

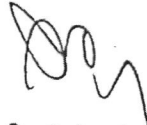
ಕರ್ನಾಟಕ ವಿಧಾನ ಪರಿಷತ್ತು

- | | |
|-------------------------------------|--|
| 1. ಚುಕ್ಕೆ ಗುರುತಿಲ್ಲದ ಪ್ರಶ್ನೆ ಸಂಖ್ಯೆ | : 876 |
| 2. ಸದಸ್ಯರ ಹೆಸರು | : ಡಾ ಉಮಾಶ್ರೀ
(ನಾಮ ನಿರ್ದೇಶನ ಹೊಂದಿದವರು) |
| 3. ಉತ್ತರಿಸಬೇಕಾದ ದಿನಾಂಕ | : 21.08.2025 |
| 4. ಉತ್ತರಿಸುವವರು | : ಉಪ ಮುಖ್ಯಮಂತ್ರಿಗಳು |

ಕ್ರ. ಸಂ.	ಪ್ರಶ್ನೆ	ಉತ್ತರ
ಅ)	ಬೆಂಗಳೂರಿನಲ್ಲಿ ಎಷ್ಟು ಮೆಟ್ರೋ ನಿಲ್ದಾಣಗಳಿವೆ; ಮೆಟ್ರೋ ನಿಲ್ದಾಣಗಳಲ್ಲಿ ಎಷ್ಟು ಮಾರಾಟದ ಮಳಿಗೆಗಳಿವೆ; ಬಿಎಂಆರ್‌ಸಿಎಲ್ ವತಿಯಿಂದ ನಿರ್ಮಾಣವಾದ ಮಳಿಗೆಗಳು ಖಾಯಂ ಅಥವಾ ತಾತ್ಕಾಲಿಕ ಮಳಿಗೆಗಳೇ; ಅಥವಾ ವ್ಯಾಪಾರ ಉದ್ದೇಶಕ್ಕೆ ಬರುವ ವ್ಯಾಪಾರಸ್ಥರು ಸ್ವಂತ ತಾವೇ ಮಳಿಗೆ ಹೊಂದಲು ಇರುವ ನಿಯಮವೇನು;	<ul style="list-style-type: none"> ಪ್ರಸ್ತುತ ಬೆಂಗಳೂರಿನಲ್ಲಿ 68 ಮೆಟ್ರೋ ನಿಲ್ದಾಣಗಳು ಕಾರ್ಯಚರಣೆಯಲ್ಲಿವೆ. ಮೆಟ್ರೋ ನಿಲ್ದಾಣಗಳಲ್ಲಿ 27 ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳು ಮತ್ತು 98 ಚಿಲ್ಲರೆ ಮಳಿಗೆಗಳು ಕಾರ್ಯನಿರ್ವಹಿಸುತ್ತಿವೆ. ಬಿಎಂಆರ್‌ಸಿಎಲ್‌ನ ವತಿಯಿಂದ ಯಾವುದೇ ರೀತಿಯ ಖಾಯಂ ಅಥವಾ ತಾತ್ಕಾಲಿಕ ಮಳಿಗೆಗಳನ್ನು ನಿರ್ಮಿಸಿಕೊಡುವ ವ್ಯವಸ್ಥೆಯಿರುವುದಿಲ್ಲ. ವ್ಯಾಪಾರದ ಉದ್ದೇಶಕ್ಕೆ ಬರುವ ವ್ಯಾಪಾರಸ್ಥರು ತಾವೇ ಸ್ವಂತ ಮಳಿಗೆ ನಿರ್ಮಿಸಲು ಲಗತ್ತಿಸಲಾದ ಅನುಬಂಧ-1ರಲ್ಲಿನ ಬಿ.ಎಂ.ಆರ್.ಸಿ.ಎಲ್ ನ ವ್ಯಾಪಾರ ಮಳಿಗೆಗಳನ್ನು ಸ್ಥಾಪಿಸುವ ಟೆಂಡರ್ ಡಾಕ್ಯುಮೆಂಟ್‌ನ (Retail Outlet Tender Document) ನಿಯಮಗಳನ್ನು ಪಾಲಿಸಬೇಕಾಗುತ್ತದೆ.
