

GAIL (INDIA) LIMITED

Expression of Interest for the Purchase of Land for Compensatory Afforestation (CA land) and NG Stations/Terminals for the Gurdaspur-Jammu pipeline (GJPL) in Punjab State

GAIL (INDIA) LIMITED



EXPRESSION OF INTEREST (EOI)

FOR

PURCHASE OF LAND FOR COMPENSATORY AFFORESTATION (CA LAND) AND NG STATIONS / TERMINALS

EOI DOCUMENT NO.: GAIL /PROJ/GJPL/PUNJAB/EoI/2024/02

DATE: 25.09.2024

Date extended for submission of “Expression of Interest” upto 19.10.2024

GAIL (INDIA) LIMITED

Expression of Interest for the Purchase of Land for Compensatory Afforestation (CA land) and NG Stations/Terminals for the Gurdaspur-Jammu pipeline (GJPL) in Punjab State

NOTICE FOR INVITING OFFERS FOR THE PURCHASE OF LANDS FOR COMPENSATORY AFFORESTATION (CA LAND) AND NG STATIONS/ TERMINALS

Ref.: GAIL /PROJ/GJPL/PUNJAB/EoI/2024/02

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 X 151 Km Natural Gas Gurdaspur Jammu Pipeline (GJPL) project from Gurdaspur (Punjab) to Jammu (J&K). GAIL is looking to purchase lands for Compensatory Afforestation (CA Land) and to set up Natural Gas stations/terminals in the Gurdaspur and Pathankot districts of Punjab along the pipeline route. Hence, GAIL is seeking suitable lands for the locations mentioned in below table for outright purchase from landowners (parties/individuals) for the outright sale of land .

Intended stretches (Sr. No. 1 to 5) for this EOI are along MDR/SH/NH Road of Gurdaspur & Pathankot district of the Punjab state as detailed below:

Table #1

S/N	Particular	Size of plot**	District	Tehsil	Village
1*	Asphalted road (Chau Chak to MDR-67)	100 Meter X 100 Meter	Gurdaspur	Batala (Shri Hargobindpur)	Mari Buchian H.B. No. 6, Nairaa H.B. No. 55, Kangra H.B. No. 7, Galowal H.B. No. 54
2*	MDR-67 (Shri Hargobindpur to Gurdaspur)	75 Meter X 75 Meter	Gurdaspur	Batala (Shri Hargobindpur)	Bham H.B. No. 32, Harchowal H.B. No. 33
3*	MDR-67 (Shri Hargobindpur to Gurdaspur)	75 Meter X 75 Meter	Gurdaspur	Kahnuwan	Haveli Harni H.B. No. 495, Langarkot H.B. No. 493, Dalla Gorian H.B. No. 607
4*	Gurdaspur to NH 54	75 Meter X 75 Meter	Gurdaspur	Dina Nagar	Bariar H.B. No. 321
5*	Gurdaspur to NH 54	75 Meter X 75 Meter	Pathankot	Pathankot	Lahrisharmon H.B. No. 168, Kanwah H.B. No. 167, Parmanand H.B. No. 163
6	Anywhere in Punjab state, but preferably in Gurdaspur and Pathankot districts, subject to consent by the Forest Advisory Committee (FAC) of the Forest Department.	5 Hectares	Anywhere in Punjab state	Anywhere in Punjab state	Anywhere in Punjab state, but preferably in Gurdaspur and Pathankot districts, subject to consent by the Forest Advisory Committee (FAC) of the Forest Department.

* Offered land must be necessarily along MDR/SH/National highway only

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** The plot size of above serial numbers 2, 3,4, and 5, the minimum plot area must be 3600 square meter and maximum 8100 square meter & for serial number 1, minimum plot area must be 5625 square meter and maximum 14400 square meter, preferably rectangular. A variation of $\pm 20\%$ in the frontage and depth is acceptable

1. Offers are being invited from any individual land owner/ Firm/ Public Limited companies / private Limited companies / Partnership concern / partnership firm/Limited liabilities partnership firm/CPSEs/Government Authorities.
2. The Plot should be with clear markable and undisputed title, free from any encumbrances & loan etc. The markable title is to be demonstrated by documents to be requisitioned from the bidder.
3. The land offered for the NG station/Terminals must be located along a State Highway/MDR/National Highway and have a proper approach road suitable for heavy vehicle movements.

