



OFFICE OF THE MANAGING DIRECTOR,
ASSAM STATE TRANSPORT CORPORATION,
PALTANBAZAR, PARIBAHAN BHAWAN, GUWAHATI- 781008

NOTICE INVITING QUOTATION

No.: - ASTC/CE/2052/2021/- 434

Dated Guwahati, 21 the, 2021

Sealed quotation in prescribe from enclosing IPO of Rs. 10.00 (Rupees Ten) only is invited from the individual/firm/companies or any other Commercial Organisation interested to carry on their business at Assam State Transport Corporation. For leasing out the quotationers have to quote on the minimum monthly rent as per TOR which is excluding GST, electricity bill and other charges as applicable from time to time.

Name of Station:ISBT, Tezpur

Ground Floor (Main Block):

1. Toilet Block
2. Restaurant
3. 14 Nos. of Shops
4. Cloak Room
5. Courier Service
6. Space for bank and 2 nos. ATM

Ground Floor (Commercial Block):

1. 22 Nos. of Shops.
2. 2nos. of Toilet Block.

First Floor (Main Block):

1. Restaurant
2. Proposed dormitory for Male & Female

First Floor (Commercial Block):

2. 19 Nos. of Shops.

Second Floor (Main Block):

1. Cinemax (2Nos.) with 8 nos. Food Stalls along with Toilet

Second Floor (Commercial Block):

1. 22 Nos. of Shops.
2. Open Terrace Restaurant.
3. 2nos. of Toilet Block.

Details terms and conditions may be obtained in our website astc.assam.gov.in which will give a very clear picture. Quotationer have to quote separately against each items eg. For

14nos. of stalls quotationer have to visit our website and quote separately against their interested stall. One quotationer will be entertained for one stall only and will not be entertained for multiple stalls. For any queries please visit ASTC, Paltanbazar Civil Branch during office hours.

Interested parties may collect the quotation papers from the office of the undersigned during office hours of any working day from ~~25~~ ~~02~~ /2021 to ~~17~~ ~~03~~ /2021 up to 3:00 pm on payment of Rs. 1000.00 (Rupees One thousand) only in the shape of bank draft drawn in favour of "Managing Director, ASTC, Paltanbazar, Guwahati" which is non-refundable. The last date and time of receiving quotation is ~~18~~ ~~03~~ /2021 up to 2:00 P.M.



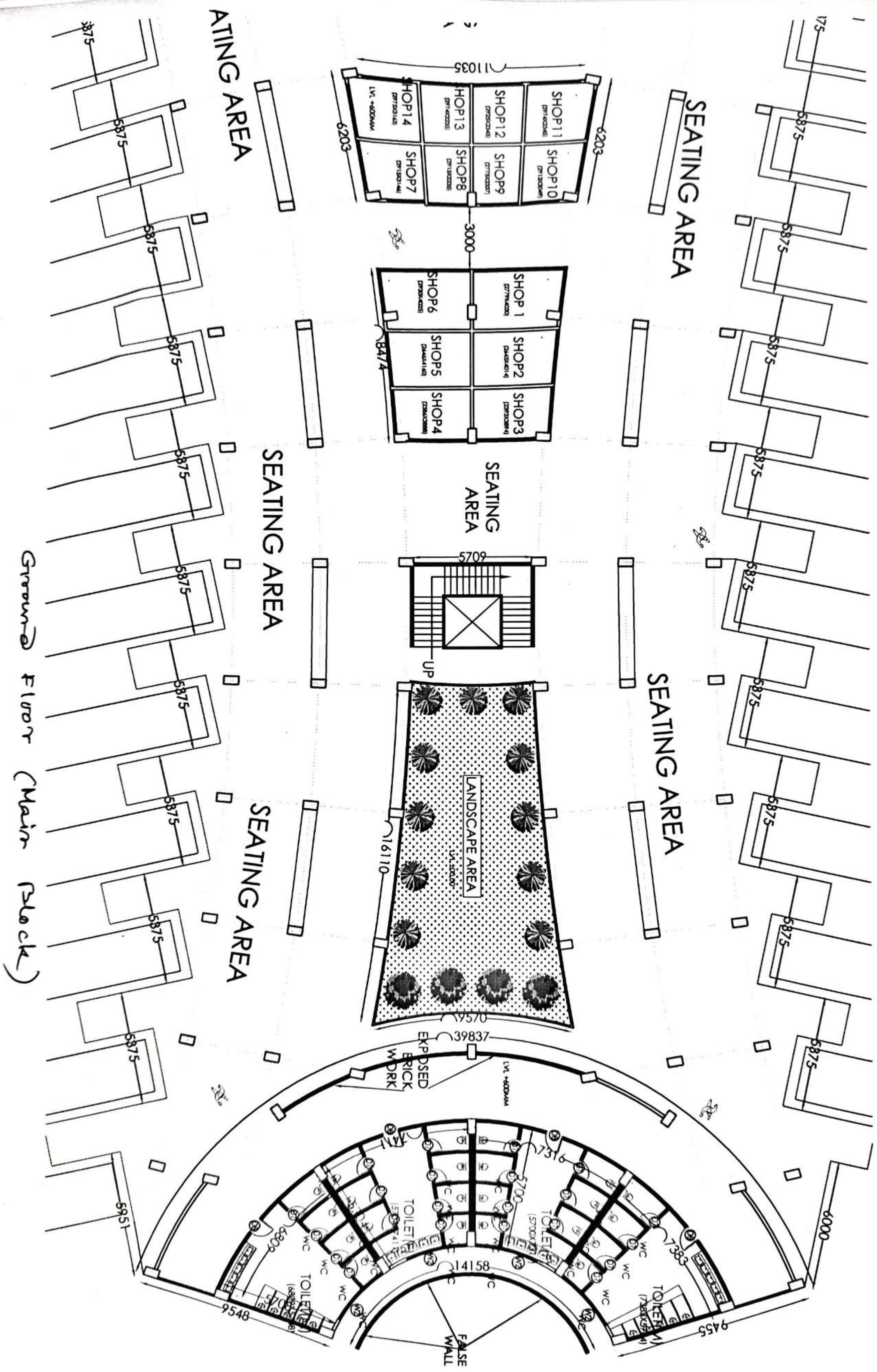
Managing Director
Assam State Transport Corporation,
ParibahanBhawan, Paltanbazar,
☞ Guwahati-8

