



# SJVN Green Energy Limited (SGEL)

(A Wholly Owned Subsidiary of SJVN Limited)

## BID DOCUMENT

Outright Purchase of Land up to 1600 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land, Power Transmission Infrastructure up to Inter connection Point of STU & obtaining connectivity with STU for setting up upto 400 MW Solar Power Project(s) in the State of Maharashtra.

**(DOMESTIC COMPETITIVE BIDDING)**



**Bid Document No: SGEL/CHQ/CONTRACTS/MAHARASHTRA/LAND/2023**

Tender Search Code- SGEL-2023-TN000002      April, 2023

### **Regd. & Corporate Office**

Corporate  
Headquarter, Shakti  
Sadan, Shanan

P.O. Malyana, Shimla –171006(H.P.)Website:

[www.sjvn.nic.in](http://www.sjvn.nic.in)

CIN No: **CIN: U40100HP2022GOI009237**



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# 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/MAHARASHTRA/LAND/2023

28.04.2023

**SUBJECT: Outright Purchase of Land up to 1600 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land, Power Transmission Infrastructure up to Inter connection Point of STU & obtaining connectivity with STU for setting up upto 400 MW Solar Power Project(s) in the State of Maharashtra.**

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 of Land up to 1600 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land, Power Transmission Infrastructure up to Inter connection Point of STU & obtaining connectivity with STU for setting up upto 400 MW Solar Power Project(s) in the State of Maharashtra**”.

### 1.2. Minimum Qualifying Requirements

Bidder should meet the Minimum Qualifying Requirements stipulated hereunder:

#### 1.2.1. TECHNICAL EXPERIENCE

- (i) The bidder should have arranged land of cumulative 120 Acres or higher area for any Industrial/Commercial/Institutional/Trust/Society establishment etc., out of which at least one land parcel should be of 40 Acres or higher capacity in last 7 years ending last day of month previous to the one in which NIT is issued.
- (ii) Successful experience in executing at least one Transmission Line of 132 kV / 220 KV or above voltage class of minimum 2 km length completed in last 7 years ending last day of month previous to the one in which NIT is issued. Such Transmission line should be in successful operation for a period of at least 01 year ending last day of month previous to the one in which NIT is issued.

#### Notes for Clause 1.2.1

- (a) The bidder should be a company registered in India.
- (b) For meeting the experience requirements stipulated above, the works executed/services provided as a Contractor or Developer or Sole Bidder shall be

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considered.

- (c) Bidder can qualify on the strength of its Group Company/Holding Company/Subsidiary Company. In such a case, Bidder shall furnish an Undertaking jointly executed by the firm qualified as per Clause 1.2.1(i) & 1.2.1(ii) above and the Bidder along with its bid for complete performance of the contract jointly or severally as per format enclosed in the bid document failing which the Bidder's bid is liable to be rejected.
- (d) The type of land for meeting QR of above Clause 1.2.1(i) can be either leasehold or freehold type.
- (e) One reference Land parcel of 40 Acres or above area in above Clause 1.2.1(i) should be at a single location.
- (f) For above Clause 1.2.1(i), bidder has to submit LoA / Agreement along with completion certificate from the client. However, if the work is not yet completed then bidder shall submit a certificate from client showing partial completion of minimum 20 Acres per location so as to meet the cumulative requirement of 120 Acres apart from one minimum 40 Acre location.
- (g) For above Clause 1.2.1(i), if the bidder has arranged land for his own use or for commercial purpose then documentary evidence in the form of Revenue Papers/Registry Documents/ any other relevant document substantiating the ownership of Bidder shall be provided.
- (h) For cases where final clearance as per policy of the State is awaited from respective state Government, notarized agreement along with supporting documents establishing right to use shall be considered. Bidder shall provide the application submitted to State Government to establish that final clearance/approval is under process.
- (i) **For above Clause 1.2.1(ii) the experience may either be of the Bidder itself or by the proposed sub-contractor who have given authorization to the bidder in required format provided in Section-V .**
- (j) For above Clause 1.2.1(ii) Documentary evidences i.e., LOA/Agreement along with completion certificates, performance certificates etc. in support of above technical experience shall be submitted along with the bid for ascertaining the same.

### 1.2.2. FINANCIAL CRITERIA

- (i) The Bidder should have an Annual Average Turnover for the last three (03) Financial Years, ending on 31st March of the last Financial Year as below: -

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Eligibility criteria	Amount (In INR)
Annual Average Turnover for the last three (03) Financial Years, ending on 31st March of the last Financial Year	INR 44,000 / Acre

In case where audited results for the immediately preceding Financial Year to the date of NIT are not available, the financial results certified by a practicing Chartered Accountant shall be accepted.

- (ii) The Net Worth must be positive during immediately preceding Financial Year and should also be positive in two Financial Years out of three preceding Financial Years. Computation of Net Worth shall be based on unconsolidated audited Annual Accounts.
- (iii) Following evidence/proof is to be submitted by the applicant in support of fulfilment of "Financial Criteria":
  - (a) Annual report, Audited financial statements.

