

**भारतीय विमानपत्तन प्राधिकरण
पुर्णिया हवाई अड्डा
AIRPORTS AUTHORITY OF INDIA
PURNEA AIRPORT**



**रुचि की अभिव्यक्ति आमंत्रित करने हेतु सूचना
NOTICE INVITING EXPRESSION OF
INTEREST**

“पुर्णिया हवाई अड्डे पर भूदृश्य का सौन्दर्यीकरण, विकास एवं रख-रखाव”

**“BEAUTIFICATION, DEVELOPMENT AND
MAINTENANCE OF LANDSCAPE AT PURNEA
AIRPORT”**

Issued to :-

Address :-

**SENIOR MANAGER(ENGG.-C)
On behalf of Chairman
AIRPORTS AUTHORITY OF INDIA
PURNEA AIRPORT**

NAME OF WORK:- EXPRESSION OF INTEREST FOR
“BEAUTIFICATION, DEVELOPMENT AND
MAINTENANCE OF LANDSCAPE AT PURNEA
AIRPORT, PURNEA”.

INDEX

Sl. No.	Description	Page No.
1.	COVER PAGE & INDEX	01 to 02
2.	NOTICE FOR EXPRESSION OF INTEREST	03 to 04
3.	INTRODUCTION	05
4.	SCOPE OF WORKM & TERMS AND CONDITIONS	06 to 08
5.	SPECIMEN COPY OF COVERING LETTER (ANNEXURE-A)	09
6.	UNCONDITIONAL ACCEPTANCE LETTER	10
7.	(ANNEXURE-I):- DETAILS TO BE SUBMITTED BY AGENCY	11
8.	(ANNEXURE-II) :- LIST OF DOCUMENT SUBMITTED BY AGENCY	12
9.	FORMAT OF AGREEMENT	13 to 15
10.	LAYOUT PLAN	16

This is to certify that this E.O.I. document contains total **16** no. of pages serially from page No. **01** to **16**.

SENIOR MANAGER(ENGG.-C)
On behalf of Chairman
AIRPORTS AUTHORITY OF INDIA
PURNEA AIRPORT

AIRPORTS AUTHORITY OF INDIA
PURNEA PROJECT DIVISION

NOTICE INVITING EXPRESSION OF INTEREST

AAI/PUR/E-C/LANDSCAPE/2025-26/

Date:- 31.08.2025

**NAME OF WORK:- EXPRESSION OF INTEREST FOR BEAUTIFICATION,
DEVELOPMENT AND MAINTENANCE OF LANDSCAPE AT
PURNEA AIRPORT, PURNEA.**

Applications for Expression of Interest (EOI) for the above-mentioned work, is invited from the reputed agencies/firms/corporate organizations/Govt. organizations/NGO, on behalf of the **Chairman- Airports Authority Of India**.

1. The total area for development, beautification & maintenance is **2500.00 Sqm approx.** (Layout plan attached).
 - a) Total Area – 2500 sqm. approx.
2. The permission shall be granted for **Three (03)** years subjected to review every year on a nominal license fee of **Rs.1/- per annum**. The cost of development, beautification & maintenance shall be borne by the party.
3. 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 the O/o SM(E-C), Airports Authority of India, Purnea Airport, Purnea, between **10:00 Hrs. to 1700 Hrs. on 01.09.2025**. The complete EOI document including terms & conditions and area wise layout plan is also available on AAI website www.aai.aero and can be downloaded.
4. Interested parties/firms are requested to submit their “EOI” in the O/o O/o SM(E-C), Airports Authority of India, Purnea Airport, Purnea, on **01.09.2025**. The offer/ EOI will be opened on **03.09.2025**.
5. The party is also allowed to display placards of size 36” X 24” (Maximum), i.e. 3ft x 2ft in the garden in lieu of the said permission. The placard 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.
6. Based on the Response (EOI along with their Annual Maintenance and 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 respect 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.
7. On acceptance of offer, the party has to sign the terms and conditions of the Agreement on a non-judicial stamp paper of value of **Rs. 100/-** (Stamp paper to be purchased in the name of Airports Authority of India, Purnea Airport, Purnea for which the cost shall be borne by the party and this document will form part of the agreement.

8. Parties have to submit the EOI along with the following documents. The offer in the absence of the following details will be summarily rejected:
 - a. Brief profile about the agency / party / company.
 - b. The layout plan/sketch for the proposed development and beautification of area sector. Annual Development & Maintenance Plan with cost of development and maintenance duly signed by agency shall be enclosed with EOI.
 - c. Three sets of beautification plan showing the types of garden/island/landscaping proposed to be developed & maintained by the agency.
 - d. Scope of work indicating the detailed items of work to be executed including details of proposed investment (area wise/ year wise).
 - e. Acceptance of terms and conditions of AAI.
9. 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.

