक पानी लाए जोड़ना होगा।
11. 11. स्थल पर विद्युत आपूर्ति व्यवस्था - स्थल पर विद्युत आपूर्ति व्यवस्था उपलब्ध है। (चाहे लाइन इकाई तक उपलब्ध है या नहीं/ आंतरिक विद्युत लाइन उपलब्ध है।)
   आदि का पूरा व्यवस्था दे)

12. इकाई तक मुख्य सड़क से पहुँच मार्ग की स्थिति- है

13. बाउडी बॉल, पेसिंग, गेट आदि के ब्यवहार - केवल गेट लगा है। बाउडी बॉल, पेसिंग नहीं है।

14. इकाइयों में किये निर्माण एवं जल विद्युत - नहीं
   व्यवस्था की आज की हालत एवं यदि कोई सुधार
   आदि की आवश्यकता हो तो उसका व्यवहार।

15. यदि कोई निर्माण कार्य रह गया हो/ नहीं
   निर्माण पाल रहा हो तो उसका भी एवं
   उसके पूर्ण होने का दिनांक

16. मिट- मिट का कोई से लिये गये एवं से कम - संबंध
17. अन्य कोई विवरण जो आवश्यक हो। - साइडनेस उपलब्ध
18. कम सुविधा केन्द्र शीलि पर संचालन हेतु - हों
   दिने जाने के लिये तैयार है?

दिनांक
स्थान

[Signatures]
हस्ताक्षर
जितेन्द्र शास्त्री (विद्युत)
कार्यालय कार्यालय (विद्युत)

[Signatures]
हस्ताक्षर
कृष्णेश कुमार सिपाही
कार्यालय कार्यालय (सिपाही)

[Signatures]
हस्ताक्षर
मुख्य अभियंता
2-शाहपुरा - जिला डिंडोरी
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

1. **भाषित प्रश्न**
   - कोड: प्रमाण
   - नाम: गृहिणा चंपूदान शहरूप हिन्दी
   - गाम: शहरूप
   - विद्युत: शहरूप
   - जिल्ला: हिन्दी

2. **स्थल की लोकसंख्या**
   - SH-222, शहरूप गला दोहरा पर शहरूप से 2. किमी. गला की ओर बाँधी और घिरा है।

3. **स्थल पर रहने पहुँचे**
   - बाल्लूर से विद्युती मार्ग की ओर शहरूप बाधास मगरम रोल पर...
   - गृहिणा चंपूदान शहरूप हिन्दी बाधी है।

4. **शीतल नीप**
   - ही

5. **गृहिणा चंपु गांव**
   - 23.71082, 80.55447

6. **पुरुषों रहने वाला साइट में**
   - पूरा में, पूरा में... चंपूदान, चंपूदान में...
   - उच्च दर में... उच्च दर में...

7. **विकल्प्य व्यापार**
   - द्राक्षे

8. **शैशिका का विवरण**
   - गाम: शहरूप
   - का ऊँचाई: 44/22
   - आयारण प्रमाण: 634, 635
   - 'क्षेत्र (डेटेंट) में' (0.320+0.255)
   - साइट (संचालन X वाहिक) (~ (86.61(मी) X 22.66(मी))

9. **स्थल व्यवस्था अनुसार विविध विषय**

<table>
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<tr>
<th>क्रमांक</th>
<th>विवरण</th>
<th>क्षेत्रफल</th>
<th>अन्य/संख्या आदि</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>रेस्टोरेंट</td>
<td>1327.00 sqft.</td>
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<tr>
<td>2</td>
<td>शैक्षणिक विभाग</td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td>लैंडिंग</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>लैंडिंग</td>
<td>311.00 sqft.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>केंद्र</td>
<td>97.35 sqft.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>लैंडिंग</td>
<td>195.00 sqft.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>आधिकारिक कार्य पृथ्वी-पृथ्वी बाधी देखी।</td>
<td>82.66 sqft.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>कॉफी पार्ट</td>
<td>58.10 sqd.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>जल संशोधन कार्य पृथ्वी-पृथ्वी बाधी देखी।</td>
<td>208.59 sqd</td>
<td></td>
</tr>
</tbody>
</table>