ಆ)	ಹೊರ ರಾಜ್ಯದ ಹಾಲು ಹಾಗೂ ಹಾಲಿನ ಉತ್ಪನ್ನಗಳ ತಯಾರಿಕಾ ಸಂಸ್ಥೆಗೆ ಮಳಿಗೆಗಳನ್ನು ನೀಡಲಾಗಿದೆಯೇ; ನೀಡಿದ್ದಲ್ಲಿ ಯಾವ ಸಂಸ್ಥೆಗೆ ನೀಡಲಾಗಿದೆ; ಟೆಂಡರ್ ಮೂಲಕ ನೀಡಲಾಗಿದೆಯೇ	<p align="center">ಹೌದು.</p> <p>ಟೆಂಡರ್ ಮೂಲಕ ನೀಡಲಾಗಿರುವುದಿಲ್ಲ. ಬದಲಾಗಿ, Expression of Interest (EOI) ಆಸಕ್ತಿ ಅಭಿವ್ಯಕ್ತರಡಿಯಲ್ಲಿ ಮೊದಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರಿಗೆ ಆಧ್ಯತೆಯ ಅನುಸಾರದ ಆಧಾರದ ಮೇಲೆ ಗುಜರಾತ್ ಕೋ-ಆಪರೇಟಿವ್ ಮಿಲ್ಸ್ ಮಾರ್ಕೆಟಿಂಗ್ ಫೆಡರೇಷನ್ ಲಿಮಿಟೆಡ್ ನ ಅಮೂಲ್ ಸಂಸ್ಥೆಯು ಎರಡು (2) ಚಿಲ್ಲರೆ ಮಳಿಗೆಗಳನ್ನು ನಿರ್ಮಿಸಿಕೊಂಡು ಕಾರ್ಯನಿರ್ವಹಿಸುತ್ತಿದೆ.</p>
ಇ)	ಟೆಂಡರ್‌ನಲ್ಲಿ ರಾಜ್ಯದ ಹಾಲು ಹಾಗೂ ಹಾಲಿನ ಉತ್ಪನ್ನಗಳ ಸಂಸ್ಥೆಗಳು ಭಾಗಿಯಾಗಿದೆಯೇ; ಆಗಿದ್ದಲ್ಲಿ, ಅವು ಯಾವುವು; ಹೊರ ರಾಜ್ಯದ ಸಂಸ್ಥೆಗಳಿಗೆ ವ್ಯಾಪಾರ ಮಾಡಲು ಅವಕಾಶ ಕಲ್ಪಿಸಿದರೆ ರಾಜ್ಯದ ಸಂಸ್ಥೆಗಳಿಗೆ ಹಾಗೂ ರೈತರಿಗೆ ಅನ್ಯಾಯವಾದಂತಲ್ಲವೇ;	<p>ಪ್ರಸ್ತುತ ದವರೆಗೆ ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮವು ಮೆಟ್ರೋ ನಿಲ್ದಾಣಗಳಲ್ಲಿ ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳನ್ನು ಸ್ವತಃ ನಿರ್ಮಿಸಿಕೊಂಡು ವ್ಯಾಪಾರ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಹೊರಡಿಸಲಾಗಿರುವ ಟೆಂಡರ್ ಅಧಿಸೂಚನೆಗಳಲ್ಲಿ ರಾಜ್ಯದ ಯಾವುದೇ ಹಾಲು ಹಾಗೂ ಹಾಲಿನ ಉತ್ಪನ್ನ ಸಂಸ್ಥೆಗಳು ಭಾಗಿಯಾಗಿರುವುದಿಲ್ಲ.</p>

