



PUNJAB STATE TRANSMISSION CORPORATION LIMITED,
Regd Office: PSEB Head Office, The Mall, Patiala.147001.
Corporate Identity No. U4010PB2010SGC033814 Website : www.pstcl.org
Office of: CE/TS, Shakti Sadan, Patiala. Telefax-0175-2205502 email: se-planning@pstcl.org

EXPRESSION OF INTEREST (EOI)

Expression of Interest (EOI) for Leasing of Microwave towers installed under ULDC-NR system.

EOI No. 01/Comm (D)

Date: 18.12.15

PSTCL invites Expression of Interest from experienced parties for the subject EOI. The complete EOI document can be downloaded from our website www.pstcl.org.

The completed Expression of Interest shall be received upto 28.01.2016, 02:30 PM and shall be opened on 28.01.2016 at 03:00 PM.

Dy.CE/Plg & Comm. PSTCL, Patiala



Expression of Interest
for Leasing of Microwave Towers
installed in PSTCL System

By
Punjab State Transmission Corporation Limited
Registered Office: The Mall, Patiala-147001

EOI NO. : 01/Comm(D)

dated 18.12.2015

Website: <http://www.pstcl.org>

Expression of Interest for Leasing of Microwave Towers installed in PSTCL System

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(*The application and Schedules contained in Section-IV are to be submitted by the Interested Applicant duly filled in, signed and stamped on each page.)

SECTION I- EXPRESSION OF INTEREST

PUNJAB STATE TRANSMISSION CORPORATION LIMITED

(A GOVERNMENT OF PUNJAB ENTERPRISE)

Expression of Interest for Leasing of Microwave Towers installed in PSTCL system

EOI NO. :

1.0 INTRODUCTION:

PUNJAB STATE TRANSMISSION CORPORATION LIMITED (PSTCL) is one of the Dynamic State Transmission Utility in the country was incorporated in April 2010 under the Companies Act, 1956 as a company wholly owned by the Government of Punjab to undertake the business of transmission and wheeling of electricity in the State. The registered office of the Company is situated at Patiala, its project and field units are spread all over the State.

PSTCL had installed Microwave Towers under its ULDC Project for internal communication systems. Now PSTCL has shifted its internal communication on Fibre Optic network and in turn these Microwave towers have become spare.

2.0 Intent of Eoi:

PSTCL intends to lease out Microwave Towers to interested reputed Mobile network providers /Telecom operator /Companies in India.

PSTCL is interested in offering its Microwave Towers alongwith all accessories for commercial Telecom use on as is where is basis. These Towers owned by PSTCL are presently not in use and available for use by the party to whom tower shall be leased out. However, PSTCL reserves its first right to use the above Tower in case such need arises. In such case PSTCL may use available space on leased out tower subject to mutual consent. In case space is not available or lessee is not agreeable to allow usage by PSTCL, PSTCL shall have right to terminate lease agreement on three months' notice. In case of termination of agreement, lease rent shall be payable in proportion to the time, microwave tower has been rented on lease.

3.0 Expression of Interest (Eoi):

PSTCL hereby invites applications for Expression of interest from interested parties who wish to utilize the offered Microwave towers alongwith all accessories on commercial (as passive infrastructure) basis. Applicants shall ensure that they meet the Eligibility Criteria as defined at Para 4.0 and Qualifying requirements as defined in Para 5 below.

The application shall be submitted strictly as per PSTCL format along with relevant supporting documents in support of meeting Eligibility Criteria. PSTCL will consider the

applications for suitability in line with the terms and conditions brought out hereunder and shortlist the bidders based on the information provided by them vide this Expression of interest.

PSTCL May call the parties who have submitted their Expression of Interest for a pre bid discussions regarding the terms & conditions for leasing of the towers, limitations if any and to comply to the queries of the applicants. Finally commercial and price bids shall be invited from the shortlisted bidders on terms and conditions finalized by PSTCL. Applicants finally selected based on the bidding process will be invited to enter into definitive Commercial Agreement to this effect. **Renting of space and other infrastructure shall be through a Lease Agreement to be signed between the Party, hereinafter referred to as Lessee and PSTCL**

4.0 Eligibility Criteria:

This Invitation for Proposals issued by the PSTCL is open to all firms including company(ies), Government owned Enterprises registered and incorporated in India as per Companies Act, 1956 or 2013.