10. **स्थल पर जल प्रदाय की व्यवस्था**
    (जल पृथ्वी/सत्ता/परमाणु/अति सत्ता रेड माटर टैक्ट/सत्ता लाइन/अति सत्ता प्रदाय लाइन
    आदि का पूरा व्यवस्था है।

11. **स्थल पर विद्युत आपूर्ति व्यवस्था**
    (पत्ता लाइन इकाई तक व्यवस्था है व नहीं/अति सत्ता विद्युत प्रदाय लाइन की है न नहीं।
    आदि का पूरा व्यवस्था है।)
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

12. इसकाल तक मुख्य साइट से पहुंचने मार्ग की सिंचाई- पॉपीला पानी में बंध है।

13. वाहनों के फर्स्ट जेट आदि के ड्राइँग - सांप्रदायिक पैदल एवं क्रांति तथा प्राप्ति है।

14. इसकाल में यात्री के निवास पर जल दिया जाता है - जल विद्युत व्यवस्था तीव्र है।

15. यदि कोई सुविधाएँ रह गयी है/ नहीं निवास पर रहा हो तो उसका प्रस्ताव एवं उसने पूर्ण होने वा दिनांक

16. दिनांक- डिलीवरी प्रोफेस - उपयोग के लिए लोक एवं राष्ट्रीय/ राज्यों

17. अन्य कोई विवरण तो आवश्यक हो। - नहीं

18. क्या मानग सुविधा के क्रम और देश के संबंधित है- इसे जाने के लिये तेजस्वी है।

दिनांक

स्थान

संख्या वार्ता का नाम

प्रति हस्तलक्ष

मुख्य अधिकारी
3-मार्ग सुविधा केंद्र चुरहट जिला सीधी
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

1. **Location**
   - **Code** (R292B)
   - **Name** — Highway
   - **Address** — Madhya Pradesh
   - **Distance** — 26 km from 30 km to 53 km

2. **Location Description**
   - **NH-39** from the same point at distances of 24.415825, 81.693903

3. **Additional Details**
   - **Bed and Breakfast** for private investors
   - **Operation and Maintenance** for the facility

4. **Table**

<table>
<thead>
<tr>
<th>No.</th>
<th>Facility</th>
<th>Area (sqft)</th>
<th>Notes</th>
</tr>
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<tbody>
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<td>Restroom</td>
<td>2019.54</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Toilet</td>
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<td>1</td>
</tr>
<tr>
<td>3</td>
<td>Kitchen</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>Room</td>
<td>511.96</td>
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<td>5</td>
<td>Store</td>
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<td>3, 268.35</td>
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<td><strong>Total</strong></td>
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<td>7</td>
<td>Wash Area</td>
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</tr>
<tr>
<td>8</td>
<td>Conference Room</td>
<td>387.36</td>
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</tr>
<tr>
<td>9</td>
<td>Breakfast Facility</td>
<td>96.84</td>
<td>1</td>
</tr>
<tr>
<td>10</td>
<td>Breakfast Facility</td>
<td>96.84</td>
<td>1</td>
</tr>
<tr>
<td>11</td>
<td>Office + Kitchen</td>
<td>21.52</td>
<td>1</td>
</tr>
</tbody>
</table>

5. **General Information**
   - **Location** — Madhya Pradesh Tourism Board

6. **Notes**
   - The project is open to private investors for operation and maintenance.