<p>ಈ) ಇದು ಸರ್ಕಾರದ ಗಮನಕ್ಕೆ ಬಂದಿದೆಯೇ; ಬಂದಿದ್ದಲ್ಲಿ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳಿಗೆ ನ್ಯಾಯ ಒದಗಿಸಿಕೊಡಲು ತೆಗೆದುಕೊಂಡ ಕ್ರಮವೇನು?</p>	<p>ರಾಜ್ಯದ ಹಾಲು ಹಾಗೂ ಹಾಲಿನ ಉತ್ಪನ್ನಗಳ ಸಂಸ್ಥೆಯಾದ ಕರ್ನಾಟಕ ಸಹಕಾರ ಹಾಲು ಉತ್ಪಾದಕರ ಮಹಾಮಂಡಳಿ ನಿಯಮಿತ (KMF) ಮತ್ತು ಬಿ.ಎಂ.ಆರ್.ಸಿ.ಎಲ್ ಸಂಸ್ಥೆಯ ನಡುವೆ 10 ಚಿಲ್ಲರೆ ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳನ್ನು ಪ್ರಾರಂಭಿಸಲು ಒಡಂಬಡಿಕೆ ನಡೆದಿದ್ದು ಅದರ ಪ್ರಕಾರ ಈಗಾಗಲೇ 02 ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳನ್ನು ನಿರ್ಮಿಸಲಾಗಿದೆ ಮತ್ತು ಉಳಿದ 08 ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳ ಕಾರ್ಯವು ಪ್ರಗತಿಯಲ್ಲಿದೆ</p> <p>ಅದೇ ರೀತಿ ಬೆಂಗಳೂರು ನಗರ, ಬೆಂಗಳೂರು ಗ್ರಾಮಾಂತರ ಮತ್ತು ರಾಮನಗರ ಜಿಲ್ಲಾ ಸಹಕಾರ ಹಾಲು ಉತ್ಪಾದಕರ ಸಂಘಗಳ ಒಕ್ಕೂಟ (BAMUL) 27 ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳನ್ನು ತೆರೆಯಲು ಬಿ.ಎಂ.ಆರ್.ಸಿ.ಎಲ್ ಸಂಸ್ಥೆಗೆ ಮನವಿ ಸಲ್ಲಿಸಿದೆ. ಒಟ್ಟು 27 ಸ್ಥಳಗಳ ಜಂಟಿ ಪರಿಶೀಲನೆ ಕಾರ್ಯ ಪ್ರಗತಿಯಲ್ಲಿದ್ದು ಮುಂದಿನ ಕೆಲವೇ ದಿನಗಳಲ್ಲಿ ಸಾರ್ವಜನಿಕರ ಸೇವೆಗೆ ಚಿಲ್ಲರೆ ವಾಣಿಜ್ಯ ಮಳಿಗೆಗಳು ಕಾರ್ಯಾರಂಭಗೊಳ್ಳಲಿವೆ.</p>
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ಕಡತ ಸಂಖ್ಯೆ: ನಅಇ 161 ಪಿ.ಆರ್.ಜಿ 2025


 (ಡಿ. ಕೆ. ಶಿವಕುಮಾರ್)
 ಉಪ ಮುಖ್ಯಮಂತ್ರಿ

Annexure-1

IMPORTANT POINTS TO BE NOTED FOR KIOSK/OUTLET INSTALLATION

1. The area mentioned in the submitted drawings should match with the allotted area or as per the joint inspection.
2. Drawing should have: -
 - a. PLAN
 - b. ELEVATION, (Should mention total height of the structure, it should be within 13 feet)
 - c. SIDE ELEVATION (Should mention total height of the structure)
 - d. Height of Signage board.
 - e. Cross section showing the material (as per the standard building norms) used for the construction.
 - f. If any projection (temporary or permanent) is provided it should be within the allotted area.
 - g. Dimensions shall be mentioned in feet/inches.
3. The Licensee shall furnish all the drawings, sections, elevation, plan, 3D images (front and side) and material specification.
4. Foundation details to be provided if executed at ground level otherwise provide the details of the fixing of the structure on the ground.
5. Details of the materials used in the construction.
6. Load details of the structure.
7. Construction methodology.
8. The vendor has to mention if water supply and sanitary connection is required.
9. The vendor shall ensure that no pier/pillar or any part of Metro structure is infringed during construction of their kiosk/outlet. There should be sufficient space of 3-4 feet between any structure of metro so that maintenance work can be carried out as and when required.
10. The vendor should mention the dismantling procedure in case of closing of the contract.
11. The vendor should mention if it proposes to provide chairs, roof protection and these should be provided in a place where it is not possible to provide another kiosk after approval from competent authority of BMRCL.
12. All the material & storage units should be kept in the kiosk/outlet and no additional space should be taken by the vendor for this purpose.
13. A dustbin should be provided by the vendor and it should be kept such that movement of the public is not infringed due to the dustbin.



