



**E-TENDER-CUM-AUCTION
FOR SALE OF PORSA SUB-DEPOT LAND
AT WARD NUMBER 1, SH 2, AMBAH ROAD, PORSA
MADHYA PRADESH**



**Tender Invited by:
Madhya Pradesh Road Development Corporation
Dated: 10/12/2020**

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This e-auction document is not an agreement and is neither an offer nor invitation by MPRDC to the prospective Applications or any other person. The purpose of this e-auction document is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this e-auction (the "Application"). This e-auction document includes statement, which reflect various assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This e-auction document may not be appropriate for all persons, and it is not possible for MPRDC, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-auction document. The assumptions, assessments, statements and information contained in this e-auction document may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy adequacy, correctness, reliability and completeness of the assumptions, assessment, statements and information contained in the e-auction document and obtain independent advice from appropriate sources.

Information Provided in this e-auction document to the Applicants(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as complete or authoritative statement of law. MPRDC accepts no responsibility for the accuracy or otherwise for any interpretation of opinion on law expressed herein.

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1. NOTICE FOR INVITING TENDER CUM AUCTION

1. Madhya Pradesh Road Development Corporation (MPRDC) invites online offers in single stage Two cover system (Qualification and Financial Bid) from eligible persons, companies, firms, trusts, PSU's for **sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa, Madhya Pradesh** as per terms & conditions stated hereinafter through online Tender-cum-Auction through the official e-Tendering Portal of Govt. of MP (www.mptenders.gov.in). Interested applications having Class III Digital Signature Certificate (DSC) issued by any agency authorized by the Controller of Certifying Authority (CCA), Govt. of India, are encouraged to register themselves on eTendering Portal and participate in the bidding process.
2. Before bidding, interested bidder should personally visit the **Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa ,District Morena , Madhya Pradesh** hereinafter referred as "The Property" and do necessary research on title, location, area, condition, land use, FSI/FAR, market/govt. value, conversion charges (if bidder desires to change land use), guidelines, control regulations of cities, etc. for the property under sale.
3. The property is to be sold on freehold and completely "As is Where is what is Basis".
4. Bidders are advised to make themselves acquainted with the tender cum auction process of e-Tender portal www.mptenders.gov.in by way of obtaining required information on procedures from the aforesaid portal/service provider. Bidders are requested to note that only digitally signed bids shall be accepted in auction. Hence, intended bidders should equip themselves with Indian Digital Signature Certificates (Class III) before the registration.
5. Madhya Pradesh Road Development Corporation (MPRDC), hereinafter referred as The ("Authority"), reserves the right to accept/reject any or all of the Bids at any stage without assigning any reasons thereof and the decision of the Authority would be final and binding on the Bidders. In case of cancellation of bid, authority shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
6. The Schedule for eTender cum Auction is described here in the datasheet below:

1.1 Datasheet

S. No	Particulars	
1.	e-Tender Publishing Date	08/12/2020
2.	(a) Document download/sale Start Date and Time	Date: 10/12/2020 Time: 13:30 PM
	(b) Document download/sale End Date and Time	Date: 12/01/2021 Time: 11.00 AM
3.	(a) Seeking clarification Start Date and Time	Date: 11/12/2020 Time: 11:00 AM
	(b) Seeking clarification End Date and Time	Date: 17/12/2020 Time: 17:00 AM
4.	Facilitation for Site Visit at the Property	Date: 18/12/2020 Time: 11:00– 12:00 hrs.
5.	(a) Pre-Bid Meeting Date and Time (if necessary)	Date: 18/12/2020 Time: 14:00– 16.00 hrs
	(b) Address and venue for pre-bid meeting: At PWD Rest House, Porsa, Madhya Pradesh Contact No : 0755–2765205	
	(c) Email Address for Pre-bid query submission : info-pamd@mp.gov.in	
6	Name, Designation & Contact Details of Officials facilitating site visit .	Shri . Pradeep Jain Chief General Manager, MPRDC, Bhopal Mobile No. : 9425430330
7.	(a) Last date and time for bid submission :	Date: 12/01/2021 Time: 11.00 AM
8.	Amount of EMD	Rs. 19,52,000
9.	Non-Refundable Tender Fee (Exclusive of Gateway and Service Charge)	Rs. 20,000/-
10.	Bid Opening Date and Time (Qualification Bid)	Date: 13/01/2021 Time: 11.00 AM
11.	Bid Opening Date and Time (Financial Bid)	Date: 13/01/2021 Time: 15:00 PM
12.	Auction Start Date & Time	Date: 13/01/2021 Time: 16:00 PM
13.	Auction closing Date and Time	Date: 13/01/2021 Time: 18:00 PM

14 .	Elapse Time in Minutes	15 Minute
15 .	No . of Extensions in Auction Time	Unlimited
16 .	Auto Extension Time	30 Minutes
17 .	Minimum Increment Value for Auction	Rs . 5,00,000/ -
18 .	Tender Value	Rs 9 .76 Crore
19 .	Maximum Seal Percentage	50%
20 .	Bid Validity	180 days
21 .	Authority Address for Correspondence : Managing Director, Madhya Pradesh Roads Development Corporation 45A, Jail Rd, Arera Hills, Bhopal, Madhya Pradesh 462011 Email: mismprdc@mp.nic.in . Contact No : 0755-2765205	

1.2 Details of the Property

The details of the Property under auction is given below:

S.No.	Particulars	Details of the Property
1	Name of Property	Vacant Land of Porsa Sub-Depot area of 5800.00 Sq.mt
2	Address in Detail	Ward Number 1, SH 2, Ambah Road Porsa
3	Khasra No	KH. Nos. 830, 831, 832
4	Area of Land	5800.00 Sq.mt
5	Applicable Land use	As per T&CP Letter, Porsa is not under Master Plan. As per GoMP Gazette notification dated 4.01.2013, Madhya Pradesh Bhoomi Vikas Rules 2012 (MPBVR, 2012) can be applicable in Porsa. (Copy enclosed in Annexure D) (Copy enclosed in Annexure D)
6	Applicable FSI	As per rule 42 of MPBVR, 2012 (Copy enclosed in Annexure D)

A detailed Profile of the Property is enclosed as **Annexure D**

1.3 Tender Fee and Earnest Money Deposit (EMD)

1. Bidders have to deposit Tender Fee and Earnest Money Deposit (EMD) as mentioned in data sheet, online through payment gateway available on e-Tender portal.
2. EMD deposited elsewhere or in any other form except online, shall not be considered valid for participation in this Tender cum Auction.
3. Tender fee is non-refundable.
4. No interest shall be payable on EMD.
5. EMD of unsuccessful bidders would be released to their Bank Account after completion of the bidding process.
6. The EMD of the Successful Bidder shall be returned after payment 25% of bid price as 1st installment.

1.4 Bid Validity

Bids shall remain valid for the period mentioned in the data sheet from the bid submission end date.

1.5 Eligible Entity

Eligible Entity may be one of the following:

- An individual person having Indian Nationality.
- A Firm, Society, Trust or Company registered in India.
- A Government Agency or Public Sector Undertaking controlled by Govt of India or any State Government in India.

1.6 Pre-bid Meeting

Pre-bid meeting shall be conducted on the date, time and venue mentioned in the Datasheet. Bidder may send his/her/their query through email mentioned in the Datasheet. Queries or clarifications must be received on or before date and time mentioned in the Datasheet. Clarifications or corrigendum on the queries shall be published on e-tender Portal (www.mptenders.gov.in) only. Bidders are advised to regularly check e-Tender Portal for such updates.

1.7 Site Visit

A site visit will be facilitated by the authority on the date and time indicated in the data sheet or on such date and time as may be fixed by authority by uploading a notice on the e-Tender portal. The inability for whatsoever reason to attend the site visit shall not exempt a bidder from any of the terms and conditions of the document.

2. Instructions to Bidders

This section of the bidding document provides general and other information necessary for bidders to prepare responsive bids, in accordance with the requirements of the tender inviting authority. It also provides information on online registration, preparation and submission of bid on the e-Tender Portal.

