



T S R T C

**Development of Commercial Facilities in
Vacant lands of TSRTC mentioned in
Volume-I , under B.O.T. Scheme**

REQUEST FOR PROPOSAL

**VOLUME III – DEVELOPMENT CONTROLS &
TECHNICAL SPECIFICATIONS**

Development of Commercial Facilities in Vacant lands of TSRTC, under B.O.T. Scheme	Volume III Development Controls & Technical Specifications
Telangana State Road Transport Corporation	

DEVELOPMENT CONTROLS AND SPECIFICATIONS

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DISCLAIMER

The information provided in this part of RFP, is as per the existing byelaws, regulations (G O Ms No. 168, issued by Municipal Administration and Urban Development, Government of Andhra Pradesh, Dated 07.04.2012) and subject to change with change in the policies of Government and other Statuary or applicable laws. Bidder should check the reliability and completeness of the information given in the RFP. The bidder should conduct his own studies, analysis and advised to obtain any other relevant information that may be necessary for the submission of Bid, on his own responsibility.

The site is location and the land sketch are enclosed to the DATA SHEET of Volume-II

Applicable Height Regulations (Maximum permissible height of construction), Open Spaces, Set Backs Regulations and Parking requirements are as per **G O Ms No. 168, MA & UD (M) Dept. dt.07.04.2012.**

For the planning and designing of Multiplex – **“Andhra Pradesh Rules for Construction and Regulations of Multiplex Complexes, 2007, G.O. Ms No 486, dated 07.07.2007 issued by Municipal Administration & Urban Development”** shall be followed.

1.0 Specifications and standards

1.1 Preamble

The following specifications and standards cover only some of the minimum requirements for the development. The developer shall construct, operate, maintain and manage the project as per latest guidelines of Municipal Authorities, Govt of TS regulations, Bureau of Indian Standards (BIS) specifications, National Building Code (NBC) specifications as applicable.

1.2 Site development related specifications

- (i) The developer shall dismantle all the existing structures within the boundary of the site adhering to applicable

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standards if any after getting due approval from the Grantor.

- (ii) The site grading shall be done based on applicable standards/ acceptable practices after getting due approval from the Grantor

1.3 Civil and structural requirements

- (i) The buildings shall be designed in accordance with the latest Indian Standard Codes and shall be designed to resist wind and seismic forces. An illustrative list of codes applicable is given below.
 - (a) RCC structures shall be designed as per IS 456:2000.
 - (b) Steel structures shall be designed in accordance with the provisions of IS 800:1984.
 - (c) Structural steel shall conform to IS 2062:2006.
 - (d) Tubular sections would conform to IS- 4923.
 - (e) Structural joints shall conform to IS 4000:1992.
- (ii) Developer is advised to carry out its own tests and investigations related to soil condition, strata, bearing capacity and other characteristics.

1.4 Power supply

The Developer shall ensure:

- (i) 24 hours power supply to the Project;
- (ii) LT panel for appropriate power factor correction;
- (iii) Adequate earthing provisions for total protection of equipments;
- (iv) 100 % backup through requisite number of DG sets with 1 no as stand-by

1.5 Air conditioning

The Air Conditioning shall be as per the relevant standards and specifications of NBC, BIS and other recognized international standards.

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1.6 Fire fighting facilities

The Developer shall provide the required fire fighting equipment and facilities including fire exits, fire proof doors, etc conforming to the relevant BIS standards, guidelines/ specifications.

The Developer shall provide the required facilities in terms of Lifts and Escalators conforming to the relevant NBC codes of 2005 and other relevant BIS standards & specifications.

1.7 Rain water harvesting

The rainwater harvesting shall be adopted as per the latest rules and regulations of Government.

1.8 Signages

The Developer shall provide signages so as to facilitate necessary information to the visitors regarding amenities and their location. The signages would be provided separately:

- a. Information Signs
- b. Facility Signs and
- c. Other Signs

1.9 Green Buildings (all Project components)

The Developer should endeavor to construct the project components to the maximum extent possible on the principles of 'Green Buildings' as per the guidelines laid down by the Indian Green Building Council and as per the Leadership in Energy and Environmental Design (LEED- INDIA) Green Building Rating System for New Construction with the objectives of efficient resource utilization, energy conservation/savings and environmental protection.