---

Madhya Pradesh Tourism Board

Page 75
11. घटना पर विद्युत्त आपूर्ति व्यवस्था
(पावर लाइन इंजीनियर तक उपलब्ध है या नहीं/ आत्मों विद्युत प्रदाय लाइन डाली है या नहीं आदि का पूरा व्यापार है)

12. इंजीनियर तक मुख्य संस्करण से पहुँच मार्ग की स्थिति – इंजीनियर तक मुख्य से निर्मित पहुँच मार्ग उपलब्ध है

13. वातावरण, फैसंक, गेट आदि के ब्यार – नहीं है।

14. इंजीनियर में किसी निर्माण एवं जल विद्युत – नहीं
व्यवस्था की आज की हालत एवं यदि कोई सुधार आदि की आवश्यकता हो तो उसका व्यापा।

15. यदि कोई निर्माण कार्य रह गया हो/ – नहीं
निर्माण वाल रहा हो तो उसका व्यापा एवं
उसके पूर्ण होने का दिनांक

16. मिस्र- मिस्र को से लिये गये कम से कम - संचालन।
तीन फोटोग्राफ
17. अन्य कोई विवरण जो आवश्यक हो। – निरंक
18. क्या मार्ग सुविधा केन्द्र लीज पर संचालन हेतु – हैं
दिये जाने के लिये तैयार है?

दिनांक
स्थान

हस्ताक्षर
संजय भटनागर
कार्यपालन यंत्री (विद्युत)

हस्ताक्षर
वो.एच. परिहार
कार्यपालन यंत्री (सेवित)

प्रति हस्ताक्षर
मुख्य अभियंता
4- मार्ग सुविधा केंद्र सीतामऊ बसई जिला मंदसौर
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Description</th>
<th>Sqft</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Restaurant</td>
<td>2867.10</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Restroom</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Office</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Kitchen (including staff area)</td>
<td>970.57</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Toilets</td>
<td>785.48</td>
<td>8 Wc, 5 Urinals, 1 Bathroom</td>
</tr>
<tr>
<td>6</td>
<td>E.S. Office</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>E.S. Office</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Conference Room</td>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

<table>
<thead>
<tr>
<th>S.No</th>
<th>Description</th>
<th>Area/Area (ft²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>10</td>
<td>ठेकेदार रूम, कैस्ट्र काउंटर, सुविधा शाखा</td>
<td>403.44</td>
</tr>
<tr>
<td>11</td>
<td>पार्किंग पैरीक्षा</td>
<td>4100</td>
</tr>
<tr>
<td>12</td>
<td></td>
<td>2403.9</td>
</tr>
<tr>
<td>13</td>
<td>अन्य निम्नलिखित क्षेत्र (स्टाफ रूम)</td>
<td>376.60</td>
</tr>
<tr>
<td></td>
<td>TOTAL BUILTUP AREA</td>
<td>5403.9</td>
</tr>
</tbody>
</table>

11. स्थान पर जल प्रदान की योजना  
(म्याट्स/कुंड/कुंडलोहर हेड वाटर हेड/रूपरेखा साइड/आंतरिक जल प्रदान लाइन वाली है या नहीं आदि का पुरा व्यवहार है)  

<:- नयी एवं बीती से

12. स्थान पर विद्युत आपूर्ति की योजना  
(पावर साइड इलेक्ट्रिक लाइन तक उपलब्ध है या नहीं। आंतरिक विद्युत प्रदान लाइन वाली है या नहीं आदि का पुरा व्यवहार है)  

<:- उपलब्ध है  
      आंतरिक विद्युत प्रदान लाइन वाली है

13. इलेक्ट्रिक रूप से मुख्य माग वे पूर्व माग की स्थिति  

<:- गाइडांग - सुरंग की ओर से 200 फीट

14. बांधी बोन्ड, पंशिंदा, नेट आदि का व्यवस्था  

<:- बांधी बोन्ड (पंशिंदा)

15. इलेक्ट्रिक में लिखे गए निर्माण एवं जल विद्युत योजना की आवश्यकता है या नहीं।  

<:- नहीं

16. निर्माण कार्य रह तथा व्यक्तियों की सभा रहा हो तो उचित व्यवस्था एवं उसके पर्यंत होने का दिनांक  

