



# स्वारस्य अभिव्यक्ती आमंत्रण सूचना (ई.ओ.आय.)

## NOTICE INVITING EXPRESSION OF INTEREST (EOI)



### भारतीय विमानपत्तन प्राधिकरण, भूमि प्रबंधन भावनगर हवाई अड्डा

#### AIRPORTS AUTHORITY OF INDIA, LAND MANAGEMENT BHAVNAGAR AIRPORT

भावनगर हवाई अड्डे पर वर्ष 2026-29 के दौरान मौजूदा बागवानी सुविधाओं का रखरखाव और प्रस्तावित बागवानी सुविधाओं का विकास।

**Maintenance of Existing Horticulture Features & Proposed  
Development of Horticulture Features at Bhavnagar Airport  
During 2026-29.**

**Name & address of Party/Company:**

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## स्वारस्य अभिव्यक्ती आमंत्रण सूचना (ई.ओ.आय.)

### NOTICE INVITING EXPRESSION OF INTEREST (EOI)

कायष का नाम:- भावनगर हवाईअड्डे पर वर्ष 2026-29 के दौरान मौजूदा बागवानी सुविधाओं का रखरखाव और प्रस्तावित बागवानी सुविधाओं का विकास कायष ।

**Name of work:- Maintenance of Existing Horticulture Features & Proposed Development of Horticulture Features at Bhavnagar Airport During 2026-29.**

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यह प्रमाणित किया जाता है कि इस सूचना-पत्र दस्तावेज़ में कुल 27 पृष्ठ हैं, जो पृष्ठ संख्या 01 से 27 तक क्रमानुसार हैं।

This is to certify that this E.O.I. document contains total 27 no. of pages serially from page No. 01 to 27.

Prepared & Recommended by:  
SD/-  
MGR (Engg.-Civil)/Incharge-Land  
AAI, Bhavnagar Airport.

Approved by:  
SD/-  
Airport Director  
AAI, Bhavnagar Airport.

**AIRPORTS AUTHORITY OF INDIA,  
LAND MANAGEMENT  
BHAVNAGAR AIRPORT**

No. AAI/BHAVNAGAR/LM/APD/HORTICULTURE/2025-26

Date: -05.03.2026

**NOTICE INVITING EXPRESSION OF INTEREST**

**कायष का नाम:- भावनगर हवाईअड्डे पर वर्ष 2026-29 के दौरान मौजूदा बागवानी सुविधाओं का रखरखाव और प्रस्तावित बागवानी सुविधाओं का विकास कायष ।**

**Name of Work: - Maintenance of Existing Horticulture Features & Proposed Development of Horticulture Features at Bhavnagar Airport During 2026-29.**

- 1) Applications for Expression of Interest (EOI), “**Maintenance of Existing Horticulture Features & Proposed Development of Horticulture Features at Bhavnagar Airport During 2026-29**” is invited from the reputed Industrial Business Corporate House/Company/Multispecialty Hospital/Agencies/Firms/Govt. organizations/NGO, by **Airport Director, Bhavnagar Airport**, on behalf of the **Chairman, Airports Authority of India at Bhavnagar Airport, Bhavnagar**.
- 2) The total area for development, beautification & maintenance is segmented into different areas as given in **Annexure - 1, 2 & 3** as shown in the drawings.
- 3) The permission shall be granted for a period of **Three (03) years** subject to review every year on a nominal license fee of **Rs. One (1) per annum (excluding GST)**. The Licensee shall be commitment to invest minimum Rs. 25 lakhs in 3 years in each case. **The cost of development, landscape, beautification & maintenance shall be borne by the party.**
- 4) The Notice Inviting ‘EOI’, General Terms and Conditions along with layout plan/sketch plan is available in the EOI document and shall be obtained from MGR (Engg-Civil/LM), O/o The Airport Director, Airports Authority of India, Bhavnagar Airport, Bhavnagar on any working days between **09.30 Hrs. to 1800 Hrs.** from **06/03/2026 to 27/03/2026** (Except closed holidays). The complete EOI document including terms & conditions and area wise layout plan is also available on AAI website <https://www.aai.aero/>.
- 5) Interested parties/firms are requested to submit their “EOI” in **Sealed Cover/Envelope, duly stamped, signed** in the office of **The Airport Director, Airports Authority of India, Bhavnagar Airport, Bhavnagar (Gujarat)**, on or before **30/03/2026 upto 15:00 Hrs.** and the offer of EOI received will be opened on **06/04/2026 at 15:30 Hrs.**

- 6) The party is also allowed to display placards of size 36"x24" (Maximum), i.e., 3ft x 2ft in the garden in lieu of the said permission. The trilingual (Gujarati, Hindi, English) placard(s) (in single or separate for each language) shall contain the name of AAI with logo at the top followed by the party's name. The letters shall be of the same size for both AAI and party. The same shall be vetted by the Airport Director, AAI, Bhavnagar Airport or his authorized representative. These placards shall be restricted as per General Terms and Conditions below.
- 7) Based on the Response (EOI along with their Annual Maintenance and Development, Beautification plans) received from the parties, AAI will evaluate and select the best plan and offer shall be decided accordingly. The decision of AAI in this regard will be final and shall be binding on all the parties. All the parties are requested to submit their EOI along with the supportive documents regarding innovative plans for beautification like sculptures, fountains etc.
- 8) On acceptance of offer, the party has to sign the agreement with terms and conditions on a non-judicial stamp paper of value of Rs 500/- (Stamp paper to be purchased in the name of Airports authority of India as a First Party & Bidder Name as a Second party) for which the cost shall be borne by the party and this document will form part of the agreement.
- 9) Parties have to submit the EOI along with the following duly signed, stamped documents in sealed cover/envelope (Refer **checklist at Annexure-6**). The offer in the absence of the following details will be summarily rejected.
  - a) Brief profile about the agency/party/company.
  - b) Landscaping work undertaken by the party in the last Five (5) years period in detail along with photographs showing the landscaping work completed/undertaken by the party.
  - c) The layout plan/sketch enclosed with EOI to be duly signed by the party and submitted along with the EOI.
  - d) Scope of work indicating the detailed items of work to be executed including details of proposed investment.
  - e) Acceptance of terms and conditions of AAI (**Annexure-4**).
  - f) The verification of Landscaping work shall be done by the Committee of Authority before qualification in EoI. The mode shall be local visit to local applicants by AAI team members and videography and/or Video Conferencing by the committee members.
- 10) AAI reserves to itself the right to reject any or the entire request in full or in part without assigning any reasons thereof and to call for any details or information or extend the date and time of its submission, from any party.
- 11) If interested, parties/firms may visit the site at Bhavnagar airport premises in any working day as per the para 4 mentioned above.

