

### **Parameters for Technical Evaluation:**

1. Size of Land Parcel should be 50m x 50m (2500 Sq. Meter).
2. Availability of Electricity within 50m of the plot.
3. Availability of motorable access Road connecting to the plot.
4. Plot should be free from overhead HT electric line, overhead power lines, oil/water pipelines /canals/drainages/public Roads /railway lines (free from & not adjacent to) /crematoriums (free from & not adjacent to) /burial grounds (free from & not adjacent to)/religious structure etc.
5. Distance of Land Parcel from Mathura- Jalandhar ROW should be minimum.
6. Extent of land filling in the plot. (Highest Marks for filling less than 100cm).
7. Technical suitability rating by Head Office based on shape, size and degree of suitability to Codal requirement to accommodate facilities (Pro rata marking to be allotted by PLHO).

### **Selection Criteria**

1. Availability of approach road, expenditure on land filing/development are to be considered during inspection of land.
2. The plot offered should be free from high tension overhead power lines, public road/ oil/water pipelines /canals /drainages /religious structure etc.
3. The plot offered should be free from and not adjacent to Railway lines /crematoriums /burial grounds etc.
4. Land for Biogas Gathering Station. is required to be near MJPL ROW and adjacent to Public Road.

## Format for Submission of Technical Bid

To

General Manager (Maintenance),  
Northern Region Pipelines (Pipeline Division)  
Indian Oil Corporation Ltd, P.O. Baholi,  
Panipat- 132140

- Name of the landowner(s): \_\_\_\_\_
- Father/ Spouse Name (s) : \_\_\_\_\_
- Address (permanent): \_\_\_\_\_  
\_\_\_\_\_
- Address for Correspondence: \_\_\_\_\_  
\_\_\_\_\_
- Age: \_\_\_\_\_
- Male/female: \_\_\_\_\_
- Aadhaar no: \_\_\_\_\_
- Plot No or Survey no. offered for sale: \_\_\_\_\_
- Plot bounded by plots (East: \_\_\_\_\_, West: \_\_\_\_\_, North: \_\_\_\_\_ and South: \_\_\_\_\_)
- Size / Area of Plot: \_\_\_\_\_ (in sq. mtr.)
- Freehold/ Lease hold: \_\_\_\_\_
- In case of Lease hold (mention years of lease i.e. Lease): \_\_\_\_\_
- Lease Renewable: YES/NO
- If Yes, then No. of years for which the same is renewable: \_\_\_\_\_
- Lease Cancellable: YES/NO
- Title Deed / Lease Deed No and date: \_\_\_\_\_
- Mutation No and date : \_\_\_\_\_
- Current rent/tax paid receipt No and Date: \_\_\_\_\_

I hereby declare that all the information mentioned in the application are true.

(Signature or Left-hand Thumb impression –to be attested by

Gazetted officer/ Registered Medical Practitioner)

List of documents to be attached as below:

- Consent of sale and/or agreement to sell along with details of land - Mandatory
- Family Tree in case landownership obtained parentally - Optional
- Attested copy of mutation of land- Optional
- Latest Khasra, khatauni/Chakbandi Details- Optional
- Detail of landowner(s)/ Record of rights (ROR)- Optional
- Current rent/tax paid receipt- Optional
- Attested copy of Title Deed / Lease Deed of Seller- Optional
- Consent for sale permission from the Competent Authority, wherever applicable- Optional
- Non-encumbrance Certificate of land issued by legal consultant or by State Government- Optional
- 7/12 extracts of land in case available in the State - Optional
- Any other document as deemed fit, whereby ownership of seller is established

**Documents marked as optional shall be required at the stage of evaluation. They need to be provided by seller as and when required by the Corporation. Non-submission of such documents as such would render the bid non-responsive.**

**Note: To be submitted in sealed separate envelope, named as Technical Bid**

## Format for submission of Financial Bid

To

General Manager (Maintenance),  
Northern Region Pipelines (Pipeline Division)  
Indian Oil Corporation Ltd, P.O. Baholi,  
Panipat- 132140

