

PUBLIC NOTICE

It is brought to the notice of the General Public/Institution that 15 Nos. of rooms in the Zilla Parishad Shopping Complex, Tugapur are to be allotted through auction to the General Public/Institutions.

1. As per the initial plan & design of the shopping complex following shops/rooms are available to be allotted.

Ground Floor

- | | |
|-----------------------|-----|
| I) Restaurant | -01 |
| II) Shops for General | -06 |

First Floor

- | | |
|--------------------------|-----|
| I) Hall for CCS | -01 |
| II) Shop for Pharmacy | -01 |
| III) Shop for ATM | -01 |
| IV) Shops for Barber | -01 |
| V) Shop for Tailor | -01 |
| VI) Shops for General | -01 |
| VII) Bank Extension shop | -01 |
| VIII) Post Office | -01 |

Therefore,

a. Shops designated for public utility (Viz, Bank, PO, CCS, ATM). Here, no reservation of common public applied.

b. Shops for specific purpose
(But should be allotted among common people)

- | | |
|---------------|------|
| I) Restaurant | - 01 |
| II) Pharmacy | - 01 |
| III) Barber | - 01 |
| IV) Tailor | - 01 |

Out of 04, 02 may be reserved by following PRI Norms;

Pharmacy may be excluded from reservation as it needs specific qualification of any pharmacy to run the shop and in case, it is reserved then due to lack of specific qualifications/expertise, emergency medical need will not fulfill. Tailor may be reserved for widow. So, out of 04, 02 viz. Tailor & Barber shops may be reserved for widow and BPL respectively.



2. Out of General Pool Shops (Total 07), 04 may be auctioned (57%) in Open To All Category(OTAC) and 03 may be reserved to be auction for reserved category, namely, one shop to physically handicapped (at ground floor) one more shop at ground floor to BPL, one shop at first floor to Ex-Serviceman.

3. All shops in complex will be numbered and earmarked as OTAC or Reserved Category

Sl. No.	Shop type/shop No.	Open to all category or reserved
1	Restaurant	Open to all category
2	Shop No.01	Open to all category
3	Shop No.02	Open to all category
4	Shop No.03	Open to all category
5	Shop No.04	Open to all category
6	Shop No.05	Auction among BPL
7	Shop No.06	Auction among P.H
8	For CCS	Reserved for Public Utility
9	Pharmacy	Open to all category
10	For ATM	Reserved for Public Utility (Auction among Banks)
11	Shop No.7	Auction among Ex-serviceman
12	For Tailor	Auction among widow
13	For Barber	Auction among BPL
14	For Post office	Reserved for Public Utility (No Auction Govt. to Govt.)
15	For Bank extension	Reserved for Public Utility (Auction among Banks)

4. Base rent price per month(i.e Floor Auction price for each shop)

Shops (Ground floor)	-Rs.1,500/-
Restaurant	-Rs.5,000/-
CCS	-Rs.4,000/-
Pharmacy	-Rs.1,500/-
ATM	-Rs.1,500/-
Shop (First Floor)	-Rs.1,200/-
Tailor	-Rs.1,200/-
Barbar	-Rs.1,200/-
Post office	-Rs.3,000/-
Bank Extension	-Rs.3,000/-

Actual monthly rent may be more than the base rental price per month specified above as per the actual of auction amount.

5. Who should participate in Bid/Auction process to get shop in Complex:

- a. Any Citizen/Individual except Government Servants /PSU or Semi Govt. Employees/Autonomous Body Employees, etc.
- b. Any Citizen/Individual of Constituency of Zilla Parishad where the asset is constructed.
- c. Any Citizen/Individual of adjacent Constituency may also participate in auction process to get shop.
- d. Bidders should be submitted the documents for Proof of residence, reservation category of Weaker Section of Society and reserve category of shops viz. for Pharmacy, documentary proof of Educational Qualification as mentioned in (a) (b) & (c) above.

6. These assets (shops) are auctioned for the first time for the period of 33 months (i.e. three rental tenure of 11 months each). Firstly, License will be issued for 11 months at the rate of auctioned amount of each bidder and subsequently, it will be renewed for two terms with the increase of 10% of rent above the previous rent. A fresh auction shall be held at the expiry of 33 months.

7. To participate in auction process, one has to submit prescribed application of Bidding with DD (Demand Draft) of Rs. 10,000/- for general category and Rs. 5000/- (50% of actual EMD) for Physically Handicapped, B.P.L and Widow category in favour of the Adhyaksh, Zilla Parishad, N& M Andaman,



Mayabunder as a proof of EMD deposition at auction spot to Competent Authority or Authorized Officer by Zilla Parishad. For each shop Sl. No. wise, a separate bid application will be received except Sl.No.08 & 14.

Bidders for Sl.No.02 to 07 and 11 are to be informed that they can not open a shop similar to already designated/earmarked shop in the complex.

Elaboration: Successful Bidder of General Category Shops should not open shops of Restaurant, Pharmacy, Tailoring and Barber.