विमानपत्तन निदेशक / Airport Director  
भाविप्रा, भावनगर हवाई अड्डा / AAI, Bhavnagar Airport  
कृते तथा अध्यक्ष की ओर से / For and on behalf of the Chairman,  
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

## **GENERAL TERMS & CONDITIONS**

- 1) The area for Landscape development, maintenance and beautification of horticulture features work on City side & Airside of Terminal Building, Terminal Building totaling an overall area to be **3,640 sqm**. Agency may submit their duly sealed & signed EOI with other supporting document as per EOI invitation notice.
- 2) The area for Development & Maintenance of Horticulture and Landscape features are segmented into different islands serially numbered as follows:

<b>Annexure</b>	<b>Description of Location</b>
Annexure - 1 (Case-1)	Existing Horticulture Features for Maintenance work on City Side & Air Side of Terminal Building at Bhavnagar Airport - 2336 Sqm area
Annexure - 2 (Case-2)	Proposed Development of Horticulture Features and their Maintenance work on City Side of Terminal Building at Bhavnagar Airport - 1275 Sqm area.
Annexure - 3 (Case-3)	Proposed Development of Horticulture Features and their Maintenance work inside Terminal Building (Arrival & Departure area) at Bhavnagar Airport - 29 Sqm area.

- 3) The Licensee/Party/Agency shall maintain the said Landscape areas in accordance with the plans approved by the AAI. The area for landscaping can be increased or decreased in future on mutual consent.
- 4) The display of sponsorship Placard shall be as under:
  - (a) The placards size shall be 36" length & 24" width and with the height of top of the board not more than 4 feet from ground level, depicting on top Airports Authority of India's name and Logo followed by - Maintained by **(name of licensee/agency)** as given below:

<b>(AAI LOGO)</b> <b>AIRPORTS AUTHORITY OF INDIA</b>
Maintained by
(Name of Agency)

- (b) AAI's name with logo shall be conspicuously displayed. AAI's name & logo should be of the same size as of the licensee's name & logo (licensee's name & logo shall be display on placard as participated in the EoI. Minimum 50% of the placard area shall be given for the above. A set of the three boards in trilingual - Gujarati, Hindi & English shall be placed, arranged in same pattern in compliance of (c).
- (c) The number of placards displayed should not be excessive and these placards be displayed at reasonable distance(s). The area of sponsorship advertisement shall not be more than 0.3% of the land area given for maintenance. The site location shall be approved by the Airport Director or his representative(s).

- (d) In any case the placards should be aesthetically matched with the environment/surroundings. The displays should not deface or disturb the aesthetic looks of the façade or landscape.
  - (e) Advertising is strictly prohibited. Signage should not interfere with existing or future advertising rights awarded by AAI.
  - (f) Such a Company or Group who have/has been granted permission can put their sister company's/companies' name along with the signage(s) adhering to the pre-defined areas. The signage plan along with the LFP (Landscape Framework Plan) shall be approved by the Airport Director Bhavnagar airport or his representative(s).
  - (g) It is to be ensured that display on placard is not any kind of advertisement and it does not infringe the right of advertising agencies who are granted contract by AAI on revenue basis.
  - (h) It is desirable, that the applicant shall club adjacent land pockets so as to achieve a presentable landscape that enhances the precincts of the Airport.
- 5) The licensee shall not use the area of landscapes/ garden for any other purpose other than display of placard as per para – 4 and maintenance of the same.
  - 6) The remodeling and reconstruction of the islands/central verge would be as approved by the authority but at the cost of licensee.
  - 7) The licensee shall not put up any structure whether permanent or temporary without the due approval of AAI.
  - 8) The licensee shall not let-out the landscape/garden to any other party.
  - 9) The licensee shall be responsible for any damage, loss or injury whatsoever that may have caused to the said area or any other belongings of AAI and/or any of their underground works if any, such damages or injury or losses are caused, the licensee shall be liable to make good all such damages or injuries or losses, and shall forthwith pay the AAI the damages of compensation for such losses or injuries suffered by AAI to the entire satisfaction in all respects of 'AAI'.
  - 10) AAI shall not be liable to pay any compensation for any additions, alterations, omissions, damages or defacing caused to the said area as result of work being carried out by AAI or by any accident. However, before carrying out any such work by AAI, intimation shall be given to the licensee.
  - 11) Nothing contained herein shall be construed as conferring upon the licensee, any right or interest over the land or property of AAI either as the license or lessee of land or part of it for any purpose whatsoever.
  - 12) The said area shall be deemed to be public premises as defined in the Public Premises (Eviction of unauthorized occupants) Act now in force and the said act or any other act touching the subject that may hereinafter come into force and the rules framed there under.
  - 13) The Licensee shall abide by the rules and regulations applicable to this work by the Authority/AAI CHQ