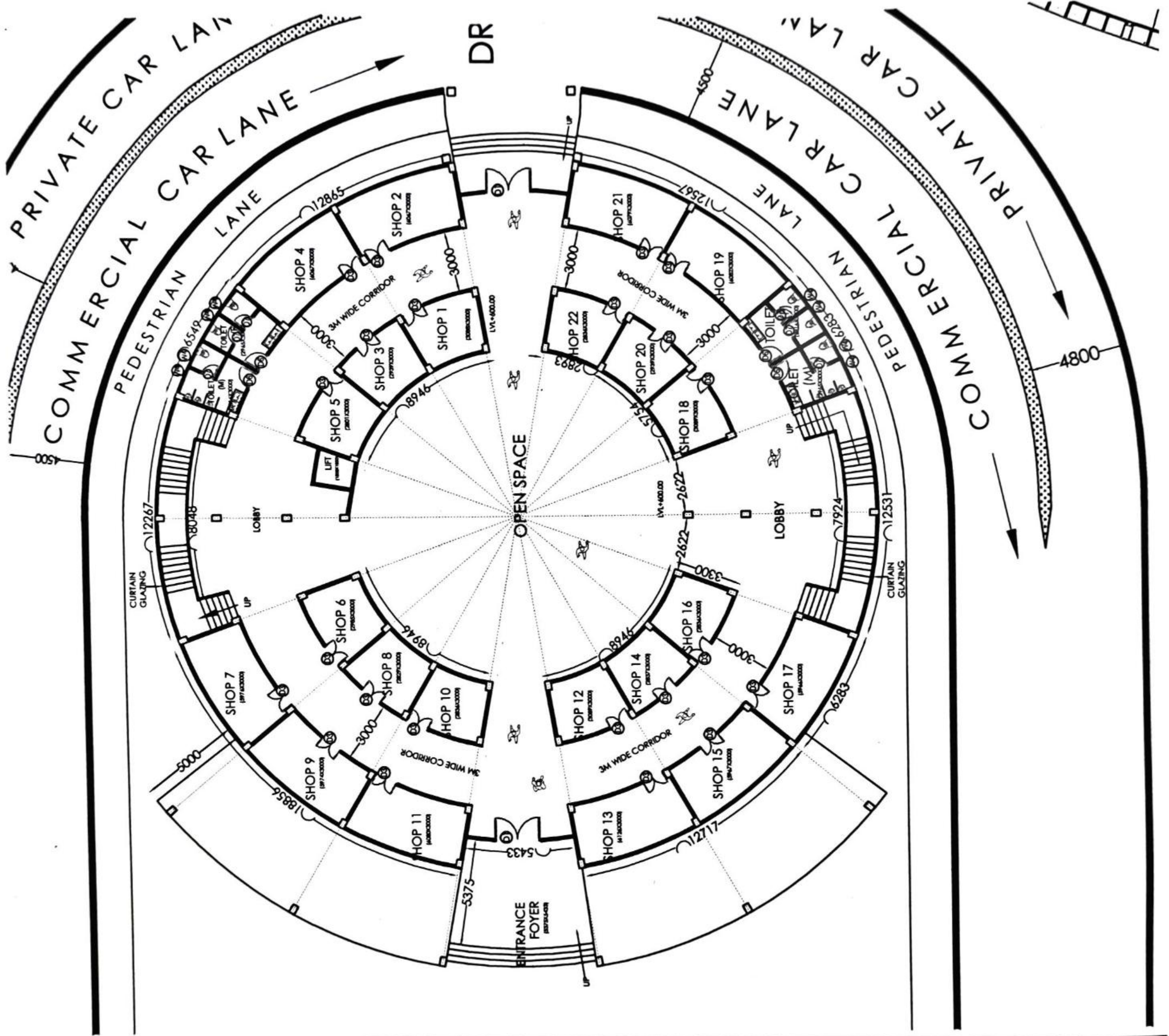
Terms and reference for allotment of stall (S),Restaurant, Cinemax, Toilet etc at ISBT, Tezpur for running business onRent basis.

