



**Expression of Interest
for Leasing of Microwave towers
installed
in OPTCL System**

BY
Odisha Power Transmission Corporation Limited
Registered Office: Janpath, Bhubaneswar-751022

EOI No : Sr.GM-CPC-MW Tower leasing/18/2015-16

Website: <http://www.optcl.co.in>

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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

ODISHA POWER TRANSMISSION CORPORATION LIMITED (A GOVERNMENT OF ODISHA ENTERPRISE)

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1.0 INTRODUCTION:

ODISHA POWER TRANSMISSION CORPORATION LIMITED (OPTCL), one of the largest Transmission Utility in the country was incorporated in March 2004 under the Companies Act, 1956 as a company wholly owned by the Government of Odisha to undertake the business of transmission and wheeling of electricity in the State. The registered office of the Company is situated at Bhubaneswar, the capital of the State of Odisha. Its projects and field units are spread all over the State.

The Company has its own broadband communication network having 2014km of OPGW link already commissioned and 353km of OPGW commissioning in progress in its 220kV EHV transmission lines. OPTCL had installed Microwave Towers under its ULDC Project for internal communication systems. Now OPTCL has shifted its internal communications on Fibre Optic network and in turn these MW towers have become spare.

2.0 Intent of EoI :

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

OPTCL is interested in offering its Microwave Towers along with all accessories for commercial Telecom use on as is where is basis. These Towers, owned by OPTCL are presently not in use and available for use by the party to whom tower shall be leased out. However, OPTCL reserves its first right to use the above tower in case such need arises. In such case, OPTCL 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 OPTCL, OPTCL 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) :

OPTCL hereby invites applications for Expression of interest from interested parties who wish to utilize the offered Microwave towers along with 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 OPTCL's format along with relevant supporting documents in support of meeting Eligibility Criteria. OPTCL 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.

OPTCL 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 OPTCL. 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 OPTCL.**

4.0 Eligibility Criteria :

This Invitation for Proposals, issued by the OPTCL 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 Requirements 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 2011-12.
- (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 OPTCL 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 or 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. OPTCL 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 Towers/ 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 :**

OPTCL invites Expression of Interest from experienced parties for the subject EoI. The complete EOI Document can be received from the address given below from 28/07/2015 to 19/08/2015 or can be downloaded from our website <http://www.optcl.co.in>, free of cost. The completed Expression of Interest shall be received up to 15:00 hrs. on 21/08/2015. The detailed Qualifying Requirements are mentioned at Para 5.0 above. Any updates to the EOI Document shall be hosted on our website only. The Interested Applicants are requested to ensure that all updates are considered while submitting the EOI.

11.0 **Contact Person :** All correspondence, clarification and submission of Expression of Interest documents shall be addressed to:

Senior General Manager
Central Procurement Cell
Odisha Power Transmission Corporation Limited,
Janpath, Bhubaneswar-75102
Tel: +91674 2541801, Fax: +91674 2542964

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 document.

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 fulfill 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 At some of the stations, dedicated rooms are available as spare adjacent to the tower for housing of the BTS, which shall be leased out along with the associated tower. However space of 10øX10ø near tower shall be provided to the Lessee for erection of shed for housing of equipment at the station where rooms are not available. Providing shelter, watch and ward shall be responsibility of Lessee.
- 8.0 Lessor shall provide one electrical connection point at the place where equipment are to be housed. Further tapping and extension shall be responsibility of Lessee. Lessee shall have to be a consumer of DISCOM and get new connection for electricity installed to record consumption of electricity and shall pay charges.
- 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 OPTCL

- 13.0 There shall be restricted entry to the OPTCL 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 pass shall be issued by the concerned SDO, Grid S/S, OPTCL.
- 14.0 Priorities shall be given to the parties interested for leasing all the towers en-block and OPTCL may not consider the EOI of the parties, applied for a fraction number of towers for leasing if substantial EOI are received for the leasing of all the towers en-block.
- 15.0 One microwave tower can be used by one or multiple operators depending upon the number of applicant 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 OPTCL. However, intended users are free to suggest modification/change/propose new terms which may be considered by OPTCL before inviting bids for leasing of towers.

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

Senior General Manager[CPC]

SECTION – III

TOPOGRAPHIC INFORMATION AND TOWER HEIGHT

Sl.	Site designation	Latitude(*)	Longitude(*)	Mast Height(Metre)
01	GRIDCO HQ, BHUBANESWAR DIST: KHURDA	20 17 39.90 N	085 50 22 70 E	30m
02	NUAPADA, CUTTACK DIST: CUTTACK	20 26 12.86 N	085 54 56.16 E	80m
03	CHANDOKHOL, DIST: CUTTACK	20 41 32.99 N	086 08 24.54 E	87m
04	JAJPUR TOWN, Dist: JAJPUR	20 50 29.26 N	086 18 55.85 E	50m
05	DUBURI, DIST: JAJPUR	20 58 15.20 N	085 59 19.39 E	85m
06	MATHKARGOLA, DIST:DHENKANAL	20 53 54.91 N	085 40 41.24 E	76m
07	KAMAKHYANAGAR, DIST:DHENKANAL	20 56 40.69 N	085 32 53.60 E	110m
08	CHAINPAL, DIST: ANGUL	20 53 12.69 N	085 13 05.45 E	110m
09	MERAMUNDALI, DIST: ANGUL	20 49 26.81 N	085 15 13.34 E	60m
10	BUDHIPADAR, DIST: JHARSUGUDA	21 52 02.24 N	083 58 09.17 E	90m
11	BAMRA, DIST: SAMBALPUR	22 04 01.00 N	084 15 57.30 E	80m
12	BARGAON, DIST: SUNDARGARH	22 10 32.86 N	084 17 52.00 E	80m
13	KUTRA, DIST: SUNDARGARH	22 13 41.65 N	084 28 17.12 E	90m
14	TARKERA, DIST: SUNDARGARH	22 12 55.27 N	084 49 12.26 E	90m

(*) First two digit specify degree, next two digit specify minute and last four digit specify second)

SECTION-IV : APPLICATION AND SCHEDULES

To,
Senior General Manager
Central Procurement Cell
Odisha Power Transmission Corporation Limited,
Janpath, Bhubaneswar-75102

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

Dear Sir,

- 1.0 Having examined the document "Expression of Interest for **Leasing of Microwave towers installed in OPTCL 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 14 no of towers enblock	Yes/ No
(b)	If not, Number of towers (Location wise) interested for lease.	
5.	Service Tax Number submitted	Yes/ No
6.	Copy of Memorandum and articles of association attached	Yes/ No
7.	Copy of Telecom License/ clearance from the concerned Licensing Authority i.e. Dept of Telecom, Govt. of India attached	Yes/ No
8.	Area /Circle where Telecom service is currently being provided by party)	
9.	Certificate in support of Experience submitted	Yes/ No
6.	Balance sheets for last three financial years commencing from FY 2011-12 submitted	Yes/ No

For and on behalf of Bidder Company

M/s.....
(Signature of Authorised Representative)