14) Dispute Resolution Mechanism and Arbitration: All disputes or differences which may arise out of or in connection with or incidental to the Agreement(s) including any dispute or difference regarding the interpretation of terms and conditions of any clause(s) thereof shall be dealt with as provided hereinafter:

- I. Through Mediation: All dispute(s), at the first instance, shall be referred to the Mediation Committee of Independent Experts (MCIE) or individual mediator for mediation as per AAI Mediation Policy and applicable laws. All cost of mediation, shall be borne equally by the parties. In case either party withdraws from the Mediation or the dispute(s) is not resolved within 120 days of reference to the Mediation, then the aggrieved party may invoke arbitration through sub para (ii) within 30 days from the date of receipt of Partial Settlement Agreement or Failure Report.
- II. Adjudication through Arbitration: In case no final settlement has been arrived at between the parties after mediation or partially settled as per sub-Para (i) above, the unresolved dispute(s), on invocation by the aggrieved party shall be referred for adjudication by arbitration.
  - a) When the amount involved is above 25 crores, adjudication shall be made by Arbitral Tribunal comprising of 03 arbitrators. Each party to appoint one arbitrator and the two appointed arbitrators shall appoint the Presiding Arbitrator.
  - b) When the amount involved is Rs. 25 Crores and below shall be referred to a Sole Arbitrator to be appointed by RED-WR, AAI, after obtaining consent of the other party, as per format annexed at Annexure 'A'.

Unless the contract has already been repudiated or terminated, the parties shall, in every case, continue to proceed to perform their respective obligations under the agreement. Arbitration proceedings shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. Fee payable to the Arbitrator(s) shall be as per Schedule-IV of the Arbitration & Conciliation Act, 1996 and shall be borne by both the parties equally. No dispute shall be referred for resolution under this clause through arbitration in matters for which eviction & recovery procedure is provided under Chapter -VA of the Airports Authority of India Act, 1994.

III. Format Consent Letter

(Annexure 'A')

**Dispute resolution Clause**

To,

The Regional Executive Director (WR),  
Airports Authority of India,  
Operational Offices, Parsiwada, Sahar PO,  
Mumbai - 99

SUB: Request for appointment of arbitrator under Clause \_\_\_\_\_ of  
the \_\_\_\_\_ agreement dated \_\_\_\_\_ for \_\_\_\_\_ (Name of  
work)

Sir/Madam,

1. We state that \_\_\_\_\_ (contractor/agency)  
was awarded work/concession of \_\_\_\_\_ at \_\_\_\_\_ Airport/  
(other location) of Airports Authority of India through Award Letter  
\_\_\_\_\_ dated \_\_\_\_\_.

2. Dispute related to \_\_\_\_\_ arose between us  
(contractor/agency) and AAI.

3. On \_\_\_\_\_ (date), dispute was referred to Mediation as per AAI  
Mediation Policy and any settlement on the following claims/disputes was  
not reached between the parties:

(i)

(ii)

(iii)

4. A concise statement along with claim in respect of each of such disputes is  
attached herewith.

5. In view of the above, we invoke arbitration under clause \_\_\_\_\_ of the  
\_\_\_\_\_ agreement between us and AAI and as per provision to Section-12(5) of the  
Arbitration & Conciliation Act, 1996, we hereby agree and request the  
Chairman/Member/Regional Executive Director AAI to appoint arbitrator from  
AAI 's panel of arbitrators.

6. I / We also give my/ our consent for appointing any of an arbitrator  
from AAI's approved panel of arbitrators, as per paragraph-5 above.

Thanking you,

(Authorized Signatory)

15) The licensee shall be permitted to use AAI existing water system available (as listed in Annexure-7) for maintaining the horticulture on chargeable basis (Electricity Charges). The Electricity charges will be based on the tariff decided by AAI from time to time. Electricity meter has to be provided by the licensee with prior permission. If the existing system is not sufficient, the licensee shall be permitted to dig a bore well at appropriate place for that ground water survey & permission from State Govt. & shall be obtained by the licensee. The entire expenditure to dig a bore well, pipelines, cable, electric pump, starter, water meter, electric meter, sprinklers, drip irrigation etc. shall be borne by the licensee and electrical charges to run the water pump on prevailing tariff shall be borne by the licensee.

16) The entire available infrastructure such as water pumps, motors, pipelines, etc. if any, shall be handed over in working condition to the licensee and it shall be the responsibility of the licensee for proper maintenance of the same.

17) The entire infrastructure (as listed in **Annexure-7**) shall be handed over to AAI after expiry of the contract/agreement period in good working condition. Any kind of damage whatsoever shall be recovered from the licensee as decided by AAI.

18) (a) In case if AAI is giving the electricity supply (for placards) then the electricity charges will be levied based on the commercial tariff approved by AAI FROM TIME TO TIME. The electricity meter shall be provided by the licensee.

(b) The licensee shall pay security deposit (refundable) of ₹ 50,000/- (**Rupees Fifty Thousand only**) towards electricity / water charges in the form of Demand Draft/ NEFT/ RTGS favoring Airports Authority of India and payable at Bhavnagar. The deposit shall not carry any interest.

19) AAI shall not be responsible for any damage to the garden features. The entire watch & ward is the responsibility of the licensee.

20) The maintenance work should not cause any impediment for movement of the traffic or not to create any visual obstruction or other hazards.

21) AAI reserves to itself the right to modify or remove any or all of the green areas as and when necessary, due to operational requirement and no compensation in this regard shall be entertained.

22) Inside the landscape / garden area drains, cables, manholes etc., are available. In case of any repair works, AAI may have to excavate the earth and the licensee should not have any objection and should not claim for any compensation.

23) The licensee shall observe all rules & regulations issued from time to time by AAI.