1.10 Facilities for Physically Challenged Persons

The Developer shall provide all the necessary facilities to the entry/ exit, seating and movement of physically challenged persons including wheel chairs, ramps, specially designed seats,

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toilets, etc in the centre. The Developer shall provide the facilities for disabled persons either as per the norms.

1.11 Specification for retail Areas

The Developer may develop Retail Areas providing Retail/entertainment spaces for lifestyle shopping, food courts, etc. The GO Ms No 669 issued by Municipal Administration and Urban Development Department GoAP dated 06.09.2007 for the development shall be followed by the Developer for developing the above facilities. Separate parking area catering to the needs of the Retail areas shall be followed.

2.0 MAINTENANCE AND PERFORMANCE STANDARDS

The following section covers minimum standards for Operation and Management of Commercial Development, conforming to the relevant Indian standards, and the best industry practices, Govt of Telangana rules and regulations. However the developer may go for higher standards of Operations and Management, sufficing to the need of the Commercial Development.

2.1 General

During the period of operation, the Developer shall maintain all the facilities in accordance with performance standards and maintenance requirements, as mentioned below:

- (i) Perform periodical maintenance.
- (ii) Provide functional facilities that (a) meet the project requirements; (b) have an environmentally acceptable atmosphere for users of the facility; (c) ensure safety and security; (d) ensure the safety of the visitors; and, (e) maintain a good environment in the site conducive to running business around the proposed project site
- (iii) Identify potential problems early within the context of the planned maintenance system so that corrective action may be planned and completed in a timely manner.

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2.2 Maintenance works

The Preferred Bidder shall perform routine and periodic maintenance activities for the project infrastructure viz, civil, mechanical, electrical works and equipment, Signage, Landscaping, internal service roads etc for meeting the specified performance standards.

Maintenance of Circulation Areas within the Built-up spaces: Circulation Area maintenance shall include the entire house keeping activities, requiring routine and periodic maintenance. Annual maintenance shall be done for accessories like fans, lighting arrangements etc in these areas.

2.3 Performance standards: intent

- (i) The performance levels define the level at which the proposed facilities are to be maintained and operated. Performance standards are defined for operation and maintenance of the facilities and the site environment.
- (ii) The obligations of the Preferred Bidder in respect of Maintenance requirements shall include:
 - (iii) maintaining site environment so as to cause minimum disturbance to the environment;
 - (iv) ensuring that the facilities are operational and rectification of the defects and deficiencies within the minimum time;
 - (v) ensuring that the fixed parameters provided in this RFP are abided by at any time during the Authorization period
 - (vi) Notwithstanding anything contrary to specified in this document, if the nature and extent of any defect justifies more time for its repair or rectification as compared to time specified herein, the Developer shall be entitled an additional time in conformity with good industry practice. However the Developer shall get prior approval from the Grantor, for such additional requirements of time.
- (vii) Notwithstanding anything to the contrary contained in this document if any defect, deficiency or deterioration in the Project poses danger to the life and property of the users thereof, the Developer shall promptly take all reasonable measures for eliminating or minimising such danger.

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2.4 Routine maintenance performance standards

The Performance Standards for routine maintenance shall be as per the Table below:

