

## **EOI- for acquiring Land for Setting up of CNG station by IGL on Karnal-Kaithal state highway(SH-08)**

Indraprastha Gas Limited, a leading City Gas Distribution company invites "Expression of Interest" (EOI) towards land for setting up of CNG stations on long term lease basis on Karnal-Kaithal state highway (SH-08) within municipal limits of Kaithal city

- COCO model on Private lands on Long Term Lease (From Land owners/registered lease holders/government allottees)

Proposals should be submitted by considering the following terms and conditions, failing which the offer will be rejected:

- Applicant shall be lawful owner of offered land at the date of float of EOI, by way of direct ownership or long term registered lease (minimum 30 years).
- The validity of bid should be kept initially for 15 months from the date of bid closing.

Landowners/authorized representatives are advised to send their proposals as per the following:

### **Envelope-I: UNPRICED BID (1 Copy) Super scribing "DOCUMENTS OF LAND REQUIRED FOR CNG STATIONS ON KARNAL-KAITHAL STATE HIGHWAY (SH-08)"**

Envelope will contain all related documents like application form (As per prescribed application format), proposal letter, map of land, area and location detail etc. except Price quotation. Bidder should submit this part in a sealed envelope complete with all details of the property along-with property documents and authorization letter on Rs. 100 stamp paper duly notarized duly filled in, signed and stamped. Property documents should clearly indicate the quoted area as per requirement in advertisement and clear title of ownership.

### **Envelope-II: PRICED BID (1 copy):- It should contain only the price bid and no condition whatsoever. The rates are to be filled only in the format enclosed herewith as Annexure I SOR (Schedule of Rates) and sealed in a separate envelope super scribing "PRICE QUOTATION-DO NOT OPEN" FOR CNG STATIONS ON KARNAL-KAITHAL STATE HIGHWAY (SH-08)"**

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates). In case of any deviation to the prescribed terms & conditions, IGL reserves the right not to consider the offer for further evaluation. The date and time of priced bid opening shall be intimated later. The price bids shall be opened subject to legal vetting of the property

documents provided along with the unpriced bid. In case the title deed of a bidder is found to be legally unacceptable or the property is found unsuitable as per requirements of IGL, the priced bid of such bidder shall not be opened whatsoever.

**Envelope-III: Super scribing “PROPOSAL FOR CNG STATIONS ON KARNAL-KAITHAL STATE HIGHWAY (SH-08)”**

This envelope will contain Envelope-I & Envelope-II

**1. Details of the Land Required:**

- Plot Size: Approx. 2000 sqm (+/- 20%)
- Plot. preferably rectangular in shape with minimum frontage of 36mtr or as per applicable statutory norms for setting up of fuel stations.
- The plot should fulfill the guidelines of the concerned civic authorities
- Front Road Width: Shall be as per norms of National Highway / State Highway / Master Plan of local bodies / Minimum ROW required for setting up of CNG Stations.
- Distance from other fuel station: As per updated NHAI / Authority guidelines.
- Bye Laws to follow: Norms laid in updated NHAI circular /guidelines for setting up of fuel station on National Highways, Building Byelaws issued by concerned authorities, updated policy/guidelines for setting up of CNG Station / Petrol Pump issued by State Government / Authority.

**2. Details of stretches where land is sought:**

Along Karnal-Kaithal state highway (SH-08) within existing municipal limits of Kaithal city.

**3. Evaluation of site on various parameters:**

The technical/commercial suitability of land/site offered by applicants for any location and under any model against this advertisement shall be evaluated based on following evaluation system:

- i) Land in advertised area / stretch
  - ii) Land dimension as per requirement
  - iii) Land meets Statutory Norms/NHAI (for sites on NH)/NRC/PWD/PESO/Local Municipality Bodies.
  - iv) Land has no HT/LT Electric Line / Telephone line crossing
  - v) No School/Hospital/ Residential or other institution attached to plot
- Land not meeting any of the above parameters will not be considered and will be rejected.

## Selection Process:

The selection procedure for eligible applicants, will be on the following basis:

- Total purchase price/lease rental for the offered land – 40% (lease rent/purchase price as offered by applicants).
  - Evaluation of offered land as per above evaluation criteria: 15%.
  - Sale potential of respective offered land – 45%.
4. Documents to be attached with proposal for DDR of Offered Land:
- A. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
  - B. Sale Deed/ Registered lease deed or firm allotment letter issued by government/ semi government bodies. for the proposed land with a lock-in period of 30 years.
  - C. Undertaking for the Proposed area.
  - D. Mutation Records Jamabandi for last 20 years.
  - E. Layout plan superimposed on Nakshashijra (signed by Owner).
  - F. Identity card of land owners of proposed land.
  - G. Undertaking of CLU as per prescribed format.
  - H. No Litigation Certificate as per prescribed format.
  - I. Indemnity Bond as per prescribed format.
  - J. Undertaking of Owner in case of Co-Owned land (As per prescribed format, to be submitted if applicable)
  - K. Undertaking of Co-Owner in case of Co-Owned land (As per prescribed format)
5. In all cases, site map with dimensions indicating survey no., hissa no., name of the road (NH/SH/Other road), nearest KM Stone, total land area and offered land, as applicable in respect of the plot being offered for CNG Station are to be attached.
6. A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.
7. **Location of the Plot Sketch:**The applicant needs to provide the complete address with Khasra no.,Kevat no.etc.and attach a sketch of the plot showing shape and dimensions of all sides of plot in metres.
8. All applications shall be valid for a period of 15 months from the date of closure of EOI.
9. For any other details bidders may refer the **Guidelines** attached along.

The interested applicants may submit their proposal by 26.12.2023, 17:45 hrs. (IST) through email at [hodcell-project@igl.co.in](mailto:hodcell-project@igl.co.in) or by post to HOD(Projects) Indraprastha Gas Ltd., IGL Bhawan, Sector-9, R.K. Puram, New Delhi-110022. In case of any query, please mail on [hodcell-project@igl.co.in](mailto:hodcell-project@igl.co.in) Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on [www.iglonline.net](http://www.iglonline.net). Applicants should regularly visit this website to keep themselves updated.

Annexure I  
Schedule of Rates

Lease Rent of Land

S.No.	Location of Land Offered	Duration of long lease	Area offered (In Sqm) (A)	Unit Rate (Per Sqm per year) (B)	Total lease amount per year (AxB)= C

Total (In Figures)

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Total (In Words)

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Date:

Signature and Seal of Bidder

Name of Bidder.....