

Appendix B – Corrigendum I

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NIT NO.: 13/MD/PSCL/2025-26 Date: 06th August 2026,
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Corrigendum – I **पत्रिका - 626**

Date – 24 August 2026

For “Selection of Concessionaire for the Operation, Maintenance, Commercial Management, and Revenue Enhancement of the Multi-Modal Hub (MMH) and the 440-Metre Pedestrian Subway at Patna under Patna Smart City Limited”
 With reference to the captioned subject matter, Patna Smart City Limited has issued Corrigendum to the RFP document, details as under: -

Sr. No.	Paragraph/ Reference Page	Existing Clause	Corrigendum (Clause to be read as)												
1	1.8.2 Technical Capacity & Financial Capacity: Sr No 1	<table><tr><th>Sr No</th><th>Parameter</th><th>Minimum Eligibility Criteria</th></tr><tr><td>1</td><td>Average Annual Turnover (Net)</td><td>Rs 10.0 Cr.</td></tr></table>	Sr No	Parameter	Minimum Eligibility Criteria	1	Average Annual Turnover (Net)	Rs 10.0 Cr.	<table><tr><th>Sr No</th><th>Parameter</th><th>Minimum Eligibility Criteria</th></tr><tr><td>1</td><td>Average Annual Turnover (Net)</td><td>Rs 7.0 Cr.</td></tr></table>	Sr No	Parameter	Minimum Eligibility Criteria	1	Average Annual Turnover (Net)	Rs 7.0 Cr.
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Chief Executive Officer
 Patna Smart City Limited.

[Signature]
 24/8/2026

Appendix C - Prebid Clarifications

Selection of Concessionaire for the Operation, Maintenance, Commercial Management, and Revenue Enhancement of the Multi-Modal Hub (MMH) and the 440-Metre Pedestrian Subway at Patna under Patna Smart City Limited.

NTT No:- 13/MD/PSCL/2025-26

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
1	Clause 1.8.4 – Financial Qualification		The RFP presently requires financial information for the specified financial years. Since FY 2025-26 has already ended, kindly clarify/allow bidders to submit their FY 2025-26 financial statements in place of FY 2022-23 / as the latest financial year, wherever applicable, for determining financial qualification. This will ensure that the bidder's latest financial performance, turnover, profit/loss and net worth are considered for evaluation. In case the audited financial statements for FY 2025-26 are not available by the bid submission date, kindly permit submission of provisional financial statements duly certified by the Statutory Auditor/Chartered Accountant, subject to submission of audited statements subsequently, so that maximum bidders can participate in the bid.	RFP Condition Prevails.
2	Clause 1.5 – Concession Fees		The RFP requires the bidder to quote the Annual Concession Fee for the first year and provides for 5% comp under annual escalation. Kindly confirm whether any minimum/indicative annual revenue or commercial revenue potential has been assessed by PSCL and can be shared with bidders.	RFP Condition Prevails.
3	Clause 1.3 – Potential Revenue Generation Avenues		The RFP lists parking, bus terminal user charges, monthly parking subscriptions, restaurant, 11 shops, ATM, kiosks, advertising, digital media, EV charging and other commercial activities as potential revenue sources. Kindly provide the approved tariff/rate structure or existing/approved rates or rates are decided by PSCL and contractor, wherever available, for these revenue-generating activities.	RFP Condition Prevails.
4	Parking Facility		The MMH provides 225-car parking capacity. Kindly provide the existing/approved parking tariff, expected/recorded average daily vehicle inflow, occupancy data and parking revenue data, if available, so that bidders can prepare a realistic financial model. Furthermore, we request PSCL to consider allotting two additional floors in MMH for retail/commercial brand outlets.	RFP Condition Prevails.
5	Bus Terminal – 32 Bus Bays		Kindly clarify the permitted bus terminal user charges, applicable tariff mechanism and whether the concessionaire is entitled to collect charges from buses/operators using the 32 bus bays. Please also provide available data on average daily	RFP Condition Prevails.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
6	O&M / Major Repairs		bus movements. The RFP requires the concessionaire to undertake operation, preventive and breakdown maintenance and to maintain equipment and facilities. Kindly clarify whether major capital replacement of lifts, escalators, travelers, HVAC, DG sets and other major equipment, arising from normal wear and tear or end-of-life replacement, will be the responsibility of PSCL or the concessionaire.	RFP Condition Prevails.
7	Electricity / Utilities		The RFP states that electricity, water and other utility expenses shall be borne separately by the concessionaire. Kindly provide the historical monthly electricity and water consumption/bills for the MMH and Subway for the last 12 months, including sanctioned load and applicable tariff category, to enable bidders to estimate operating expenditure.	RFP Condition Prevails.
8	Financial Qualification – Clause 1.8.4		The RFP requires minimum average annual turnover of ₹10 Crore for FY 2022-23, 2023-24 and 2024-25 and positive net worth with no loss in the last three financial years. Kindly consider reducing the minimum average annual turnover requirement to ₹8 Crore or below, so that eligible Patna-based companies having relevant government/airport/railway/commercial facility experience can participate.	Refer Corrigendum -1
9	Concession Period		The present concession period is proposed for 5 years. Considering the substantial investment required by the concessionaire towards manpower, security, housekeeping, maintenance, commercial development, marketing and revenue-generation infrastructure, kindly consider increasing the concession period to 10 years. A 10-year concession period will enable the concessionaire to recover the initial investment and establish sustainable commercial operations while also ensuring better revenue enhancement for PSCL.	RFP Condition Prevails.
10	Electricity Charges – Common Public Use Areas		Kindly clarify that the electricity charges for common public-use areas and facilities, including common circulation areas, public passages, public amenities, lifts/escalators/travelers and other common areas used by passengers/public, shall be borne and paid by PSCL, and that the concessionaire shall be responsible only for electricity attributable to its commercial/operational areas and activities.	RFP Condition Prevails.
11	In NIT Page No. 7 Letter of Invitation - Bid Security (EMD) and Mode	Bid Security (EMD) Amount: Rs 20,00,000/- (Rupees Twenty lakh only) (Refundable).	I request to EMD Exempted as Govt. Guideline. Amendment to the Rule 170 (i) of General Financial Rules (GFR), 2017. Documents (Attached).	RFP Condition Prevails.

