

**Expression of Interest
For
Land pooling for Development of
Modern Freight Terminus in the outskirts of
Guwahati City on PPP mode**

Tender No: GMDA/DEV/182/2018/ 58 Dated:28/10/2020



**GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
BHANGAGARH, GUWAHATI - 781005**

DISCLAIMER

The information contained in this request for Expression of Interest (“EOI”) document or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisers, is provided to Applicants on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI Document is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this EOI Document is to provide interested parties with information that may be useful to them in the formulation of their Application for selection pursuant to this EOI Document. This EOI Document includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Land Pooling Process. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI Document may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this EOI Document. The assumptions, assessments, statements and information contained in this EOI Document, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI Document and obtain independent advice from appropriate sources.

Information provided in this EOI Document to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI Document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI Document and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI Document or arising in anyway in this Selection Process.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused, arising from reliance of any Applicant upon the statements contained in this EOI Document.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EOI Document.

The issuance of this EOI Document does not imply that the Authority is bound to select an Applicant or to give final award to the Selected Applicant, as the case may be, for the Land Pooling Process and the Authority reserves the right to reject all or any of the Applications without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Selection Process. Neither the authority nor its employees or agencies will have any liability in case of non receipt of documents due to postal delay.

Under Land pooling Scheme GMDA doesnt validate or guarantee the genuinity of the Land given by the land owner. In case any of the representations/assurances made by the land owner are found to be untrue and/or if the whole or any portion of GMDA's share is ever taken away or goes out from the possession of the GMDA on account of any legal defect in the ownership and title of the land owner, then the land owner will be liable and responsible to make good the loss suffered by the GMDA and shall keep the GMDA saved, harmless and indemnified against all such costs, damages, losses suffered by the GMDA.

The applicable laws for the purpose are the Laws of India, Courts of Guwahati, Assam will have the jurisdiction concerning or arising out of this EOI documents.

Sd/-
(Umananda Doley, IAS)
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005

Expression of interest For Land pooling for Development of Modern Freight Terminus in the outskirts of Guwahati City on PPP mode

Instructions to Bidders & General Conditions

1. Background:

The Govt. of Assam announced in budget speech 2019-20 to develop three modern freight terminus at Changsari, Chaigaon and Sonapur in Public Private Partnership (PPP) mode. The Govt. has also provided Administrative Approval in the FY 2020-21 for the project.

2. Project Brief:

Guwahati is the trade and business hub of North Eastern states. The Guwahati Metropolitan Area is experiencing tremendous economic growth in the recent few years. Currently, there are no dedicated logistic parks for freight provider in the city as a result there is increase of traffic congestion, accidents and pollution on the main carrier highway. The carriage way/service roads are blocked by the truckers in absence of proper freight terminus. In order to reduce the congestion on roads, safe and quicker movement of passenger, smooth passage of load bearing trucks in and out of the city and controlling of pollution level freight terminus are much needed for the city. A proper terminus will not only relieve traffic congestion in the core city, but will also smoothen faster economic development and rise of employment. Once operational, heavy transport vehicles need not to come into the city and trader can carry the materials to their areas with the help of mini vehicles. The logistic parks have facilities like warehouses, distribution centres, storage areas, offices, truck services, parking lots, truck terminals, container rail terminal, container handling facilities, cold storages, distribution centers, lorries, maintenance points, service stations, hospitals and restaurants. In addition, such parks are equipped with weighbridges, telecommunication facilities, banks, health awareness units and recreation centres.

The land shall be assembled based on GMDA's Land Pooling Policy, 2016. GMDA shall prepare Master Plan and Techno-Economic feasibility report and shall obtain statutory approvals required for the project. Terminals shall be developed as per the Master Plan for parking yards, warehousing, cold storage & wholesale unit, offices, roads & drainage and etc.

3. Expression of Interest (EOI)

Through this Expression of Interest (EOI) the Authority invites application from interested individuals or entities or group of individuals and/or entities (the "Application") and power of attorney holder/s for proving of land parcel(s) on the land pooling mechanism for development of modern freight

terminus at Changsari, Chaigaon and Sonapur area in PPP mode.

