

DAHOD SMART CITY DEVELOPMENT LIMITED (DSCDL)
Expression of Interest (EOI) Notice for Development, Operation and
Maintenance of Chab Talav Project

1. Introduction

Dahod Smart City Development Ltd. (DSCDL) invites *Expression of Interest (EOI)* from eligible and experienced partners/firms/companies for undertaking **Operation and Maintenance (O&M)** of the **Chab Talav Project**, Dahod, along with revenue sharing model.

The Chab Talav Project is a key urban development initiative under the Smart City Mission, comprising recreational, cultural, environmental, and tourism-based infrastructure. The selected agency shall ensure holistic management, maintenance, and revenue generation in accordance with DSCDL guidelines.

2. Objective of the EOI

The objective of this Expression of Interest is to identify competent partners /firms / companies with proven experience in large-scale facility management, operation of public/recreational infrastructure, garden/landscape maintenance, solar plant monitoring, security services, and revenue-linked operations.

3. Scope of Work

The selected partners /firms / companies shall be responsible for **operation, maintenance, cleanliness, security, and management** of all assets under the Chab Talav Project, including but not limited to:

3.1 Gardens and Landscape Areas

- Saifee Garden
- Jawahar Garden
- MAA Bharti Garden
- STP Garden
- Beautification & Landscaping of entire premises

3.2 Recreational & Public Facilities

- Open Amphitheatre
- Open Gym & Children Play Equipment
- Cycle Track & Walking Track
- Manual and Electric Bicycles
- 6-Seater Golf Cart
- Boating Facility (subject to approval)

3.3 Party Plot & Multipurpose Facilities

The Party Plot area comprises:

- Rooms with attached facilities
- Kitchen Facility
- Stage Area
- Lawn Area
- Lighting Facilities

- Four- and Two-Wheeler Parking

3.4 Food Courts

- Ratri Bazar Food Court (13 units)
- Saifee Food Court (14 units)
- Maa Bharti Food Court (2 units)

3.5 Solar Infrastructure

- Operation, maintenance and monitoring of the **360 KW Solar Rooftop Plant**
- Coordination with DISCOM (MGVCL) for net-metering and power credits

3.6 Infrastructure & Utilities

- Sewage Treatment Plant (STP) including treated water reuse
- Fish Fountain and Floating Fountain system
- Unutilized space management for future development
- Security & Staff Room facility

3.7 Technology Infrastructure

- 24x7 Surveillance System (CCTV)
- Public Address (PA) System
- LED Display Board Operations and maintenance

4. Responsibilities of the Selected Agency

1. Provide skilled manpower for operation, maintenance, and management.
2. Maintain all infrastructure in functional, clean, and safe condition.
3. Ensure uninterrupted operation of solar, fountains, surveillance & STP systems.
4. Deploy security staff round-the-clock.
5. Carry out horticulture, landscaping, and garden upkeep activities.
6. Manage revenue-based assets such as party plot, food courts, bicycles, and boating activities (after approval).
7. Maintain daily operational logs and monthly reporting to DSCDL.
8. Comply with all statutory norms related to safety, labour laws, electrical standards, and environmental guidelines.
9. Take preventive and breakdown maintenance as required.
10. Ensure no damage, misuse, or unauthorized use of DSCDL property.

5. Eligibility Criteria

1. The agency must be a registered firm/company/trust/society.
2. Minimum **3 years'** experience in O&M of public parks, gardens, amusement zones, civic facilities, tourism assets, or similar large-scale projects.
3. Proven experience in operating electrical/mechanical installations (solar plants, fountains, lighting, surveillance, etc.).
4. Should not be blacklisted by any Government / PSU / Agency.

6. Documents to be Submitted

Interested agencies must submit the following documents:

1. Company profile and registration documents

2. PAN, GST, and statutory registrations
3. Audited financial statements for last three years

4. Work experience certificates
5. Details of manpower and technical capacity
6. Approach & methodology for managing Chab Talav Project
7. Any innovative proposal for revenue generation, beautification, or operation improvement

7. Selection Process

The EOI is intended to shortlist competent partners /firms / companies.

DSCDL may invite shortlisted for:

- Presentation / interview
- Submission of detailed technical, financial and submitted proposal for revenue sharing.

8. Termination Clause

8.1 Termination for Convenience

The Authority (DSCDL) shall have the right to terminate this Agreement, in whole or in part, at any time during the Term, **for its convenience**, by giving the Operator a **prior written notice of ninety (90) days**, without assigning any reason.