- Name of the landowner: \_\_\_\_\_
- Father/ Spouse Name: \_\_\_\_\_
- Address (permanent): \_\_\_\_\_
- Address for Correspondence: \_\_\_\_\_
- Age: \_\_\_\_\_
- Male/female: \_\_\_\_\_
- Aadhaar no: \_\_\_\_\_
- Plot No offered for sale: \_\_\_\_\_
- Plot bounded by plots (East: \_\_\_\_\_, West: \_\_\_\_\_, North: \_\_\_\_\_ and South: \_\_\_\_\_)
- Size / Area of Plot: \_\_\_\_\_ (in sq. mtr.)
- Rate of plot per sq. mtr. or rate per decimal/cent (in Rupees) offered for sale: \_\_\_\_\_
- Total amount of Plot offered for sale (in Rupees): \_\_\_\_\_
- Bank details (as per attach format) - Optional
- Cancelled Cheque - Optional

I hereby declare that all the information mentioned in the application are true.

(Signature or Left-hand Thumb  
impression –to be attested by Gazzetted  
officer/ Registered Medical Practitioner)

Note: To be submitted in separate sealed envelope, named as Financial Bid

## **Evaluation Methodology**

### **For land area less than or equal to ( $\leq$ ) 5000 Sq. meter:**

- a. All offered land shall be evaluated based on marking scheme of different selection criteria.  
Minimum 80% marks to be secured for qualification of land in technical suitability.
- b. All technical suitable land offers shall be ranked in order of merit based on marks achieved in technical evaluation (T1, T2, T3.....)
- c. Negotiation shall be carried out with T1 land offer. In case of failed negotiation, the next best suitable land offer (T2) shall be considered for negotiation and so on.

**Evaluation method for land offers for development of City Gate Station and other CGD facilities having area less than equal to ( $\leq$ ) 5000 Sq. meter**

The marking scheme shall be as per below (Marks allotted for all type of land based on few technical parameters – 100 marks).

**A. Distribution of marks for different technical parameters are as per following**

S/NO.	Description	Marks Allotted	Marks Obtained
1.	Availability of Electricity	+ 5/0	+
	(Marks to be allotted 5 for availability of Electricity within 50m of the plot/plots or Zero for beyond 50m.)		
2.	Availability of approach Road	+ 21/0	+
	(Marks to be allotted 21 for availability of motorable access Road connecting to the plot/ plots or Zero for no access Road/additional land required for access Road)		
3.	Non-Availability of overhead HT electric line overhead power lines, oil/ water pipelines/ canals/ drainages/ public Roads /railway lines (free from & not adjacent to) /crematoriums (free from & not adjacent to) / burial grounds (free from & not adjacent to)/ religious structure etc.	+ 21/0	+
	(Marks to be allotted 21 for non-availability of above facilities as above and Zero for availability)		
4.	Distance of land from MJPL ROW	+ 40 / -	+
	(Following marks to be allotted for land parcel with distance from MJPL ROW): a) Adjacent land from MJPL ROW = 40 b) Land up to ( $\leq$ )200m from MJPL ROW = 35 c) Land more than ( $>$ ) 200m and less than equal to ( $\leq$ ) 1000m from MJPL ROW = 30 d) Land more than ( $>$ ) 1000m and less than equal to ( $\leq$ ) 2.5 km from MJPL ROW = 27 e) Land more than ( $>$ ) 2.5km and less than equal to ( $\leq$ ) 4.0 km from MJPL ROW = 23 f) Land more than ( $>$ ) 4.0km from MJPL ROW = 21		
5.	Extent of land filling in the plot	+ 3/0	+
	(Marks to be allotted 3 for filling less than 100cm or Zero for filling more than 100cm)		
6.	Technical suitability rating by Pipeline Head Office based on shape, size and degree of suitability to Codal requirement to accommodate facilities (Pro rata marking to be allotted by Pipeline Head Office)	+ 10/-	+
	<b><u>Total marks obtained in technical section</u></b>	<b><u>+ 100</u></b>	<b><u>±</u></b>

**Note:**

- Except point no. 4 & 6, either full marks or zero marks to be given.
- For point no. 4, marks between 21 and maximum (40) can be awarded as per the conditions specified.
- For point no. 6, pro rata marks can be awarded between 0 to 10.