- (b) Besides Annual report/Audited financial statements, the bidders are required to submit Statutory Auditor/CA Certificate in support of Net worth, turnover etc.

Such certificate(s) should contain Unique Document Identification Number (UDIN), duly generated by Statutory Auditor/practicing Chartered Accountant.

**Note for Clause No 1.2.2 :**

- (a) The Net worth shall be submitted in terms of definition under sub section 2 (57) of the Companies Act 2013 as amended from time to time, duly certified by Statutory Auditor/a practicing Chartered Accountant.
- (b) Other income shall not be considered for arriving at annual turnover.
- (c) "Holding Company" shall have the meaning ascribed to them as per Companies Act of India.
- (d) For the purposes of meeting financial requirements, only unconsolidated audited annual accounts shall be used. However, audited consolidated annual accounts of the Bidder may be used for the purpose of financial requirements provided the Bidder has at least twenty six percent (26%) equity in each company whose accounts are merged in the audited consolidated accounts.
- (e) In case an Applicant does not satisfy the annual turnover criteria, stipulated above on its own, its Holding Company would be required to meet the stipulated

turnover requirements as above, provided that the Net Worth of such Holding Company as on the last day of the preceding financial year is at least equal to or more than the paid-up share capital of the Holding Company. In such an event, the Applicant would be required to furnish a letter of Undertaking from the Holding Company along with its Bid as per the format enclosed in the bid document, supported by the Holding Company's Resolution pledging unconditional and irrevocable financial support for the execution of the Contract by the Bidder in case of award.

**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 - 11 of this tender document.
- 1.3.2. Area of the land required to be purchased by SJVN Green Energy Limited in the state of Maharashtra shall be upto 1600 Acres with Greenshoe option of additional 400 acres.
- 1.3.3. The bidder may offer multiple land parcels upto maximum of 2400 Acres wherein single connected land parcel shall be either of 400 Acres or in multiple of 400 Acres maximum upto 1600 Acres. The offered single connected land parcels which is less than 400 Acres shall not be accepted.
- 1.3.4. **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.**
- 1.3.5. The bidder must have Agreement to Sell (ATS) for at least 50% of the offered land parcel. Bidder shall submit documentary evidence in the form of duly notarised ATS on stamp paper which shall be verified by SJVN Green Energy Limited.
- 1.3.6. 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 400 MW for 1600 Acres of Land, 300 MW for 1200 Acres of Land, 200 MW for 800 Acres of Land, and 100 MW for 400 Acres of Land. For the purpose of Estimated Spare Capacity, Bidder shall submit documentary evidence which shall be verified by SJVN Green Energy Limited.
- 1.3.7. The Land should have minimum of Annual Global Horizontal Irradiance of 1800/kWh/m<sup>2</sup>.
- 1.3.8. The land offered must be a single connected patch and must be connected with Jeepable Road.
- 1.3.9. SJVN Green Energy Ltd. reserves the right to accept the land parcel as a whole or in parts subject to multiples of 400 acres.

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**1.3.10.** 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-12.

**1.3.11.** The modalities of greenshoe option are as under:-

- (i) SJVN Green Energy Ltd. at its discretion may offer to purchase additional 400 acres single land parcel through Greenshoe option to the successful bidder(s), at the L1 rate discovered, in turn as per their rankings subject to availability of technically qualified land parcel during bid evaluation.
- (ii) The land parcel offered under Greenshoe option will have to be technically qualified in accordance with provisions specified in the bid document during bid evaluation by SGEL.
- (iii) The terms and conditions of contract for land parcel under Greenshoe option will remain same.

**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. Further, the kmz file must depict the proposed transmission line route from land parcel to the STU. 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 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

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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.

#### 1.4. Brief Detail & Time Schedule

Sl. No.	Description									
1.	NIT No.	<b>SGEL/CHQ/CONTRACTS/MAHARASHTRA/LAND/2023</b>								
2.	NIT Date	<b>28.04.2023</b>								
3.	Scope of Work	As per Section-IV of Tender Document.								
4.	Mode of Tender	Online Open Tender								
5.	Cost of Tender Document	<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="667 1086 1385 1303"> <tbody> <tr> <td><b>Name of Bank</b></td> <td>State Bank of India</td> </tr> <tr> <td><b>Account No.</b></td> <td><b>40946180057</b></td> </tr> <tr> <td><b>IFSC</b></td> <td>SBIN0003219</td> </tr> <tr> <td><b>Address</b></td> <td>M-2, South Extension, Part -II New Delhi, Delhi 110049</td> </tr> </tbody> </table> <p>The bidder shall be required to forward the copy of electronic fund transfer receipt, OID and GST details from their registered E-mail ID to SGEL Email ID- contracts.sgel@sjvn.nic.in, requesting for access for download of the bidding documents in working day (ref.7 below).</p> <p><b>Bid without cost of bid document shall not be considered for the bidding and such bids shall not be opened by SGEL.</b></p>	<b>Name of Bank</b>	State Bank of India	<b>Account No.</b>	<b>40946180057</b>	<b>IFSC</b>	SBIN0003219	<b>Address</b>	M-2, South Extension, Part -II New Delhi, Delhi 110049
<b>Name of Bank</b>	State Bank of India									
<b>Account No.</b>	<b>40946180057</b>									
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<b>Address</b>	M-2, South Extension, Part -II New Delhi, Delhi 110049									