5.0 Qualifying Requirement and documents to be submitted along with EoI :

Qualification of bidder will be based on meeting the qualifying criteria specified below regarding bidder's commercial and technical credibility.

The bidders are required to furnish the following documents (commercial & technical) to assess the capacity and capability of the bidder.

5.1 Commercial

- i) Certificate of incorporation
- ii) Service tax registration certificate
- iii) Audited balance sheet and profit & loss account for last three financial year starting from 2012-13
- iv) Copy of PAN

5.2 Technical

- i) The bidder must be a Mobile Network provider/ Telecom operator /Other Company having own telecom network and possess a valid Telecom License/ permission/ clearance from the concerned Licensing Authority i.e. Dept of Telecom, Govt. of India for the intended telecom business envisaged by utilizing PSTCL Tower Space. Bidder has to submit document in support of the same.
- ii) The bidder has to furnish document in support of experience in providing telecom services of having telecom network for its own use.

6.0 Statutory clearances and approvals like WPC, SACFA, Spectrum License, Way Leave Environment and Forest Clearance etc. required for setting up the project shall be taken up by the Service providers at their own risk and cost.

7.0 Service providers shall develop, finance, design, construct, own, maintain, operate and repair the telecom infrastructure established by them under the project. This would include assets such as telecom Antennas & associated cabling (including earthing) and other accessories to be mounted on Microwave towers as well as the related infrastructure on the ground space such as shed, DG Set, Battery bank, Air conditioning and telecom equipment etc. PSTCL shall have no role in this.

8.0 General information and Terms & Conditions:-

General information and terms & conditions regarding lease of Microwave towers are enclosed herewith in **section-II**.

9.0 Location of Tower's Package details:-

The details of topographic information and tower heights of various towers available for lease have been provided in **Section-III**.

10.0 Schedule of Activities:-

PSTCL invites Expression of Interest from experienced parties for the subject EoI. The completed Expression of Interest shall be received up to 28.01.2016, 02:30PM and shall be opened on 28.01.2016 at 03:00PM. The details of Qualifying Requirements are mentioned at Para 5.0 above. Any updates to the EOI Document shall be uploaded on our website only. The interested applicants are requested to ensure that all updates are considered while submitting the EOI.

11.0 Contact Officer:-

All correspondence, clarification and submission of Expression of Interest documents shall be addressed to:-

Dy. Chief Engineer
Planning and Communication
Punjab State Transmission Corporation Limited
The Mall, Patiala-147001
Tel- 0175-2205502, Fax -0175-2205502
Mob No. 96461-18769

On expiry of EOI date, only selected parties who have submitted EoI shall be intimated for a pre-bid meeting on scheduled date & time for finalization of terms & condition and bid documents.

SECTION-II- GENERAL INFORMATION AND TERMS & CONDITIONS

- 1.0 List of Towers proposed to be leased is enclosed with height and coordinates.
- 2.0 Towers shall be leased for a minimum period of five years subsequently lease can be renewed on annual basis as per mutually agreed terms and conditions for a further period of 5 years.
- 3.0 Feeder cable & accessories available as spares along with the Microwave towers are open to be leased. The bidders may survey & inspect the towers and other spares at site prior to bidding.
- 4.0 Lessee should have valid license and should fulfil all statutory requirements for utilization of these towers.
- 5.0 Towers shall be leased on as is where is basis.
- 6.0 Towers have aviation lights installed in working condition as per list of towers enclosed. Maintenance of aviation lights in working condition and meeting statutory compliance is the responsibility of Lessee.
- 7.0 Space under the tower can be utilised for construction of shelter/kiosk by the Lessee for erection of shed for housing of equipment at the station. Providing shelter, watch and ward shall be at the cost & responsibility of Lessee.
- 8.0 DC supply be arranged/provided by Lessee. For AC supply Lessee shall take connection from DISCOM.
- 9.0 10% of five year charges shall be payable as Security deposit. Lessee shall pay lease charges on annual basis in advance with applicable taxes to the Lessor.
- 10.0 Lessee shall install antennae of suitable sizes such that it does not harm and put tower structure safety at risk. Lessee shall provide all relevant details about antennae, feeder cable etc. and get prior approval from Lessor with data justifying that it shall not put tower structure at risk.
- 11.0 Routine maintenance of the tower shall be to the Lessee's account.
- 12.0 No sub-contracting is permissible by the PSTCL.