24) To maintain the gardens at operational area, men shall be permitted to enter the aerodrome/airport operational area only on possession of the security passes issued by airport-in-charge. The contractor shall apply in writing in advance of the commencement of work for issue of security passes and shall submit a list of personnel concerned with their addresses and shall satisfy the Officer-in-charge on behalf of Airport Director who shall, at his discretion, have the right to recommend the issue of passes to control the admission of contractor, his agents, his staff and workmen.

**25) The Licensee shall pay a minimum licensee fee of Rs. 1/- (ONE RUPEES) per annum exclusive of GST towards the development, beautification & maintenance of the landscape / garden.**

26) All tax liability on account of the said license has to be borne by the licensee.

27) The licensee shall submit the plan of execution and yearly amount of investment for the maintenance of garden along with the EOI, which will be the Evaluation criteria in finalizing the licensee. The decision of AAI in this regard shall final and binding on the parties. Service tax or any other tax payable on account of the said license has to be borne by the licensee.

28) **Period for Development:** Minimum two months' time will be allowed for beautification and development of area to the Eligible Entities Industrial Business Corporate House/Company/Multispecialty Hospital/Agencies/Firms/Govt. organizations/NGO, after allotment of land for Development.

29) **COMPLIANCE WITH LABOUR LAWS (As per the Amendments in Laws):** The agency is responsible for compliance of the points given below under this contract:

It shall be the sole liability of the Licensee (including the contracting firm/Company) to obtain and to adhere by all necessary licenses/ permissions from the Concerned authorities as provided under the various Labour legislations including the labour license obtained as per the provisions of the contract labour (Regulation & Abolition) Act 1970.

The Licensee shall discharge obligations as provided under various statutory enactments including the employees provident fund and Miscellaneous Provisions Act,1952., the employees state Insurance (ESI) Act, 1948, the Contract Labor (R&A) Act,1970, the interstate Migrant workmen (Regulation of employment & conditions of service) Act, 1979, Minimum Wages Act, 1948, Payment of Wages Act, 1936, Workman Compensation Act, 1923 and other relevant acts, rules and regulations enforced from time to time.

The Licensee shall be responsible for required contributions towards P.F, ESI or any other statutory payments to be made in respect of workers employed on work under the contract and the personnel employed for rendering service and shall deposit these amounts on or before the prescribed dates. The Agency shall also be responsible to pay any administrative/inspection charges thereof, wherever applicable, in respect of the personnel employed by him for the work. The Agency shall submit for verification all relevant records/ documents to AAI, as asked for. The Licensee shall be solely responsible for the payment of wages and other dues to the personnel deployed by him latest by 7<sup>th</sup> of the following month. AAI reserves the right to check periodically the documents related to the payment of applicable wages made by Agency to his/her personnel so engaged. The Licensee shall be directly responsible and indemnify the AAI against all charges, dues, claims etc, arising out of the disputes relating to the dues and employment of personnel deployed by him. The Agency shall indemnify AAI against all losses or damages, if any, caused to it on account of acts of the personnel, if any, deployed by them. In case of any mis-happening / casually while carrying out the landscape work/maintenance of landscaped area by the labour/workforce of the corporate houses, AAI shall not be responsible for any mis- happening and not liable to pay any compensation, whatsoever in this account.

30) The license for development, beautification & maintenance of Horticulture features as shown in **Annexure - 1, 2 & 3** shall be for a period of **03 (Three) years** with evaluation of annual performance/maintenance of garden by agency. AAI shall have the right to disengage the party by giving 30 days' notice at any time.

31) The Licensee shall not terminate the license before the expiry of the period of the license except by giving 90 days' notice in writing.

32) AAI reserves to itself the right to terminate the licensee on account of unsatisfactory performance.

33) **Exit Clause:**

a) **Normal Termination:** The permission will deem to be terminated on the last date and time as given in the agreement provided the extension or renewal is approved by the competent authority on a before the last date and communicated to the party in writing and duly accepted.

b) **Termination for Cause:** If the party or AAI has invoked the internal dispute resolution clause (as per which the dispute referred to the DRC is to be completed within a period of 45 days).

c) **Termination for Convenience:** Either party, AAI on one part and the award on the other part can served the notice for termination by giving the requisite notice period.

d) **Termination for Regulatory / Legislative or Supervisory Requirements:** If any provision of law or legislation of India makes it mandatory to stop / prohibits the continuation of any contract at any particular location or otherwise then it will demand to be closed from the date of such enactment. No compensation is payable by AAI.

34) No claim will be entitled in case of cancellation before expiry of the contract.

35) All the above guidelines will form part & parcel of the Notice Inviting EOI.

36) The validity of EOI shall be 90 days from the date of opening of EOI. AAI reserves itself the right to extend the date of receiving / opening of the bids as well as to extend the validity of the tender.

37) AAI reserves right to reject any or all EOI's in part or in full without assigning any reason.

*(Signature of Agency with Stamp)*

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**Annexure - 1****Measurement of Existing Horticulture Features for Maintenance at Bhavnagar Airport.  
(City side and Airside)**

<b>Identification Pocket No.</b>	<b>Description of Location</b>	<b>Area</b>	<b>Unit</b>
A 1	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on Air Side of TB	102.00	Sqm
A 2	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on Air Side of TB	65.70	Sqm
A 3	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on Air Side of TB	243.00	Sqm
A 4	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on Air Side of TB	139.00	Sqm
A 5	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on Air Side of TB	243.20	Sqm
B 1	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on City Side of TB	98.00	Sqm
B 2	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on City Side of TB	975.00	Sqm
B 3	Existing Horticulture Features for Maintenance – Lawn Area Including Shrubs, Plants, Trees, etc. on City Side of TB	470.00	Sqm
	<b>Total =</b>	<b>2335.90</b>	<b>Sqm</b>
	<b>Say =</b>	<b>2336.00</b>	<b>Sqm</b>

