

## **COIMBATORE SMART CITY LIMITED**



**Expression of Interest for  
Enlistment of Reputed Food Court Operators for operating Food  
Courts in Valankulam & Periyakulam Lakes under Coimbatore Smart  
City Limited.**

**COIMBATORE SMART CITY LIMITED**  
**NOTICE INVITING FOR EXPRESSION OF INTEREST (EOI)**  
**Roc No: 107/Smart City/2022**

**Notice inviting Expression of Interest (EOI) “For enlistment of reputed Food Court operators for operating Food Courts in Valankulam & Periyakulam Lakes under Coimbatore Smart City Limited”**

The Managing Director, Coimbatore Smart City Limited (CSCL) invites Expression of Interest (EOI) for enlistment of reputed Food Court operators for operating Food Courts in Valankulam & Periyakulam Lakes under Coimbatore Smart City Limited. The qualifying applicants will be eligible to set up their outlets in all these locations.

The Expression of Interest (EOI) document containing the Eligibility Criteria, General Conditions, Instructions to Applicants, can be downloaded free of cost from the official website [www.ccmc.gov.in](http://www.ccmc.gov.in) & [www.coimbatoresmartcity.org](http://www.coimbatoresmartcity.org)

The Expression of Interest should reach this office of the undersigned on or before **06.04.2023 @ 3.00 PM** offline with superscription as **EOI “enlistment of reputed Food Court operators for operating Food Courts in Valankulam & Periyakulam Lakes under Coimbatore Smart City Limited”** and should be delivered to the address mentioned below:

***The Managing Director,***  
***Coimbatore Smart City Limited,***  
***2<sup>nd</sup> Floor, JNNURM Building, CCMC***  
***Campus, Big Bazaar Street, Coimbatore –***  
***641001.***  
***Telephone No: 0422-2396026***  
e-mail: [md.cscl.cbe@gmail.com](mailto:md.cscl.cbe@gmail.com)

For any clarifications in this regard the interested bidding firms may contact the Managing Director for further information in this regard at the above address during office hours on all working days **upto 06.04.2023.**

The Managing Director, Coimbatore Smart City Limited reserves the right to accept or reject any application without assigning any reasons thereof.

**Managing Director**  
**Coimbatore Smart City Limited**

## I. INSTRUCTIONS TO APPLICANTS

### BACKGROUND:

Coimbatore Smart City Ltd (“CSCL”) is a SPV company formed by the Coimbatore City Municipal Corporation, with the objective of implementing area based development in Coimbatore, under Smart City Mission of Government of India. CSCL’s vision for Coimbatore comprises the goals of

- 1.Rejuvenation & Restoration of a cascading system of 8 Lakes,
- 2.Conserving and enhancing the built and natural environment
- 3.Creation of vast public spaces for recreation
- 4.Promoting active life styles through NMT corridor ensuring health and wellbeing of the Citizens and
- 5.Creation of a vibrant economy.

The lake front development is central to the realization of the broader vision to make Coimbatore a Smart City. Coimbatore Smart City Limited has proposed to develop boating facilities & water sports in Periyakulam and Valankulam lakes. CSCL has also proposed to operate a Floating Restaurant in Periyakulam Lake. The lake front promenades are developed with Food Courts including in-door & water front seating areas, Food kiosks, Plazas along with Cycling track, footpath with Green space, Floating deck, Rest Rooms, Little mount, Amphitheatre etc. Learning centre, Arts & Crafts village, Children play area, viewing deck, water treatment plant all form part of this water front development. Swale and Mist fountain, Laser shows, Open Air theatre on water for screening movies etc will be added attraction. All these attractions will ensure a consistent increase in the foot fall in the days ahead. These activities are also expected to bring foot fall, all days of the week. Week end crowds thronging this new addition to the City landscape is huge. On an average 6,000 visitors are visiting the Periyakulam lake front alone every day as per an internal census conducted. The Valankulam Lake also receives similar footfalls. The lakefronts are being developed to sport a host of live events to cater to people of all age groups. The Citizens now will have many options to spend their time outdoors in the City. A lot of greenery is being added to create a beautiful ambience. The lakefront is loaded with many features such as places for social and cultural events programmed on a regular basis. Professional management of the facilities & events will bring a rich experience for the visitors to the waterfront.

