

## **EOI- For Purchase/Long Lease of Land for Setting up of City Gate Station (CGS) Facility at Parsauli in Kanpur**

Indraprastha Gas Limited, a leading City Gas Distribution company invites "Expression of Interest" (EOI) for Purchase of Land for Setting up of City Gate Station (CGS) Facility at village Parsauli in Kanpur:

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

- The validity of bid should be kept initially for 9 months from the date of bid closing.
- Proposals shall only be accepted in hard copy, proposals received through mail will not be entertained.

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 CGS AT PARSAULI KANPUR"**

Envelope will contain all related documents like 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 as per the provided format (Annexure-I) 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 and no condition whatsoever. The rates are to be filled only in the format enclosed herewith as Annexure II SOR (Schedule of Rates) and sealed in a separate envelope super scribing "PRICE QUOTATION-DO NOT OPEN" FOR CGS AT PARSAULI KANPUR"

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 LAND REQUIRED FOR CGS AT PARSAULI KANPUR"**

This envelope will contain Envelope-I & Envelope-II

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

- Plot Size: 1050-1250 Sqm in size with min 25-meters front on road.
- Plot shall be adjoining the road i.e. road facing.
- Plot should preferably rectangular in shape.
- Plot should be levelled.

**Note: Detail of stretch where land is sought is as follows: -**

From GAIL SV-03 Parsauli (26.374467, 80.330725) to NH-34 near Dwivedi Nagar (26.388049, 80.310969) on either side of the route (2.8 KM) mentioned in the map given below



## **2. Evaluation of site on various parameters:**

The technical/commercial suitability of land/site offered by applicants shall be evaluated based on following:

- i) Land in advertised area / stretch
- ii) Land dimension/size as per requirement
- iii) There is no other land including Pvt./Govt. Land between road and offered plot.
- iv) Land has no HT/LT Electric Line crossing
- v) No School/Hospital/ Residential or other institution attached to plot
- vi) Smooth vehicular access to the plot should be available to allow free movement of fire tender.
- vii) The offered land should not be notified for acquisition.
- viii) Land must be free from any kind of encumbrances
- ix) Plot nearest to the GAIL SV-03 shall be given preference, net expenditure towards cost of land and 6" x 300 class pipeline laying by IGL shall be considered for evaluation. Execution cost to be considered is ₹ 2604/meter and Material cost to be considered is ₹ 4213/meter. Total per meter cost for pipeline to be considered is ₹ 6817/-.

- x) Sale/purchase of offered land should not have taken place in last two year of floating of EOI except in case of government allottee.

Land not meeting any of the above parameters will not be considered and will be rejected. The above parameters can be modified with the approval of the competent authority.

**3. Documents to be attached with Offered Land:**

- A. Application clearly mentioning plot address, Name of owner and Contact Number of applicant.
- B. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
- C. Sale Deed/ Registered lease deed or firm allotment letter issued by government/semi government bodies. for the proposed land.
- D. Mutation Records Jamabandi for last 20 years
- E. Layout plan superimposed on Naksha shijra (signed by Owner)
- F. Identity card of land owners of proposed land
- G. A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.
- H. Certificate for no pending litigation w.r.t. the land.
- I. Affidavit stating that the proposed land is freehold property and not mortgaged anywhere.
- J. Affidavit stating that the land is not subject to land acquisition proceeding.
- K. Any other documents pertaining to the proposed land including but not limited to power of attorneys, agreements or arrangements entered into with any other party.

These documents are not an exhaustive list of documents for due diligence of the land. The list is indicative in nature and as per the nature and use of the land, other documents may be required additionally.”

4. **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.

The interested applicants may submit their proposal by **30.10.2024, 14:30 hrs. (IST)** in hard copy to HOD (C&P and Stores), IGL Bhawan, Plot no-4, Community Centre, Sector-9, R.K. Puram, new Delhi-110022

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. For any clarification applicant may email at **[ahtesham.ahmad@igl.co.in](mailto:ahtesham.ahmad@igl.co.in)**