<:- एपोर रोड का कार्य प्रगति है।

17. बिन्दु-धीरज्ज कर्म प्रभुत्व से नियंत्रण करने के कारण से  

<:- संभव

18. अन्य काफी विवरण जो आवश्यक है  

<:- नहीं

19. व्यापारिक सीट पर संचालन हेतु दिये जाने के लिए देखें  

<:- हाँ

दिनांक :-  
स्थान :-  

संपर्क संयुक्त कार्यकर्ता विभाग (संघीय) का नाम  
इंजीनीयर (विद्युत) का नाम  

प्रति संस्थापक  
मुख्य अभियंता
5- मार्ग सुविधा केंद्र पुनासा जिला खंडवा
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

**Prashar**

**Shaan Fineda ve-Saaih Ramnirittii kii nirvida hetu yojna mat ka vibhav**

1. **Vyamnat sthal**
   - Kod krama 1117B
   - Nama Punaasa
   - Shram Sulanganv
   - Lahdti Punaasa
   - Jilaa Khargava

2. **Sthal ki lokeshan**
   - SH 27 Inyator-Sanawad Marg

3. **Sthal par kaise prahu**
   - Sanawad se 10 kimi Aage Nudi rong ki oor

4. **Lokeshan Shet**
   - Samshan

5. **Gruh koo-Adinket**
   - 22.145292, 76.162125

6. **Purnaishma sarhii saaht saaht Shet**
   - Uttar - Suvady Marg, Paur - Shaktikey Bhoomi, Paridam - Shaktikey Bhoomi
   - Dehati - Shaktikey Bhoomi

7. **Vivadivigam yathya**
   - Samshan

8. **Shakti ka vibhav**
   - Shram Sulanganv
   - Pedwhari Hulka 10
   - Khaasa krama 548
   - Shetfakal (asheatre Shet) 0.40
   - Saaht (Kashad x 2o) samshan khasa naksar anusar

9. **Mool yathya anusar nirvam khetv**

<table>
<thead>
<tr>
<th>Krama</th>
<th>Vibhav</th>
<th>Shetfakal (khaa shet)</th>
<th>Anitya/Sangya Aatit</th>
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<tbody>
<tr>
<td>1</td>
<td>Restauret</td>
<td>308.06</td>
<td>01</td>
</tr>
<tr>
<td>2</td>
<td>Daayamka Aarya</td>
<td>935.00</td>
<td>01</td>
</tr>
<tr>
<td>3</td>
<td>Kifin Baa Aarya</td>
<td>141.90</td>
<td>01</td>
</tr>
<tr>
<td>4</td>
<td>Kifin</td>
<td>402.00</td>
<td>01</td>
</tr>
<tr>
<td>5</td>
<td>Steter</td>
<td>92.66</td>
<td>01</td>
</tr>
<tr>
<td>6</td>
<td>Taakset</td>
<td>190.68</td>
<td>Janral Taakset</td>
</tr>
<tr>
<td>7</td>
<td>Aatirik Koiridhe</td>
<td>25.00</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Pradhak Kasha</td>
<td>112.42</td>
<td>01</td>
</tr>
<tr>
<td>9</td>
<td>Dono oor Koiridhe</td>
<td>825.60</td>
<td></td>
</tr>
</tbody>
</table>

**Kuls**
3033.32

10. **Sthal par jal prday ka vyapasya**
    (Nala koo/tumma/oirer hede water tank/}
    (Pahatsai lairii/ Aatarek jal prday laiin
    Aatit ka paur fyoora de)

