



ISO: 9001, 14001,
OHSAS 18001

North Eastern Electric Power Corporation Limited
(Mini Ratna, Category-I, Government of India Enterprise)

NORTH EASTERN ELECTRIC POWER CORPORATION LIMITED

(Mini Ratna, Category-I, Government of India Enterprise)

CIN No. U40101ML1976GOI001658, Website: www.neepco.gov.in

CONTRACTS & PROCUREMENT

BROOKLAND COMPOUND :: LOWER NEW COLONY

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Corrigendum No.: 3 Dated 04/12/2015.

To

NIB No. 165 Dated 15-10-2015

For

**Expression of Interests for Sale of plot of Land measuring 250 acres in Assam,
Meghalaya and Nagaland for setting up Solar Power Projects.**

The following corrigendum to Detailed Bid Document for the above cited NIB is hereby issued:

Part-I: Notice Inviting Bids/EOIs

1. At the end of Clause 4, the following is added :

The details of criteria shall be adopted for selecting the sites(s) / locations for developing a utility scale Solar PV Project is described at clause 7 of Part-II: Instruction to Bidders and subsequent corrigendum thereof.

The bidder shall submit a brief write-up in support of their offers along with the bid indicating the Longitude and Latitude of the land, details of access/approach to the Plot, distance of nearest Substation of capacity 132 KV and above from the Plot, water availability in and around the land and other the availability of Basic Infrastructure i.e. Water supply, Sewerage, Electricity & Storm Water Drainage etc. as mentioned at Clause 4 of Part-I: Notice Inviting Bids/EOIs & clause 7 of Part-II: Instruction to Bidders and subsequent corrigendum thereof.

Part-II: Instruction to Bidders

2. At Clause 7, the following is added :

The following main criteria shall be adopted for selecting the sites(s) / locations for developing a utility scale Solar PV Project:

- Solar Resource
- Local Climate
- Available Area
- Land Use
- Topography
- Geotechnical Issues
- Geopolitical Issues
- Accessibility
- Grid Connection
- Module Soiling
- Water Availability

The bidder shall have any of the following arrangement for having land with clear title and free from all encumbrances, charges, liens, encroachments or litigation and not subject matter of acquisition for any other purpose:

a) The bidder already having possession of land in record of rights in his own name:

- Copy of sale deed in case of land under ownership shall be furnished with the bid along with latest copy of title paper (jamabandi) and

However, the latest non-encumbrance certificate in original counter signed by the Registrar / sub-registrar should be submitted prior to price bid opening.

- Non-encumbrance certificate in original by the sub-registrar and
- Legal search report (for at least 33 years) from revenue records duly attested by revenue authority and associated legal vetting.
- The permission from competent authority for use of the land for non-agricultural purposes should be obtained by the bidder, as per the state policy, wherever applicable, for private land.

A certified English translation from an approved translator in case above land documents are in languages other than English and Hindi shall also be furnished.

b) In case of Government land, bidder already having allotment letter of the land for setting up of Solar Power project thereon, in bidder's own name or in the name of third party (an individual or company) by the competent authority:

If such allotment letter is not available then recommendation for allotment of land for setting up of Solar Power Project from the nodal agency will be considered subject to receipt of allotment letter before price bid opening. The bidder shall furnish land details, copy of allotment letter, agreement of bidder duly notarized with third party with a commitment to transfer such land to Employer without any consideration with his bid.

c) The bidder is to supply the Longitude and Latitude of the land.

d) Water availability in and around the land on offer to be mentioned in the Bid.

The bidder shall submit a brief write-up in support of their offers along with the bid indicating the Longitude and Latitude of the land, details of access/approach to the Plot, distance of nearest Substation of capacity 132 KV and above from the Plot, water availability in and around the land and other the availability of Basic Infrastructure i.e. Water supply, Sewerage, Electricity & Storm Water Drainage etc. as mentioned at Clause 4 of Part-I: Notice Inviting Bids/EOIs & clause 7 of Part-II: Instruction to Bidders and subsequent corrigendum thereof.