4. Conditions of Eligibility of Applicants

Applications of only those Applicants who satisfy the Conditions of Eligibility will be considered for evaluation. To be eligible for evaluation of its Application, the Land offered by the Application shall fulfill the following:

- i. Land shall be close to the existing GMDA outer boundary area upto 20 km.
- ii. Land offered shall have a clear and undisputed ownership/ power of attorney/ Development Agreement with the Landowner or Group of Landowners mentioning the criterion of this Expression of Interest (duly registered and not notarized) and clear possession in favour of the Applicant and/or the constituents of a group of firms and/or individuals (either collectively or individually), as the case may be.
- iii. Land shall be accessible by minimum 20 meter road (either existing or proposed). Land shall not be under prohibitive zone under land use regulation or under government resolution prohibiting the development of land, as the case may be.
Note: In case of any ambiguity about what constitutes under prohibitive zone, the decision of the regulatory authority shall be final and binding. If some portion (but not 100%) of the Land is under prohibitive zone such Land may still be treated eligible, however such portion under prohibitive zone will not be counted towards calculation of the Area of the Land.
- iv. The minimum offered Land area shall be at least 100 bighas.
- v. Land shall be contiguous.
- vi. Land should be located at a distance of less than 2 km from the National/State Highway and within 3 km from Railway yard/station.

5. Number of Applications

There is no restriction on the number of Applications. An Applicant as individuals or as an associate can submit applications. However, there shall be no overlap in the same Land through different Applications.

6. Due Diligence by Applicants

Applicants are encouraged to inform themselves fully about GMDA's **Land Pooling Policy, 2016** before submitting the Application and may download from the GMDA's website from link <https://gmda.assam.gov.in/documents-detail/gazette-notification-no-53-dt-26-02-16-land-pooling-policy-for-gma>

7. Sale of EOI Document

The EOI can be downloaded from GMDA's website <https://gmda.assam.gov.in> starting from **30/10/2020 to 27/11/2020**.

8. Pre-proposal Conference:

A pre-proposal meeting shall be held on **17/11/2020 at 11.30 am** at the Conference Hall of GMDA with the intending participants.

9. Validity of the Application

The Application must remain valid for a period of not less than 120 days after the Application Due Date (the "ADD"). The Authority will endeavour to complete the scrutiny and evaluation of the received Applications and select the suitable land parcel(s) within this period.

10. Language:

The Application with all accompanying documents (the "Documents") and all communications in relation to or concerning the Selection Process shall be in English or Assamese language and strictly on the forms provided in this EOI Document. No supporting document or printed literature shall be submitted with the Application unless specifically asked for and in case any of these Documents is in another language, it must be accompanied by an accurate translation of all the relevant passages in either Assamese or English, in which case, for all purposes of interpretation of the Application, the translation in Assamese or English shall prevail.

11. Brief Description of the Selection Process

This is an expression of interest and not an invitation to bid. Short-listing of the bidder shall be made based on the details submitted, techno-economic feasibility and viability for freight terminus project on the offered land. The offered property will be inspected for preliminary short-listing by GMDA. This may include carrying out the measurements and valuation of the offered property. To develop in PPP mode the party/s should be financially sound and capable to invest on the project. GMDA may ask for financial documents and the same has to be submitted for verification. The bidder shall make all arrangement for such inspection and verification.

12. The short-listing: The shortlisted bidders shall be issued detailed RFP.

GMDA will enter into development agreement cum irrevocable general power of attorney with Land owners/ Attorney holders/agencies based on the Land Pooling Policy of GMDA.