Table 1: Performance Standards for Routine Maintenance

Sl. No	Serviceability Indicator	Required Maintenance Level	Permissible Time Limit for repairs/rectifications
1.	Power Supply, Electrical Installations, Electrical Equipments shall be functional	Nil	Any disruption in power supply shall be rectified in six hours. Standby power supply by DG sets shall be ready to be operated and should be available 24 hours
2.	Boundary Wall shall be without any Damage / Breach	Nil	Any damage / breach to the boundary wall shall be rectified within three (3) days after their detection.
3.	All Toilets, Urinals, bathrooms shall be clean and functional	A minimum of 95% toilets and urinals shall be functional at any given point of time.	Toilets, Urinals, bathrooms shall be demarked with suitable signboards. These should be kept clean and hygienic and cleaning shall be done at least twice daily.
4.	All drinking water chambers shall be clean and functional	A minimum of 95% drinking water chambers shall be functional at any given point of time	These shall be cleaned daily. Water supply shall be for 24 hours. Drinking water quality in all the seasons shall be as per WHO standards.
5.	Dustbins, spittoons etc. shall be clean and functional	A minimum of 95% Dustbins, spittoons shall be functional at any given point of time	The dustbin shall be emptied after every six hours or earlier if it is full or if creates foul smell in the neighbourhood.

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Sl. No	Serviceability Indicator	Required Maintenance Level	Permissible Time Limit for repairs/rectifications
6.	All Information Signage and Display Boards shall be visible, legible and functional	Maximum 2% number of damaged signage and boards at any given point of time	These shall be cleaned once in a week. Damaged signage and boards shall be replaced, repaired within seven days of their detection
7.	Power Supply, Electrical Installations, Electrical Equipments shall be functional	Nil	Timely intervention with Temporary measures within 8 hours, permanent restoration within 7 days, depending on nature and intensity of work required as decided by the Independent Engineer
8.	Staircases shall be clean and functional	Nil	The staircases shall be cleaned at least twice a day. Damaged handrails, risers or treads shall be repaired within three days after detection.
9.	Illumination (Lighting) shall be functional	To meet the required illumination level as per national standards	The ventilators, sky-lights, etc serving as source of natural ventilation and other luminaries for artificial lighting shall be cleaned once in seven days to maintain the illumination level.
10.	Fire Fighting Equipments shall be functional	Nil	Any damage to fire fighting equipments installed in the facilities and in public spaces shall be rectified within 2 days of detection.

Bidder

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Sl. No	Serviceability Indicator	Required Maintenance Level	Permissible Time Limit for repairs/rectifications
			Fire extinguishers shall be replaced before the end of its expiry date. The water tank meant for fire fighting purpose shall remain flooded with water to its capacity at all the times.
11.	Water Tank shall be clean and functional	Nil	Water tank shall be cleaned and disinfected every month (by usage of approved chemicals) to ensure that no inorganic sedimentation takes place.

2.5 Periodic maintenance performance standards

In order to maintain the quality and operational standards of high quality, the periodic maintenance/renewal activities are proposed for the Project in *Table 2*

Table 2: Periodic Maintenance/ Renewal Activities

S.No.	Periodic Renewal Activities	Time Limit for renewal
1.	Repainting of Buildings and all other structures.	Minimum once in three years
2.	Repainting of carpentry work like joinery, doors, windows, ventilators, wooden furniture etc in the offices, cabins, booths etc.	Minimum once in three years
3.	Mechanical Equipment	Minimum once in a year as per manufacturer's installation, operation and maintenance instruction manual
4.	Electrical Equipment	Minimum once in a year as per manufacturer's installation, operation and maintenance

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S.No.	Periodic Renewal Activities	Time Limit for renewal
		instruction manual

2.6 Performance standards for operation

In order to maintain quality standards in the operation of the Project, the following performance standards for operation shall be adhered to.

Table 3: Performance Standards for Operation

Sl.	Parameters	Performance Indicators
1.	Parking Area	To remain operational 24 hours a day throughout the year
2.	Toilets	To remain operational 24 hours a day throughout the year
3.	Water Supply	To remain operational 24 hours a day throughout the year
4.	Electricity Supply	To remain operational 24 hours a day throughout the year
5.	Standby Diesel Generator Sets	Standby diesel generator sets to supply power to the Project facilities must be available 24 hours a day, throughout the year in case of disruption or breakdown in power supply
6.	Security	To remain functional 24 hours a day throughout the year Appropriate fencing of the site with lighting and security shall be provided to ensure that there will be no encroachment on the site.