

**GAIL (INDIA) LIMITED**

Expression of Interest for the Purchase of Land for Compensatory Afforestation (CA land) for  
Gurdaspur-Jammu Pipeline (GJPL) in Punjab State

**GAIL (INDIA) LIMITED**



**EXPRESSION OF INTEREST (EOI)**

**FOR**

**PURCHASE OF LAND FOR COMPENSATORY  
AFFORESTATION (CA LAND) IN PUNJAB**

**EOI DOCUMENT NO.: [GAIL /PROJ/GJPL/PUNJAB/EoI/2025/01](#)**

**DATE: [20.05.2025](#)**

# GAIL (INDIA) LIMITED

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## **NOTICE FOR INVITING OFFERS FOR THE PURCHASE OF LAND FOR COMPENSATORY AFFORESTATION (CA LAND)**

Ref.: **GAIL /PROJ/GJPL/PUNJAB/EoI/2025/01**

GAIL (India) Limited (“GAIL”) is India’s leading Natural Gas Company with presence along the entire natural gas value chain comprising Exploration & Production, LNG imports, Gas Transmission & Marketing, Gas Processing, Petrochemicals, LPG Transmission and City Gas Distribution. GAIL is listed in National Stock Exchange of India, the Bombay Stock Exchange and the London Stock Exchange (in the form of GDRs) with the market capitalization of more than Rs. 1,00,000 crores.

GAIL (INDIA) LIMITED is in the process of laying a 12-inch dia. X 151 Km Gurdaspur -Jammu Gas Pipeline (GJPL) project from Gurdaspur (Punjab) to Jammu (J&K). ***GAIL is looking to purchase Non-Forest Land for handing over to Punjab Forest Department for Compensatory Afforestation (CA Land) purpose as per the provisions of Van (Sanrakshan Evam Samvardhan) Adhinyam, 1980 and Van (Sanrakshan Evam Samvardhan) Rules, 2023 in lieu of diversion of Forest Land for laying of Gurdaspur -Jammu Gas Pipeline in Gurdaspur and Pathankot Districts of Punjab.***

Hence, GAIL is seeking Expression of Interest for outright purchase of suitable Non-Forest Land for the said purpose as per the details provided in table below from landowners (parties/individuals) :

**Table #1**

S/N	Location	Approx. Area *	Particulars of Land
1	Anywhere in Punjab State, but preferably in Pathankot, Gurdaspur or Hoshiarpur Districts.	5 Hectares	(i) Approx. 5.0 Hectares Non-Forest Land is required for handing over to Punjab Forest Department for creation of Compensatory Afforestation as per the provisions of Van (Sanrakshan Evam Samvardhan) Adhinyam, 1980 and Van (Sanrakshan Evam Samvardhan) Rules, 2023 in lieu of diversion of Forest Land for laying of Gurdaspur -Jammu Gas Pipeline in Gurdaspur and Pathankot Districts of Punjab. (ii) Isolated land parcel (not contiguous with RF/PF i.e. Reserved / Protected Forest) of approx. 5.0 Hectare area in single patch / block shall be acceptable for purchase by GAIL subject to approval / suitability certificate of land from concerned authority in Punjab Forest Department. Hence, no Non-Forest Land, having area less than 5.0 Hectares at noncontiguous location shall be accepted. (iii) Land parcels, if contiguous to RF/PF, can be accepted irrespective of their size subject their suitability as mentioned in para (ii) above. (iv) Land owner (s) can offer land individually or jointly to meet GAIL’s total requirement of 5.0 Hectares area in case of isolated land parcel at one location. Similarly, in case of land parcels contiguous to RF/PF, owner(s) can offer area less 5.0 Hectares directly to GAIL individually or jointly so as to meet the total requirement of 5.0 Hectares.