### Annexure - 1

#### EXISTING HORTICULTURE FEATURES FOR MAINTENANCE AT BHAVNAGAR AIRPORT. AIRSIDE OF TERMINAL BUILDING



### Annexure - 1

#### EXISTING HORTICULTURE FEATURES FOR MAINTENANCE AT BHAVNAGAR AIRPORT. CITYSIDE OF TERMINAL BUILDING



**Annexure - 2**

Measurement of Proposed Development of Horticulture Features & their Maintenance at Bhavnagar Airport.  
(City Side Area)

Identification Pocket No.	Description of Location	Area	Unit
C 1	Proposed Development of Horticulture Features and their Maintenance on City side of TB	95.00	sqm
C 2	Proposed Development of Horticulture Features and their Maintenance on City side of TB	55.00	sqm
C 3	Proposed Development of Horticulture Features and their Maintenance on Air side of TB	615.00	sqm
C 4	Proposed Development of Horticulture Features and their Maintenance on Air side of TB	48.15	sqm
C 5	Proposed Development of Horticulture Features and their Maintenance on Air side of TB	462.00	sqm
	<b>Total =</b>	<b>1275.20</b>	<b>Sqm</b>
	<b>Say =</b>	<b>1275.00</b>	<b>Sqm</b>

## Annexure - 2

### PROPOSED HORTICULTURE FEATURES FOR MAINTENANCE AT BHAVNAGAR AIRPORT. CITYSIDE OF TERMINAL BUILDING



C-NIL I-NIL O-NIL O-NIL]

[C-\_\_\_ I-\_\_\_ O-\_\_\_ OW-\_\_\_] - on opening of offers.

**Annexure - 3**

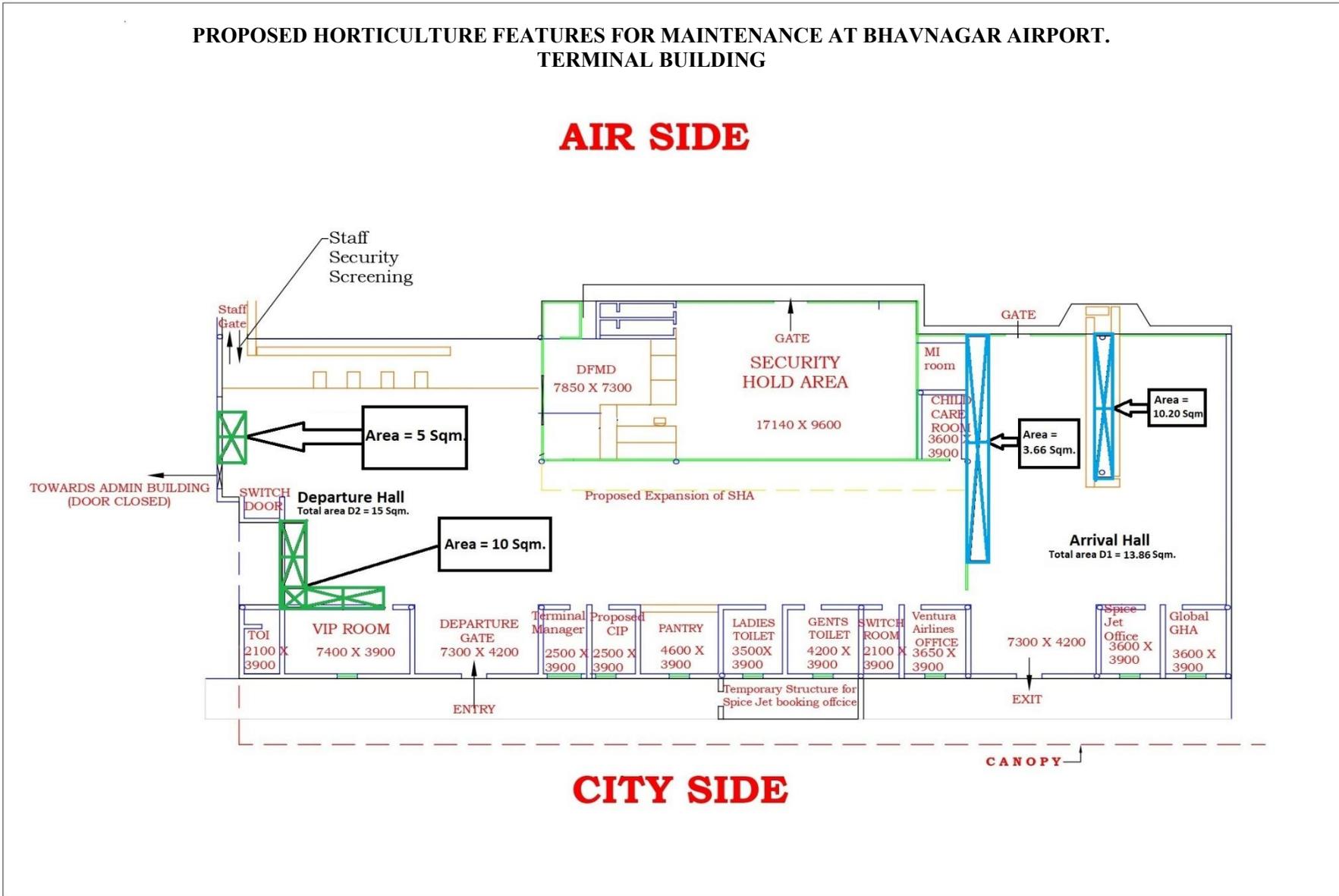
Measurement of Proposed Development of Horticulture Features for Maintenance at Bhavnagar Airport.  
(Terminal Building)

<b>Identification Pocket No.</b>	<b>Description of Location</b>	<b>Area</b>	<b>Unit</b>
D 1	Proposed Development of Horticulture Features and their Maintenance in Arrival area of Terminal Building.	13.86	sqm
D 2	Proposed Development of Horticulture Features and their Maintenance in Departure area of Terminal Building.	15.00	sqm
<b>Total =</b>		<b>28.86</b>	<b>Sqm</b>
<b>Say =</b>		<b>29.00</b>	<b>Sqm</b>

### Annexure - 3

## PROPOSED HORTICULTURE FEATURES FOR MAINTENANCE AT BHAVNAGAR AIRPORT. TERMINAL BUILDING

### AIR SIDE



### CITY SIDE

**UNCONDITIONAL ACCEPTANCE LETTER**

(To be submitted on company's letter head)

To  
The Airport Director,  
Airports Authority of India,  
Bhavnagar Airport,  
Bhavnagar-364001.