    Kary sthal par nakhup se paani nahi hai tatha
    Aatarek nakhup karan se bhi paani sahm nahi hai
    Lahun ke ander paani ke Aatarek jal prday
    Lahun hai jis ke paani ke daki se judi hai.
11. स्थल पर विद्युत आपूर्ति व्यवस्था
(पावर लाइन इकाई तक उपलब्ध है या नहीं)
आंतरिक लाइन उपलब्ध है।
12. इकाई तक मुख्य सड़क से पहुँच घाट की स्थिति - ठीक है।
13. बाउंड्री वॉल, फैसिंग, मेट आदि के ब्यंजने - नहीं
14. इकाई में किसी निर्माण एवं जल विद्युत - नहीं
व्यवस्था की आज की हास्य एवं यदि कोई सूचना
आदि की आवश्यकता हो तो उसका व्यंजन
15. यदि कोई निर्माण कार्य रह गया हो - नहीं
निर्माण समाप्त रहा हो तो उसका व्यंजन एवं
उसके पूर्ण होने का दिनांक
16. स्थल - स्थल कोण से लिये गये कम से कम - संलग्न
तीन फोटोग्राफ
17. अन्य कोई विवरण जो आवश्यक हो। - साइबरेज उपलब्ध
18. क्या घाट सुविधा केन्द्र तीन पर संचालन हेतु - हॉन
दिये जाने के लिये तैयार है?

दिनांक
स्थान

[Signatures and Endorsements]
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

6-मार्ग सुविधा केंद्र मालथौन जिला सागर
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

प्रमुख

इकाईयों की निविड़ता व वर्तन अवस्था का विवरण

1. **प्रमुख निविड़ता**
   - इकाई का नाम - वेस्तर्ड एनॉटेशन, मालय्यस राज़ीन
   - नाम - गोवा कनीजा
   - सहकार - मालय्यस
   - जिला - साफर

2. **स्थल की लोकसमाज**
   - राणी परिसर के पास, मालय्यस राज़ीन

3. **स्थल पर कैसे पहुँचे**
   - NH-26 स्थान से झारिया मार्ग पर
   - 63 किमी दूरी पर बांधी तरफ
   - तेलंगाना

4. **शैवाल की अवस्था**
   - लैट. 24.17 लं. 78.31

5. **भूमि के बारे में**
   - पूर्व- शाहकेट भूमि, ए.लाइट. स्वायत्त भवन के क्षेत्र, नदी- NH-26, विश्वास- राजशतीश्वर भूमि

6. **भूमि का विवरण**
   - राज. - मालय्यस
   - जलवायु अनुकूल - 118
   - क्षेत्रफल [क्वाड्रेट मीटर] - 206/1
   - क्षेत्रफल [क्वाड्रेट मिटर] - 1.00 हेक्टेयर
   - सहाय (शाहकेट भूमि) - 97.05 X 108.75 मीटर

7. **विस्तार**
   - क्र. विवरण
     | क्षेत्रफल (50†) | जन्म संख्या आवश्यकता |
     |-----------------|-------------------------|
     | 1 टिपटन | 2332.33 SqF |
     | 2 कोंडोमनीन | - |
     | 3 लैंडक्स | 162.79 SqF |
     | 4 नित्याण (शाहकेट, स्टॉर, वायरस लाइब्रेरी) | 477.00 SqF |
     | 5 टॉयलेट | 100.60 SqF |
     | 6 पुरोहित कामयाबी | - |
     | 7 पुरोहित कामयाबी | - |
     | 8 वायरल केन्द्र | - |
     | 9 दंडनियाः | - |
     | 10 पारिपारिक लाइन | 800.00 SqF |
     | 11 गार्डन | - |
     | 12 इंस्टेट निमित्त क्षेत्र | - |
     | 13 संपुर्ण | - |

क्रमशः......2...
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

7-मार्ग सुविधा केंद्र बडवानी जिला बडवानी
Request for Proposal (RFP) for Providing Wayside Amenities at various locations across Madhya Pradesh on lease for Operation and Maintenance to Private Investors.