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S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
12	NIT Page No. 13, Sl. No-2, Parameter. Net Worth	Bidder shall have a positive Net Worth as on 31/03/2025; The bidder should not have incurred a loss in the last three financial years.	But Page No- 63 ANNEXURE-V: FINANCIAL QUALIFICATION OF BIDDER. Demand the documents (Annual Net Worth as on 31/03/2025 (In Rs. Crore). Both points are different (positive Net Worth/ 31/03/2025 (In Rs. Crore). Please clear this doubt.	RFP Condition Prevails.
13	In NIT Page No. 61	ANNEXURE III: POWER OF ATTORNEY AUTHORIZATION LETTER FOR SIGNING OF PROPOSAL, Non – judicial stamp paper of Rs. 1,000/- attested by notary public	In case, a self-authorized director of the bidder/ agency signs the bid, do we need to provide the self-authorized certificate on the company letter head or on stamp paper of Rs. 100/1,000 attested by notary public? Please clear this doubt.	RFP Condition Prevails.
14	In NIT Page No. 14, Eligible Projects: 1.8.3, (d).	The Bidder should have handled at least one project involving operation and maintenance or management of any of the following facilities: o Multimodal transport hub o Bus terminal o Railway station facility o Metro station facility o Airport facility o Commercial complex o shopping mall o Parking facility o Transit-oriented development facility o public utility/public infrastructure facility and “Client Certificate /Experience Certificate” of satisfactory services will be required for eligible projects claiming “the Technical Capacity” which are completed. Certificates shall be directly issued by the Client of the position, preferably Chief Municipal Officer (CMO) / Municipal Commissioner/Executive Engineer of Urban Local Body (ULB)/Chief Executive Officer/Chief Finance Officer, etc.	I say to sir, management of any of the following facilities- Multimodal transport hub o Bus terminal o Railway station facility o Metro station facility o Airport facility o Commercial complex o shopping mall o Parking facility o Transit-oriented development facility o public utility/public infrastructure facility. But experience some facilities above mention Client of the position, preferably Chief Municipal Officer (CMO)/Municipal Commissioner/Executive Engineer of Urban Local Body (ULB)/Chief Executive Officer/Chief Finance Officer, etc but not available only for private sector. I request to sir this point is change to other any Client of the position. Please clear this doubt.	RFP Condition Prevails.
15	Average Annual Turnover (Net)	Rs. 10.0 Cr.	Rs. 07.0 Cr	Refer Corrigendum -I
16	Relevant Experience of the Bidder.	The Bidder shall satisfy at least one of the following criteria: 1. Experience of operating, maintaining, managing, or monetizing at least one similar facility having annual revenue of not less than Rs. 5.0 Crore;	The Bidder shall satisfy at least one of the following criteria: 1. Experience of operating, maintaining, managing, or monetizing at least one similar facility having annual revenue equivalent to 25 Lakhs. OR 1. Experience of managing a facility having built-	RFP Condition Prevails.

S. No.	RFP Clause / Section	Existing Clause / Provision in the RFP	Query / Clarification / Suggestion	Clarification from PSCL
		OR 1. Experience of managing a facility having built-up/commercial area of at least 10,000 sq.m.	up/commercial area of at least 1,000 sq.m.	
17	Period of Engagement	05 Years (Extendable).	10 Years (Extendable).	RFP Condition Prevails.

Donald
24/8/2016.

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