SENIOR MANAGER(ENGG.-C)
On behalf of Chairman
AIRPORTS AUTHORITY OF INDIA
PURNEA AIRPORT



INTRODUCTION

Expression of Interest(EOI)

for

Beautification, Development and Maintenance of Landscape at Purnea Airport, Purnea

Background

Purnea, recognized as a leading business and cultural centre with good connectivity with Nepal, Bhutan, North-East States, West Bengal lies in the state of Bihar. With its thriving commercial environment and strategic importance, the city contributes significantly to the region's aviation sector. In view of this growth and to enhance the visual and environmental quality of the airport, AAI aims to promote **beautification and landscape development** of the city-side and air-side of airport premises.

Project Overview

S. No.	Facility/Service	Area
01	Beautification, Development and Maintenance of Landscape at Purnea Airport, Purnea	Approx. 2500 Sq. Mtr

Eligibility Criteria

Entities eligible to apply include:

- Corporate Houses
 - Industrial Business Houses
 - Registered Companies
-

Scope of Work

1. **Design, Planning, & Maintenance:**
 - The selected entity shall engage a qualified landscape consultant to develop a **Landscape Framework Plan (LFP)**.
 - AAI reserves the right to seek modifications to the proposed LFP, which must be complied with before final approval.
 2. **Objective of Landscaping:**
 - Enhance the aesthetic appeal of airport surroundings.
 - Improve passenger experience.
 - Contribute positively to the environment by moderating temperature, improving air quality, and managing stormwater.
 3. **Development Area Includes:**
 - Terminal approach roads.
 - Airport entry points and surrounding spaces deemed necessary by AAI.
 4. **Landscape Components:**
 - **Softscape:** Plantations including trees, shrubs, ground covers, and seasonal flowers.
 5. **Budget:**
 - Budgetary support for the development and maintenance activities will be provided by the participating entity in proportion to the designated area allocated to it. This financial support will be applicable for the entire duration of the awarded period.
 6. **Existing Landscapes:**
 - If landscaping already exists, the selected entity must submit an integrated improvement plan for synergy and uniformity across the airport landscape.
-

Commercial Terms

- A **nominal license fee of ₹1/- per annum** will be charged.
 - It is to be ensured that display on sign boards is not any kind of advertisement and it doesn't infringe the right of advertising agencies who are granted contract by AAI on revenue basis. The location of the sign boards displaying the name of the agency shall not be the same location where AAI has given advertisement rights to some other agency or proposed for advertisement site, in order to avoid occurrence of any dispute.
 - **Advertising is strictly prohibited.** Signage should not interfere with existing or future advertising rights awarded by AAI.
-

Tenure and Responsibility

- The license shall be valid for a period of **3 years**, including maintenance responsibilities for horticulture and infrastructure.
 - In case of any mis-happening / casualty while carrying out the landscape work / maintenance of landscape area by the labour / workforce of corporate houses, AAI shall not be responsible for any mis-happening and not liable to pay any compensation, whatsoever, in this account.
-

Submission and Evaluation

- A panel of interested applicants will be created.
 - Upon shortlisting, the selected entity must submit detailed design and execution plans to the office of the Airport Director.
 - **02 week** will be allowed for development work from the date of approval.
-

Important Dates

Activity	From	To	Time (IST)
Site Inspection (with prior permission)	01.09.2025	01.09.2025	10:00 – 17:00
Last Date to Submit Queries	-	02.09.2025	Up to 15:30
Response to Queries by AAI	-	02.09.2025	Up to 18:00
Last Date for Submission of EOI	-	03.09.2025	Up to 15:00

Special Conditions

- AAI reserves the right to reject any landscaping concept that is offensive, culturally inappropriate, or incompatible with the local socio-cultural environment.
 - Use of stickers, banners, or unauthorized boards is strictly prohibited.
 - The landscaping concept must be original and not infringe on any intellectual property rights.
 - Entities must indemnify AAI against any legal or financial claims arising from copyright or trademark violations.
 - Upon the end of the agreement or if required by AAI, the beautification elements must be removed at the entity's cost. Unclaimed elements after 90 days will become AAI's property.
 - Water and electricity required for the execution of the work will be made available by the Airports Authority of India (AAI) from its existing sources. However, it shall be the sole responsibility of the agency to make all necessary arrangements for tapping, drawing, and distribution of water and electricity from the designated AAI source to the work site, including laying pipelines, cables, and obtaining necessary permissions if required. All costs and expenses incurred in this regard shall be borne by the agency, and no separate payment shall be made by AAI for the same.
-

Other Terms and Conditions

1. This permission is **non-transferable** and temporary in nature.
 2. AAI may modify the terms and conditions or withdraw permissions at its discretion without assigning any reason.
 3. Conditional EOIs will be rejected.
 4. AAI reserves the right to reject any or all EOIs without obligation or explanation.
-

Submission Details

Interested parties must submit a **hard copy** of their EOI in a **sealed envelope** by **03.09.2025, up to 1500 hours IST** at the following address:

To:

The Senior Manager (Engg.-C)
Airports Authority of India
Purnea Airport, Purnea – 854303
Phone: 8263013005
Email: smomkar@aai.aero

Note: AAI may extend or postpone the submission deadline. All participating entities will be bound by such changes.

