

# Land Purchase Policy- Rev-1

## Policy Guidelines for purchase of land in Pipelines Division

### Annexure-B2

**For Administrative office/ Ware House /Colony/Guest House/Transit House or any other Accommodation for Pipeline & CGD installations**

**Evaluation method for more than one land offers for development of installations.  
(Qualifying Criteria more than equal to 80 marks)**

Marking as per below shall be adopted for evaluation of offered land and this shall be part of EoI/display in notice Board of Panchayat or Municipality. The marking scheme shall be as per below (marks allotted for all type of land based on few technical parameters – 100 marks)

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

|   | Marks Allotted | Marks Obtained |
|---|----------------|----------------|
| 1. Availability of Electricity/portable water/sewer line<br>(Marks to be allotted 8 for availability of Electricity/portable water/sewer line within 50m of the plot/plots or Zero for beyond 50m.)   | +8/0           | +              |
| 2. Availability of approach Road<br>(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)  | +21/0          | +              |
| 3. Non-Availability of overhead HT electric line<br>overhead power lines, oil/water pipelines /canals<br>/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.<br>(Marks to be allotted 21 for non-availability of above facilities as above and Zero for availability) | +21/0          | +              |
| 4. Extent of land filling in the plot<br>(Marks to be allotted 10 for filling less than 100cm or Zero for filling more than 100cm)  | +10/0          | +              |

*Pathing*



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5. Availability of educational facilities/railway station    
Bus station etc.

(Following marks to be allotted for land parcel for availability of above facilities:

- Facility(s) within proximity of ( $\leq$ ) 5 Km = 15
- Facility(s) within proximity of ( $>$ ) 5 Km to ( $\leq$ ) 10 Km = 10
- Facility(s) beyond ( $>$ ) 10 Km = 5

6. Presence of nala across plot    
(Marks to be allotted 6 for no nala across plot or Zero for presence of nala)

7. Technical suitability rating by PJ-Group/CGD based on shape, size and degree of suitability to Codal requirement to accommodate facilities    
(Pro rata marking to be allotted by PJ-Group/PJ-CGD)

(Marks to be allotted based on shape, size and degree of suitability to Codal requirement to accommodate facilities in the scale of 0 to 19)

**Total marks obtained in Technical section**

#### Note:

- Except point no. 5 & 7, either full marks or zero marks to be given on each parameter.
- For point no. 5, marks between Five (5) and maximum (15) can be awarded as per the conditions specified
- For point no. 7, pro rata marks can be awarded between 0 to 19

