



SJVN Green Energy Limited (SGEL)
(A Wholly Owned Subsidiary of SJVN Limited)

BID DOCUMENT

Outright Purchase/ 'Lease for 28 Years' of Land up to 1000 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land & obtaining connectivity with STU for setting up Solar Power Project(s) up to 200 MW capacity in the State of Assam.



(DOMESTIC COMPETITIVE BIDDING)

Bid Document No: SGEL/CONTRACTS/LAND-ASSAM/2023

1st December, 2023

Tender Search Code- SGEL-2023-TN000017

Regd. & Corporate Office

Corporate

Headquarter, Shakti

Sadan, Shanan

P.O. Malyana, Shimla –171006(H.P.)

Website: www.sjvn.nic.in

CIN No: **CIN: U40100HP2022GOI009237**



I N D E X

SECTION	DESCRIPTION
I	Notice Inviting Tender (NIT)
II	Instructions to Bidders (ITB)
III	General Conditions of Contract (GCC)
IV	Technical Specifications (TS)
V	Forms and Bid Response Sheet



SECTION-I
NOTICE INVITING TENDER (NIT)

SJVN Green Energy Limited
(A Wholly Owned Subsidiary of SJVN Limited)

NOTICE INVITING TENDER (NIT)

DOCUMENT NO: SGEL/CHQ/CONTRACTS/LAND-ASSAM/2023

01.12.2023

SUBJECT: Outright Purchase/Lease for 28 Years of Land up to 1000 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land & obtaining connectivity with STU for setting up Solar Power Project(s) up to 200 MW capacity in the State of Assam.

1.1. On behalf of SJVN Green Energy Limited, Online Open Tender Enquiry under single stage two-parts Bid System (i.e. Techno-Commercial Bid & Price Bid) are hereby invited for **“Outright Purchase/Lease for 28 Years of Land up to 1000 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land & obtaining connectivity with STU for setting up Solar Power Project(s) upto 200 MW capacity in the State of Assam”**.

1.2. Minimum Qualifying Requirements

The Bidder should be an individual citizen of India or an entity registered in India. However, JV/Consortium shall not be allowed.

1.3. Technical Requirements for Offered land:

1.3.1. Bidder shall submit details of proposed land for development of Solar Project as mentioned in Attachment-9 of this tender document.

1.3.2. Area of the land required to be purchased by SJVN Green Energy Limited in the state of Assam shall be upto 1000 Acres.

1.3.3. The bidder may offer multiple land parcels upto cumulative area of 1400 Acres. Wherein single connected land parcel shall be either of 200 Acres or in multiple of 200 Acres maximum upto 1000 Acres. The offered single connected land parcels which is less than 200 Acres shall not be accepted. In case the offered Land Parcel by the bidder is more than 200 Acres but not in the Multiples of 200 Acres, then the Land parcel area shall be corrected to the multiple of 200 Acres and the prices quoted by the bidder for that Land Parcel shall also be corrected/prorated.

1.3.4. The bidder shall submit proposed land parcel either through Outright Purchase or Lease for 28 Years in the multiples of 200 Acres only and combination of proposed land for Outright Purchase and Lease is not allowed. If bidder submits proposed land parcel having combination of Outright Purchase land and Lease land, then such land parcel shall be outrightly rejected.