12.1 Role of the land owner/agencies:

- To transfer full rights to GMDA against a guaranteed return of reconstituted plot within the pooled land.
- To handover all land documents, physical possession of the land free from any encumbrances with demarcation of the boundaries;
- Not to create any encumbrances after entering into agreement with the GMDA for Land Pooling.
- to assist for the survey and all other studies;

12.2 Role and responsibility of GMDA:

- to undertake the implementation under land pooling;
- to prepare the techno-economic feasibility report;
- to prepare the Master Plan and project implementation as per the Master Plan;
- to receive all statutory clearances and approval to develop the project;
- to issue statutory land pooling ownership certificate with alienable rights;
- to complete the development of the scheme area within reasonable time;
- to allow the Applicant / Landowners to enter into commercial Agreement with Potential Investors / FII's & Banks / Buyers in their respective share of land with alienable rights along with statutory land pooling ownership certificate.

13. Confidentiality

Information relating to the examination, clarification, evaluation, and recommendation for the selection of Applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional adviser advising the Authority in relation to matters arising out of, or concerning the Selection Process. The Authority shall treat all information, submitted as part of the Application, in confidence and shall require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or to enforce or assert any right or privilege of the statutory entity and/or the Authority or as may be required by law or in connection with any legal process.

14. Schedule of Selection Process

Sale of EOI Document	Start Date 30/10/2020
Last Date for Receiving Queries/Clarifications	17/11/2020
Pre-Application Conference	17/11/2020 at 11.30 AM at the Conference Hall of GMDA
Last Date of submission	27/11/2020 till 14:00 hrs
Validity of Applications	120 days after PDD

15. Communications

Selected bidders will be informed subsequently to submit the detailed technical offer and financial offer and terms and conditions. Interested parties should send the proposal to:

The Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005
Email: ceogmdaghy@gmail.com

- 16.** Interested parties are urged to visit the GMDA's website on regular basis for any updates related to schedule or corrigendum with respect to the above EOI.
- 17.** Notwithstanding anything contained above, GMDA reserves the right to reject any or all EOI offers and give consideration to properties other than those offered in response to this advertisement.

Sd/-

Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005

EXPRESSION OF INTEREST
FORM

SNo.	Particulars	Details
1	DETAILS OF VENDOR/FIRM/BUILDER/OWNER/REPRESENTATIVE	
1.1	Name	
1.2	Address Phone No: E-mail address:	
1.3	Constitution of vendor/firm. (Whether Proprietary /Partnership/Pvt. Ltd. / Public Ltd./PSU etc.):	
1.4	In case of a Company, details of Incorporation of Company and Commencement of Business. (enclosed copy)	
1.5	Name of the Authorized person for submitting proposal: Address: Contact No. (Copy of Power of Attorney)	
1.6	If interested as Seller or to develop the land in PPP mode	
2	DETAILS OF PROPERTY	
2.1	Location with Key Map	
2.2	Revenue Map	
2.3	Land Documents	
2.4	Land use of the property	
2.5	Tenure of the land a. Freehold b. Leasehold	

	c. If leasehold give residual period of lease and name of the title holder/s (Copy of NOC by the landowners/ Power of Attorney)	
2.6	Road width (width of road abutting/connected to the land)	
2.7	Old structure/s (if any)	
2.8	Area of land	Sq. m / Sq.ft
2.9	Details of locality- Residential/Commercial Commercial cum Residential IT/Financial Hub Industrial Hub Slum	
2.10	Locality's proximity to the following place (in Kms.) <ul style="list-style-type: none"> • Railway station • State highway • National Highway • Airport • Bus stand • Banks • Hospital • Residential nodes 	
3	DETAILS OF BOUNDARIES AND ADJACENT BUILDINGS	
	Boundary of the property North East South West	
4	OTHER INFORMATION	

(Note: The bidder may use additional sheet/s if necessary)

I/We hereby confirm that, all the required details have been furnished and if this Expression of Interest form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of GMDA.

I/We am aware that GMDA is not bound to accept the Expression of Interest and will not be required to give any reason for rejecting this Expression of Interest.

I/We further certify that I/We am an authorized signatory of my company and am, therefore, competent to submit the details towards this Expression of Interest.

Yours faithfully,

(Signature of the Bidder)

Address:

Contact No.