**Subject: Acceptance of AAI's Expression of Interest Conditions**

**Name of Work:** "Maintenance of Existing Horticulture Features & Proposed Development of Horticulture Features at Bhavnagar Airport During 2026-29."

Sir,

- 1) The Expression of Interest documents for Development of Landscape, Beautification, Horticulture features and Maintenance of Horticulture features of Various areas at Bhavnagar Airport, Bhavnagar have been provided to me/us by Airports Authority of India and I/We hereby certify that I/We have inspected the sites and read the entire terms and conditions of the Expression of Interest documents made available to me/us, which shall form part of the License Agreement and I/We shall abide by the conditions/clauses contained therein.
- 2) I/we hereby unconditionally accept the Expression of interest conditions of AAI's Expression of interest documents in its entirety for the facility.
- 3) The contents of clauses of inviting Expression of interest of the Expression of interest Documents have been noted wherein it is clarified that AAI reserves the rights to reject the conditional Expression of interest without assigning any reason thereto.
- 4) I/We declare that I/We have not paid and will not pay any bribe to any officer of AAI for awarding this contract at any stage during its execution or at the time of payment bills and further if any officer of AAI asks for bribe/gratification, I/WE will immediately report it to the appropriate Authority in AAI.

Yours faithfully,

Date: \_\_\_\_\_

Place: \_\_\_\_\_

*(Signature of the Agency)*  
*With Rubber Stamp*

### **SCOPE OF WORK**

1. All type of Horticulture and landscaping replacement and maintenance works including regular maintenance of lawn, flower beds, hedge/edge, plants, plants with planters and supply of horticulture input i.e. water, earth, manure, organic fertilizers, fertilizers and other items required for horticulture work.
2. Maintenance of lawn including weeding out undesirable growth, watering, mowing, cutting of grasses, manuring top dressing with fertilizers/manure etc. or soil mixed with manure and disposal of garden refuse as and when required as per directions of Airport Director, Bhavnagar Airport including the cost of Supervisor/gardener/labourer with tools and tackles complete.
3. **ADMISSION TO SITE (applicable for Airside):** - The airside of Terminal Building/~~ATC building~~ landscape, beautification & horticulture work lies in restricted area then if required during execution, the work may be restricted to non-operational hours only. The Licensee is expected to furnish the work before each break by adequate planning and suitable arrangements etc. All workmen and Vehicles shall be permitted to enter the work site only on possession of the Security Passes issued by BCAS/AAI. The Licensee shall apply for Security Clearance, Security Program on BCAS portal. The Licensee shall apply in writing in advance for issue of security passes and shall submit a list of personnel concerned with their addresses and shall satisfy the Airport Director, Bhavnagar who shall, at his discretions, have the right to command the issue of passes to control the admission of Licensee, his agents, his staff and workman. The Licensee shall ensure that his workmen will work in areas/ zones allotted to them. Passes shall be deposited with In-charge/Supervisor on demand and in any case immediately after completion of work. The Licensee, his staff/ workmen shall follow all the rules promulgated from time to time by concerned authorities such as prohibition of smoking and lighting, search of persons on entry and exit, keeping to specified routes etc. Any person found violating the security rules laid down by the authorities will be expelled from the area without assigning any reason whatsoever and Licensee shall have no claim on this account. No time extension shall be granted and nothing extra shall be payable by AAI on account of working restricted to non-operational hours and in restricted working conditions. The charges for issuing passes as per prevailing norms shall be borne by Licensee.
4. The scope of the work includes maintenance of the landscaping/gardens/ lawns/ plants/ shrubs /trees by deploying adequate gardeners (skilled/ Semi skilled) well versed with the work including watering, replacement of unhealthy/damaged grass/plants, provision of grass in damaged areas, provision and application of pesticides, fungicides, weedicides, insecticides, manures, watering, supervision & upto date maintenance complete with dressing, cutting, trimming etc., as required to the satisfaction of the Airport Director or his authorized representative. Fertilizer, bio-fertilizer, Urea, tools & tackles, lawn movers, grass cutting tools/ machine, water pipes, drip line, sprinklers pipe system, trolley/ transportation arrangements, immediate disposal of horticulture features dry leaves, dry branches, cut, cleared grass, lawn grass etc. from the cleared area to the dumping grounds of civic bodies, also have to be provided/ deployed as per the requirement of the site by the licensee.
5. Maintenance of flower beds includes making flower beds and weeding out the undesirable growth, manuring, watering etc. and other inter-cultural operation as and when required as per direction of the Airport Director, Bhavnagar Airport.
6. In case of mortality of plants, the licensee shall have to replace the plants immediately at his own cost.
7. All the Landscaping & Horticulture works shall be done as per plan approved by Airport Director, Bhavnagar Airport.
8. A supervisor shall take instructions from In-charge, Airport Director, AAI, whenever required and get the work executed through good team of skilled and experienced gardeners/workers accordingly.



All the works shall be done to the entire satisfaction of Airport Director, AAI, Bhavnagar airport.