2.1 General

- 2.1.1 If it is revealed at any stage till the completion of auction process, that Bidder(s) is indulged in any form of cartel, then all such bidders found to have indulged in such act shall be treated as Disqualified, and the Authority shall have every right to reject the Offer of any or all such bidder(s) as well as forfeiture of EMD(s) of such bidder(s).
- 2.1.2 Before participating in the bidding process through this e-Tender cum Auction, the Bidders are required to examine terms, conditions and eligibility criteria completely and carefully.
- 2.1.3 Times mentioned in the Datasheet shall be treated as (IST) Indian Standard Time only.
- 2.1.4 The currency for the purpose of the Bid shall be the Indian Rupee (INR).
- 2.1.5 There should be at least two eligible bidders to start the e-auction process. However, the Authority shall have right to accept the offer made by any Single Bidder, above the Offset Price.
- 2.1.6 Bidders shall be fully and solely responsible for the bid recorded against their name.
- 2.1.7 By bidding in this e-Tender cum Auction, the bidders undertake to abide by the terms and conditions mentioned in this document.
- 2.1.8 All statutory clearances / licenses / permissions shall be obtained by the Successful Bidder hereafter referred as 'Allottee'.
- 2.1.9 All applicable taxes /fees shall be borne by the Allottee.
- 2.1.10 The allotment of this property will be made in favour of a single allottee who has quoted highest acceptable price and who has been found to have fulfilled all conditions of allotment as stated in this document.
- 2.1.11 The Authority reserves right to cancel the eTender cum Auction process at any stage prior to the signing of the Sale Deed. The amount deposited till such date by the Allottee, including EMD, shall be returned. The Authority shall not be liable to pay any compensation or interest for any loss that they may incur due to such cancellation.

2.2 Registration

- 2.2.1 The tender cum auction document including technical bid and financial bid (the “Bids”) are required to be submitted through eTender portal, which requires bidders to first enroll on the www.mptenders.gov.in portal, using a valid Class III digital signature certificate (DSC) and a valid e-mail address.
- 2.2.2 The bidders are required to submit soft/scanned copies of the required documents on the e-Tender Portal, using valid DSC. More information for submitting online bids on the eTender Portal may be obtained at: www.mptenders.gov.in
- 2.2.3 As part of the enrolment process, the bidders will be required to choose a unique user name and assign a password for their accounts.
- 2.2.4 At the time of enrolment, the bidders will be required to register their valid DSC (Class-III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India with their profile.
- 2.2.5 Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
- 2.2.6 Bidders can then log into the Portal through secured log-in process by entering their user ID / password and the password of the DSC / e-Token.

2.3 Searching for Tender cum Auction document

- 2.3.1 There are various search options built in the e-Tender Portal to facilitate bidders to search active tenders on several parameters. These parameters could include e-Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the e-Tender Portal.
- 2.3.2 Once the bidders have selected the tenders they are interested in, they may download the required documents/tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the e-Tender Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- 2.3.3 The bidders should make a note of the unique Tender ID assigned to each tender for future reference.
- 2.3.4 In case they want to obtain any clarification / help from the Helpdesk of MP State Electronic Development Corporation. Detail of helpdesk numbers are available on www.mptenders.gov.in

2.4 Preparation of Bids

- 2.4.1 For preparation of bid, Bidders should download the complete Tender cum Auction document including any corrigendum/addendum/clarification published thereon, before submitting their bids. After selecting the e-Tender cum Auction document, the same shall be moved to the 'My favorite' folder of bidders account from where bidder can view all the details of the tender document.
- 2.4.2 Bidders shall go through the e-Tender cum Auction document carefully to understand the documents required to be submitted as part of their bid. Before uploading scanned copies of documents, bidders should carefully observe the number and name of the covers in which the documents have to be submitted. Any deviations from these may lead to rejection of bid.
- 2.4.3 Bidders shall digitally sign and upload the required bid documents one by one as indicated in the tender details according to specified cover.
- 2.4.4 For any clarifications, if required, Bidders should formally submit their queries/clarification by email on or before the date and time mentioned in the Datasheet.
- 2.4.5 Bidders should prepare in advance, the bid documents to be submitted, as indicated in the eTender cum Auction document in pdf/xls/rar/zip/dwf formats.

2.5 Submission of Bids

- 2.5.1 Bidders should log into the e-Tender Portal well in advance for bid submission so that they can comfortably upload the bid in time i.e. well before the date & time of bid submission.
- 2.5.2 Bidders should submit the Tender Fee and the EMD amount online as per the instructions specified in the Notice for e-Tender cum Auction.
- 2.5.3 While submitting the bids online, bidders shall read the terms & conditions (of e-Tender portal) and accept the same in order to proceed further to submit their bid.
- 2.5.4 Bidders shall note that the very act of using DSC for downloading the eTender cum Auction document and uploading the offers, is deemed to be a confirmation that the bidder has read all sections and pages of the e-Tender cum Auction document along with any Clarification/Corrigendum/Addendum without any exception and has understood clearly about the requirements.
- 2.5.5 Bidders shall download the Price Bid document (BOQ) in .xls format and save it without changing the name of the file. The same is annexed as Annexure-F for reference. Bidder shall quote their rates in figures only in green background cells, thereafter save and upload the file in financial bid cover (Price bid) only. Bidders are cautioned that at the time of uploading of financial bid, Macros must be enabled to see the word representation of figures.

- 2.5.6 Bidders shall submit their bids through online e-tendering system to the Tender Inviting Authority (TIA) well before the bid submission end date & time (as per Server System Clock). The TIA will not be held responsible for any sort of delay or the difficulties faced during the submission of bids online by the bidder.
- 2.5.7 Bidders shall be solely responsible for all consequences arising out of the bid submitted by them (including any wrongful bidding by them) and no complaint/representation will be entertained by the Authority in this regard. Hence, Bidders must be careful to check (the Bid Amount / No. of Zeroes / No. of Digits etc.) and rectify their bid (if required) before submitting into the live e-auction floor by clicking the 'Bid' Button.
- 2.5.8 After the bid submission, the bidders shall take a print-out of system generated acknowledgement number and keep it as a record of evidence for online submission of bid.
- 2.5.9 The bid should be submitted online at website www.mptenders.gov.in only, by the due date mentioned in e-Tender Notice. Only the Server Date & Time as appearing on the website <http://mptenders.gov.in/app> shall be considered for the cut-off date and time for submission of bids. Offers sent through post, telegram, fax, telex, e-mail, courier or by any other mode will not be considered.
- 2.5.10 In case the date of opening is declared as a public holiday, tender will be opened on the next working day.
- 2.5.11 All the documents being submitted by the bidder would be encrypted using PKI (Public Key Infrastructure) encryption techniques to ensure the secrecy of the data. The data entered, cannot be viewed by any unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using Secured Socket Layer 128 bit encryption technology.

2.6 Eligibility Documents

Documents to be furnished at the time of the submission of bid:

In case of Individual:

2. Identity & particulars of the Applicant (Annexure B)
3. PAN Card of the Applicant Individual
4. Income Tax Return (ITR) for last Financial Year.
5. Earnest Money Deposit (Copy of e-Payment Receipt)

In case of A Firm /Company/Society/Trust/PSU registered in India under Companies Act.

1. Identity & particulars of the Applicant (Annexure B)
2. Valid Incorporation (CIN) / Registration Certificate / Trust Deed
3. Power of Attorney to authorize the person signing the bid (Annexure C)
4. PAN Card of the Applicant-Organization
5. Earnest Money Deposit (Copy of e-Payment Receipt)

Aforementioned documents are required to be **uploaded online** on or before online submission date on e-tender portal (www.mptenders.gov.in). If any of the statements made, documents submitted and/or the information provided by any Bidder is found to be incorrect and false, the offer is liable to be rejected and the EMD shall stand forfeited.

