



अखिल भारतीय आयुर्विज्ञान संस्थान, मद्रुरै

All India Institute of Medical Sciences, Madurai (Tamil Nadu)

Under PMSSY Division, Ministry of Health & Family Welfare, Government of India
JIPMER, Puducherry - Mentor Institute Email: aiimsmaduraiadm@gmail.com

No. AIIMS/Madurai/Transit/2025

Dt.10/02/2025

**AIIMS Madurai invites Expression of Interest (EoI) for
Hiring Suitable Accommodation for transit house in Madurai**

AIIMS Madurai is exploring the possibilities to provide transit house facility at Madurai to the officers who visits Project Cell office and construction site for official purposes.

As such it is requested that the interested parties may offer their best prices to rent a temporary transit house for AIIMS Madurai for a period of two years.

- The brief requirements of the temporary campus are enclosed at Annexure A & B.
- The proposed building should be within 8 Km radius from Madurai Airport.
- The EOI should be complete in all respects and signed on all pages. The EOI should be delivered in a sealed envelope and the envelope as such should be superscribed with "EOI for Transit House for AIIMS Madurai".
- The last date for submission of EoI is **26.02.2025**
- The duly filled EoIs along with necessary documents shall reach to the following address before 17:00 hrs on 26.02.2025

*The Administrative Officer,
Project Cell Office
All India Institute of Medical Sciences (AIIMS), Madurai
Govt. T B Hospital Campus,
Austinpatti Post, Thoppur
Madurai – 625 008*

- The selection of the accommodation shall be based on the details submitted in the EOI as well as physical inspection of site. The offered space will be inspected for preliminary shortlisting by AIIMS Madurai. This may include carrying out the measurements and valuation of the offered premises. Notwithstanding anything contained above, AIIMS Madurai reserves the right to reject any or all Expression of Interest offers and consider properties other than those offered in response to this advertisement.

The Executive Director is having full powers to cancel or reject any proposal at any stage without assigning any reason.

For any queries please write to us at aiimsmaduraiadm@gmail.com


**Executive Director
AIIMS Madurai**

General / Technical Requirements for AIIMS, Madurai temporary campus

Name of Proprietor:

Facilities located at:

Distance from Madurai Airport:

Sl. No.	Description of requirements	Yes/No	Remarks
1.	Required Area – 2000 Sq. ft. (min)		
2.	One Kitchen, One Dining hall, Three Bedrooms with attached Toilet/Bath Room facility		

1. The building is suitably located at a convenient location of the Madurai city (preferably near to Airport) with good road connectivity and easy access to Airport/Railway Station/ Bus Stand.

2. The premises should be fully furnished with furniture, viz. beds, study tables, side tables, chairs, sofa, fans, tube lights, Air conditioners, Heaters (for winter season), Geysers in bath rooms, fire extinguishers etc. and a Modular kitchen should be provided.

3. The rooms should be equipped with modern facilities along with the following facilities preferably as available in the hotel as mentioned here under:

- 24 Hour Room Service.
- Laundry and Valet Services.
- Sufficient Car Parking.
- LCD/LED Television with 24hrs DTH/Cable connection (all popular National/Regional News, Sports, Entertainment, Family channels).
- 24 Hours water, hot and cold running water in the bathroom with western type toilets.
- 24 Hours electricity supply with generator back-up.
- Intercom facility in the room.
- Rooms should be cleaned every day. Bed linen and towels should be changed every day.
- Room heating & cooling appliances

4. The premises should be provided with proper boundary wall etc. for safety/ security of the residents.

5. The premises must be a single unit with "A" class quality of construction which fits the structural safety and compliance with hygienic, sanitation, ventilation and daylight standard. It will be preferred if the flooring in the premises is with polished vitrified tiles or equivalent standard and there is false/gypsum board ceiling for effective air conditioning and with modern concealed lights.

