

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
(MMRDA)

MINUTES OF THE PRE-TENDER MEETING HELD ON 10th December, 2018

As approved by Hon. Metropolitan Commissioner the Authority has invited e-Tenders for the following Pay & Park locations by publishing advertisement of Tender Notice in the Times of India Group of newspapers on Monday, 3rd December, 2019.

Sr. No.	e-Tender No.	Name of Parking Lot	Area of Parking Lot (in SqMtr)
1	1485	Parking lot at Bandra- Kurla Complex, 'E' Block, 25 Mtr. Road, Opp. to CMC	1578.92
2	1486	Parking lot at Bandra- Kurla Complex, 'G' Block Plot No.13	7071.90
3	1487	Parking lot at Bandra- Kurla Complex, 'G' Block Plot No.RG-1B	5350.20
4	1488	Parking lot at Bandra- Kurla Complex, 'G' Block Plot No.R1-5 to R1-8	15,799.00
5	1489	Parking lot at Bandra- Kurla Complex, 'G-Txt' Block CTM-1 (Part)	5250.00
6	1490	Parking lot at Bandra-Kurla Complex, 'G-Tex' Block Near Trade Centre	6663.00
7	1491	Parking lot at Bandra-Kurla Complex 'GN' Block, Near Arya VidyaMandir& behind BKC Police Station	591.25

2. As per the schedule given in the Tender Document of the respective Pay and Park lot, the Pre-Bid Meeting was held on dated 10/12/2018, at 3.00 P.M. in the Committee Room on the 6th Floor of Old Office Bldg. of MMRDA. The following representative of the MMRDA have attended the meeting:-

- i. Mr. B. G. Pawar, - Chief L. & E.C./ Jt. M.C.
- ii. Mrs. Sharayu M. Chavan, Dy. Planner - Representative of Chief, T.&C.P. Division
- iii. Mrs. Ravindra T. Jadhav, ACAO - Representative of Chief, A.O.
- iv. Mr. N. S. Bhosale, Dy. T. E. - Representative of Chief, T. & C. Division

The representative of the following prospective bidders have attended the Pre-Bid Meeting:-

- i. M/s. Prime Toll & Metal Recoveries Pvt. Ltd.
- ii. M/s. Akthar Enterprises
- iii. M/s. Pramod Enterprises
- iv. M/s. M. R. Gawade
- v. M/s. S. S. Enterprises
- vi. M/s. Anron Motors
- vii. M/s. Omega Enterprises

3. The terms and conditions of the Tender Documents for Pay & Park locations as mentioned in Para(1) above are almost same and therefore a common Pre-Bid meeting of all the Pay & Park locations was held. During the meeting the prospective bidders have raised various queries and M/s Prime Toll & Metal Recoveries Pvt. Ltd., M/s. S. S. Enterprises,

M/s. Mangal Raghunath Gawade and M/s. Omega Enterprises have submitted their quarries in writing. There are certain “Do & Don’t” types quarries raised by certain bidders and they have been replied that, there shall not be change in this regards as the said provisions / Terms & Conditions in Tender Documents are standard one and cannot be changed. Considering the quarries raised by the Vendors following are major quarries which needs to be decided and clarified to them as detailed below,

Sr. No.	Ref. in the Tender Document	Quarries / Clarification sought for	Clarification to be communicated
1	2	3	4
1	Disclaimer	Period for submission of quarries shall have to condoned as clarified in said para.	As stated in Tender Document.
2	Para-4 Offer from MMRDA	MMRDA should re-evaluate and analyse the Reserve Price.	As stated in Tender Document
		In most of the organizations, the bidder shall have to submit only One B.G. towards S.D. equivalent to 3 or 6 months license fee. Considering the same, clarification shall be given for submission of 2 B.G.'s	The Bidder has to submit only one Bank Guarantee of last 6 months instead of 2 different B.G.'s of last 6 and 9 months and the validity of the said B.G. is required for 42 months.
		The concept of enhancement of 10% license fee lead to failure of tender procedure and hence dropped by many organizations such as MCGM, CIDCO, Airport Authority of India etc.	As stated in Tender Document.
3	Para-6 Parking Area	The Parking area in some lots are open from sides which creates problems for contractor. Hence bidders has requested to provide compound wall to the periphery of each Parking Lot.	The request may not be accepted.
4	Para-7 Methode of Operation and Tariff collection	The clause of not to issue pass more than 50% of the total parking spaces contradictory with liberty to issue monthly passes if parking remain vacant	50% of reservation for visitors will not make the tender economically viable hence we may keep the 10% reservation for visitors.
5	Para-18(4) Terms & Conditions	This condition is violation of some ones privacy, secondly such records is not possible to avoid longer duration of stopping of vehicles at Entry Points.	As stated in Tender Document.

6	Para-18(6) Terms & Conditions	The provision of this facility requires Electric Connection and MMRDA shall provide electric connection at site and monthly use charges from contractor.	MMRDA shall facilitate for obtaining Electric Connection, subject to payment of all charges by the vendors.
7	Para-18(9) Terms & Conditions	This condition shall be modified and shall be read as " Parking at Owner's Risk " and owner shall be directed not to leave behind any valuables articles or cash in parked vehicles. Secondly, Every vehicle is covered by INSURANCE and as such thefts, pilferage or damage to the vehicles can be claimed through INSURANCE by the OWNER.	As stated in Tender Document.
8	Para-18(11) Terms & Conditions	MMRDA shall specify either parking charges are exclusive and / or inclusive of GST. If it is inclusive in that situation the Contractor shall be relieved from Paying GST separately.	As stated in Tender Document.
9	Para-18(14-b) Terms & Conditions	It is observed that STREET VENDORS in MMRDA's properties are the main culprit and hence appointed contractor shall not be FORCED or shall be held responsible for maintaining and not up-keeping vicinity of parking lots clean and neat condition.	As stated in Tender Document.
10	Para-18(23) Terms & Conditions	The said condition is very harsh and one sided as punitive action is only against contractor. This punitive action should be removed.	As stated in Tender Document.
11	Para-18(23) Terms & Conditions	As per the Tender Document of Railway Parking Tender, the licensee shall be at liberty to determine and put to an end to the license, any time after expiry of 12 months with being liable for loss or damage which the railway administration may suffer by reason of such determination by giving 3 months prior notice.	As stated in Tender Document.
12	Para-18 Terms & Conditions	Bidders have requested to install "NO PARKING" Boards on roads in BKC and take strict action against defaulters.	NO PARKING Boards are already in place. However, additional boards shall be fixed. MMRDA had already decided to make a team of "BKC Parking Police" to take action about this.

13	Para-19 Payment of Other Charges	As referred in said para, specify clearly about exact amount of Property Tax / Assessment Tax collected by MCGM	As stated in Tender Document.
14	Annexure-I	In the location map the No. of Vehicles are specified though as per Tender Notice tender is called as per Area of the Parking Lot in SqM	The NOTE given below the location map clearly states that, "The alignment of vehicle parking & No. of Vehicles shown in plan are indicative."

NOTE :- The above minutes are applicable only for e-Tender No. 1485 referred at Sr. No. (1) of the table given in Para (1) above. The rest all e-Tenders i.e. Tender No's. 1486 to 1491 are cancelled.

4. These minutes of the Pre-Bid Meeting shall form part of the Tender Document and therefore the respective provisions of the Tender Document stands modified / corrected to the extend state in Column – 4 of the above table.

5. These minutes are issued with the approval of the Metropolitan Commissioner, MMRDA.

Sd/-

(N. V. Waghmare)
Land & Estate Manager,
M.M.R.D.A.