1. The quotationers have to be quoted rate on fixed minimum rent/charge/ fee is ie Rs ---- (Rupees ----) only per Sq.ft per month excluding G.S.T, electricity charges and other taxes as Applicable Time to time.
2. The minimum rent may be calculated by using the formula (Land value per Sq.ft + Building Value per Sq.ft) x 7% divided by 12 = Rent per month per Sq.ft. i.e For Ground Floor land value is considered as X, 1st Floor as X/2 and 2nd Floor as X/3 excluding G.S.T, electricity charges and other taxes as applicable time to time. Building value may be considered from the SOR 2013-14 of APWD.
3. The registration fee fixed for Stall as Rs. 51,000.00 and for Restaurant,Cinemax,Toilet etc at ISBT registration fee fixed as Rs. 2,00,000.00 which is non refundable. The Registration fee have to be paid in the shape of Bank Demand draft in favour of Managing Director, ASTC, Paltan Bazar, Ghy-08. Final allotment order will be issued after completion of the project.
4. Further you will have to pay Six (6) month rent excluding GST as security deposit. This security deposit money will have to be deposited after completion of the project as well as before handing over the said allotted space.
5. The cost of internal decoration will have to be done from your end, which is non refundable or non adjustable.
6. You will have to keep the area clean at your own cost.
7. Non payment of monthly rent for 3(Three) consecutive month to ASTC will leads for cancellation of the allotment automatically. No complain/ objection whatsoever will be entertained in future in this regards.
8. The said premise should not be used for any other unlawful activities.
9. No electric power connection will be provided from ASTC. You may apply necessary electric power connection directly from the APDCL at your own cost if necessary. Necessary NOC will be issued from ASTC.
10. The terms of this allotment is initially for 29 (Twenty Nine) years subject to the renewal with enhancement of monthly fee/charge @ 10% (ten) percent in every 3 (Three) years interval. After 29 years it will be renewed on the basis of performance record like payment or rent, conduct etc.
11. **Sub-let of the allotted room/ stall is strictly prohibited.**
12. For breach of any terms & conditions of this allotment and agreement, ASTC shall have the right to terminate this allotment/ agreement at any time without any prior notice. If any arbitrary matter arises, it will be resolved in Guwahati High Court.
13. In case of any dispute the matter may be initially solve on mutual discussion by both the parties. In case of failure the same may be referred to the Chairman of ASTC and his discussion shall be final binding on both the parties.
14. The undersigned does not bind him to accept the highest quoted quotation and reserves the right to reject any or all quotations without assigning any reason thereof.
15. You have to enter into the agreement with ASTC authority for which 3(three) nos. of non-judicial stamp papers of Rs. 50.00 (Rupees Fifty) only each have to be submitted to the Managing Director, ASTC, H.O. for execution. Other relevant terms will be incorporated in the agreement.
16. Any confusion raised, interested parties may be contact following member during office hours.
Sri Ranjit Barman, J.E(Civil) -9706693009 Sri Samit Dutta, A.E (Civil) -9508618578.



(A.P Tiwari, IPS)
Managing Director
A.S.T. Corporation
Guwahati, Assam

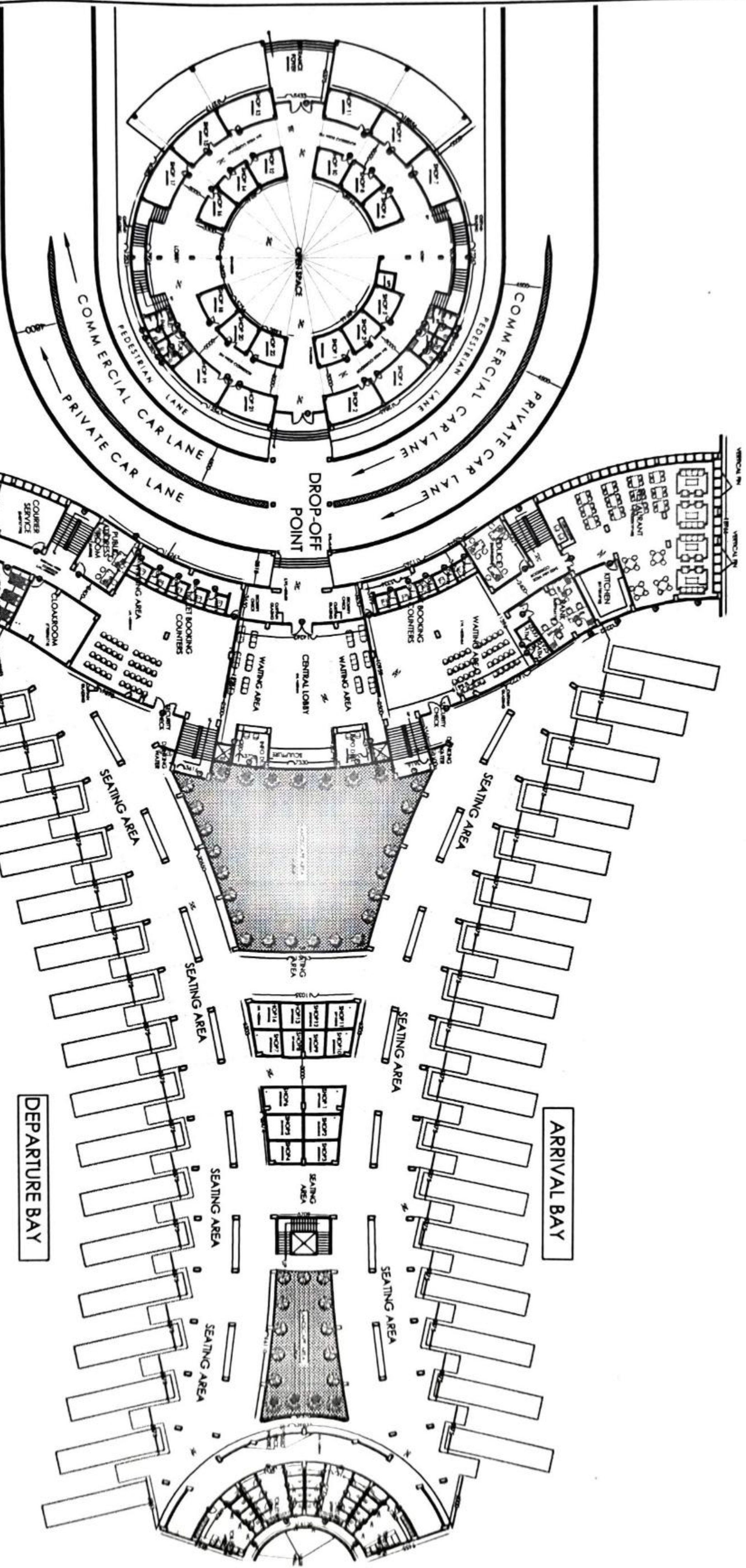




Ground Floor
Commercial Complex

**COMMERCIAL COMPLEX
GROUND FLOOR PLAN
AREA- 1020 SQ.M**

**MAIN BLOCK
GROUND FLOOR PLAN
AREA- 4189.79 SQ.M**



SCHEDULE OF DOOR:

