

Gujarat CSR Authority

APPROACH NOTE ON CONSTRUCTION AND OPERATIONAL MODEL FOR THE PROPOSED PUBLIC TOILET BLOCKS

GCSRA has developed following PPP model for construction, operation and maintenance of the proposed state-of-the-art toilet blocks :

- (a) Required land will be identified by the concerned local body and handed over to GCSRA or the private company, which is willing to construct the toilet block and maintain it for a specific period;
- (b) Construction as per the specifications finalized by GCSRA will be undertaken by the concerned private sector company as part of its CSR activities;
- (c) Construction standards and O & M standards will be developed by GCSRA and they will be applied uniformly on all the public toilets constructed under this programme;
- (d) GCSRA will create a panel of architects and finalize the approach for design & layout, facilities to be provided, etc. Alternatively, the private company, which will be constructing the toilets, can also engage its own architect, provided the standards developed by GCSRA are followed;
- (e) The tendering for civil works, construction and supervision of the work will be carried out by the private company. Alternatively, GCSRA can also undertake this work on charge basis, in case a request is made by the private company;
- (f) The revenue model will be as follows :
 - (i) Basic facilities will be priced at 25-50% cost recovery basis;
 - (ii) Additional facilities will be priced at full cost recovery basis;
 - (iii) Advertisements can be placed at outer walls, inner walls, roof of the facility, above and below the mirrors, on the doors, through the TV and PA system, etc. GCSRA will explore the possibility of auctioning the advertisement rights to a single agency in order to reduce the uncertainty of the revenue stream;
 - (iv) Facility Manager can be deputed either by the Sponsoring Company or the O & M Agency; and
 - (v) The funding gap, if any, will be borne by the Sponsoring Company on annual basis for the first 3 years. The facility will be transferred to the local body after this period for operation and maintenance in future.

(g) While handing over the land to GCSRA / private limited company for construction of toilet, the local body will also specifically permit the private company to put paid advertisement outside and inside these facilities to partially recover the maintenance cost. Construction work will not be started unless such an express approval is available with GCSRA;

(h) After completion of three years of operating the facility, the private company will hand over all the assets in running condition to the local body and assets will be owned by them from the date of such transfer. The local body is free to deploy its own staff for O & M purposes; and

(i) A booklet defining the operating standards for these toilets will also be handed over to the local body when they take possession of these facilities. GCSRA will also offer support to local body in making the tender for O & M. In case, the local body decides to maintain the facility by deploying its own staff, GCSRA on the basis of request made by local body, can organize a training programme for the O & M staff.