SAFETY MEASURES

(CL-PM)

1. Proper barricading of the construction place without affecting movement of commuters in the Metro Station.
2. During the construction all the safety measures should be taken to avoid damaging the Existing structures (BMRCL property).
3. All places should be free from dust, debris or similar materials. Sharp projections or any protruding nails or similar objects shall be suitably guarded or shall even be avoided to make the place safe to work.
4. Open side or opening where worker, equipment, vehicle or lifting appliance may fall at a building or outside shall be guarded suitably as per nature of work.
5. Suitable safety nets shall be provided at places where material / man falling is possible in accordance with national standards.
6. Work of erection, dismantling of structures or Temporary work or shoring or any other work shall be carried out by trained workers under competent supervision.
7. Scaffolding may be assembled, dismantled or significantly altered only under the supervision of a competent person and by persons who have received appropriate and specific training in the operations envisaged which addresses specific risks which the operations may entail and necessary precautions to be taken.
8. Suitable and sufficient steps shall be taken to prevent any person falling or slipping by provisioning of a personal fall protection system. In case, due to site constraint, workers are exposed to working near open edges, a retractable fall arrester device shall be mandatorily used at the work location. All workers to be provided with personalized safety harnesses and trained and supervised to ensure it's anchoring with the fall arrester system at all time during working.
9. The Lessee/Licensee shall ensure safe practices during using power supply as well as safe electrical equipment fitted with protection devices.
10. Electrical work to be done by Licensed personnel.
11. Electrical Cables shall be selected after full consideration of the condition to which they shall be exposed and the duties for which they are required.
12. The Lessee/Licensee shall ensure plugs, socket-outlets, and couplers used/made available in the work place are as per IS/applicable standard.
13. No loose connections or tapped joints shall be allowed anywhere in the workplace, office area, stores and other areas.
14. If a retailer is using the Gas for operations of the Kiosk or during construction/dismantling, the retailer should get approval from the fire safety department of BMRCL.



Procedure for Establishing of Retail Kiosk at Metro Stations (Area from 30 to 150 sq. ft.)

Sl. No.	Procedure
1	Receiving Applications for Kiosks
2	Sending acknowledgement to the Applicant
3	Sending the Application to line superintendent for joint inspection
4	For identification of suitable space for the applicant a Joint inspection along with applicant, line superintendent, CSW, Applicant, Station controller, E&M etc. will be conducted.
5	Submission of joint inspection report, along with photos, suitability/availability of Electric, Water, sanitary space etc.,
6	Putting up the application (One month interval) along with others for approval
7	Approval from competent authority for the location and Creation of individual file & forwarding to line superintendent.
8	Certification along with remarks of other O&M departs conformation & forwarding the file back with appropriate layout map
9	Issue of LoA along with request to submit the detailed drawing & other details by applicant.
10	Forwarding the file (part) to O&M for concurrence for allotment of required power load.
11	Checking the Schematic drawing, name board, logo etc., by the selected applicant, which is to be verified by the PD Engineers & approval from chief Architect/design wing/planning section.
12	Receiving security deposit from selected applicant.

Sl. No.	Procedure
13	Concurrence from E&M for cable Routing and execution of cabling work.
14	Agreement with selected applicant.
15	Issue of NTP along with conformation of drawings, name board logo colour etc.,
16	As per the approved drawings, the Licensee shall carry out the work under the supervision of PD Engineers, and all necessary assistance during the course of construction shall be provided as required.
17	Inspection of the built up kiosk, and submission of fitness report by PD engineers. Issue of "Permission for Commencing Commercial Operation" to start commercial operation/business.
18	Uploading licensee details in Namma intranet software
19	Opening of an account in the name of the Licensee on the BMRCL Customer Portal.
20	Issuing notice and follow up on payment default and penalty for the violation of the agreement
21	Follow up on termination/closure of the agreement in terms of the payment, penalty and taking over of the licensed premises.
22	Closer of all accounts with due approval of the competent authority.