**General Instructions:**

- 1) The applicants are advised to read the EOI documents carefully before submitting their application. The terms and conditions mentioned in the EOI documents will carry the meaning as assigned to them. In case of any dispute on any of the terms and conditions, the decision of the Managing Director, CSCL will be the final and binding.
- 2) The Managing Director, CSCL reserves the right to alter or modify the terms and conditions of this EOI at any time without notice.
- 3) The applicants are advised to visit the site of developments and select the location of their interest and assess the revenue realization potential. Suggestions, modifications or any additions to the utilities provided at the site may be given by the applicants.
- 4) The applicants should remit an amount of Rs.10,000 (Rupees ten thousand only) as Application Fee (Non-refundable) in the form of Demand Draft from any Nationalized / Schedule banks drawn in favor of "The Managing Director, Coimbatore Smart City Limited, Coimbatore" along with the bid.
- 5) The built up space & kiosks will be provided for setting up Food Kiosks outlets covered and open useable spaces for seating in the lake front with common amenities by CSCL.
- 6) All those who meet the eligibility criteria will be short listed after evaluation.
- 7) The successful applicant so enlisted shall not have a right to transfer his registration to any person or persons or concerns.
- 8) The Managing Director, CSCL reserves the right to cancel the enlistment of applicants without giving any notice.
- 9) If any doubt arises with regard to any of the conditions mentioned, the decision of the Managing Director, CSCL will be final.

Managing Director  
Coimbatore Smart City Limited

## II. GENERAL CONDITIONS

### 1.0 Enlistment Process in Brief:

The Managing Director, Coimbatore Smart City Limited, Coimbatore invites tenders to enlistment of reputed Food Court operators for operating Food Courts in Valankulam & Periyakulam Lakes under Coimbatore Smart City Limited. The applicants will be received upto 3.00 PM on or before 06.04.2023 through offline. The documents can be downloaded / viewed free of cost from the website [www.ccmc.gov.in](http://www.ccmc.gov.in) & [www.coimbatoresmartcity.org](http://www.coimbatoresmartcity.org)

The application should accompany **Application Processing Fee of Rs.10000/- (Rupees Ten thousand only)** which should be remitted only by way of Demand Draft drawn in favor of "The Managing Director, Coimbatore Smart City Limited, Coimbatore".

Application must reach the office of the Managing Director, Coimbatore Smart City Limited, Coimbatore - 641001 on or before 06-04-2023, 3.00 PM through offline.

The highest revenue share quoted bidder will be allotted.

### 2.0 Schedule of Events:

The CSCL would endeavor to adhere to the following schedule:

1.	Due date and time for receipt of tenders	06-04-2023 upto 3.00 PM through offline only
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### 3.0 Two Cover System:

The applicant should submit the application in two cover system only.

- Cover A – Should consist of the application and technical documents along with the application processing fee (in form of Demand Draft)
- Cover B – Should consist of the Revenue Share by the applicant.

### 4.0 Eligibility, Qualification & Experience:

#### 4.1 Food Court Operators:

The applicant should preferably be a Reputed Regional / Traditional Brand with at least one existing operational store;

- The applicant having completed at least 1 year operations (South Indian Veg/Non Veg, Chinese, North Indian Veg / Multi-cuisine, QSR, Hot/Cold Beverage Bars, Frozen desserts, Snack joints) will be preferred.

(or)

- The applicant should have at least one food court managed by him in past 3 years at least in any private Food Courts or Shopping Mall or Theatre or any similar.

3. The applicant should be a registered entity and should enclose attested copies of the following active & valid certificates issued by statutory bodies.
  - a) Proof of Registration as Hotel / Restaurant / Food service outlet
  - b) Proof of Registration of PAN, MSME or any other valid registration.
  - c) Proof of FSSAI Registration / License of State / Central Certification Agency as per Food Safety and Standards Act, 2006 in the relevant field.
  - d) Proof of GST Registration.
  - e) Income Tax returns documents for the financial years 2019-2020, 2020-2021 & 2021-2022.

Note:

1. The invitation is open to all entities that are either companies registered under Companies Act 1956/2013; or are registered under Societies Registration Act, 1860 or equivalent; or registered as a trust; or is registered under the Indian Partnership Act, 1932 or Limited Liability Partnership Act, 2008 or equivalent and is valid on the date of application.

2. List of enclosures:

Copy of last three year IT Returns, GST documents, Registration documents of the registered legal entity, Affidavit for no cases pending in any court of law against the applicant entity are also required to be enclosed with the EOI application.