Sl. NO.	TYPE	DESCRIPTION	DIMENSION	UNIT	SEAL	NO. IN
			L x W	LVL	LVL	G.P.
1	D1	DOOR LEAF FRAMELESS GLASS DOOR	2100 X 2100	-	-	3
2	D2	DOOR LEAF FRAMELESS GLASS DOOR	1800 X 2100	-	-	2
3	D3	DOOR LEAF FRAMELESS GLASS DOOR	1800 X 2100	-	-	22
4	D4	DOOR LEAF ALL FRAMED PAINTED DOOR	1800 X 2100	-	-	8
5	D5	DOOR LEAF ALL FRAMED PAINTED DOOR	1800 X 2100	-	-	13
6	D6	DOOR LEAF ALL FRAMED PAINTED DOOR	1800 X 2100	-	-	13
7	D7	DOOR LEAF ALL FRAMED PAINTED DOOR	1800 X 2100	-	-	10
8	D8	DOOR LEAF ALL FRAMED PAINTED DOOR	1800 X 2100	-	-	2

SCHEDULE OF WINDOW:

Sl. NO.	TYPE	DESCRIPTION	DIMENSION	UNIT	SEAL	NO. IN
			L x W	LVL	LVL	G.P.
1	W1	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	8
2	W2	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10
3	W3	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10
4	W4	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10
5	W5	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10
6	W6	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10
7	W7	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10
8	W8	ALL FRAMED ALUMINUM WINDOW	1800 X 1200	-	-	10

NOTES

- The drawing is the property of TOPUBRATTA DUTTA ARCHITECTS and is not to be reproduced, copied or stored in any form without the written consent of the Architect.
- All dimensions are in millimeters unless otherwise indicated.
- Changes are not to be made without the written consent of the Architect and without the signature of the Architect.
- The drawing is to be used as a guide only. The contractor is responsible for the accuracy of the drawing and shall be liable for any errors.
- Check drawings and specifications with the client before starting work.
- All work to be done in accordance with the drawings and specifications.

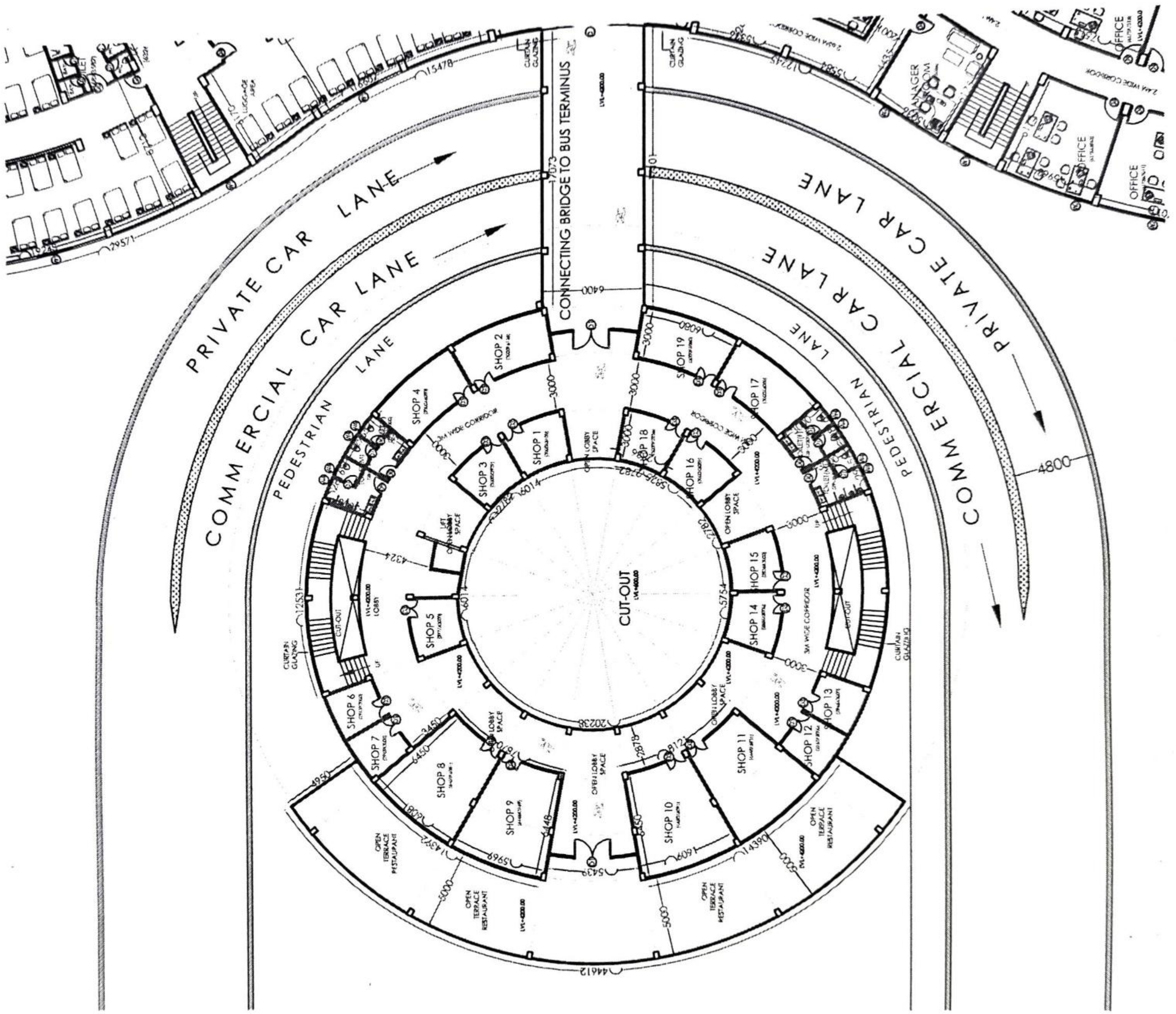
DATE: _____
DESCRIPTION: _____
OWNER'S SIGNATURE: _____

PROPOSED
I.S.B.T AT
TEZPUR, ASSAM.