2.7 Amendment of tender

- 2.7.1 At any time prior to the deadline for submission, the Authority may, for any reason, whether at its own initiative or in response to clarifications requested by Applicant(s), modify the e-Tender cum Auction document by the issuance of Addendum/ Corrigendum. The same will be published on the eTender portal (www.mptenders.gov.in) only. All such modifications issued from time to time by the Authority in the tender document, shall be the part of Tender conditions.
- 2.7.2 Authority may, at its sole discretion, extend the bid submission Date and Time in order to provide reasonable time to prospective bidders to take all Addendum/ Amendment/ Corrigendum into account, or for any other reason.

2.8 Language

The letter of Bid, Bid, all related correspondence and documents shall be written in English language. Supporting materials, which are not translated into English, would not be considered.

2.9 Confidentiality

Information relating to the examination, clarification, evaluation, and finalization of the short-listed bidders shall not be disclosed to any person. The Authority will treat all such information as confidential.

2.10 Bid Covers

The tender shall be submitted online in two cover system digitally signed, and self-certified by the authorized representative of the bidder as follows:

2.10.1 Cover-1 (Technical Bid)

Online bids should contain scanned copies of following documents.

- a. Letter of Bid (**Annexure A**)
- b. Tender Fee & Earnest Money Deposit (**copy of e-Payment receipt**)
- c. Identity & particulars of the Applicant (**Annexure B**)
- d. Valid Certificate of Incorporation (CIN) / Registration Certificate (N.A. for Individuals)
- e. Income Tax Return (In case of Individual)
- f. Power of Attorney, **Annexure C** (Not applicable for Individuals)
- g. PAN Card of the Applicant-Organization/Individual
- h. Self-attested copy of declaration on relationship, if any, with any employees of this organization i.e. MPRDC
- i. Any other document required through amendment/addendum/ corrigendum

2.10.2 Cover-2 (Financial Bid/Price Bid)

Price bid has to be filled in the template file (Microsoft Excel Format) and uploaded along with the tender document in the e-Tender portal. Bidder has to enable the macros on Microsoft Excel before filling the price bid. The line item total in words and the total amount shall be auto-calculated by the system and shall be visible to the bidder. Bidder has to only write (type) the figures in "Green" colored cells.

2.11 Bid Submission and Evaluation Process

2.11.1 A bid is said to be completed if accompanied by all the documents as per Clause 2.10.1 & 2.10.2 The system shall consider only the last bid submitted through the e-Tender portal.

2.11.2 In the e-Tender portal, bidders are allowed to modify the bid any number of times before the final date and time of submission. Bidders shall have to log on to the system and resubmit the documents as asked for, by the system including the price bid. In doing so, the bids already submitted by the bidder will be removed automatically from the system and only the latest bid will be admitted. However, bidders should avoid modification of bid at the last moment to avoid system failure

or malfunction of internet or network congestion or power failure. If the bidder fails to submit his modified bids within the designated time of receipt, the bid already submitted in the system shall be considered for evaluation.

- 2.11.3 Bid opening dates are specified in the datasheet. These dates may be extended through Amendment/Addendum/Corrigendum.
- 2.11.4 Only those bidders shall be considered as qualified by the Authority, who submit requisite Tender Fee, EMD & documents, accept all the terms & conditions of the Tender document unconditionally and meet the eligibility criteria requirement stipulated in the Tender document. The decision of the Authority shall be final and binding in this regard.
- 2.11.5 The bidder shall bear all costs associated with the preparation & submission of its bid and the Authority will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the tendering process.
- 2.11.6 During Technical Evaluation, documents submitted by the bidder shall be evaluated. If information furnished in any of the documents are found non-complying with the requirements, the bid may be summarily rejected. The Authority may seek clarifications, if any, for any document submitted by the bidders.
- 2.11.7 After technical evaluation, all the bidders will get confirmation regarding their eligibility on website. Thereafter, a system generated e-mail confirmation will be sent to all the eligible bidders.
- 2.11.8 The Financial Bid/ Price-bid of eligible bidders will be opened on the notified/extended opening date & time as mentioned in the data sheet or corrigendum if any. The bidders can remotely view the bid opening on the e-Tender portal. The Financial Bid/ Price-bid of highest bidder (H1) will not be revealed at this stage.
- 2.11.9 The eligible bidders will then be allowed to participate in the e-auction as per scheduled date and time mentioned in the data sheet. In case of any change in date on account of unavoidable circumstances, a revised date and time will be intimated.

2.12 e-Auction Process

- 2.12.1 Bidders are advised to remain vigilant for the notification generated by the system on e-Auction parameters like e-Auction start date/time, end date/time, minimum increment value, auto extension, etc.
- 2.12.2 Eligible bidders will participate in the e-auction as per the scheduled date and time mentioned in the data sheet. **Only the auction start price determined by the authority shall be revealed for starting e-auction.** Name of all the bidders shall be masked to prevent disclosure of bidder's identity.

- 2.12.3 The participant bidders shall have to quote over and above the auction start price in the e-auction. The bidders can suitably hike the offer in the e-Auction process to become a successful bidder. The minimum increment in the offer shall be as indicated in Data Sheet. An increment less than the minimum incremental value as indicated in data sheet, shall not be accepted by the e-Auction system.
- 2.12.4 Initially the e-Auction shall continue till the time as mentioned in the Datasheet. In case any bidder submits his offer during the elapse time as mentioned in Datasheet before auction closing time, the auction time shall be automatically extended by Auto Extension time as indicated in the Datasheet. The Auto Extension process will be repeated by as many times until such time that no bidder submits any further offer in elapse time.
- 2.12.5 The Financial Bid/ Price-bid of technically qualified bidders will be revealed only after e-Auction process has been completed. The Financial Bid/ Price-bid submitted by the bidders will be compared with the price emerged in the e-Auction process.
- 2.12.6 The successful bidder (H-1 bidder) shall be selected based on offering of the highest price which is discovered out of, either Financial Bid/ Price-bid (Cover-2) of proposal or the price discovered through e-Auction.
- 2.12.7 After completion of the tender cum auction process, originals of the documents submitted by the successful bidders in Cover 1 (Technical Bid) may be required by the Authority for verification. Some of these originals with self-certified copies of other documents will become part of sale deed.

3. Offer Acceptance

- 3.1 Bidders shall promptly check their e-mail registered with e-Tender Portal for receipt of any information/clarification/correspondence in respect of their bid. Authority shall not be responsible for non-receipt / failure of e-mail to the bidders.
- 3.2 If any of the information furnished by the bidder is found to be incorrect/ incomplete, the Bid/ contract is liable to be rejected and the EMD shall be forfeited.
- 3.3 Authority reserves the right to cancel the tender without assigning any reason thereof.
- 3.4 Conditional offers are liable for rejection.
- 3.5 Bids from those bidders who have not submitted their offer as per e-Tender Notice shall not be considered.
- 3.6 Canvassing in connection with this e-Tender cum Auction, whether directly or indirectly, is strictly prohibited and the tenders submitted by the bidders who resort to canvassing shall be liable for rejection.
- 3.7 In case of any grievance/dispute, the bidders shall make representation to Managing Director, Madhya Pradesh Road Development Corporation (MPRDC) who shall dispose-off the said grievance/dispute within a month of receipt of such request. If a bidder is not satisfied with the order of Managing Director, Madhya Pradesh Road Development Corporation (MPRDC), he can further appeal to Principal Secretary, Madhya Pradesh Public Assets Management Department who shall dispose-off the same within a month of receipt of the appeal.
- 3.8 This offer is Subject to the scrutiny and approval of the competent authority before declaring any bidder as Successful Bidder (“Allottee”).
- 3.9 After completion of the e-Tender cum Auction, the Authority shall issue the Letter of Intent (LOI) to the Successful Bidder asking to deposit 25% of the accepted bid amount within 30 days.
- 3.10 In case, if offer is not accepted by Successful Bidder or acceptance is not received in stipulated time limit mentioned in the LOI or any communication from the successful bidder for time extension is not received with a reason acceptable to the Authority or due to any other non-compliance during any stage, the Authority shall reject the offer and forfeit the EMD. In such case, next highest bidder (H2) may be offered to match the price of H1 Bidder.