6. The premises should be easily approachable with wide road with sufficient and suitable parking space.

7. The premises offered for lease/rent should be complete and suitable for use as Guest House by this office and it should be/ made ready for occupation within 15 days of execution of agreement.
8. All existing and future rates, taxes, property tax, assessment charges and any other outgoing whatsoever should be paid/payable by the owner.
9. All fixtures, electrical points, sanitary fittings, fire fighting equipment's etc. required for the Guest House will be in operational stage at the time of lease/hire.
10. No advance rent is payable by the Government as a matter of policy.
11. The space offered should be free from any liability, encumbrance and litigation with respect to ownership, lease/renting and pending payments against the offered space.
12. Tenders from intermediaries or brokers will not be entertained.
13. This office is looking for the premises situated on the Ground/Upper Ground floor and in case the premises are located on floor other than this, provision of lift should be there.
14. The electricity & water charges as per actual consumption will be borne by this Institute.
15. The said premises shall be deemed to include the fixtures and fittings existing thereon as shown in Schedule and the Government of India shall upon the expiration of the terms hereby created or any renewal thereof and subject to clause 11 hereof yield up the said premises including fixtures and fittings in as good a condition as received, fair wear and tear, damage by fire, act of god, riots or other civil commotion, enemy action and/or other causes not within the control of the Government of India excepted, PROVIDED THAT THE GOVERNMENT OF INDIA shall not be responsible for any structural damage which may occur to the same during the terms hereby created or any renewal thereof.
16. The owner shall execute necessary repairs usually made to premises in that locality as and may be specified by the this office in a notice in writing within such time as may be mentioned therein and if the owner fails to execute any repairs in pursuance of the notice, this office may cause the repairs specified in the notice to be executed at the expense of the owner and the cost thereof may, without prejudice to any other mode of recovery, be deducted from the rent payable to the owner.
17. This office, at any time during the terms hereby created and any renewal thereof, make such structural alterations to the existing buildings such as partitions, office, fixtures and fittings as may be easily removable. PROVIDED ALWAYS THAT such installations or other works, fittings and fixtures, shall remain the property of this office who shall be at liberty to remove and appropriate to itself, any or all of them at the expiration of the terms hereby created and any renewal thereof, provided further that this office shall again hand over the said premises in the same condition as they were in at the commencement of these presents, fair wear and tear and damage by fire or other causes beyond the control of the government of India excepted or at its option pay compensation in lieu thereof PROVIDED FURTHER that such compensation shall not exceed the value of the said premises on the date of the determination of these presents, if they had remained in the same structural state.
18. The owner should fulfil all statutory requirements like permissions, licenses etc. and take all required permission for operation of Guest House facilities in Madurai from the authorities concerned.
19. Notice period for termination from either side, 90 days after a minimum of 9 months operation.

20. The owner should obtain the required statutory approval requirements such as local body, police fire service etc., on his own.

21. Further the competent authority of AIIMS Madurai reserves the right to accept/negotiate with the next second highest tenderer in the event the highest tenderer withdraws the bid or not able to abide by the terms and conditions of the contract.

22. The building, furniture and other machineries licensed shall be insured against fire, rioting and other possible losses and the insurance policy be taken and the insurance premium be borne by the tenderer. Tenderer should pay the compensation to the public or their relatives if any accident happens at their own cost if they claimed

23. Document for authenticating the premises and ownership along with blueprint of the structure/building.

24. PAN No. issued by the Income Tax Department for the purpose of TDS. G.S.T. Registration No. issued by the G.S.T. Department.

**(Signature of the Proprietor
of the Infrastructure/Building)**

Price Quotation for AIIMS Madurai

S. No	Description (Total Carpet area of buildings in sq. ft.)	Rate per sq.ft.	Amount (Rs.)	Remarks, if any

Note:

1. The rentals should be at par with CPWD fair rent. Applicant should submit fair rent certificate from CPWD, if required.
2. The Most suitable proposal will be considered by competent authority based on the recommendations of the Committee after thorough evaluation of all aspects by the Committee.

**(Signature of the Proprietor
of the Infrastructure/Building)**