ARCHITECTURAL
DRAWING
DATE: 08.11.2017

DESIGNED BY:
AR. TOPUBRATTA DUTTA
ARCHITECTS
REG. NO. CA201258017

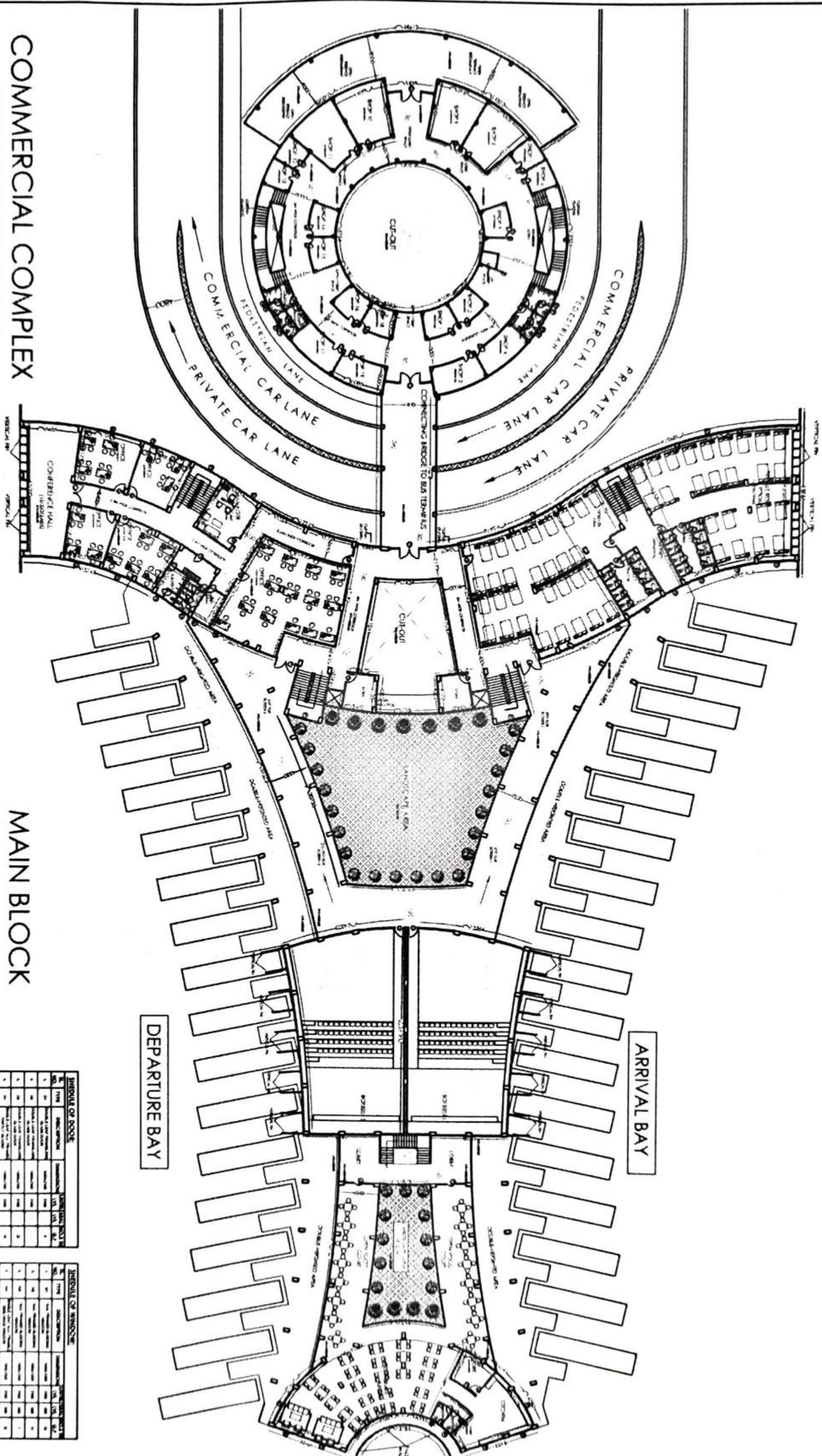
ARCHITECTS'S SIGNATURE:
TOPUBRATTA DUTTA ARCHITECTS
REG. NO. CA201258017



First Floor
Commercial Complex

**COMMERCIAL COMPLEX
FIRST FLOOR PLAN
AREA - 995.02 SQ.M**

**MAIN BLOCK
FIRST FLOOR PLAN
AREA - 3041.01 SQ.M**



SCHEDULE OF ROOMS

Sl. No.	TYPE	DESCRIPTION	AREA (SQ. M)	NO. OF PERSONS
1	OFFICE	OFFICE	1000	100
2	CONFERENCE	CONFERENCE	100	10
3	RECEPTION	RECEPTION	100	10
4	RESTROOM	RESTROOM	50	5
5	STAIR	STAIR	50	5
6	LOBBY	LOBBY	100	10
7	LANDSCAPE	LANDSCAPE	100	10
8	RECEIVING	RECEIVING	100	10
9	PRIVATE CAR	PRIVATE CAR	100	10
10	COMMERCIAL CAR	COMMERCIAL CAR	100	10
11	STAIR	STAIR	50	5
12	RESTROOM	RESTROOM	50	5
13	LOBBY	LOBBY	100	10
14	CONFERENCE	CONFERENCE	100	10
15	OFFICE	OFFICE	1000	100

SCHEDULE OF ROOMS

Sl. No.	TYPE	DESCRIPTION	AREA (SQ. M)	NO. OF PERSONS
1	OFFICE	OFFICE	1000	100
2	CONFERENCE	CONFERENCE	100	10
3	RECEPTION	RECEPTION	100	10
4	RESTROOM	RESTROOM	50	5
5	STAIR	STAIR	50	5
6	LOBBY	LOBBY	100	10
7	LANDSCAPE	LANDSCAPE	100	10
8	RECEIVING	RECEIVING	100	10
9	PRIVATE CAR	PRIVATE CAR	100	10
10	COMMERCIAL CAR	COMMERCIAL CAR	100	10
11	STAIR	STAIR	50	5
12	RESTROOM	RESTROOM	50	5
13	LOBBY	LOBBY	100	10
14	CONFERENCE	CONFERENCE	100	10
15	OFFICE	OFFICE	1000	100