- 13.0 There shall be restricted entry to the PSTCL premises. Identity cards for two of the personnel of the Operator shall be issued for the maintenance of their equipment. However during construction of the room and installation of their equipment temporary passes shall be issued by the concerned SDO Grid S/S, PSTCL.
- 14.0 Priority shall be given to the parties interested for leasing all the towers en-block and PSTCL may not consider the EOI of the parties who have applied for a fraction number of towers for leasing if substantial EOI are received for leasing of all the towers in en-block.
- 15.0 One microwave tower can be used by one or multiple operators depending upon the number of applicants and space of the respective towers and on mutual consent.
- 16.0 On completion of lease period, Lessee shall withdraw all installations and hand over the site in clear condition.
- 17.0 Lessee shall obtain no dues certificate from Lessor on completion of Lease period.
- 18.0 These terms are proposed terms by PSTCL. However, intended users are free to suggest modification/change/propose new terms which may be considered by PSTCL before inviting bids for leasing of towers.

Note: The terms and conditions stated above are not final and subject to change or pre bid meeting to be convened after expiry of the EOI date.

Dy. Chief Engineer
Planning and Communication
PSTCL, Patiala

SECTION III- TOPOGRAPHIC INFORMATION AND TOWER HEIGHT

| Sr.No. | TOWER LOCATION | COORDINATES | | MAST HEIGHT (Meters) |
|--------|---------------------|-------------|-----------|-------------------------|
| | | (E) | (N) | |
| 1. | JAGRAON | 75°28'20" | 30°49'15" | 90 |
| 2. | LALTOKALAN | 75°47'20" | 30°15'18" | 70 |
| 3. | GORAYA | 75°46'30" | 31°07'30" | 60 |
| 4. | MALERKOTLA | 75°50'05" | 30°30'00" | 100 |
| 5. | BARNALA | 75°30'05" | 30°20'05" | 90 |
| 6. | JALANDHAR (JAMSHER) | 75°37'20" | 31°14'00" | 60 |
| 7. | GOBINDGARH | 76°18'17" | 30°39'18" | 80 |
| 8. | PATIALA (ABLOWAL) | 76°21'10" | 30°21'30" | 90 |

SECTION-IV : APPLICATION AND SCHEDULES

To

Dy. Chief Engineer
Planning and Communication
PSTCL, Patiala.

Sub:- Expression of Interest for Leasing of Microwave towers installed in PSTCL system.

Dear Sir,

- 1.0 Having examined the document "Expression of Interest for **Leasing of Microwave towers installed in PSTCL system**". I the undersigned, express my interest for the same.
- 2.0 In line with the requirements of "Expression of Interest", I submit herewith the following information / data / documents:

A. Application format:

| | | |
|--------|--|--------|
| 1. | Name of the firm | |
| 2. | Full Address Telephone No. Fax No. Contact Person and Mobile No. E-mail | |
| 3. | Purpose of Leasing | |
| 4. (a) | Interested for leasing all the 08 no. of towers enblock? | Yes/No |
| (b) | If not No. of towers (location wise) interested for lease | |
| 5. | Service Tax no. submitted? | Yes/No |
| 6. | Copy of MoU and AoA attached? | Yes/No |
| 7. | Telecom License/ permission/ clearance from the concerned Licensing Authority i.e. Dept of Telecom, Govt. of India attached? | Yes/No |
| 8. | Area/circle where telecom services is being currently provided by the party | |
| 9. | Certificate in support of experience submitted | Yes/No |
| 10. | Balance sheets for last three Financial years submitted | Yes/No |

For and on behalf of bidder company

(Signature of Authorised representative)