## **GAIL (INDIA) LIMITED**

Expression of Interest for the Purchase of Land for Compensatory Afforestation (CA land) for  
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\* The area of required land is about 5.0 Hectares, however area variation of up to  $\pm 10\%$  will be accepted subject to approval from land accepting authority i.e. Punjab Forest Department.

1. Offers are being invited from land owners (individually or jointly) / Firms / Public Limited companies / Private Limited companies / Partnership concerns / Partnership Firm/Limited liabilities partnership firm/CPSEs/Government Authorities.
2. The land should be of clear marketable and undisputed title, free from any encumbrances & loan etc. The marketable title is to be demonstrated by documents to be requisitioned from the bidder.
3. The location of land can be anywhere within the state of Punjab, with preference given to lands in Pathankot, Gurdaspur and Hoshiarpur districts subject to further consent/ approval by concerned authority in Punjab Forest Department.
4. The plot should be free from overhead power transmission or telephone lines / product or water pipeline / canals / drainage / nallahs / public road / Railway line etc.
5. The plot size and offers for land should be as specified in Table#1 above. However, a variation of  $\pm 10\%$  in area may be accepted subject to approval from land accepting authority i.e. Punjab Forest Department.
6. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Income Tax return submitted & non-encumbrance certificate etc.
7. Brokers/Property Dealers need not apply. Their responses will not be evaluated.
8. Compliance with all norms of the Municipal Corporation or applicable local authority/town planning/NHAI etc. shall be the bidder's responsibility at the time of sale. An undertaking is to be submitted in this regard at the time of EoI cut-off date.
9. Successful bidder to hand over vacant and peaceful possession (land).
10. Any compliance w.r.t construction shall be in GAIL's scope.
11. Participation in EoI does not provide the right to the individual /party for qualifying in final selection process. GAIL reserves right for rejection of EoI offer at any stage of evaluation, decision for selection of sites/land shall be at the sole discretion of GAIL.
12. Based on the documents submitted by the individual/parties, offers shall be evaluated and technically acceptable offers only shall be considered for further processing.
13. After completion of all the desired documents, the process of registry will be initiated.
14. Total payment for the land shall be made in online mode / in the form of Demand Draft at the time of registry in the office of the registrar.

**In the event, the bidder fails to adhere or found violating any or all above-mentioned undertaking, his/her bid shall be liable for rejection.**

**15. Minimum documents along with application as required is as per following list.**

- a) Self-attested copy of EoI (along with all amendments/addendums/corrigendum etc.) as downloaded from GAIL website as acknowledgment of stipulated terms and conditions of EOI.
- b) EoI as per enclosed Format (attached as Annexure-I).
- c) Copy of ID Card like AADHAR & PAN cards etc.
- d) Certified Copy of Ownership / Title Document /Khasra/Khatoini /Sale Deed/Mutation.

## **GAIL (INDIA) LIMITED**

Expression of Interest for the Purchase of Land for Compensatory Afforestation (CA land) for Gurdaspur-Jammu Pipeline (GJPL) in Punjab State

- e) Title search report by Advocate of the Applicant.
- f) Copy of Property card or 7/12 extract of a recent date i.e., (Attached Property Card or 7/12 extract must be within one month from date of application).
- g) Ferd/Mutation Record/Entry (Copy).
- h) Latest Demarcation Plan, attached plan must be within 3years from date of application submission.
- i) Details of offered plot in the total plot on certified copy of demarcation plan issued within 3 years from the date of application submission date (copy).
- j) Certificate of Registration /Incorporation from Society/Limited Liability Partnership/Partnership Firm/Company or any other body Corporate.
- k) Firm “allotment letter “issued by Govt./Semi-Govt. bodies (if applicable, Certified Copy)
- l) If required, applicant may be asked by GAIL to submit additional documents listed or non-listed to finalize the plot.
- m)The preference will be given to Govt. /Govt. Controlled Agencies/Co-operative Bodies in overall shortlisting process.
- n) Sketch/layout of the plot to be provided along bid by the EoI applicant.
- o) Notarized Affidavit w.r.t. following undertakings:
  - That the applicant has not been convicted for any criminal offence involving moral turpitude/ economic offences (other than freedom struggle).
  - That the applicant is neither mentally unsound nor totally paralyzed.
  - That applicant acknowledges the terms and conditions stipulated in EoI.