- NOTES**
- The drawing is the property of TOPUBRATTA DUTTA ARCHITECTS and is not to be reproduced, copied or stored in any form except for the purpose of this drawing.
 - All dimensions are in millimeters except where mentioned otherwise.
 - Changes are not to be added without the approval of the Architect and the Client. All dimensions are to be brought to the notice of the Architect and the Client.
 - The drawing is to be used in conjunction with the site plan, structural drawings, plumbing, electrical and other drawings.
 - Detail drawings shall refer to the main drawing and notes.
 - All work to be done by the Contractor.

REVISIONS

NO.	DATE	DESCRIPTION

OWNER'S SIGNATURE

PROPOSED
I.S.B.T AT
TEZPUR, ASSAM.

DRAWING NO:
Z/ISBT-TEZ/17/AR-2

DRAWING TITLE:
ARCHITECTURAL
DRAWING

SCALE: 1/10
DATE: 10/11/2017

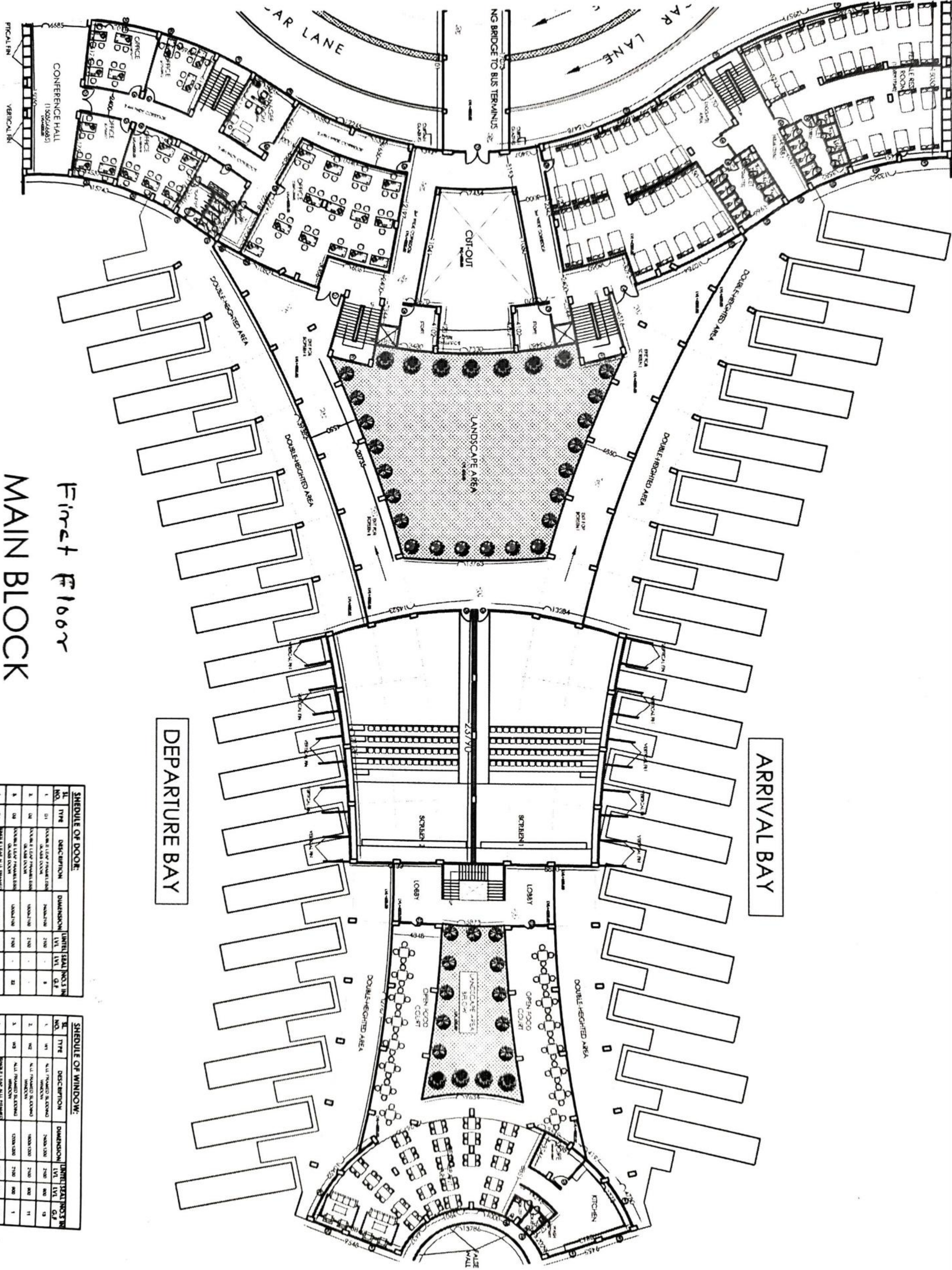
DESIGNED BY:
AR TOPUBRATTA DUTTA
B.ARCH.