#### **5.0 Other Conditions:**

1. The successful bidder should have to create software for billing and the access of the software should be given to Coimbatore Smart City Limited. All the billing should be done only through that billing software.
2. The successful bidder will be responsible for the cleanliness of the whole food court area including housekeeping, garbage removal, maintaining sanitary condition, etc.
3. The successful bidder will be responsible for the Safety and Security of the Food Court area, He should deploy the Security Guard for the Food Court Area.
4. A joined bank account will be created between the successful bidder and the Coimbatore Smart City Limited. All the day to day income generated should be deposited in that bank account at End of Day (EOD). Standing instruction will also be given to the bank to deposit the share of the successful bidder and the Coimbatore Smart City Limited in their respective bank accounts on daily / weekly / monthly basis as agreed by both the parties.
5. All Electricity charges shall be borne by the successful bidder as per meter reading
6. All fire safety statutory approvals to be in the scope of the successful bidder

#### **6.0 Site Inspections and visit to the Lake sites:**

The applicants may carry out the inspection of the designated sites during office hours with prior permission.

**COVER - A**  
**Details of Applicant**  
*(On the Letter Head of the Applicant)*

1. Applicant details	
a) Name of Applicant	
b) Address of the firm	
c) Date of incorporation and/or commencement of business, registration number	
d) GST registration details	
e) PAN No	
2. Details of individual(s) who shall serve as the point of contact / communication for the Authority with the Applicant:	
a) Name	
b) Telephone / Mobile number	
c) E-mail address	
3. Applicant's main line of Business	

**Enclosure Checklist: Following shall be enclosed with Application:**

<b>S. No</b>	<b>Document</b>	<b>Enclosed (yes/no)</b>
1	Duly filled Application Form	
2	Self Attested copy of Certificate of Incorporation / MSME or any other registration	
3	Application Fee Demand Draft of Rs.10,000/- in the name of (The Managing Director, Coimbatore Smart City Limited)	
4	Self Attested Copy of PAN Card	
	Self Attested Copy of Aadhaar Card of the main applicant	
5	Proof of FSSAI Registration certificate	
6	Proof of GST Registration certificate	
7	Income tax assessment certificates or Audited Financial Statements for the Previous years (2019-2020, 2020-2021, 2021-2022)	
8	Affidavit for no cases pending in any court of law against the applicant entity	

(Name of the Applicant)

Signature  
(Name of the Authorized Signatory) Designation:

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

**COVER – B**

**REVENUE SHARE OFFER**  
*(On the Letter Head of the Applicant)*

<b>S. No.</b>	<b>Name of the Applicant (Firm / Brand name)</b>	<b>Food Court details</b>	<b>Percentage (%) of Revenue Share</b>

**Note : The applicants may apply for one Food Court or as whole.**



## Annexure

### Details about the Available Courts

S. No.	Location	Food Court Number	Food Court Shop Size	Food Court Seating
1	Valankulam Lake (Northern bund)	Food Court 1	Shop 1 – 6m x 6m Shop 2 – 6m x 6m Shop 3 – 6m x 6m Shop 4 – 6m x 6m	<b>GF</b> Indoor Dining Area - 200 Sqm <b>GF</b> Outdoor Dining Area - 500 Sqm  <b>FF</b> Indoor Dining Area - 110 Sqm <b>FF</b> Outdoor Dining Area - 300 Sqm
2	Valankulam Lake (Northern bund)	Food Court 2	Shop 1 – 6m x 6m Shop 2 – 6m x 6m Shop 3 – 6m x 6m Shop 4 – 6m x 6m	<b>GF</b> Indoor Dining Area - 230 Sqm <b>GF</b> Outdoor Dining Area - 500 Sqm  <b>FF</b> Indoor Dining Area - 110 Sqm <b>FF</b> Outdoor Dining Area - 300 Sqm
3	Periyakulam Lake (phase 1 - West bund)	Food Court	Shop 1 – 3m x 4.92m Shop 2 – 3m x 4.92m Shop 3 – 3m x 4.92m Shop 4 – 3m x 4.92m Shop 5 – 3m x 4.92m Shop 6 – 3m x 4.92m Shop 7 – 3m x 4.92m Shop 8 – 3m x 4.92m Shop 9 – 3m x 4.92m Shop 10 – 3m x 4.92m	<b>GF</b> Dining Area -338 Sqm <b>Shop 1 to 6 passage</b> Area - 140 Sqm  <b>Shop 4 to 10 passage</b> Area - 98 Sqm  <b>FF</b> Open Dining Area - 100 Sqm <b>FF</b> Open Dining Area - 70 Sqm