9. The Licensee shall apply for and adhere to Fire Safety, Industrial Safety and environmental norms as applicable.

Signature of Licensee/Agency

**Abbreviations:**

AAI - Airports Authority of India,

APD - Airport Director,

Authority = Airports Authority of India or Competent Authority as per the Delegated Powers or Office Order(s) issued time to time by AAI CHQ/RHQ.

**DETAILS TO BE SUBMITTED BY AGENCY (CHECK LIST)**

1.	Name & Address of Agency in full	
2.	Telephone/ Fax No.	
3.	Contact person & his Telephone No.	
4.	Brief profile of agency / company	To be attached in a separate sheet giving a brief profile of agency / company. <b>(Copy Enclosed YES/NO)</b>
5.	Landscaping work undertaken by the party in the last 5 years period along with photographs	To be attached in a separate sheet <b>(Copy Enclosed YES/NO)</b>
6.	Layout plan / sketch duly signed by the party	To be attached in a separate sheet. <b>(Copy Enclosed YES/NO)</b>
7.	Estimate / Proposed expenditure details i.r.o. Development, beautification & maintenance of Landscape, garden (Year wise) in each case	
7(a)	Quoted proposed expenditure to be incurred for first year	Rs. (in figures) Rupees (in words)
7(b)	Quoted proposed expenditure to be incurred for Second year	Rs. (in figures) Rupees (in words)
7I	Quoted proposed expenditure to be incurred for third year	Rs. (in figures) Rupees (in words)
8.	Acceptance letter i.r.o. acceptance of terms & conditions of contract / EOI	<b>Copy Enclosed YES/NO</b>
9.	Any other document.	<b>Copy Enclosed YES/NO</b>
10.	Scanned copy of Permanent Account Number (PAN) and valid GSTIN registration.	<b>Copy Enclosed YES/NO</b>
11.	Specimen copy of Covering letter (Annex-9)	<b>Copy Enclosed YES/NO</b>

Signature of Licensee/Agency

**THE EXISTING SYSTEMS AVAILABE & FUTURE SYSTEM REQUIRES FOR MAINTAINING THE HORTICULTURE IN & AROUND CITY SIDE, AIRSIDE OF TERMINAL BUILDING AT BHAVNAGAR AIRPORT PREMISES**

**Utilities and Infrastructure Conditions for Horticulture Maintenance**

**1. Water Supply Arrangement:**

The Agency shall arrange water required for maintenance of horticulture features, gardens, and lawn areas **at its own cost**. Water may be arranged either through **water tankers or through bore well**, as deemed suitable by the Agency.

**2. Bore Well Provision:**

In case the Agency proposes to arrange water through **bore well**, the same shall be undertaken **at the Agency's own cost** and only after obtaining necessary permission from the **State Government Ground Water Authority/concerned department** prior to drilling.

**3. No Assured Water Supply from AAI:**

No regular water supply shall be provided by **Airports Authority of India (AAI)** for this purpose. However, if water from any available AAI source is permitted in exceptional circumstances, the same shall be **subject to prior approval of the Airport Director, Bhavnagar Airport**, and the Agency shall pay **applicable water charges as decided by AAI from time to time**.

**4. Responsibility of Water Supply:**

It shall be the **sole responsibility of the Agency** to ensure adequate water supply for the maintenance of all horticulture features, garden areas, and lawns within the allotted areas during the contract period.

**5. Irrigation Systems:**

Installation and maintenance of irrigation systems such as **drip irrigation, sprinkler systems, pop-up sprinklers, pressure systems, pipelines, pumps, and other related infrastructure** required for maintaining the garden/lawn areas shall be **provided and maintained by the Agency at its own cost**.

**6. Electricity Charges:**

Electricity charges for operating pumps and irrigation systems shall be payable by the Agency as per the **tariff decided by Airports Authority of India (AAI) from time to time**. The electricity meter shall be installed by the Agency with **prior approval of the Authority**.

**7. Underground Works:**

Any underground system or work proposed by the Agency shall be undertaken only **after obtaining prior approval from the Authority** and submission of necessary plans well in advance. Any damage, cutting, or breakdown caused during such works shall be the **responsibility of the Agency**, and the same shall be restored at the Agency's own cost.

**8. Ownership of Installed Infrastructure:**

Any underground water system including **pipelines, drip irrigation systems, sprinklers, pumps, or other irrigation infrastructure** installed by the Agency during the contract period shall become the **property of AAI at the end of the contract/lease period without any cost to AAI**.

Further, any existing system belonging to AAI, if used, shall be **returned to the Authority in proper working condition** at the end of the contract period.

## FORMAT OF AGREEMENT

Contract Agreement No. \_\_\_\_\_

This Agreement is made at \_\_\_\_\_ on this \_\_\_\_\_ day of Two Thousand & Twenty-Six between Airports Authority of India, a body corporate constituted by the Central Government under the Airports Authority Act. (Act., 55 of 1994) and having its head office at Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003 and office at all the Airports in India represented by its Airport Director, Bhavnagar Airport, Bhavnagar hereinafter called the 'AUTHORITY' or the 'LICENSOR' (which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) of the one part,

And

\_\_\_\_\_ (agency) having its registered office at \_\_\_\_\_ of the other part, hereinafter called the 'LICENSEE' (which expression shall, unless repugnant or inconsistent with the context, mean and include its successors and permitted assigns) of the other part,

For the work \_\_\_\_\_

WHEREAS the Authority is the owner of the roads & adjoining land of \_\_\_\_\_ Airport, \_\_\_\_\_ and more fully described in the schedules hereunder and where as the " LICENSEE " is desirous of using the same for beautification purposes by developing and maintaining the same.