REG NO: CA201258017
ARCHITECT'S SIGNATURE:

CONSULTANT:



TOPUBRATTA
DUTTA
ARCHITECTS
REG. NO. CA201258017
REGISTERED ARCHITECTS
UNDER THE ARCHITECTS ACT, 1947
AND THE ARCHITECTS (REGULATION OF
COUNCILS) ACT, 1962



First Floor
 MAIN BLOCK

DEPARTURE BAY

ARRIVAL BAY

SCHEDULE OF DOOR:

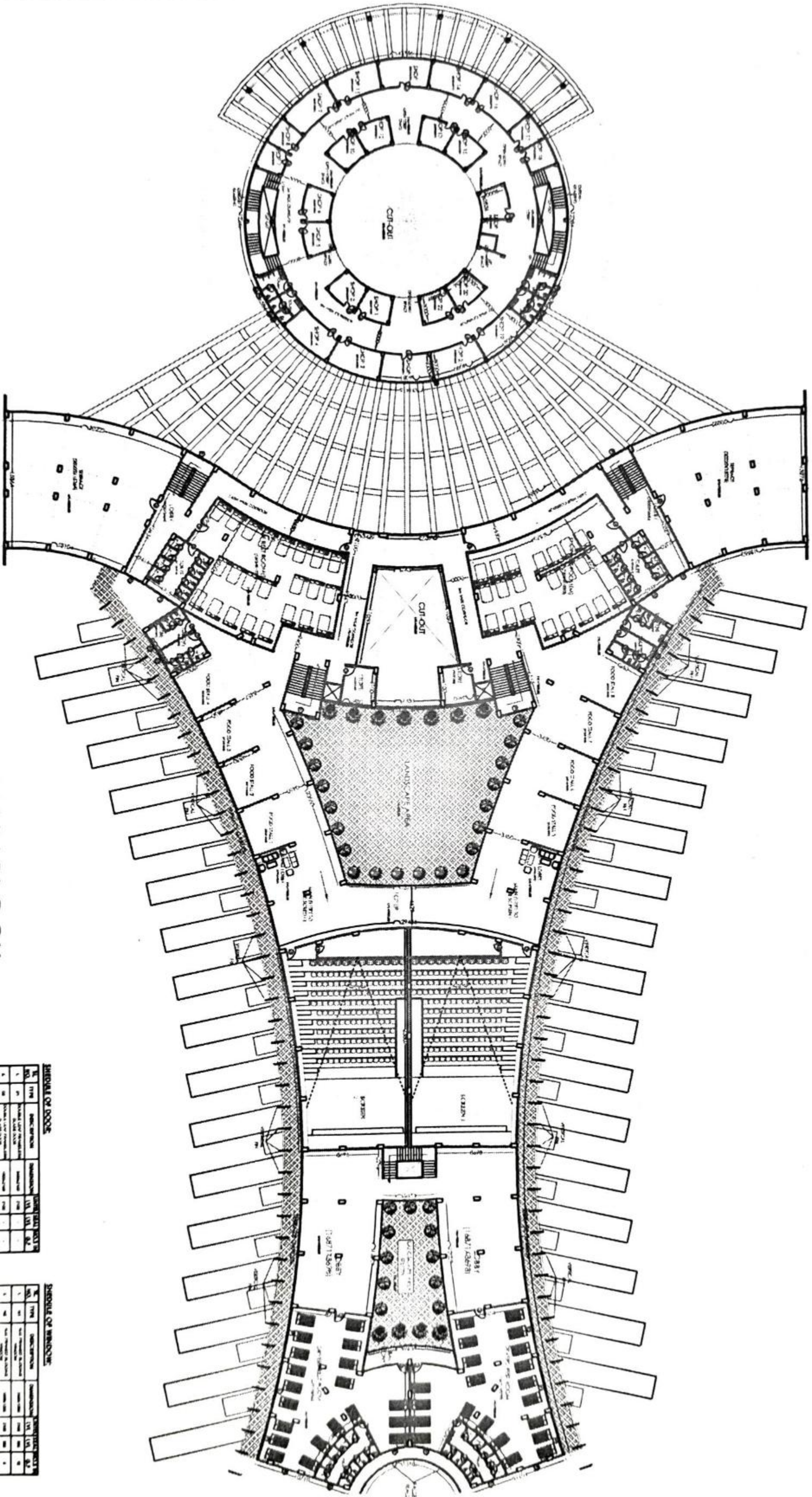
NO.	TYPE	DESCRIPTION	DIMENSION	UNIT	TOTAL NO. IN BLDG.
1	01	DOUBLE LEAF FRAMELESS ALUMINUM GLASS	2100 X 7100	LV	8
2	02	DOUBLE LEAF FRAMELESS ALUMINUM GLASS	2100 X 7100	LV	11
3	03	DOUBLE LEAF FRAMELESS ALUMINUM GLASS	2100 X 7100	LV	11
4	04	DOUBLE LEAF ALL FRAMELESS ALUMINUM GLASS	2100 X 7100	LV	12

SCHEDULE OF WINDOW:

NO.	TYPE	DESCRIPTION	DIMENSION	UNIT	TOTAL NO. IN BLDG.
1	W1	ALL FRAMELESS ALUMINUM WINDOW	2100 X 2100	W	9
2	W2	ALL FRAMELESS ALUMINUM WINDOW	1800 X 2100	W	11
3	W3	ALL FRAMELESS ALUMINUM WINDOW	1200 X 2100	W	1
4	W4	DOUBLE LEAF ALL FRAMELESS ALUMINUM WINDOW	1800 X 2100	W	12

**COMMERCIAL COMPLEX
SECOND FLOOR PLAN
AREA - 796.33 SQ.M**

**MAIN BLOCK
SECOND FLOOR PLAN
AREA - 4109.47 SQ.M**



SCHEDULE OF ROOMS

NO.	TYPE	DESCRIPTION	AREA (SQ. M)	NO. OF ROOMS
1	OFFICE	OFFICE	100	10
2	CONFERENCE	CONFERENCE	50	5
3	RECEPTION	RECEPTION	20	2
4	STAFF	STAFF	150	15
5	RESTROOM	RESTROOM	10	10
6	TOILET	TOILET	10	10
7	STAIR	STAIR	50	5
8	LIFT	LIFT	10	10
9	LANDING	LANDING	100	10
10	OTHER	OTHER	10	10
TOTAL			500	50