4. Payment Schedule

- 4.1 After receiving the Letter of Intent (LOI), the Allottee shall deposit 25% (twenty-five Percent) of the total accepted bid amount within 30 days.
- 4.2 After receiving 25% of the total accepted bid amount, successful bidder's EMD will be returned and a Letter of Award (LoA) will be issued to Allottee by Public Assets Management Department.
- 4.3 Second payment of additional 25% shall be made by Allottee within 30 days of receiving LOA.
- 4.4 Remaining 50% payment shall be made within 120 days after receiving LOA
- 4.5 All the payments shall be made in the bank account as mentioned in LOI & LOA
- 4.6 Issuance of LOI/LOA shall not give the right to the Successful Bidder to have the ownership of the Property.
- 4.7 In case the successful bidder fails to pay the amount mentioned as per clause no 4.3 and 4.4, the Authority may extend time limit for payment of such amount on the written request from the Allottee with stated reasons thereof.
- 4.8 The Authority on its sole discretion, may grant an extension of maximum three (3) months with an interest of 1% (one percent) per month on the remaining amount for the extended time. After expiry of such extended time limit, the Authority may take necessary actions for cancellation of the allotment and forfeiture of the EMD and amount deposited by the Allottee.

5 Execution of Sale Deed

- 5.1 After issue of LOA, the Authority shall hand over all the title deeds, search report of the property to the Allottee or his Authorized representative/advocate nominated by Allottee for scrutiny of title and the opinion of the Authority regarding title of the property shall be final and conclusive. The Allottee shall duly intimate the Authority about the title whether it is found appropriate or inappropriate after verification, within thirty (30) days after delivering the title deeds to him or his Authorized representative/Advocate.
- 5.2 After receiving the 100% Bid Amount from the Allottee, the Authority shall allow the Allottee to execute the sale deed/Registry in the office of the Sub-Registrar. The necessary Stamp Duty, Registration Charges and other incidental charges shall be paid by the Allottee. The stamp duty shall be payable as per prevailing collector guideline.
- 5.3 The ownership and possession of the property will be transferred only after execution of the sale deed.
- 5.4 If the Allottee fails to deposit full amount of the accepted value of property within the specified time including the extension, if any, the Authority may forfeit his right to execute the sale deed and forfeit the EMD along with the amount deposited so far. In addition of forfeiture of EMD and other amount the bidder may not be allowed to participate in any further Tenders/Auctions.
- 5.5 The Allottee is advised to complete the registration process at the earliest after making the full payment. In case of any delay in execution of registration the Authority shall not be responsible of any loss to the Allottee.
- 5.6 The Allottee will have to mutate the property in his/their name in the land/revenue record of the State Government. All the charges in this process shall be borne by Allottee.
- 5.7 Any charges such as development charges, Change of Land use charge, property tax, other taxes, charges, cess, stamp duty as per prevailing Collector Guideline rate, any other duties etc. due after the date of execution of sale deed will be responsibility of the Allottee. Any tax due before the date of execution of sale deed will be onus of Government and be adjusted against the sale proceeds by State Govt.
- 5.8 The land owning department will execute the sale deed/ Registration in the name of the Allottee or his authorized nominee(s).

Annexure - A: Letter of Bid and Intent

(Letterhead of the Bidder including full Postal Address, Telephone No., Fax No. and Email)

Date :

To,

Managing Director,
Madhya Pradesh Roads Development Corporation
45A, Jail Rd, Arera Hills,
Bhopal, Madhya Pradesh 462011

Subject: E-Tender cum e-Auction for **Sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa, Madhya Pradesh**

Ref: Your notice for e-Tender cum e-Auction issued vide reference No.Date..... **[e-auction ID:]**

Sir,

Being duly authorized to represent and act for and on behalf of (Hereinafter referred as the Bidder), and having studied and fully understood all the information provided in the Bid Document, I/We,, the undersigned hereby intends to participate in the e-bidding process for **Sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa, Madhya Pradesh** according to the terms and conditions as detailed in the e-Tender cum e-Auction document.

Bids are quoted online through the Class III Digital Signature Certificate (DSC) of the undersigned.

The Authority is hereby authorized to conduct any inquiries/ investigation to verify the statements, documents and information submitted in connection with the Bid.

The Authority and its authorized representatives may contact the following persons for such enquiry as may be required: -

Name of the Person/s:	
Address :	
Phone /Fax No.	
Mobile No:	
Email :	

Participation in this e-bidding process is made with full understanding that:

— Authority reserves the right to reject or accept the Bid, modify/ cancel the bidding process, and/or reject all or any of the Bid at any stage

— Authority shall not be liable for any of the above actions and shall be under no obligation to inform the Bidder of the same.

I/We, the undersigned do hereby declare that the statements made, and the information provided as part of bid submission are complete, true and correct in every aspect.

I/We have read the terms and conditions of the offer/bid detailed in the e-Tender cum e-Auction Notice and are willing to abide by them unconditionally.

The offer made by us, is valid for 180 days from the online Bid Submission Date. I/We understand that the Authority may require us to extend the validity of the bid for such period as may be determined by the Authority at its discretion and I/We hereby agreed to extend the bid validity of our bid if so required by the Authority.

In case my/our offer is accepted and if I/we fail to submit or pay the amount in the manner specified by Payment Schedule of the bid document, the amount of Earnest Money or any instalments paid by me/us as per Payment Schedule under this offer shall stand absolutely forfeited by the Authority.

The decision of the Authority concerning this transaction shall be final and binding on me/us.

Yours faithfully,

For and on behalf of (Name of Bidder)

(Sign)

Name of the Signatory_____

Annexure – B: Organization Details of the Bidder

E-Tender cum e-Auction for Sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa Madhya Pradesh

Particulars of the Bidder:

1. Name:
2. Address.....
[In case of Company/ Firm/Trust address of the Registered Office, Corporate headquarters and Branches be given]
3. Status of the organization: Company/ Firm/ Trust /PSU/Individual (Please strike out whichever is not applicable)
4. Date of incorporation and/or commencement of business (as applicable)
5. Registration/CIN No (as applicable):
6. Permanent Account Number.....
7. Bank Particulars of the Organisation:
 - I. Name of Account Holder,
 - II. Name of Bank & Branch,
 - III. IFSC Code,
 - IV. A/c no.
8. Details of Authorized Signatory of the Bidder:

A	Name	
B	Designation (as applicable)	
C	Address	
D	Telephone No. / Fax no:	
E	Mobile No.	
F	Email Address	

9. Details of contact person of the Bidder for Correspondence:

A	Name	
B	Designation (as applicable)	
C	Address	
D	Telephone No. / Fax no:	
E	Mobile No.	
F	Email Address	

Dated

Signature,

Full Name & Designation of the Authorized Representative of Bidder

Name of the Organisation

Annexure – C: Format for Power of Attorney

(On a Stamp Paper of Rs. 100 or above)

POWER OF ATTORNEY

Know all men by these presents, that I/We..... (Name and address of the registered office of the bidder) do hereby constitute, appoint and authorize Mr./Ms(Name and address of residence) who is presently employed with us and holding the position ofas our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our e-Bid which may be given online through e-Tender cum e-Auction process for **Sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa, Madhya Pradesh** including signing and submission of all documents and providing information/ responses to MPRDC, representing us in all matters before MPRDC, and generally dealing with MPRDC in all matters in connection with our said e-Tender cum e-Auction in reference to MPRDC's notice for e-auction issued under e-Tender cum e-Auction ID..... Dated.....

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

(Signature of the Executant) (Authority of the Bidder)

I Accept

..... (Signature) (Name Title and Address of the Attorney)

Mode of execution of this Power of Attorney shall be the standard one as per applicable laws on affixation of the Common Seal of the Company.

Annexure –D: Details of the Property

Annexure-D

PROJECT INFORMATION MEMORANDUM

F O R

Porsa Sub-depot Property at Ambah Road,Porsa



1. Introduction

With the development of new infrastructure and expansion of Cities, Public assets (Land & Buildings) are now placed at the most prominent locations in the cities. Many of the Public assets, especially land is not be optimally utilized and is in non- performing state. Monetization of land is non-core activity for the departments are these issue gets least priority. Unused or irrationally used asset is a potential loss to state treasury. Monetization of assets, without compromising public interest, requires dedicated effort and expertise. Therefore, the Government of Madhya Pradesh has constituted a separate department “Department of Public Assets Management” to undertake development/ monetization /rationalization of unused or irrationally used assets in a professional manner across various departments of GoMP.