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- 1.3.5. The land offered could be within a Solar Park also subject to the condition that the same can be transferred to SJVN Green Energy Limited on outright purchase basis as per Solar Park Rules and Regulations.
- 1.3.6. The bidder must have Agreement to Sell (ATS)/Ownership of offered land for at least 20% of the offered land parcel at the time of bid submission and shall be valid for a period of minimum three months from the deadline for last date of bid submission. Bidder shall submit documentary evidence in the form of duly notarised ATS on stamp paper or ownership proof along with the Bid which shall be verified by SJVN Green Energy Limited.
- 1.3.7. The nearest part of the land offered must not be at an aerial distance of more than 15 Kms from the STU Grid Sub-Station (GSS) with minimum Estimated Spare Capacity (ESC) of 200 MW for 1000 Acres, 160 MW for 800 Acres of Land, 120 MW for 600 Acres of Land, 80 MW for 400 Acres of Land, and 40 MW for 200 Acres of Land. For the purpose of Estimated Spare Capacity, Bidder must submit latest list of availability of connectivity issued by concerned authority or Letter/certificate from concerned TRANSCO depicting availability of connectivity at nearest STU which shall be verified by SJVN Green Energy Limited.
- 1.3.8. The Land should have minimum of Annual Global Horizontal Irradiance of 1550/kWh/m².
- 1.3.9. The land offered must be a single connected patch and must be connected with Jeepable Road.
- 1.3.10. SJVN Green Energy Limited reserves the right to accept the land parcel as a whole or in parts subject to multiples of 200 Acres.
- 1.3.11. The land offered must not be in or within the prohibited range of any wildlife protected area or defence establishment and there should be no government restriction in setting up of Solar Power Project at the offered land. For this purpose, the Bidder shall submit an undertaking to this effect as per Attachment-10.

Note for Clause 1.3:

- 1) Bidder shall provide the Co-ordinates (Latitude-Longitude) of the following for meeting the Technical Requirement mentioned at Clause 1.3 above: -
 - Point of land parcel nearest to Grid Sub Station
 - Grid Sub Station
 - Jeepable Road connecting the land parcel.
- 2) The Bidders shall mandatorily submit land map and kmz file clearly indicating the offered land along with connecting Jeepable road(s), Grid Substation, transmission lines passing through the patch, Canal, Drain, Wells, Bore wells, Tube wells, any other structures etc. If the Bidder does not submit kmz file and land map for any land parcel then that particular land parcel shall be rejected and will not be considered for further evaluation.
- 3) Bidders may note that the land shall be purchased through this NIT for development of Solar Power Project(s) of adequate capacity. SJVN Green Energy Limited or its authorised representative or any agency as appointed by SJVN Green Energy Limited, may at its

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discretion, visit the site/offered land and assess its suitability/techno-commercial feasibility in the overall interest of setting up the solar power plant, at any time prior to the award of this Tender and the bidder will provide adequate assistance for the same. SJVN Green Energy Limited shall reserve the right to accept or reject the site offered by the Bidder(s) based on the above due diligence. The Employer's decision in this regard shall be final and binding upon the Bidder(s) and in no case, SJVN Green Energy Limited shall be responsible for these costs regardless of the conduct or outcome of the bidding process.

- 4) At any point of time before or during the currency of the contract, if it is found that the Bidder has suppressed any fact which renders him disqualified, the Bidder shall be out rightly rejected and ineligible to participate in SJVN Green Energy Limited tenders as per provisions specified in Clause 2.28.
- 5) All direct purchase of land will be within the framework and prescribed limits of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (RFCTLARR), 2013 and the responsibility to comply with the relevant statutes in this regard, shall be with the bidders.
- 6) The offered Land Parcel for which the bidder fails to submit following documents shall not be considered for evaluation:
 - (a) Agreement to Sell (ATS)/Ownership of offered land for at least 20% of the offered land parcel.
 - (b) Land map and kmz file clearly indicating the offered land along with connecting Jeepable road(s), Grid Substation, transmission lines passing through the patch, Canal, Drain, Wells, Bore wells, Tube wells, any other structures etc.
 - (c) 50% of Minimum Local Content (MLC) Requirement for GI Chain Link fencing along the land boundary and Main Entry Gate for Total land offered.