NOW THIS INDENTURE WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

- 1) That for landscaping development and maintenance, the Authority shall provide the area at \_\_\_\_\_ w.e.f \_\_\_\_\_ to \_\_\_\_\_ i.e. for a period of 03 years.
- 2) The "LICENSEE" given the aforesaid land for the said purpose for a token license fee of Rs. 1/- (ONE RUPEES) exclusive of GST.
- 3) The licensee shall be permitted to use AAI existing water system available for maintaining the horticulture on chargeable basis (Electricity Charges). The Electricity charges will be based on the tariff decided by AAI from time to time. Electricity meter has to be provided by the licensee with prior permission. If the existing system is not sufficient, the licensee shall be permitted to dig a bore well at appropriate place for that ground water survey & permission from State Govt & shall be obtained by the licensee. The entire expenditure to dig a bore well, pipelines, cable, electric pump, starter, water meter, electric meter, sprinklers, drip irrigation etc. shall be borne by the licensee and electrical charges to run the water pump on prevailing tariff shall be borne by the licensee.

- 4) The LICENSEE is given permission to display only a Board of a maximum size of 36" x 24" inches depicting on top AAI's name and logo followed by
- 5) y maintained by "(Name of Licensee)" at the site planned to be beautified and maintained. The name of AAI shall be displayed along with the LICENSEE. The sample has to be approved Airport Director, AAI, **Bhavnagar Airport** before its actual placement.
- 6) The "LICENSEE "shall not display any neon sign or any other advertisement board or hoardings except as herein above mentioned. In case of Traffic island nothing should project beyond the height of 4 (four) feet from the ground level and the same should also be in accordance with the Traffic Regulations.
- 7) The " LICENSEE " shall not use the area of landscapes/ garden for any other purpose other than display of placard as per para – 4 and maintenance of the same.
- 8) The " LICENSEE " shall reconstruct / re-model the existing facility in the said allotted area in accordance with their own design at their own cost, but only after approval of the Authority.
- 9) The " LICENSEE " shall not put up any structure whether permanent or temporary without the due approval of AAI.
- 10) The " LICENSEE " shall not let-out the landscape/garden to any other party.
- 11) That the agreement granted shall be determined by either side by giving three months notice to the other party and on expiration of three months' notice period from the date of receipt of such notices, the agreement shall be deemed to be determined. In the event of termination of the agreement, the " LICENSEE " shall at its own cost, remove the advertisement boards belonging to them. The plants and other permanent fixtures shall be deemed to be the property of the 'AUTHORITY'. In the event of the " LICENSEE "failing to remove the fittings, advertisement and other belonging of them from the allotted area the Authority shall be at liberty to get the same removed at the entire costs risks/responsibilities of the " LICENSEE ".
- 12) The licensee shall be responsible for any damage, loss or injury whatsoever that may have caused to the said area or any other belongings of AUTHORITY and/or any of their underground works if any, such damages or injury or losses are caused, the licensee shall be liable to make good all such damages or injuries or losses, and shall forthwith pay the AAI the damages of compensation for such losses or injuries suffered by AUTHORITY to the entire satisfaction in all respects of AUTHORITY.



- 13) The AUTHORITY shall not be liable to pay any compensation for any additions, alterations, omissions, damages or defacing caused to the said area as result of work being carried out by AUTHORITY or by any accident. However, before carrying out any such work by AUTHORITY, intimation shall be given to the LICENSEE.
- 14) Nothing contained herein shall be construed as conferring upon the " LICENSEE ", any right or interest over the land or property of the "AUTHORITY" either as the LICENSEE or lessee of land or part of it for any purpose whatsoever.
- 15) In the event of the breach of any of the terms and conditions of this Agreement made by the 'LICENSEE " the "AUTHORITY" shall be at liberty to revoke this Agreement.
- 16) In the event of default by the " LICENSEE " or if the allotted space being maintained by the " LICENSEE " are required by the " AUTHORITY " for its use the " AUTHORITY " shall be at liberty to determine this Agreement by giving one month's notice.
- 17) The said area shall be deemed to be public premises as defined in the Public Premises (Eviction of unauthorized occupants) Act now in force and the said act or any other act touching the subject that may hereinafter come into force and the rules framed there under.
- 18) All dispute and differences would be dealt as per relevant disputes clause in the EOI.
- 19) The terms and conditions mentioned in EOI Notice to this license shall be deemed to be part and parcel of the agreement and the licensee and the Authority shall be bound by the same. In the event of an inconsistency between the two, the provisions of this agreement shall prevail.
- 20) In the event of any legal disputes the jurisdiction will be restricted to High Court of Bombay Jurisdiction.

Airport Director,  
Airports Authority of India  
Bhavnagar Airport

Signed by Authorized person

For and on behalf of LICENSEE (with seal)

In the presence of the following: Witnesses:

1) \_\_\_\_\_

2) \_\_\_\_\_



**Specimen Copy of Covering Letter**

Letter No..... Date.....

To,  
**The Airport Director,**  
Airports Authority of India,  
Bhavnagar Airport,  
Bhavnagar 416004.

Subject: - Submission of Expression of Interest (EoI) for “Maintenance of Existing Horticulture Features & Proposed Development of Horticulture Features at Bhavnagar Airport During 2026-29”

Sir,

Being the authorized to represent and act on behalf of.....  
(hereinafter referred to as “the Applicant”),

And having reviewed and fully understood the evaluation criteria and information provided, the undersigned hereby apply in the response to the EOI document for submission of Expression of Interest for “Maintenance of Existing Horticulture Features & Proposed Development of Horticulture Features at Bhavnagar Airport During 2026-29”.

We are enclosing our Expression of Interest with the details as per the requirements of the EOI Document, for your evaluation and kind consideration. We undertake that we shall abide by the General Terms and Conditions of this EoI and the fulfill the Scope of Work to the best.

Thanking You,

Yours faithfully,

*Signature with stamp of Authorized Signatory*