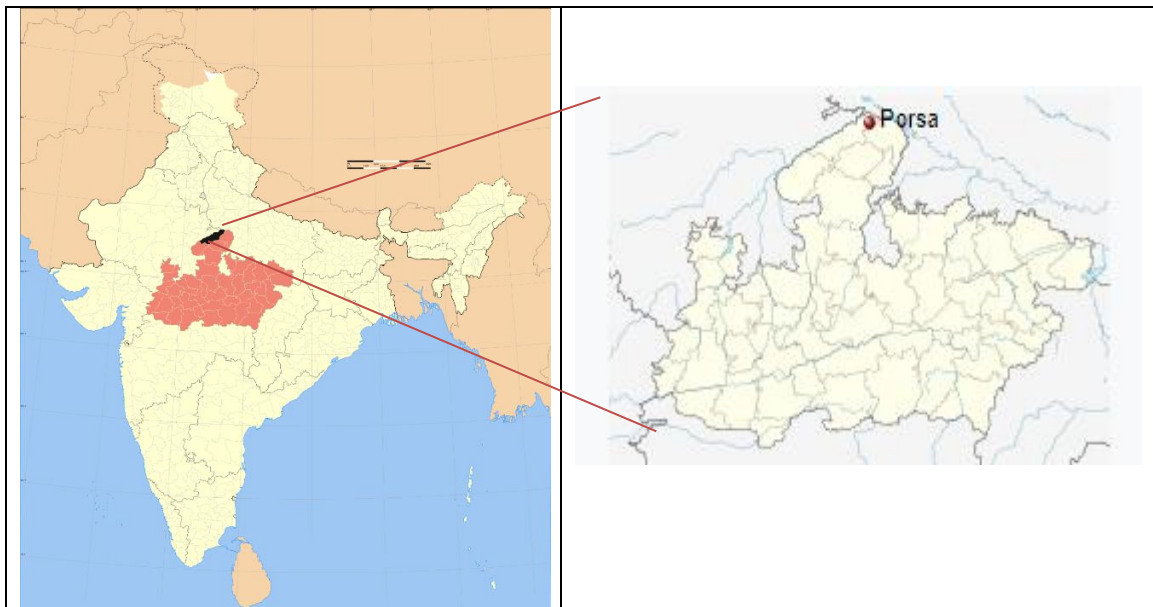
The department of Public Assets Management will also consider Assets under various State PSUs which are either not performing as per their envisaged objective, the department will identify such assets and consider a thorough market analysis and suggest suitable measure for their monetization in order to reducing the financial burden on the government and to improve public finance.

Madhya Pradesh Road Development Corporation (MPRDC) has been mandated to act as executing agency under the department of Public Assets Management. MPRDC will undertake all the activities towards Asset management as mandated by Department of Public Asset Management.

Madhya Pradesh Road Development Corporation (MPRDC) is undertaking auctioning of Land of **Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa, Madhya Pradesh** . It shall conduct bidding process for execution of sale with the successful bidder. This property is under department of Transport, Government of Madhya Pradesh (MPRTC) of Madhya Pradesh.

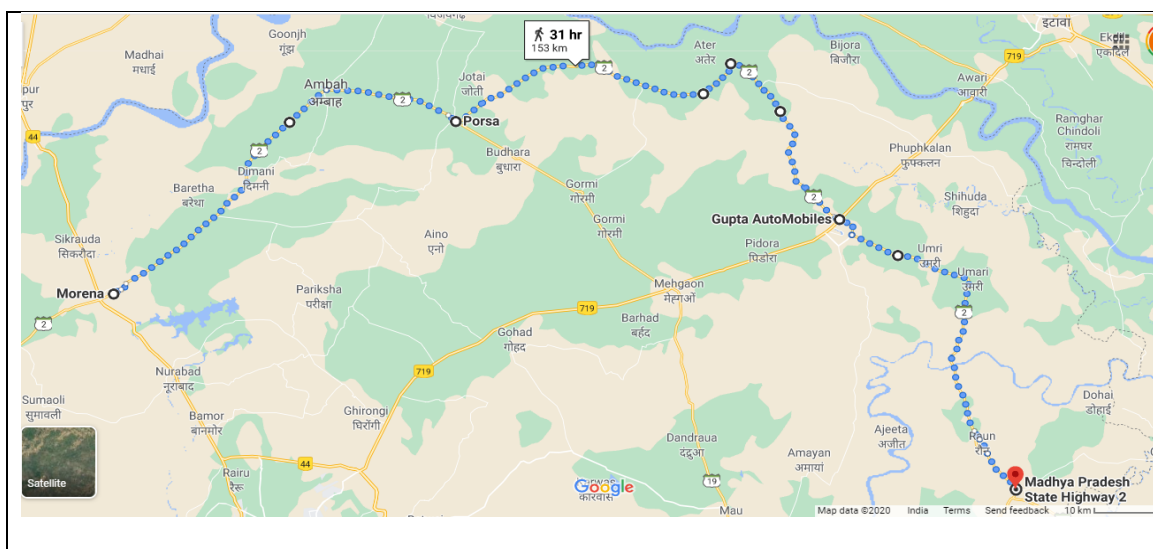
2. City Profile

Porsa is located in India at the longitude of 78.38 and latitude of 26.68. Porsa is a Municipality city in district of Morena, Madhya Pradesh situated at the centre of a triangle formed by Morena, Dholpur and Bhind. The Porsa Municipality has population of 39,669 of which 20,951 are males while 18,718 are females as per report released by Census India 2011. The Porsa city is divided into 15 wards. The main business centres of the town are: Bargad Chauraha, Imali Chawk, Sadar Bazaar, Shri Sadhu Singh Gali, Ram Nagar, Dhaneta Road and Ater Road Tiraha.



3. Connectivity

The Madhya Pradesh state highway MP SH2 road is passing through the Porsa from the east side of MP SH2 inside Amba town, serves as a link connecting Bhind and Morena Districts.



4. Appreciation

The assessment of the project site has been carried out in the context of its strengths, connectivity, surroundings, types of developments and future potential of nearby area.

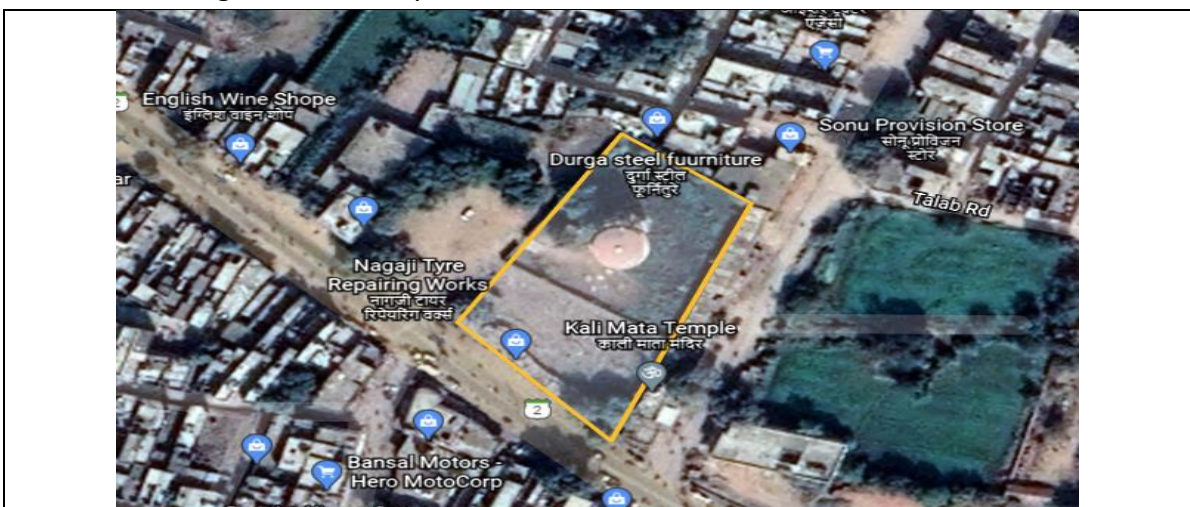
4.1 Site Location

The project site admeasuring approximately 0.58 Ha (5800.00 Sq. mt) approx. is located in Morena near Nagaji Talaab on its Eastern side. The project site has a major road for accessing the project site on its South ie: Morena Bhind Road which is also proposed as NH-552. It has a ROW of about (18 Meter). The proposed site is irregular in shape and it is approachable by 1 side (Major road on the southern side).