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1.4. Brief Detail & Time Schedule

Sl. No.	Description									
1.	NIT No.	SGEL/CHQ/CONTRACTS/LAND-ASSAM/2023								
2.	NIT Date	01.12.2023								
3.	Scope of Work	As per Section-IV of Tender Document.								
4.	Mode of Tender	Online Open Tender								
5.	Cost of Tender Document (non-refundable)	<p>Rs. 5000.00 (Rs. Five Thousand only) +18% GST.</p> <p>Bidders can pay for the cost of documents in the form of electronic transfer/ NEFT Payments in the following account details of SGEL:</p> <table border="1" data-bbox="680 762 1354 968"> <tr> <td>Name of Bank</td> <td>State Bank of India</td> </tr> <tr> <td>Account No.</td> <td>40946180057</td> </tr> <tr> <td>IFSC</td> <td>SBIN0003219</td> </tr> <tr> <td>Address</td> <td>M-2, South Extension, Part -II New Delhi, Delhi 110049</td> </tr> </table> <p>Access for downloading the Bid Document: After submission of cost of Bid Document, the bidder has to submit its Request for providing access to download the Bid Document' in the format provided at Annexure-1 to the NIT to SGEL Email ID-contracts.sgcl@sjvn.nic.in in working day (before the last date of downloading of bid documents)</p> <p>Bid without cost of bid document shall not be considered for the bidding and such bids shall not be opened by SGEL</p>	Name of Bank	State Bank of India	Account No.	40946180057	IFSC	SBIN0003219	Address	M-2, South Extension, Part -II New Delhi, Delhi 110049
Name of Bank	State Bank of India									
Account No.	40946180057									
IFSC	SBIN0003219									
Address	M-2, South Extension, Part -II New Delhi, Delhi 110049									
6.	Bid Security/Earnest Money Deposit (EMD)	<p>1. For 200 Acres - Rs. 5,00,000 (Five Lakhs) 2. For 400 Acres - Rs. 10,00,000 (ten Lakhs) 3. For 600 Acres - Rs. 15,00,000 (Fifteen Lakhs) 4. For 800 Acre - Rs. 20,00,000 (Twenty Lakhs) 6. For 1000 Acre and above - Rs. 25,00,000 (Twenty five Lakhs)</p> <p>Name of The Bank – State Bank of India Name of Branch – M-2, South Extension, Part -II New Delhi, Delhi 110049</p> <p>Account Number – 40946180057 IFSC – SBIN0003219</p>								

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Sl. No.	Description	
7.	Document available for downloading	From 01.12.2023 by 17:00 hrs to 25.12.2023 upto 12:00 hrs (IST)
8.	Website for downloading of Bid Document / uploading of filled in Bid Response Sheets (BRS) only in e-mode	https://www.bharat-electronictender.com .
9.	Date & Time of Pre-Bid meeting	15.12.2023 at 11:00 Hrs.
10.	Venue of Pre-Bid Meeting	To be intimated Later.
11.	Last date and time of submission of bid	26.12.2023 & Time: 14:00 Hrs.
12.	Date & time of opening of Techno-commercial Bid	Date 26.12.2023 & Time :15:00 Hrs.
13.	Date & time of opening of Price Bid	Will be notified to techno commercially qualified bidders.
14.	Last date of submission of documents in hard copy.	Date 02.01.2024 & Time :11:00 Hrs.
15.	Address for submission of sealed hard copy of Techno-commercial bid & opening of Bids.	Dy. General Manager (Contracts Deptt.), SGEL, Corporate Headquarter, Shakti Sadan, Shanan, P.O. Malyana, Shimla –171006 (H.P.)
16.	Currency of bid	Indian Rupees (INR)
17.	Bidder's Eligibility Criteria	Bidders intending to participate in this bid shall fulfil the Eligibility Criteria as per Clause 1.2 of the NIT.
18.	Period of bid Validity	210 days from the last date of submission of bids prescribed by SGEL and any extension thereof.

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Sl. No.	Description	
19.	Address for submission of queries regarding NIT, if any	Dy. General Manager (Contracts), SGEL, Corporate Headquarter, Shakti Sadan, Shanan, P.O. Malyana, Shimla –171006 (H.P.) Email ID- contracts.sgel@sjvn.nic.in
20.	Pass Phrase for opening of Bids	The Pass phrases for opening of bids shall be submitted on e-mail id contracts.sgel@sjvn.nic.in before time and date of Bid Opening.

