



NLC INDIA LTD
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Block-1, NEYVELI - 607 801, Cuddalore District, Tamil Nadu, INDIA.

OFFICE OF THE GENERAL MANAGER/CONTRACTS
CORPORATE OFFICE

DOMESTIC COMPETITIVE BIDDING

THROUGH e-TENDER & e-REVERSE AUCTION

TENDER DOCUMENT

FOR

ARRANGEMENT OF 1850 ACRES OF LAND FOR DEVELOPMENT OF ISTS
CONNECTED SOLAR POWER PROJECT

Volume – IA

INVITATION FOR BID

Tender No. CO CONTS/0029T/Land 1850 /DCB/2025, Dt.22.11.2025

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ARRANGEMENT OF 1850 ACRES OF LAND FOR
DEVELOPMENT OF ISTS CONNECTED SOLAR
POWER PROJECT

VOLUME – IA

TENDER SPECIFICATION - ALL VOLUMES

OVERALL CONTENTS

Sl. No	Volume	Description
1.	I A	Invitation for Bid
2.	I B	Commercial – Draft Contract



ARRANGEMENT OF 1850 ACRES OF LAND FOR DEVELOPMENT OF ISTS CONNECTED SOLAR POWER PROJECT

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LIST OF ACRONYMS


APG	Advance Payment Bank Guarantee
BG	Bank Guarantee
BOS	Balance of System
C&I	Control & Instrumentation
Cl.	Clause
CIF	Cost, Insurance & Freight (Incoterms 2010)
CPG	Contract Performance Bank Guarantee
CTU	Central Transmission Utility
DD	Demand Draft
DJU	Deed of Joint Undertaking
EOI	Expression of Interest
EPC	Engineering, Procurement & Construction
FOB	Free on Board (Incoterms 2010)
FTP	Foreign Trade Policy
GST	Goods and Services Tax
IDT	Inverter Duty Transformer
IFB	Invitation for Bid
IST	Indian Standard Time
ISTS	Inter State Transmission System
INR	Indian Rupees
JV	Joint Venture
kW	Kilo Watt (Power)
LOA	Letter of Award
LTA	Long Term Access
MW	Mega Watts (Power)
NLCIL/NLC	NLC India Limited
OTGT	O&M Target Generation Test
SCOD	Scheduled Commercial Operation Date
SPP	Solar PV Power Project
PERT	Project Evaluation and Review Technique
PSU	Public Sector Undertaking
PTO	Provisional Take Over
PAT	Performance Assessment Test
PG	Performance Guarantee
RBI	Reserve Bank of India
NIRL	NLC India Renewables Limited

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SCHEDULE OF TENDER (SOT)

Sl. No.	Description	Details
i.	Tender No.	Tender No. CO CONTS/0029T/Land 1850/DCB/2025, Dt.22.11.2025
ii.	Name of the work	Arrangement of 1850 acres of Land for Development of ISTS Connected Solar Power Project
iii.	Mode of Tender	e-Tendering (Two cover system)
iv.	Cost of Tender Document	Rs. 20,000/- (Rupees Twenty Thousand only) Non-refundable
v.	Bid Guarantee	Rs. 1,10,50,000- (Rupees One Crore Ten Lakh and fifty Thousand Only)
vi.	Date of Pre-Bid Meeting	04.12.2025 at 11.00 Hrs. (IST) through Video Conference (VC)
vii.	Last Date & Time of submission of on line Bids (Part-I, Part-II) and Physical cover **	23.12.2025 at 14.30 hrs. (IST)
viii.	Date & Time of opening of Part-I and Physical Cover	23.12.2025 at 15.00 hrs. (IST)
ix.	Date & time of opening of Price Bids (Part-II)	To be informed later
x.	Date of e-Reverse Auction	To be informed later

** The Physical cover containing the Bid Guarantee and other documents shall be submitted before Part-I opening. However, Physical cover containing the Bid Guarantee received within a maximum of 3 working days from the date of opening of Part-I shall be acceptable. The offers/bids of the bidders whose original Bank Guarantee towards bid security not received within the next 3 working days from the date of tender opening, shall not be considered for further evaluation.

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SECTION – 1
NOTICE INVITING BID
DOMESTIC COMPETITIVE BIDDING

Tender No. CO CONTS/0029T/Land 1850 /DCB/2025, Dt.22.11.2025

1.0 Invitation for Bid

Online Bids in English are invited by NLC India Limited, Neyveli on behalf of NLC INDIA RENEWABLES LIMITED (NIRL) for “Arrangement of 1850 Acres of Land For Development of ISTS Connected Solar Power Project and Associated Equipment as well as the EHV Transmission Line and Land Fencing” in Two Part system (Part-I and Part-II) followed by Reverse Bidding as detailed below:

Sl. No.	Description	Details
i).	Cost of tender document	Rs. 20,000/- (Rupees Twenty Thousand only) Non-refundable
ii).	Bid Guarantee	Rs.1,10,50,000/- (Rupees One Crore Ten Lakh and fifty Thousand Only)
iii).	Date of Pre-Bid Meeting	04.12.2025 at 11.00 Hrs. (IST) through Video Conference (VC)
iv).	Last Date & Time of submission of online Bids (Part-I, Part-II) and Physical cover **	23.12.2025 at 14.30 hrs. (IST)
v).	Date & Time of opening of Part-I and Physical Cover	23.12.2025 at 15.00 hrs. (IST)
	Note: <ol style="list-style-type: none"> The points for discussion shall be furnished in advance to pre-bid meeting to the e-mail ID: corporate.conts@nlcindia.in Bidders who are interested to participate in the Pre-bid Meeting may send their request to corporate.conts@nlcindia.in furnishing Company name and address, Name of the authorized person to attend pre-bid meeting, contact number and e-Mail ID to enable us to send the link for participating in the Pre-bid meeting. The Physical cover containing the Bid Guarantee and other documents shall be submitted before Part-I opening. However, Physical cover containing the Bid Guarantee received within a maximum of 3 working days from the date of opening of Part-I shall 	

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	<p>be acceptable. The offers/bids of the bidders whose original Bank Guarantee towards bid security not received within the next 3 working days from the date of tender opening, shall not be considered for further evaluation.</p> <p>4. For further details, please visit our website: www.nlcindia.in, NeAT portal: https://procure.nlcindia.in or Central Public Procurement Portal (CPPP) of Government of India website: www.eprocure.gov.in or contact:</p> <p>The General Manager/Contracts, Corporate Office, NLC India Ltd., Block-1, Neyveli– 607 801., Tamil Nadu. Phone: 04142 – 212308/ 218588. E-Mail : corporate.conts@nlcindia.in</p>
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1.1. Brief Scope of Work


The entire Scope of Work shall be carried out by the Contractor for arrangement of Land and Development of Power evacuation facilities as given below:

1.2. Scope of work

- a. Arrangement of 1850 acres of government/private land on freehold/leasehold basis in any of the following states Rajasthan, Gujarat, Madhya Pradesh, Maharashtra, Karnataka, Andhra Pradesh, Tamil Nadu and Telangana for development of solar project.
- b. Design, Engineering, Supply, Erection, Testing & Commissioning of Power Evacuation package and arrangement of Connectivity for development of ISTS connected Solar PV projects.
- c. All required permit/NOC/approval/clearance for land with respect to setting up of Solar project.
- d. O&M of Pooling substation and associated equipment, EHV Transmission Line(s) for the Solar project for a period of 3 years from the date of Commissioning.

1.3. Land requirements

- a. Transfer of government/private land through Leasehold/Freehold/combination of both shall be accepted after considering the following.
Minimum average solar irradiation level of **1850Kwh/m²**
In case of lease of land, the lease period shall be a minimum of 29 years 11 months
Land shall be clear title and free from encroachments / litigation/ encumbrances/ disputes etc.. Land shall be suitable for setting up of solar project
- b. Multiple land parcels can be accepted subject to minimum single parcel having 400acres or more and all the offered land parcels shall not be more than 50 KM from CTUIL station.

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- c. In case of arrangement of land in multiple parcels, all the land parcels shall have interconnection with common pooling substation.

1.4. Connectivity requirement

- a. Bidder shall be solely responsible for the arrangement of ISTS connectivity for the subject project under Land BG Route of GNA regulation.
- b. Land BG Route: Bank Guarantee of Rs. 10 lakh/ MW in lieu of ownership or lease rights or land use rights of land for 50% of the land required for the capacity for which Connectivity is sought in line with Regulation 5.8 (vii) (c) and 5.8 (xi) (c) of GNA regulations and its latest amendments.
- c. As per regulation, application for the grant of connectivity shall be made by NIRL based on bidder's request/proposed substation.
- d. The Bidder shall be required to furnish the necessary documents to enable NIRL to apply for CTU connectivity.
- e. The NIRL shall pay the connectivity charges including Land BG and other Bank Guarantees required for applying connectivity for first time. However, NIRL shall not be liable if connectivity is not granted by CTU due to any reason (like non-availability of margin/capacity in the substation identified by bidder).
- f. Bidder shall compensate to NIRL if any financial implication (Land BG and Conn BG's encashment) occurred due to non-arrangement of land by bidder as per CTU requirements within specified time or cancellation/revocation connectivity due to reasons attributable to the bidder.

This Scope of Work is indicative only. Detailed Scope on arrangement of land and development of power evacuation facilities is given in Section-4.

2.0 Pre-Qualifying Requirements (PQR) for the Bidders

Technical Criteria

The bidder shall meet the Technical requirements either in clause 2.1 or 2.2 or 2.3 PQR for the subject tender is as given below:

2.1. Route-I

The bidder should have executed arrangement of land for grid connected Solar PV Projects/Solar Parks or Wind Projects/Wind Parks or combination thereof, of cumulative capacity of 100MW or higher, out of which at least one project/ Park should be of 50 MW or higher capacity.

The work(s) referred above can be in projects/works which are commissioned or yet to be commissioned.

OR