Location Map of Porsa Property

Land surrounding is well developed commercial & residential area



4.2 Connectivity

Porsa Chauraha Bus Stop which is approx. 13 kms from the project site, The closest Railway Station is Morena Railway station, which is approximately 48 kms away from the project Site.

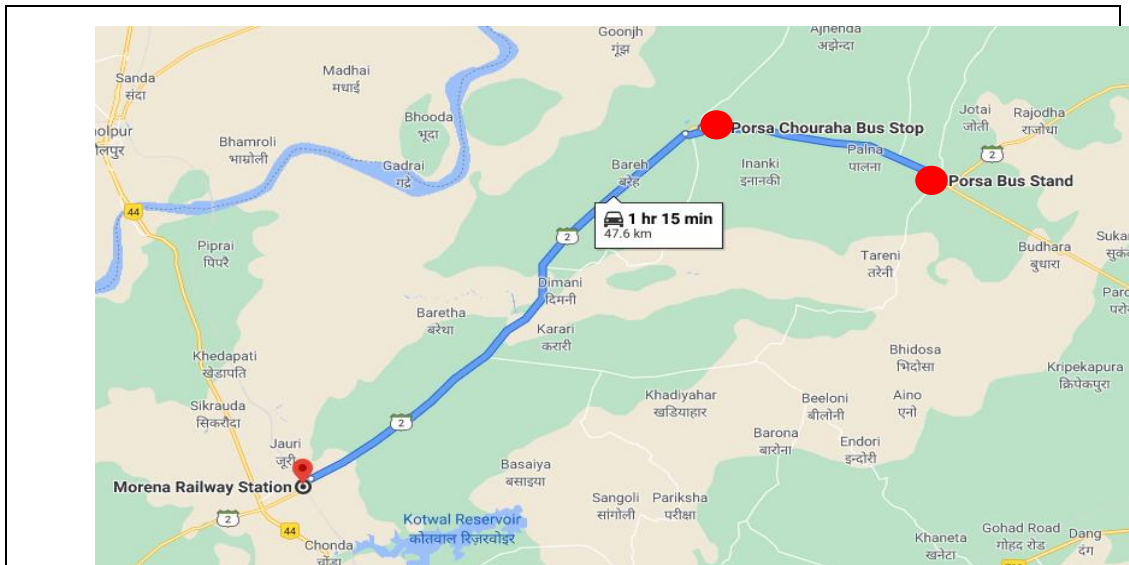


Figure 1: Porsa Bus and Morena Railway Connectivity Map

The project site is connected with SH 2 access road (Amba Road) of 18 meters width on the southern side of the property ie: Morena Bhind Marg which is also proposed as NH-552. Apart from the major road, on the eastern side of the property, is Jotai Road which is connected with Morena Bhind Marg.



Entry Road



Access Road



Site Photo



Fenced Land

The distances of the major landmarks and commercially important parts of the city from the site are depicted as follows:

Table 4.1: Distance of major landmark and key features from project site

Location	Approximate distance from Site
Porsa Bypass Road	1.1 km
Police Station Porsa	750 m
State Bank of India	450 m
Oriental Bank of Commerce	400 m
Nagaji Talaab	150 kms
Porsa Subzi Mandi	900 m
Janpad Panchayat CEO Office	600 m
Porsa Post Office	1 km
Bhind City	53 kms
Gwalior City	76 kms
Jhansi City	170 Kms

4.3 Major developments around the site are as follows

North	The northern part is mix of commercial and residential setup and many places of worship such as Nagaji Maharaj mandir, Choti Masjid, Mata Asmani Temple, Eidgah Porsa etc. The area also banks, restaurants, schools and other commercial setups. 500 m to the north of the property, is Porsa Bypass Road of 13-15 m width which is connected to the Jotai Road. Post 1-1.5 kms, the areas have mostly agricultural area
South	The southern part has a very small mix commercial and residential setup for half a kilometer. On the southern side of the property is Morena Bhind Marg which is proposed as NH-552 and also the Kirrayachi Road which is connected to Morena Bhind Marg. On the south eastern side are banks, schools, Janpad Panchayat CEO Office. Post half a kilometer, there are swarms of agricultural land.
East	Eastern side has a mix of commercial and residential area with business establishments, banks, places of worship, Nagaji Talaab, schools, sabzi mandi etc for 1.5 kms. Next to the property on the eastern side is Jotai Road which is 25 m away from the property. Post 1.5 kms, the area has mostly agricultural area.
West	Western side has patches of commercial and agricultural area with business establishments, schools, petrol pump for approx. 1km. Post 1km, the areas has largely agricultural land.

Site Surrounding Views





5 Khasra No. and Ownership Status

Total Area MP- state Transport dpt. (as per land record online)			7290 SQM (5800.00 SQM available for auction)
Khasra No.	Size in Ha. (as per land record)	Size in Ha. (as confirmed by Tehsildar)	Land Title
830	0.272	0.58 (refer Najri Naksha for Porsa Bus-Depot Land)	Government
831	0.143		Government
832	0.314		Government
Access Road			Morena Bhind Marg
Frontage			Approx. 18 meters
Shape			Irregular
Land Use			Bus Stand Porsa is not under Master Plan. As per GoMP Gazette notification dated 4.01.2013, Madhya Pradesh bhoomi Vikas rules 2012 can be applicable in Morena.
Applicable FSI			As per rule 42 of Madhya Pradesh bhoomi Vikas Rules 2012

फार्म पी -II

भूमि का ब्यौरा हेक्टेयर में एवं कतों का ब्यौरा रूपये पैसों में

खसरा

ग्राम: पोरसा		हल्का : पोरसा		रा.नि.म. : पोरसा		तहसील : पोरसा		जिला : मुरेना		वर्ष: 2020-2021		
क्रमांक	क्षेत्रफल (और यदि भूमि खाती में सम्मिलित न हो तो उसका वर्णन)	कब्जेदार का नाम, उसके पिता का या पति का नाम तथा निवास स्थान, अधिकार जिसके अन्तर्गत भूमि धारण की गई हो और देय राजस्व का लगान	किसी भूमिस्वामी या पट्टेदार का या किसी मौजूसी काबलकार के उप पट्टेदार का नाम, पिता का नाम, लगान या पट्टे की रकम और उप-पट्टे पर दिए गये भाग का क्षेत्रफल	खाते की भूमि						खाते के बाहर के क्षेत्रों में कोई गड़, पुराने या नए तालाब क्षेत्रफल	क्षेत्रफल	
				क्षेत्रफल जिसमें वर्ष के दौरान में फसल उगाई गई			पड़ती का क्षेत्रफल					
				फसल का नाम	क्षेत्रफल	दुकसली क्षेत्रफल	चातु वर्ष की पड़ती	2 से 5 वर्ष तक की पड़ती	अन्य पड़ती अर्थात् 5 वर्ष से अधिक			
1	2	3	4	5	6	7	8	9	10	11	12	
830	0.2720 बस स्टेण्ड मध्य भारत रोडब्रेच तथा मीटर गैरवे 2.2727	(शासकीय)										पानी की टंकी बस स्टेण्ड पर रिसर

नोट :-

1. यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।
2. इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
3. डिजिटली साईड कॉपी के लिए आई. टी. सेंटर से, लोक सेवा केंद्र से अथवा ऑनलाइन आवेदन करें।
4. प्रविष्टियों में सुधार/संशोधन हेतु संबंधित जिला/तहसील कार्यालय में संपर्क करें।