Issued by:
Senior Manager (Engg.-Civil)
Purnea Airport, Purnea

Specimen copy of Covering Letter

(On Company's Letter Head)

No.

Date:

To

**Senior Manager(Engg.-Civil)
Airports Authority of India
Purnea Airport, Purnea.**

**Subject: Expression of Interest (EOI) for Beautification, Development and Maintenance of
Landscape at Purnea Airport, Purnea**

Sir,

Being duly 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 City side Beautification at Purnea
Airport, Purnea.

We are enclosing our Expression of Interest with the details as per the requirements of the
EOI document, for your evaluation.

Yours faithfully,

(Signature of Authorized Signatory)

(Name, Title and Address)

UNCONDITIONAL ACCEPTANCE LETTER
(On Company's Letter Head)

To

SENIOR MANAGER (ENGG.-C)
AIRPORTS AUTHORITY OF INDIA
PURNEA AIRPORT

ACCEPTANCE OF AAI'S EXPRESSION OF INTEREST CONDITIONS

1. The Expression of Interest documents for “**EXPRESSION OF INTEREST FOR BEAUTIFICATION, DEVELOPMENT AND MAINTENANCE OF LANDSCAPE AT PURNEA AIRPORT, PURNEA**” have been provided to me/us by AAI, Purnea Airport and I/We hereby certify that I/we have inspected the site and read the entire terms and conditions of the Expression of Interest documents made available to me/us, which shall form part of the AGREEMENT/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 above facility.
3. The contents of clauses of Inviting 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 of 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: _____

(Signature of the Party)
With Rubber Stamp

DETAILS TO BE SUBMITTED BY THE AGENCY:**EXPRESSION OF INTEREST (EOI) FOR BEAUTIFICATION,
DEVELOPMENT AND MAINTENANCE OF LANDSCAPE AT PURNEA
AIRPORT, PURNEA (SUBMISSION FORM)**

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.
5	Acceptance letter i.r.o. acceptance of terms & conditions of contract/EOI	
6	Layout plan / sketch of proposed development and beautification plan.	
7	Estimate / Proposed expenditure details i.r.o. development of Landscape area.	
8	Estimate / Proposed expenditure details i.r.o. maintenance of Landscape area (Year wise).	
9	Photographs of the maintained garden by agency (If any).	
10	Any innovative plant for beautification like sculptures, fountains etc.	
11	Any other document.	

FORMAT OF AGREEMENT

This Agreement made on _____, Two Thousand & Twenty Five between the Airports Authority of India, as a statutory corporation incorporated under Airports Authority of India Act, 1995 having its Head Office at Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110003 and offices at all the Airports in India represented by Purnea Airport hereinafter called the 'AAI' (which term shall, unless excluded by or is repugnant to the context, be deemed to include its Chairman, Member, Executive Directors, Airport Director, Officers or any of them specified by the Chairman in this behalf, and shall also include its successors and assigns) of the one part, and _____ (Agency Name) _____ having its registered office at _____ of the other part.

WHEREAS the Authority is the owner of the roads & adjoining land before and in front of Terminal building of Purnea Airport which has more fully being area wise described in the annexed schedule and whereas the "OTHER PARTY" is desirous of using the same for beautification purposes by developing the same.