In such case, the Operator shall be entitled only to payment for services satisfactorily performed up to the effective date of termination and shall not be entitled to any claim for loss of profit or future earnings.

8.2 Termination for Operator's Default

The Authority may terminate this Agreement by giving a **thirty (30) days' written notice** if the Operator commits any of the following events of default and fails to cure the same within the notice period:

- a) Failure to perform O&M obligations in accordance with the Agreement
- b) Persistent breach of service levels, safety norms, or statutory requirements
- c) Failure to maintain the Project facilities in good and operable condition
- d) Non-payment or delayed payment of revenue share / fees due to the Authority
- e) Unauthorized sub-letting, assignment, or transfer of rights
- f) Insolvency, liquidation, or winding up of the Operator
- g) Engagement in corrupt, fraudulent, or illegal practices
- h) Abandonment of the Project or prolonged suspension of services without approval

8.3 Termination for Authority's Default

The Operator may terminate this Agreement by giving a **sixty (60) days' written notice** if the Authority:

- a) Fails to fulfil its material obligations under the Agreement
- b) Fails to hand over peaceful access or interferes with lawful operation
- c) Commits a material breach and fails to remedy the same within the notice period

8.4 Termination due to Force Majeure

If a Force Majeure event continues for a period exceeding **one hundred eighty (180) days**, either Party may terminate this Agreement by giving **thirty (30) days' written notice**, without any liability on either Party, except settlement of dues up to the termination date.

8.5 Consequences of Termination

Upon termination or expiry of this Agreement:

- a) The Operator shall peacefully hand over the Project Site, assets, utilities, and records to the Authority in good working condition, subject to normal wear and tear
- b) All rights of the Operator to operate the Project shall cease immediately
- c) Any outstanding dues payable to the Authority shall be recovered from the Security Deposit
- d) The Authority shall have the right to forfeit the Security Deposit in case of termination due to Operator's default
- e) Termination shall not affect accrued rights, obligations, or remedies of either Party

9. Amicable Resolution

9.1 The Parties shall make every effort to resolve amicably, through mutual consultation, any dispute, difference, or claim arising out of or in connection with this Agreement ("**Dispute**").

9.2 If the Dispute is not resolved within **thirty (30) days** from the date of written notice by either Party, the Dispute shall be referred to arbitration in accordance with Clause 10 below.

10. Arbitration

10.1 All Disputes arising out of or relating to this Agreement, including its interpretation, performance, termination, or validity, shall be finally settled by **arbitration** in accordance with the provisions of the **Arbitration and Conciliation Act, 1996**, as amended from time to time.

10.2 All disputes referred to arbitration by any Party in accordance with terms of the Contract, shall be finally resolved by an arbitration panel consisting of three arbitrators, one each to be appointed by each Party within seven (10) days from the date of issuance of notice of arbitration by any Party and the third arbitrator to be jointly appointed by the two arbitrators appointed by the Parties within seven (10) days of appointment of second arbitrator.

In the event the Parties fail to agree on the appointment within **thirty (30) days**, the arbitrator shall be appointed in accordance with Section 11 of the Arbitration and Conciliation Act, 1996.

10.3 The **seat and venue of arbitration** shall be **Dahod, Gujarat**.

10.4 The **language of arbitration** shall be **English**.

10.5 The arbitral award shall be **final and binding** on the Parties and enforceable in accordance with Applicable Law.

10.6 During the pendency of arbitration, the Parties shall continue to perform their respective obligations under this Agreement, to the extent practicable.

11. Governing Law

This Agreement shall be governed by and construed in accordance with the **laws of India**.

12. Jurisdiction

Subject to the provisions of arbitration above, the **courts at Dahod, Gujarat**, shall have **exclusive jurisdiction** over all matters arising out of or relating to this Agreement.

13. Last Date of Submission

The EOI must be submitted on or before:

[Date to be inserted by DSCDL]

14. DSCDL Rights

DSCDL reserves the right to:

- Accept or reject any or all EOIs without assigning any reason
- Modify the scope or conditions at any stage
- Cancel the EOI process partially or fully

15. Submission of EOI

The Expression of Interest along with all supporting documents must be submitted in a sealed envelope superscribed:

“EOI for Operation & Maintenance of Chab Talav Project”

To:

The Chief Executive Officer

Dahod Smart City Development Ltd.

ICCC Building, 1st Floor

Jilla Seva Sadan

Dahod – 389151

Contact: 7202920553

Email: dahodsmartcity20@gmail.com

For further details, contact DSCDL office during working hours.

DSCDL reserves the right to accept or reject any EOI without assigning any reason.