Figure 6: Khasra No. 830 Under the ownership of "Government of Madhya Pradesh"

मध्य प्रदेश कम्प्यूटरीकृत भू-अभिलेख

फार्म पी -II

भूमि का ब्यौरा हेक्टेयर में एवं करों का ब्यौरा रूपये पैसों में

खसरा

ग्राम: पोरसा		हल्का : पोरसा		रा.नि.म. : पोरसा		तहसील : पोरसा		जिला : मुरैना		वर्ष: 2020-2021	
क्रमांक	क्षेत्रफल (और यदि भूमि खातों में सम्मिलित न हो तो उसका वर्णन)	कब्जेदार का नाम, उसके पिता का या पति का नाम तथा निवास स्थान, अधिकार जिसके अन्तर्गत भूमि धारण की गई हो और देय राजस्व का लगान	किसी भूमिस्वामी या पट्टेदार का या किसी मौरूसी काशतकार के उप पट्टेदार का नाम, पिता का नाम, लगान या पट्टे की रकम और उप-पट्टे पर दिए गये भाग का क्षेत्रफल	खाते की भूमि						खाते के बाहर के क्षेत्रों में कोई भी फसल का नाम तथा क्षेत्रफल	केफियत
				क्षेत्रफल जिसमें वर्ष के दौरान में फसल उगाई गई			पड़ती का क्षेत्रफल				
				फसल का नाम	क्षेत्रफल	दुफसती क्षेत्रफल	चालू वर्ष की पड़ती	2 से 5 वर्ष तक की पड़ती	अन्य पड़ती अर्थात् 5 वर्ष से अधिक		
1	2	3	4	5	6	7	8	9	10	11	12
831	0.1430 बस स्टेण्ड मध्य भारत रोडबेज 0.1430	(शासकीय)									समुदायिक शौचालय एवं प्याउ बस स्टेण्ड परिसर

नोट :-

1. यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।
2. इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
3. डिजिटली साइंड कॉपी के लिए आई. टी. सेंटर से, लोक सेवा केंद्र से अथवा ऑनलाइन आवेदन करें।
4. प्रविष्टियों में सुधार/संशोधन हेतु संबंधित जिला/तहसील कार्यालय में संपर्क करें।

Figure 7: Khasra No. 831 Under the ownership of "Government of Madhya Pradesh"

फार्म पी -II

भूमि का ब्योरा हेक्टेयर में एवं करों का ब्योरा रूपये पैसों में

खसरा

ग्राम: पोरसा	हल्का : पोरसा	रा.नि.म. : पोरसा	तहसील : पोरसा	जिला : मुरैना	वर्ष: 2020-2021						
क्रमांक	क्षेत्रफल (और यदि भूमि खातो में सम्मिलित न हो तो उसका वर्णन)	कब्जेदार का नाम, उसके पिता का या पति का नाम तथा निवास स्थान, अधिकार जिसके अन्तर्गत भूमि धारण की गई हो और देय राजस्व का लगान	किसी भूमिस्वामी या पट्टेदार का या किसी मौरूसी कायतकार के उप पट्टेदार का नाम, पिता का नाम, लगान या पट्टे की रकम और उप-पट्टे पर दिए गये भाग का क्षेत्रफल	खाते की भूमि						खाते के बाहर के क्षेत्रों में कोई भी फसल का नाम तथा क्षेत्रफल	केफियत
				क्षेत्रफल जिसमें वर्ष के दौरान में फसल उगाई गई			पड़ती का क्षेत्रफल				
1	2	3	4	5	6	7	8	9	10	11	12
832	0.3140 बस स्टेपड मध्य भारत रोडबेज 0.3140	(शासकीय)									

नोट :-

1. यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।
2. इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
3. डिजिटली साइड कॉपी के लिए आई.टी. सेंटर से, लोक सेवा केंद्र से अथवा ऑनलाइन आवेदन करें।
4. प्रविष्टियों में सुधार/संशोधन हेतु संबंधित जिला/तहसील कार्यालय में संपर्क करें।

Figure 8: Khasra No. 832 Under the ownership of "Government of Madhya Pradesh"

5.1 Letter from T&CP for Land Use

संचालनालय नगर तथा ग्राम निवेश मध्य प्रदेश भोपाल

4910 संचालनालय नगर तथा ग्राम निवेश मध्य प्रदेश भोपाल
E-Mail : mpstownpland@mp.gov.in

क्रमांक / /नग्रानि/वि.यो./सामान्य/भोपाल/2020 भोपाल दिनांक 18/11/2020
प्रति,

प्रबंध संचालक,
म.प्र. सड़क विकास निगम
45-ए, अरेश हिल्स, भोपाल 4900

MPRDC BHOPAL
Section: **CGM (PAM)**
19 NOV 2020
NO. _____ MD

विषय- म.प्र.सड़क परिवहन निगम की विभिन्न जिला के विभिन्न नगरों में स्थित बस डिपो/बस स्टेण्ड परिसम्पत्ति के भूमि उपयोग एवं एफ.एस.आई. की वांछित जानकारी उपलब्ध कराये जाने बाबत।

संदर्भ - आपका पत्र क्रमांक 158/PAM/MPRDC/047/2020 भोपाल, 98/PAM/MPRDC/034/2020 भोपाल, 100/PAM/MPRDC/038/2020 भोपाल, 102/PAM/MPRDC/077/2020 भोपाल, 150/PAM/MPRDC/060/2020 भोपाल, 96/PAM/MPRDC/076/2020 भोपाल, 170/PAM/MPRDC/041/2020 भोपाल, 168/PAM/MPRDC/042/2020 भोपाल दिनांक 12.11.2020 एवं 178/PAM/MPRDC/083/2020 भोपाल, दिनांक 17.11.2020.

आपके द्वारा संदर्भित पत्रों के द्वारा चाही गई जानकारी के संबंध में लेख है कि निम्नानुसार नगरों के निवेश क्षेत्र गठित नहीं हैं तथा इनमें भूमि उपयोग एवं एफ.एस.आई. की वांछितता नहीं है।

सरल क्रमांक	जिले का नाम	नगर का नाम
1	छिंदवाड़ा	अमरवाड़ा (सब डिपो)
2	छिंदवाड़ा	अमरवाड़ा (बस स्टेण्ड)
3	मुरैना	पोरसा
4	भदसौर	सुवासरा
5	खरगोन	जुलवानिया
6	खंडवा	पंढाना
7	गुना	बीनागंज
8	गुना	चाचीडा
9	छिण्डोरी	गाडासरई

उपरोक्त उल्लेखित नगरों में मध्यप्रदेश भूमि विकास नियम, 2012 प्रभावी नहीं है, अपितु उक्त के प्रावधान मार्गदर्शी सिद्धान्तों के रूप में उपयोग में लाये जा सकते हैं। अतः उपरोक्त उल्लेखित नगरों में वर्तमान में इस संचालनालय से कोई जानकारी अपेक्षित नहीं है। कृपया अवगत होने का कष्ट करें।