8. A person, who is the highest bidder for a particular shop will be allotted to the shop. For remaining person, EMD will be returned. If highest bidder is not interested in taking shop, then it will be offered to 2nd highest bidder and so on.

It is clear that highest bidder or any subsequent bidder who has been offered the shop in order of bidding sequence and he/she does not take the shop within specified time limit of ZP, then his/her EMD of Rs.10,000/- shall be forfeited and his/ her claim does not stand for the shop.

9. Whosoever gets a shop through auction, he/she has to deposit the amount which shall be 5 times of monthly auctioned rent for General Category and 50% of 5 times of monthly auctioned rent as Securing Deposit (SD) for Reserved Category. The EMD of Rs.10,000/- or Rs.5000/- shall be adjusted in this SD.

10. The license fee/rent shall be paid on or before every 10th day of calendar month in advance to which it pertains through bank/online payment/transfer mode to the Zilla Parishad account viz. "GIA Matching Grant A/c.No.31528171080" and the receipt of the same shall be sent directly to the Assistant Accounts Officer, Zilla Parishad, N&M Andaman. Any delay beyond this date shall attract penal interest at the rate of 5% per month for which the period less than 30 days shall be counted as one month for calculation.

11. That if the licensee fails to pay the monthly license fee for a period of three months consecutively, the license will stand terminated without any further notice and Zilla Parishad will take over the shop room and initiate legal action for recovery of the arrears of rent as arrear of land revenue.



12. Each tenant should apply for electric connection after finalization of Rental Agreement deed with Zilla Parishad in the name of tenant and he/she should pay electric bill every month on time.

13. All tenants must ensure proper hygiene, follow all necessary protocols, maintain peace among tenants of complex & with general public and co-operate each other in complying the directions of Allotment Committee.

14. All tenants must ensure proper hygiene, follow protocols during pandemic, maintain peace among tenants of complex & with general public and co-operate each other in complying the directions of Allotment Committee.

15. The Successful Bidder should not sub-let, sell or transfer his/her shop to any other persons at any time under any circumstances and should not to make any addition/alteration of shop.

16. The Successful Bidder should not run any offensive business/trade/activities in the shop(s) detrimental to the public policy.

17. Any Successful/Tenant engaged in unlawful activities and activities contravening to healthy environment of society shall be evacuated in 07 days time in case of comes in notice of District Administration or Zilla Parishad and Security Deposit shall be forfeited. All tenants have to follow rules/regulation of Govt. of India, A & N Administration and District Administration.

18. The Successful Bidder shall insure the property against flood, fire, earthquake and other natural calamities on his/her own expenses and the Zilla Parishad shall not be responsible for any loss or damage of above said events.

19. Whenever Zilla Parishad or District Administration needs any shop, it shall be evacuated pre maturely irrespectively of tenure in rental agreement by giving one month notice or by paying one month rent if evacuated immediately.

20. In case any tenant desires to vacate before completion of period of rental agreement, he/she can do it by one month notice period and in such case security deposit will be released.

21. Any breach of Zilla Parishad SOP and Terms & Conditions of Agreement by the Bidder shall be the ground of termination of the Agreement or License.



The Application in the prescribed Format **(Annexure-I)** is invited from interested persons. The Participants may fill and deposit the prescribed form as provided in notification, same shall be submitted along with EMD and self-attested copies of necessary documents latest **by 4.00 PM on 11th of December, 2025** in office of Assistant Accounts Officer, Zilla Parishad, N & M Andaman. The auction process will commence from **11.00 AM on 15.12.2025 (Monday)** in the Conference Hall of Zilla Parishad, Mayabunder.



Chief Executive Officer
Zilla Parishad
N&M Andaman

Annexure-I



जिला परिषद ,उत्तर एवं मध्य अण्डमान
Zilla Parishad, North & Middle Andaman
लखनऊ, मायाबन्दर / Lucknow, Mayabunder

e-mail: zillaparishad.nm@gmail.com
website: https://zpnma.andaman.gov.in

☎ : 03192-262925
|Fax : 03192-262924



APPLICATION FOR BIDDING - SHOPPING COMPLEX, TUGAPUR.

Applied for SL.No. of Shops

[please refer point No.03]

SHOP : Pharmacy/ATM/Tailor/Barber/Bank Extension/General Shop/CCS/Post Office/Open to All

Reserve Category (please Tick on): Widow/BPL/P.H/Ex-Serviceman/Open to All

1. Name of the Applicant (Block letter) :
2. Father's /Husband's Name :
3. Permanent Address with Proof* :
(Note: Islander Card or Local Certificate or Permanent Residence Certificate issued by the Tehsildar or any other document issued by Govt.for proof residence)
4. Proof of ID : Voter ID Card or Aadhaar Card :
5. Proof of other Documents(attached with this application):
(In case of Specific Category viz. Widow/ BPL/Banking Institution/CCS/Pharmacy, etc.)
 - 1.
 - 2.
 - 3.
6. Original EMD (attached with this application)
DD Amount :
DD No. and date :

Signature with date of the Applicant