3. In Clause 14.4, the following is added:

(iii) Based on the above, the following are the proposed Short Listing Criteria and the Ranking Criteria:

(A) Short Listing Criteria:

The proposed Short Listing Criteria as below:

- 1) Flat contiguous Land in a single location for the Project Capacity. Any earth filling or Land development that needs to be carried out to make the Land flat will be the responsibility of the bidders including cost. NEEPCO shall in no way bear the financial cost involvement on land development to make it flat.

If Agreed the Bid Shall be consider for further evaluation or else the bid shall be rejected.

- 2) Along with other details of the land on offer, the bidder is to supply the Longitude and Latitude of the land. Based on the co-ordinates supplied, NEEPCO will evaluate the Capacity Utilisation Factor (CUF) for a Grid Utility Solar PV Plant on the Plot on offer. Bids where the Capacity Utilisation Factor (CUF) below 15% shall be rejected.
- 3) Details of Access/approach to the Plot on offer to be included in the Bid.
- 4) Proximity and Capacity of 132 KV Sub-Station to the Plot on Offer to be mentioned in the Bid. The Bidder is also to mention possibility for extension of the Sub-Station.
- 5) Water availability in and around the land on offer to be mentioned in the Bid.

Only the short listed bidder's offer shall be considered for opening of Price Bid & subsequent ranking study.

(B) Ranking Criteria:

Ranking shall be done on the Levellised Tariff calculated on the basis of the following variable parameters:

- 1) Cost of Land offered by each Bidder.
- 2) Distance of nearest Substation of capacity 132 KV and above from the Plot.
If the distance of the Land from the nearest Substation is more than 500 Mtrs, then Cost for the transmission line shall be included in the Project Cost, taken into consideration the Cost for the 132 KV Line/Km as below:
a) For Double Circuit Line @ Rs 45 Lakhs/ Km.

However, it is to be noted that the above mentioned cost/Km is without any kind of compensation (viz. Right of Way, Crop, tree or land compensation etc.) and taking into consideration normal foundation i.e. without piling works etc., which will be suitably loaded.
- 3) Distance of Water source from the Plot provided that Ground Water Source is available in the Plot Itself.
If the distance of the Land from the nearest water source is more than 500 Mtrs then Cost for water transportation shall be included in the Project Cost suitably.
- 4) All loading shall be uniform for all bidders.
- 5) Process for purchase and possession of land shall be commenced only after the ranking study is carried out by NEEPCO. The successful bidder shall be intimated with unconditional letter of intent regarding NEEPCO's selection of the land.
The bidder shall keep their price valid till completion of ranking study subject to maximum of 180 days or as may be requested by NEEPCO.

On the Basis of the above, the Project Tariff will be determined and Ranking will be done on lowest cost per unit basis.

Based on the Ranking, Land having lowest cost per unit basis shall be selected for purchase. The Corporation reserves the rights to select one or more plots for the purpose intended for, based on ranking study.

Part-III: General Conditions of Contract

1) In **ANNEXURE-3**, the following is added:

Sl. No.	Description	Yes	No	NA
16.	Longitude and Latitude of the land.			
17.	Non-encumbrance certificate in original by the sub-registrar.			
18.	Legal search report (for at least 33 years) from revenue records duly attested by revenue authority and associated legal vetting.			
19.	Copy of allotment letter, in case of Government land, bidder already having allotment letter of the land for setting up of Solar Power project thereon (an individual or company) by the competent authority. If such allotment letter is not available then recommendation for allotment of land for setting up of Solar Power Project from the nodal agency.			
20.	Documentary evidence in support of distance from the nearest substation.			
21.	Any other documents as mentioned at Clause 4 of Part-I: Notice Inviting Bids/EOIs & clause 7 of Part-II: Instruction to Bidders and subsequent corrigendum thereof.			

Part-IV: Bill of Quantities

1. The following is added under “Part-IV: Bill of Quantities” of Detailed EOI / Bid Document:

“The cost of land development that needs to be carried out to make the land flat shall be on the bidders’ account. The successful bidder shall provide the flat land for possession by NEEPCO. As such, the bidders shall quote the price for land taking into consideration of land development cost, if any. NEEPCO shall not bear any financial cost on land development”

All others terms and conditions shall remain unchanged.

Sd/-
(S. Sarkar)
General Manager
(Contracts & Procurement)