Note:- BMRCL has introduced an EOI scheme wherein spaces ranging from 30 sq. ft. to 150 sq. ft. are offered for a duration of three years. Depending on the ridership, a four-slab rate chart has been levied for all currently operating metro stations, as detailed below;

Sl. No.	Station Category	Per day Ridership Slab	EOI Rate per Sq. Ft per month (in Rs.)
1	A+	15,000 and above	1,000/-
2	A	10,000 to 14,999	875/-
3	B	5,000 to 9,999	750/-
4	C	Below 4,999	600/-

Procedure for Establishing of Retail Outlet (Area beyond 151 Sqft.)

Sl. No.	Subjects
01	Identification and earmarking of potential vacant space at BMRCL premises.
02	Joint Inspection with O&M staff and due approval from the competent authority of O&M.
03	Market Survey for price fixing and recommendation of the internal committee (Comprising Suptds).
04	Drafting the Tender document and vetting by the legal & finance department.
05	Competent Authority's approval for the tender document and permission to release the tender.
06	Publishing the Tender notification in the Newspaper and the BMRCL website.
07	Marketing through standees, metro stations, metro train advertisements, and personal contact, e-mail, and telephonic calls, messages for Tender participation.
08	Sale of tender document, arrangement of site visit for potential bidders
09	Issue of a corrigendum or addendum if required.
10	Conducting pre-bid meetings and clarification of queries.
11	Formation of Tender Opening Committee (TOC) and Tender Scrutiny Committee (TSC).
12	Tender submission (One stage two packet) and opening the tender documents by TOC in the presence of bidder representatives.
13	Scrutiny of submittals, collecting, and handover of EMD and financial bids to the finance department by TOC.
14	Handing over of the Submittals to TSC by TOC.
15	Technical evaluation bid documents by TSC.
16	Submission of TSC report to the competent authority for approval of TSC report.
17	Approval (technically qualified bidder) and permission to open the financial bid.
18	Opening the financial bid of the technically qualified bidder in the presence of bidder representatives by TOC and handing over the documents to TSC.
19	Submission of TSC report to the competent authority for approval.

Sl. No.	Subjects
20	After approval, disclosure of the successful bidder/highest bidder for each location.
21	Issue of LoA to the successful bidder and receipt of consent of the bidder on LoA. a. Issue of LoA b. Acceptance of LoA c. Reminder of LoA
22	Joint Inspection of the awarded location by line Superintendents with the successful bidder, CSW, E&M, Station Controllers, etc.
23	Submission of the joint inspection report, along with photos, suitable/available of Electricity, Water, and Sanitary facilities.
24	Submission of the Schematic Drawing, name board logo etc. by the successful bidder, which is to be verified by the engineer and approval from the Chief Architect/Design wing/planning section.
25	Security deposit collection, Scrutiny of design, and other parameters (electricity, water, sanitary, etc.) and approval from the concerned department.
26	Signing of License Agreement and issuing of NTP and circulation of the same to all concerned.
27	Issuing NOC and other approvals or assistance, if requested by the Licensee.
28	Supervision and assistance during the construction/setting-up activities by PD/Concerned Officers.
29	Confirmation of readiness on expiry of the rent-free fit-out period.
30	Inspection of the built-up outlet, submission of fitness report by PD/BMRCL. Issue of "Permission for Commencing Commercial Operation" to start the operation of the business.
31	Uploading licensee details in the BMRCL namma intranet software.
32	Opening of an account book in the name licensee in the BMRCL Customer Portal.
33	Follow up with the licensee till the expiry of the licensee period.
34	Issuing notice and follow up on payment default, and penalty for the violation of the agreement.
35	Follow up on termination/clauses of the license agreement in terms of the payment, penalty, and taking over of the site.
36	Closure of all accounts with due approval of the competent authority.