1.5. Tender Document Availability

- (i) The detailed Tender/Bid Document shall be available on e-tendering portal i.e. <https://www.bharat-electronictender.com>.
- (ii) The Notice Inviting Tender (NIT) shall also be available on www.sjvn.nic.in and CPP portal i.e. <http://eprocure.gov.in/cppp/>.
- (iii) In case of any amendment/addendum/corrigendum (s) to this Tender document, the same shall be issued on <https://www.bharat-electronictender.com>, www.sjvn.nic.in and <https://eprocure.gov.in/cppp/>. No press note will be released in this regard.

1.6. Pre-Bid Clarifications

- (i) Bidders may submit their clarifications regarding the tender document, if any, in writing either by email or post and it must be received to Tender Inviting Authority at least one (01) day prior to the date of the Pre-Bid Meeting.
- (ii) **Pre-Bid Meeting will be conducted on the day & time mentioned at NIT Clause 1.4.**

1.7. No Deviation Bid

Bidder may note that Bid shall be submitted on the basis of “**NO DEVIATION**” and shall be in full compliance to the requirements of Tender Document. The bids with deviations shall be considered as non-responsive and may be liable for rejection.

- 1.8. Being a tender for works contract, this tender is excluded from the purview of Public Procurement Policy for MSEs Order, 2012.

1.9. Bid Submission:

The bids are to be submitted electronically through e-tendering portal i.e. <https://www.bharat-electronictender.com>. Any other mode of submission of bids shall not be accepted. The procedure for online tendering (e-tendering) is given in Clause 1.10 However, the hard copy of documents shall be submitted as per the procedure mentioned in Clause 2.14.7 of this tender document.

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1.10. Procedure/Requirements for e-Tendering

- (i) Bidders are required to get registered with M/s ISN Electronic Tender Services (ETS) website <https://www.bharat-electronictender.com> (if not already registered). After registration with ETS and payment of the cost of bidding documents as per clause 1.4 above, Bidding Documents may be downloaded from ETS Portal i.e. <https://www.bharat-electronictender.com>.
- (ii) Bidders shall be required to arrange all resources, including Digital Signature and Internet Connections at their own cost, for participating in online tenders/ bids at the portal.
- (iii) All the bidders are requested to get themselves registered well in advance and no extra time will be considered for the delay in on-line Vendor Registration, if any. In case bidder waits till the last moment for uploading bids, and if any technical problem is encountered at that time and the bid closing time may elapses, SGEL shall not be responsible in any manner for such delay/ or any other reason thereof.

1.11. Digital Signature/Certificate

For participating in e-tendering (i.e. for login, uploading & downloading the Tender document & submission of e-Bids), the bidder has to procure a Digital Signature/Digital Security Certificate in the name of **Authorised Representative** of the Bidder. Digital signature can be obtained from any of the authorized agencies of CCA (Controller of Certifying authorities). For this, a separate processing fee would be payable to the authorized agency of CCA and would be borne by bidder itself.

1.12. Online Submission of Bids

- 1) The Bid shall be submitted online in two parts as stated hereunder in this Clause. Submission of the online bid by any other means shall not be accepted by the Employer in any circumstances.
- 2) Authorized signatory holding Power of Attorney with his digital signature on behalf the bidder shall upload Bid Response Sheets and requisite documents along with copies of certificates/supporting documents on the website <https://www.bharat-electronictender.com> before the last date & time set for submission of bids in the following two envelopes.

Envelope – I : Techno-commercial Bid

Envelope- II : Price Bid

- 3) **Envelope – I : Techno-Commercial Bid**

Techno- commercial Bid shall contain the following:

- (a) Bid Form duly completed and signed by the Bidder
- (b) Attachments No. 1 to 13 as mentioned in Clause No 2.12.2 together with all supporting documents, which the Bidder is required to substantiate its credentials as part of his Techno-commercial Bid.
- (c) Scanned copies of Technical Particulars in accordance with the Section-IV: Technical specifications (TS).

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Techno-Commercial Bid should not contain any price content entry. In case, the Techno-Commercial Bid is found to contain any price content, such bid shall be out rightly rejected.