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

- 1) That for beautification and horticulture development the Authority shall provide an Area approx. 2500.00 Sqm and measuring before/in front/around of Terminal Building/approach road to the Airport w.e.f. _____ Date _____.
- 2) The "OTHER PARTY" given the aforesaid land for the said purpose for a token license fee of Rs. ____ / per annum.
- 3) The water will be provided by AAI as per requirement of the "OTHER PARTY". However, the sprinklers, pipes etc. for watering the garden would be arranged by the "OTHER PARTY". The responsibility of AAI in this regard would be limited to providing water points at various places.
- 4) The "OTHER PARTY" will deposit the security deposit of Rs. 25,000/- towards Electricity, water & other miscellaneous charges if any.
- 5) The "OTHER PARTY" is given permission to display only Signboards/Place cards of a maximum size of 36"x24" inches depicting on top AA's name and logo followed & maintained by "____ Company's Name ____" at the site planned to be beautified and maintained. The name of AAI shall also be displayed along with the SPONSORER. The sample has to be approved by Airport Director, AAI, Purnea Airport, before its actual placement. The "OTHER PARTY" 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 2 feet 6 inches from the road surface and the same should also be in accordance with the Traffic Regulations.
- 6) The "OTHER PARTY" shall not use allotted area other purpose than for beautification and maintenance of the same.
- 7) The "OTHER PARTY" shall reconstruct / re-model the existing facility in the said allotted area accordance their own design, duly approved by the Authority at their own cost.
- 8) The "OTHER PARTY" shall not put-up any structure of permanent nature so as to damage the original structure design of the allotted area.
- 9) The "OTHER PARTY" shall not let-out part with the possession at the said allotted area to any other party.
- 10) That the arrangement 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 arrangement shall be deemed to be determined. In the event of termination of the arrangement, the "OTHER PARTY" shall at its own cost, remove the advertisement boards belonging to them. The plants and other permanent fixture shall be deemed to be the property of the "AAI". In the event of the "OTHER PARTY" failing to remove the fittings, advertisement and other belonging of them from the allotted area of the "AAI" shall be at liberty to get the same removed at the entire cost's risks / responsibilities of the "OTHER PARTY".

- 11) The "OTHER PARTY" shall be responsible for any damage, loss or injury what so ever that may be caused to the said allotted area or any other belonging of the "AAI" and / or to any their underground works. If any such damages or injury or losses are caused due to the negligence of the "OTHER PARTY", the "OTHER PARTY" shall be liable to make good all such damage or injury or losses and shall forthwith pay to the "AAI" the damages or compensation for such losses or injuries suffered to the entire satisfaction in all respect of the "AAI".
- 12) The AAI shall not be liable to pay any compensation for any additions, alterations, omissions, damage, defacing caused in the said allotted area as a result of work being carried out by the "AAI" or by any accident.
- 13) Nothing contained herein shall be construed as conferring upon the "OTHER PARTY" any right or interest over the land or property of the "AAI" either as a LICENSEE of land or part of it for any purpose whatsoever.
- 14) In the event of the breach of any of the items and conditions of this Agreement made by the "OTHER PARTY", the "AAI" shall be at liberty to revoke this Agreement.
- 15) In the event of default by the "OTHER PARTY" or if the allotted space being maintained by the "OTHER PARTY" are required by the "AAI" for its use the "AAI" shall be at liberty to determine this Agreement by giving one month's notice.
- 16) The allotted space shall be deemed to be public premises as defined in Airports Authority of India Act, 1994 now in-force and the said Act or any other Act. Touching the subject may hereinafter come into force the rules framed there under.
- 17) All dispute and differences would be referred initially to the competent dispute resolution committees as envisaged under the "AAI" manual for effective solution. In the absence of any effective solution. All disputes and differences arising out of or in any way touching or concerning this Agreement (except the decision whereof is otherwise herein before expressly provided for or to which the public premises as per provisions of Chapter VA "Eviction of unauthorised occupants etc. of Airport Premises" of AAI Act., 1994 as amended in 2003 and rules framed there under which are now in force or which may hereinafter come into force are applicable) shall be referred to the "SOLE ARBITRATION" of a person to be appointed by the Chairman / Member of the "AAI" or in case the designation of Chairman is changed or his office is abolished by the person for the time being entrusted whether or not in addition to other functions, with the functions of the Chairman. Purnea Airport limited by whatever designation such person may be called or the Arbitrator so appointed is unable to or unwilling to act to the "SOLE ARBITRATION" of some other person to be similarly appointed and willing to act as such arbitrator. It will be no objection to any such appointment that the Arbitrator so appointed is a servant of the "AAI", that he had to deal with the matters to which this Agreement relates and in the course of the duties as such servant of the Authority he had expressed views on all or any such of the matters in disputes or difference. The award of the Arbitrator so appointed shall be final and binding on the parties. The Arbitrator may with the consent of the parties enlarge from time to time for making and publishing the award.

- 18) The terms and conditions mentioned in EoI to this license shall be deemed to be part and parcel of the Agreement and the Licensee and the Authority shall be bound by same. In the event of an inconsistency between the two, the provisions of this agreement shall prevail.
- 19) In the event of any legal disputes the jurisdiction will be restricted to Civil Court Jurisdiction at Purnea.

Airport Director

Airports Authority of India
Purnea Airport, Purnea
For and behalf of AAI

Signed by _____ Agency's Name _____ in the presence of the following: -

Witness: -

1) _____

2) _____

3) _____

Layout Plan (Landscape framework Plan):