**Note:** All the documents attached should be self-attested and notarized.

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## **EOI Details:**

1. EOI Schedule shall be as under:
  - a) Period: **20.05.2025** (From 10:00 Hrs.) to **09.06.2025** (Up to 17:00 Hrs.).
  - b) Last Date for Submission of EOI: **09.06.2025** (Up to 17:00 Hrs.).GAIL (INDIA) LIMITED reserves the right to extend the EOI period and due date for submission, mentioned above.
2. EOI can be downloaded from the website [www.gailonline.com](http://www.gailonline.com) within the above-mentioned period. Any amendment, clarification, corrigendum w.r.t. EOI will be hosted on [www.gailonline.com](http://www.gailonline.com). Applicants should regularly visit this website to keep themselves updated. Any query related to EOI may be submitted online only at Email ID to [manvirsingh@gail.co.in](mailto:manvirsingh@gail.co.in). Queries/clarifications received in any other form are liable to be unanswered. A written reply from the GAIL will be suitably given.
3. The completely filled & signed EOI, along with requisite documents, is to be submitted by applicant to “Dy **General Manager (Construction), GAIL India Limited, Hotel- Zone By The Park, Saili-Dalhousie Bypass road, Pathankot, Punjab-145001**” in following manner.

**Part-A: Un-Priced Bid-**To Contain format for submission of bid (Annexure-I of EoI) along with documents/details required as per EoI. Shall strictly ensure that unpriced part of EoI bid does not contain any price. Failing which bids will be summarily rejected.

**PART-B: Offer Price-** Offer Price shall be submitted in duplicate with FULL PRICE DETAILS (Land price with all applicable charges) duly sealed in a separate envelope duly super scribed with **Document No., EoI Detail, EoI Due Date & Time etc. and “Offer Price for EoI - DO NOT OPEN.”**

*Note: Price sought in Part B are indicative prices for all future reference and negotiation for the technically acceptable bidders. Bidders do not have right to raise objection/claims for rejected offers at any stage of the process. The offer and the indicative price shall remain valid till four months from the date of submission of EoI for enabling completion of the procurement procedure.*
4. Advance scan copy (**Only part -A**) of completed application form along with requisite documents duly self- attested and notarized may also be submitted to official e-mail to [manvirsingh@gail.co.in](mailto:manvirsingh@gail.co.in).
5. **Note: DO NOT SEND OFFER PRICE (PART-B) IN E-MAIL, FAILING WHICH OFFER MAY BE REJECTED.**
6. EOI, complete in all respect, shall be opened and evaluated by GAIL and the applicant shall be informed according on time-to-time basis.
7. GAIL will not be responsible for any cost or expenses incurred by the applicant in connection with preparation or delivery of EOI.
8. This notice inviting EOI neither confirms the right nor an expectation on any party to participate in the proposed EOI. GAIL reserves the right to accept or reject, any or all EOIs received at its absolute discretion without assigning any reason whatsoever.
9. EoI shall be Governed by the laws of India and any/all disputes arising out of or in connection to EoI shall be adjudicated by exclusively by the Courts situated at Delhi only.

## **GAIL (INDIA) LIMITED**

Expression of Interest for the Purchase of Land for Compensatory Afforestation (CA land) for  
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10. All applications received shall be evaluated based on the merit of Land and suitability for setting up of stations.
11. GAIL reserves the right to discontinue the process at any point of time without assigning any reasons. Further, GAIL has the sole discretion to qualify or accept the EOI and reject the proposal without assigning any reason whatsoever.
12. Disclaimer: Any further revision, clarification, addendum, corrigendum, time extension, results, etc. to the above will be hosted at our website only.