4) Envelope-II: Price Bid

The Price Bid shall be submitted online in electronic form of financial part of ETS portal only in conformity with the Bid Document. The bidder has to quote the total price for entire scope of the works in electronic form(s) as per clause 2.14.4 in the electronic form of ETS portal only. **Only Prices quoted in electronic form of financial part shall be considered for evaluation.**

The prospective Bidders shall be required to arrange all resources, including Digital Signature and Internet Connections at their own cost, for participating in online tenders/bids.

1.13. Assistance/clarification regarding e-Tendering Process

For any assistance/clarification for registration, downloading of document, submission of Bids and any other information regarding e-Tendering, Bidders may contact to M/s ISN Electronic Tender Services (ETS) (Service Provider) having the following contact details:

M/s Electronic Tender.com (India) Pvt. Ltd.

1001, DLF City Court, Mehrauli-Gurgaon Rd, Sector 24, Gurugram, Haryana 122002

Contact Person: E-RA Support Team

Customer Support: +91-124-4229071, 4229072

Email: support@isn-ets.com

Tel: +91-79-20016802, +91-909929655, +91-9099090830, +91-8091381583.

1.14. SGEL reserves the right to reject any or all bids or cancel/withdraw the NIT without assigning any reason whatsoever and in such case no bidder/indenting bidder shall have any claim arising out of such action.

1.15. For any enquiry/ clarification regarding detailed Tender for this assignment, the bidder may contact at the following address for communication:

Deputy General Manager (Contracts Department)

SGEL, Corporate Headquarter, Shakti Sadan,
Shanan, P.O. Malyana, Shimla –171006 (H.P.)

Ph. No.: +91-177-2660132,

Visit us at: www.sjvn.nic.in

E-mail: contracts.sgel@sjvn.nic.in

*******END OF SECTION*******

Section I	Outright Purchase/‘Lease for 28 Years’ of Land up to 1000 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land & obtaining connectivity with STU for setting up Solar Power Project(s) upto 200 MW capacity in the State of Assam	Page 11 of 138
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Request for providing access to download the Bid Document

Ref No. [Insert your Reference No.]

Dated: xx.xx.2023

To,

SJVN Green Energy Limited,

Contracts Department,

SJVN Corporate Office Complex, Shakti-Sadan,

Shanan, Shimla

Subject: Request for providing access to download the Bid Document.

Sir,

We,.....[Insert Name of the Bidder]..... have submitted Tender Document Fee in respect of "Outright Purchase/'Lease for 28 Years' of Land up to 1000 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land & obtaining connectivity with STU for setting up Solar Power Project(s) upto 200 MW capacity in the State of Assam" issued by SGEL. Accordingly, it is requested to provide access to us for downloading the Bid Document to enable us for further proceeding to participate in the Tender Enquiry. Requisite details along with supporting documents for proceeding at your end are as below:

Sl. No.	Information to be required	Information Provided by the Bidder
1.	Legal Name of the Bidder	
2.	Organization ID (as registered on https://www.bharat-electronictender.com)	
3.	Amount (in INR) deposited towards Cost of Bid Document (including of GST)	₹5,900/- (Rupees Five Thousand and Nine Hundred only)
4.	Bid Document Reference Number for which access is required	SGEL/CHQ/CONTRACTS/LAND-ASSAM/2023
5.	Tender Search Code for which access is required to download the Document	
6.	Unique Transaction Reference (UTR) Number in respect of the payment made towards Cost of Bid Document	

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Sl. No.	Information to be required	Information Provided by the Bidder
7.	Date of Transaction made for the payment towards Cost of Bid Document	
8.	Name of Transferor Bank	
9.	Transferor Bank IFSC	
10.	Bank A/c No.	
11.	Address of the Bidder	
12.	City	
13.	State	
14.	Postal Code	
15.	GSTIN	
16.	PAN	

Encls:

- (i) Copy of Payment Receipt/Transaction Document in respect of payment made towards Cost of Bid Document.
- (ii) Copy of PAN Card
- (iii) Copy of GST Registration Certificate

Date.....

Place.....

(Name & Signature of Authorised Representative
with Seal/Stamp of Company)