SCHEDULE OF ROOMS

NO.	TYPE	DESCRIPTION	AREA (SQ. M)	NO. OF ROOMS
1	OFFICE	OFFICE	1000	100
2	CONFERENCE	CONFERENCE	500	50
3	RECEPTION	RECEPTION	200	20
4	STAFF	STAFF	1500	150
5	RESTROOM	RESTROOM	100	100
6	TOILET	TOILET	100	100
7	STAIR	STAIR	500	50
8	LIFT	LIFT	100	100
9	LANDING	LANDING	1000	100
10	OTHER	OTHER	100	100
TOTAL			5000	500

- NOTES**
1. This drawing is the property of TOPUBRATTA DUTTA ARCHITECTS and is not to be reproduced, copied or handed over in any form, except for the purpose for which it is prepared.
 2. All dimensions are in millimeters except where mentioned otherwise.
 3. Changes are not to be made, unless otherwise agreed in writing by the Architect and the Client.
 4. This drawing is to be used in conjunction with the contract documents, including drawings, specifications and other documents.
 5. Detail drawings and separate schedules shall be prepared and submitted.
 6. All work is to be done in accordance with the contract documents.

REVISIONS

NO.	DATE	DESCRIPTION

OWNER'S SIGNATURE: _____

JOB TITLE: _____
**PROPOSED
I.S.B.T AT
TEZPUR, ASSAM.**

DRAWING CONTENTS:
SECOND FLOOR PLAN
 DRAWING NO: 22/ISBT-TEZ/17/AR-4

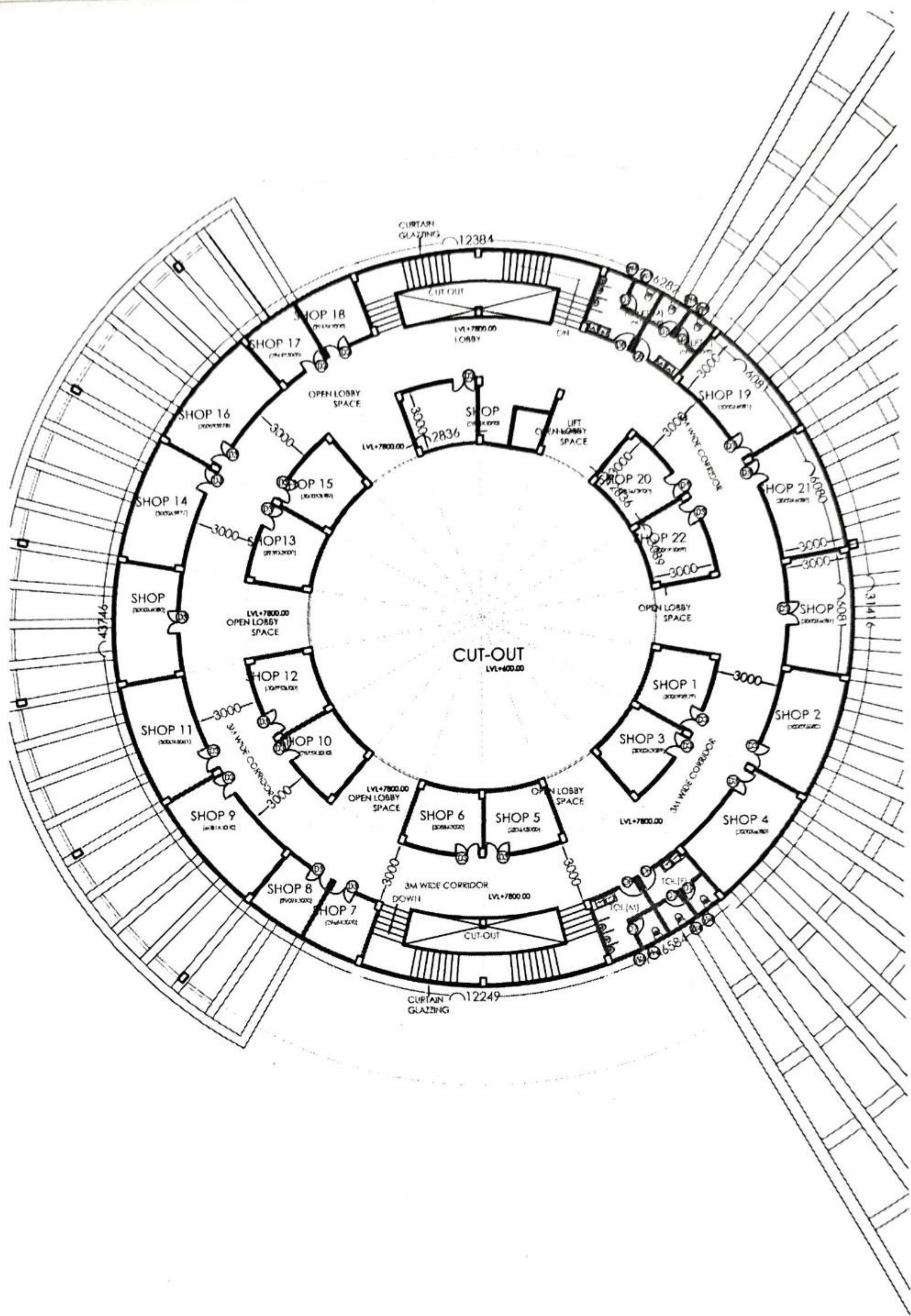
DRAWING TITLE:
**ARCHITECTURAL
DRAWING**
 SCALE: 1:100
 DATE: 10/11/2017

DESIGNED BY:
**AR. TOPUBRATTA DUTTA
B. ARCH.**
 REG. NO. CA2012/58017

ARCHITECT'S SIGNATURE: _____

CONSULTANT #

**TOPUBRATTA
DUTTA
ARCHITECTS**
 ARCHITECTS
 10/1, 2ND FLOOR, SIKHAR KANAL, PATHI,
 HOUSE NO. 22/1(A), GUWAHATI-781004



COMMERCIAL COMPLEX
 SECOND FLOOR PLAN
 AREA- 796.33 SQ.M