1. Details of the Request
- Name: [Name]
- Address: [Address]

2. Location Details
- SH 26, Bhopal-Mandsaur Road

3. Tender Conditions
- From 05th January, the Tender document will be available for downloading online at [Website].

4. Tender Closing Date
- 22.032434,74.955089

5. Tender Submission
- 22.032434,74.955089

6. Tender Evaluation
- Budget: [Budget]
- Submission Date: [Date]

7. Technical Evaluation
- Details: [Details]

8. Financial Evaluation
- Details: [Details]

9. Tender Submission
- Submission Format: [Format]
- Submission Date: [Date]

10. Terms and Conditions
- [Terms and Conditions]

Madhya Pradesh Tourism Board
11. In the event of any dispute, the decision will be made by the Tourism Board. In case of any dispute, the Tourism Board will have the final say.

12. The proposal must be submitted by June 30th, 2023. Any proposal received after this date will not be considered.

13. The proposal must be submitted electronically to the address provided. No hard copies will be accepted.

14. The proposal must include a detailed business plan, financial projections, and a clear outline of how the project will be implemented.

15. The Tourism Board reserves the right to reject any proposal that does not meet the requirements stated in this RFP.

16. The winner will be announced on July 1st, 2023. The decision of the Tourism Board is final and no correspondence will be entered into.

17. Any additional queries must be directed to the email address provided in this RFP.

18. The agreement will come into effect on August 1st, 2023. The agreement is subject to the terms and conditions stated in the RFP.

Signed

Head of Tourism Board

[Signature]

[Name]

Assistant Tourism Board

[Signature]

[Name]
Contact persons for site visits

Following officers may be contacted by the investors to visit the Way Side Amenities sites placed on bid.

<table>
<thead>
<tr>
<th>S.No</th>
<th>Region</th>
<th>Name of WSA</th>
<th>Officers</th>
<th>Mobile No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bhopal</td>
<td>Begumganj (Raisen)</td>
<td>Shri Arif Naqvi- Regional Manager</td>
<td>+919424796763</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shri B.K. Tiwari- Executive Engineer</td>
<td>+919424796615</td>
</tr>
<tr>
<td>2</td>
<td>Indore /Ujjain</td>
<td>Sitamau Basai (Mandsaur) Punasa (Khandwa),</td>
<td>Shri S.K. Gupta - Regional Manager</td>
<td>+919424796821</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Badwani (Badwani),</td>
<td>Shri D.S. Yadav- Executive Engineer, Indore</td>
<td>+919424796866</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shri K.K. Chourasia- Executive Engineer</td>
<td>+919424796865</td>
</tr>
<tr>
<td>3</td>
<td>Gwalior</td>
<td></td>
<td>Shri M.S. Rana- Regional Manager</td>
<td>+919424796808</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shri M.S. Dandotiya-Executive Engineer</td>
<td>+919424796801</td>
</tr>
<tr>
<td>4</td>
<td>Panchmarhi /</td>
<td></td>
<td>Shri Ajay Sharma-Regional Manager</td>
<td>+919424796852</td>
</tr>
<tr>
<td></td>
<td>Hosangabad</td>
<td></td>
<td>Shri Rajeev Shrivastav-Executive Engineer</td>
<td>+919425601268</td>
</tr>
<tr>
<td>5</td>
<td>Khajuraho</td>
<td>Churhat (Sidhi), Malthon (Sagar),</td>
<td>Shri M.K. Samadhiya-Regional Manager</td>
<td>+919424796865</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shri K.K. Dave- Executive Engineer- Khajuraho</td>
<td>+919424796612</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shri D.S. Parihar- Executive Engineer- Rewa</td>
<td>+919424796819</td>
</tr>
<tr>
<td>6</td>
<td>Jabalpur /</td>
<td>Shahpura(Dindori)</td>
<td>Shri Moncey Joseph-Regional Manager</td>
<td>+919424796787</td>
</tr>
<tr>
<td></td>
<td>Shahdol</td>
<td></td>
<td>Shri Dilip Shrivastav-Executive Engineer -</td>
<td>+919424796661</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>Jabalpur</td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td>Shri Prashant Singh Baghel-Executive Engineer</td>
<td>+919425184809</td>
</tr>
<tr>
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<td>Shahdol</td>
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