In addition to the above requirements, the compensatory afforestation (CA) land can be situated in any location within the state of Punjab, with preference given to lands in Gurdaspur and Pathankot districts subjected to further consent by Forest Advisory Committee (FAC) of the 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 of the offered land should adhere to the dimensions specified in Table#1, which includes frontage and depth requirements. However, for the plot locations listed in Table#1, The plot size of above serial numbers serial numbers 2, 3,4, and 5, the minimum plot area must be 3600 square meters and maximum 8100 square meters & for serial number 1, minimum plot area must be 5625 square meters and maximum 14400 square meter, preferably rectangular. A variation of $\pm 20\%$ in the frontage and depth is acceptable.

In order to facilitate compensatory afforestation (CA land), it is estimated that approximately 5 hectares of land will be required, with flexibility regarding its dimensions. However, the final decision regarding the CA land will be subjected to consent by the Forest Advisory Committee (FAC) of the Forest Department.

6. Availability of the suitable sites for setting up of NG stations/terminals at the advertised locations is the essence of the project.
7. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Income Tax return submitted & Non-encumbrance certificate etc.
8. Brokers/Property Dealers need not apply. Their responses will not be evaluated.
9. 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.
10. Successful bidder to hand over vacant and peaceful possession (land).
11. Any compliance w.r.t construction shall be in GAIL's scope.
12. Participating 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.
13. Based on the documents submitted by the individual/parties, offers shall be evaluated and technically acceptable offers only shall be considered for further processing.

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14. After completion of all the desired documents, the process of registry will be initiated.
15. Payment for the land shall be made 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.

16. 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.
- 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) Ferfar/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: **25.09.2024** (From 10:00 Hrs.) to **19.10.2024** (Up to 17:00 Hrs.).
 - b) Last Date for Submission of EOI: **19.10.2024** (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 within the above-mentioned period. Any amendment, clarification, corrigendum w.r.t. EOI will be hosted on 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 rakesh.gill@gail.co.in Copy to 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 (GAIL India Limited, Zone By The Park,K C Grand, Rail Head Complex, Trikutanagar , Jammu, J&K-180012**” 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 rakesh.gill@gail.co.in with a copy to 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.

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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 (इंडिया) लिमिटेड,
गुरदासपुर-जम्मू गैस पाइपलाइन,
गेल जुबली टॉवर, बी-35 एवं 36,
सैक्टर-1, नोएडा-201301
जिला गौतम बुद्ध नगर (उ.प.), इंडिया

महोदय,

मैं/हम पुत्र/पुत्रीमकान नंबर,
गाँव.....तहसील.....जिला..... का निवासी हूँ/हैं।
गेल (इंडिया) लिमिटेड द्वारा तहसीलजिला
.....(जम्मू) में गैस पाइप लाइन बिछाने का कार्य किया जाना है। मैं/हम
खसरा संख्या रकबा ग्राम
.....तहसील जिला..... (जम्मू) की जमीन के कानूनी
मालिक व कब्जेदार हैं। गेल (इंडिया) लिमिटेड का पाइप लाइन पर स्टेशन हेतु भूमि की आवश्यकता के लिए हम
अपनी रजामंदी गेल (इंडिया) लिमिटेड को विक्रय के लिए तैयार हैं तथा गेल (इंडिया) लिमिटेड के अधिकारियों
के साथ उचित मूल्य के लिए बातचीत कर अंतिम विक्रय दर के लिए भी तैयार हैं।

धन्यवाद।

भवदीय,

टेलीफ़ोन

हस्ताक्षर

साक्षीदार-

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टिप्पणी: इस सहमति प्रपत्र के साथ नीचे उल्लिखित चेकलिस्ट के अनुसार सभी आवश्यक दस्तावेज जमा करने होंगे।

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

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सैक्टर-1, नोएडा-201301
जिला गौतम बुद्ध नगर (उ.प.), इंडिया

महोदय,

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के लिए भी तैयार हैं।

धन्यवाद।

भवदीय,

टेलीफ़ोन

हस्ताक्षर

साक्षीदार-

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