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<b>Sl. No.</b>	<b>Description</b>	
6.	Bid Security/Earnest Money Deposit (EMD)	<p>1. For 400 Acres - Rs. 10,00,000 (Ten Lakhs)  2. For 800 Acre - Rs. 20,00,000 (Twenty Lakhs)  3. For 1200 Acre - Rs. 30,00,000 (Thirty Lakhs)  4. For 1600 Acre and above - Rs. 40,00,000 (Forty Lakhs)</p> <p><b>Name of The Bank</b> – State Bank of India  <b>Name of Branch</b> – M-2, South Extension, Part -II New Delhi, Delhi 110049  <b>Account Number</b> – 40946180057  <b>IFSC</b> – SBIN0003219</p>
7.	Document available for downloading	From 28.04.2023 by 14:00 hrs to 21.05.2023 upto 12:00 hrs (IST)
8.	Website for downloading of Bid Document / uploading of filled in Bid Response Sheets (BRS) only in e-mode	<a href="https://www.bharat-electronictender.com">https://www.bharat-electronictender.com</a> .
9.	Date & Time of Pre-Bid meeting	09.05.2023 at 11:00 Hrs.
10.	Venue of Pre-Bid Meeting	Corporate Head Quarter, Shakti Sadan, SJVN Green Energy Limited, Shanan, Malyana, Shimla (through VC)  Please refer ITB clause 2.4 for Pre-Bid Meeting Link URL or Meeting ID & Passcode
11.	Last date and time of submission of bid	22.05.2023 & Time: 13:00 Hrs
12.	Date & time of opening of Techno-commercial Bid	Date 22.05.2023 & Time :14:00 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 26.05.2023 & Time :11:00 Hrs.

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Sl. No.	Description	
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	180 days from the last date of submission of bids prescribed by SGEL and any extension thereof.
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- <a href="mailto:contracts.sgel@sjvn.nic.in">contracts.sgel@sjvn.nic.in</a>
20.	Pass Phrase for opening of Bids	The Pass phrases for opening of bids shall be submitted on e-mail id <a href="mailto:contracts.sgel@sjvn.nic.in">contracts.sgel@sjvn.nic.in</a> before time and date of Bid Opening.

**Note:**

Exemption to MSME/SSI registered with MSME/National Small Industries Corporation (NSIC)/Designated Agency/Start-ups as recognized by DIPP will be governed by the regulation(s) of the Government of India issued from time to time. Bidders are required to submit a copy of MSME/Udyam/NSIC Certificate/Certificate of recognition as start up from DIPP/relevant certificate along with their bids in accordance with the procedure stipulated in the bid documents. Non-submission of Certificate(s)/document(s) referred above along with the bid may lead to denial of exemption allowed.

**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](http://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](http://www.sjvn.nic.in) and <https://eprocure.gov.in/cppp/>. No press note will be released in this regard.

**1.6. Pre-Bid Clarifications**

Bidders may submit their clarifications regarding the tender document, if any, in writing either

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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.

#### 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 nonresponsive and may be liable for rejection.

#### 1.8. 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 1.9 However, the hard copy of documents shall be submitted as per the procedure mentioned in Clause 2.14.7 of this tender document.

#### 1.9. 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.

#### 1.10. 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.

#### 1.11. 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.

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- 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 15 as mentioned in Clause No 2.12.2 together with all supporting documents, which the Bidder is required to substantiate it's credentials as part of his Techno-commercial Bid.
- (c) Scanned copies of Technical Particulars in accordance with the Section-IV: Technical specifications (TS).

**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.

#### 1.12. 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: +91-79-40016802, +91-909929655, +91-9099090830, +91-8091381583.**

- 1.13. 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.

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1.14. 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](http://www.sjvn.nic.in)

E-mail: [contracts.sgel@sjvn.nic.in](mailto:contracts.sgel@sjvn.nic.in)

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

Section I	Outright Purchase of Land up to 1600 Acres with all requisite statutory clearances inclusive of chain link fencing around the periphery of the Land, Power Transmission Infrastructure up to Inter connection Point of STU & obtaining connectivity with STU for setting up upto 400 MW Solar Power Project(s) in the State of Maharashtra	Page 14 of 293
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