सेवा में,  
गेल (इण्डिया) लिमिटेड,  
गुरदासपुर-जम्मू गैस पाईपलाइन,  
ऑफिस: होटल : जोन बाई दी पार्क,  
सैली-डलहौजी बाईपास रोड, पठानकोट, पंजाब-145001.  
महोदय,

दिनांक:

मैं/ हम ..... पुत्र/ पुत्री ..... माकन न०  
.....ग्राम.....तहसील: .....जिला  
:..... (पंजाब) का/ के निवासी हूँ / हैं ।

जो कि गेल (इण्डिया) लिमिटेड द्वारा गुरदासपुर- पठानकोट-जम्मू गैस पाईपलाइन बिछाने का कार्य किया जाना है। मैं/ हम खसरा संख्या ..... रकवा .....  
ग्राम.....तहसील: .....जिला :..... (पंजाब) की  
जमी के कानूनी मालिक व कब्जेदार हैं।

गेल (इण्डिया) लिमिटेड को प्रतिपूरक वनरोपण (COMPENSATORY AFFORESTATION LAND) हेतु भूमि की आवश्यकता के लिए मैं/ हम अपनी रजामंदी से अपनी उपरोक्त भूमि को गेल (इण्डिया) लिमिटेड को विक्रय के लिए रजामंद/ तैयार हैं। मैंने/ हमने अपनी भूमि का उचित मूल्य **PART-B** में दर्शादिया है तथा गेल (इण्डिया) लिमिटेड के अधिकारियों के साथ उचित मूल्य हेतु बातचीत के लिए भी तैयार हैं।

धन्यवाद,

भवदीय

मोब. न०:

हस्ताक्षर

साक्षीदार

1.

2.

**टिप्पणी:** इस सहमती प्रपत्र के साथ नीचे उल्लेखित चेकलिस्ट के अनुसार सभी आवश्यक दस्तावेज जमा कराने होंगे।

1.

**Minimum documents along with application in PART-A are required as per following list.**

- a) Self-attested copy of EoI (along with all amendments/addendums/corrigendum etc.) as downloaded from GAIL website as acknowledgment of stipulated terms and conditions of EOI.
- b) EoI as per enclosed Format (attached as Annexure-I).
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  -

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**PART-B**

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गुरदासपुर-जम्मू गैस पाईपलाइन,  
ऑफिस: होटल : जोन बाई दी पार्क,  
सैली-डलहौजी बाईपास रोड, पठानकोट, पंजाब-145001.  
महोदय,

दिनांक:

मैं/ हम ..... पुत्र/ पुत्री ..... माकन न०  
.....ग्राम.....तहसील: .....जिला  
:..... (पंजाब) का/ के निवासी हूँ / हैं ।

जो कि गेल (इण्डिया) लिमिटेड द्वारा गुरदासपुर- पठानकोट-जम्मू गैस पाईपलाइन बिछाने का कार्य किया जाना है। मैं/ हम खसरा संख्या ..... रकवा .....  
ग्राम.....तहसील: .....जिला :..... (पंजाब) की  
जमी के कानूनी मालिक व कब्जेदार हैं।

गेल (इण्डिया) लिमिटेड को प्रतिपूरक वनरोपण (COMPENSATORY AFFORESTATION LAND) हेतु भूमि की  
आवश्यकता के लिए मैं/ हम अपनी रजामंदी से अपनी उपरोक्त भूमि को गेल (इण्डिया) लिमिटेड को रूपिये  
.....प्रति -----पर विक्रय के लिए रजामंद/ तैयार हैं तथा गेल (इण्डिया) लिमिटेड  
के अधिकारियों के साथ उचित मूल्य हेतु बातचीत के लिए भी तैयार हैं।

धन्यवाद,

भवदीय

मोब. न०:

हस्ताक्षर

साक्षीदार

1.

2.