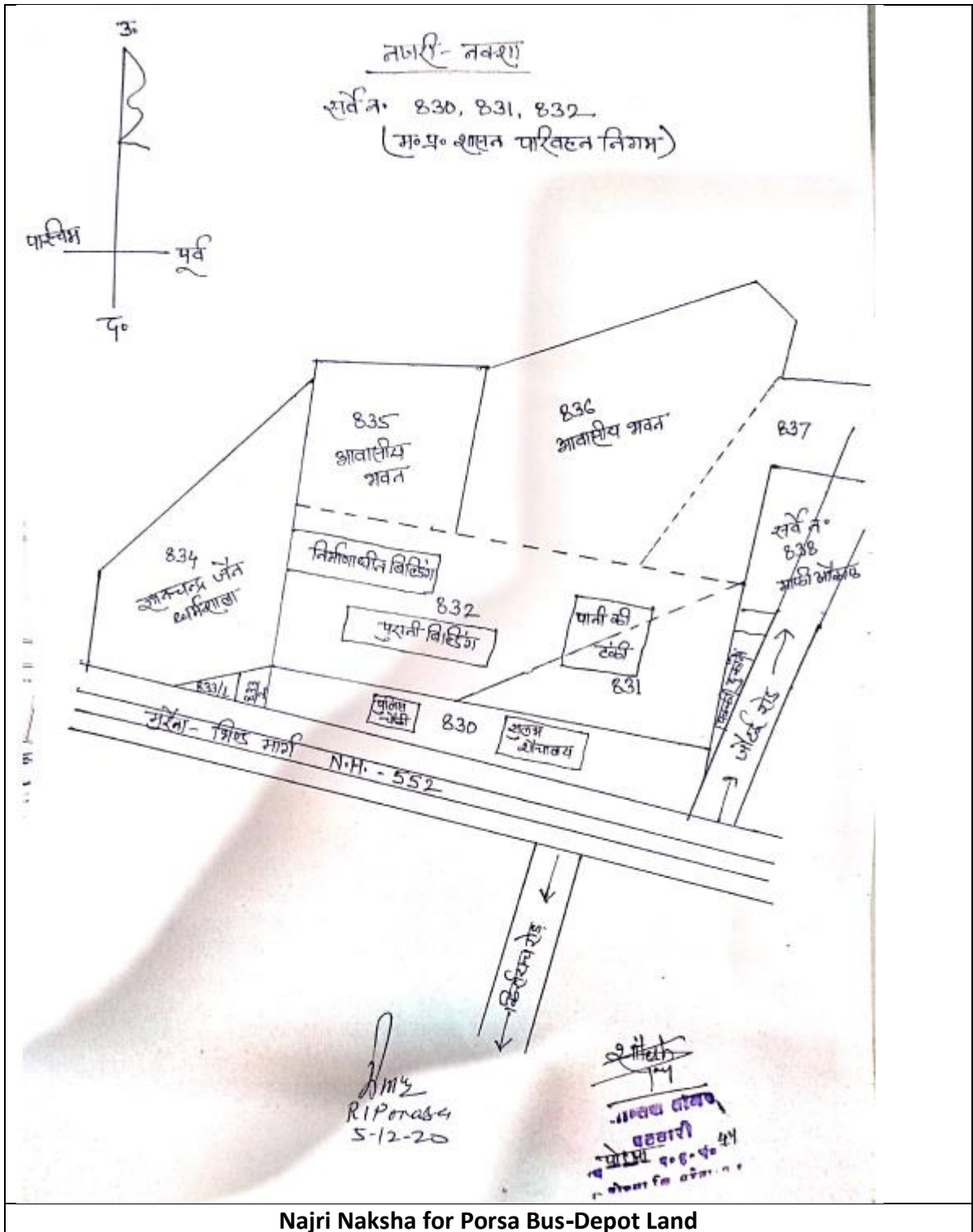
A

RECEIVED
19/11/2020
No. 53

आयुक्त सह संचालक,
नगर तथा ग्राम निवेश,
भोपाल म.प्र.

T&CP Letter for Land Use and FSI

5.2 Najri Naksha for Porsa Bus-Depot Land



Najri Naksha for Porsa Bus-Depot Land

41. Additional provisions for buildings other than residential buildings - For building other than residential buildings the following additional provisions of means of access shall be ensured :-
- the width of the main street, on which the building abuts shall not be less than 12 meters and one end of this street shall join another street of width not less than 12 meters,
 - the approach to the building and open spaces on its sides shall be hard surfaced capable of taking the weight of fire engine. The side open space shall be kept free of obstructions and shall be motorable;
 - main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 meters. The entrance gate shall fold back against the compound wall of the premises leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance of boundary wall is built over, the minimum clearance shall be 4.5 meters.
42. Additional provisions for buildings with height above 12.5 meters.-
- (1) Planning Norms for the buildings having height above 12.5 meters and up to 30 meters shall be as given in Table No 4.

TABLE No. 4

[See rule 42(1)]

DEVELOPMENT NORMS FOR PLOTS / LANDS ON WHICH
BUILDING(S) WITH HEIGHT ABOVE
12.5 M AND UPTO 30 M IS PROPOSED :

S. No.	Road Width in meters	Minimum plot / land (area in Sq.m.)	Frontage in meters	FAR	Ground Coverage percentage	Building Height in meters	Front M.O.S in meters	Sides / rear in MOS in meters
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	12.0m and above	1000 sq.m	18 m	1:1.50	30	Up to 18 meter	7.5	6.0

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2.	16m & above	1500 sqm	21 m	1:1.75	30	Up to 24	9.0	6.0
3.	24m and above	2000	30m	1:2.0	30	Up to 30 meter	12.00 m	7.5m

Note: Where the use premises is commercial, the ground coverage mentioned in column 6 above shall be read as 40.

(2) For High Rise Buildings as defined in rule 2(38). For high rise building Planning Norms shall be as given in Table No 5.

TABLE No. 5

[See rule 42 (2) above]

DEVELOPMENT NORMS FOR PLOTS / LANDS ON WHICH HIGH RISE BUILDING(S) IS PROPOSED

S. No.	Road width	Min. plot/land size (area in Sq. M.)	Frontage in meters	FAR	Ground Coverage percentage	Building Height in meters	M.O.S front side in meters	MOS sides / rear
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	30m and above	2500	30 m	1:2.25	30	Up to 45 meters	15.00 m	7.5 m
2.	36m and above	3000	40 m	1:2.50	30	Up to 60 meters	18.00 m	9.0 m
3.	45 m and above	3500	45 m	1:2.75	30	Up to 75 meters	21.00 m	9 m
4.	60 m and above	4000	50 m	1:3.0	30	Up to 90 meters	24.00	10 m
5.	75 m and above	4500	60 m	1:3.0	30	above 90 meters	30.00	12m

- (3) For building having height more than 12.5 meters the necessary drawings and details shall be submitted to the Authority incorporating all the fire fighting measures recommended in National Building Code Part-IV. The occupancy permit shall be issued only after ensuring that all fire fighting measures are physically in place.
- (4) For all high rise buildings site clearance from Site clearance committee under sub-rule (2) of Rule 12 shall be necessary. After site clearance by the committee, planning permission from the Town and Country Planning and building permission from the Authority shall be necessary.
- (5) The approach to the building and open spaces on its all sides shall be as hard as is required to bear the weight of fire engine. The said open space shall be kept free of obstruction and shall be motor-able.
- (6) Main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If the main entrance at the boundary wall is built over, the minimum clearance shall be 4.5 meters.
43. **Cul-De-Sacs.**- Cul-de-sacs giving access to plots will be allowed provided that cul-de-sacs would be permissible only on straight roads and the turning space shall not be less than 121 square meters in area with no dimension being less than 11 meters.
44. **Alley.**- Alley may be provided where required. The width of the alley where provided shall not be less than 3 meters and no dead end alley shall be permitted unless provided with an adequate turn around facilities.
45. **Intersection of roads.**- (1) The layout for junctions of roads shall be in such a way that as far as possible all roads meet at right angle. Roads meeting at less than 30° should be avoided.
- (2) For junctions of roads meeting at right angles or otherwise the rounding off or cut off or splay or similar treatment shall be done to the satisfaction of the Authority, depending upon the width of roads, the traffic generated, the sighting angle etc.
46. **Building Line.**- Subject to rule 56, building line shall be set back at least 3 meters from means of access.

Annexure –E: Draft Format for Agreement of Sale

DRAFT AGREEMENT OF SALE OF SALE LAND OF PORSA SUB-DEPOT AREA OF 5800.00 SQ.MT AT WARD NUMBER 1, SH 2, AMBAH ROAD, PORSA

THIS AGREEMENT OF SALE executed on the..... day of..... 2021 between {Name of Department GoMP} hereinafter called the {" Deed Executing Authority"} on the one part, and of..... hereinafter called the "Allottee" on the other part.

(The expression "Deed Executing Authority" and "Allottee", wherever they occur, shall also mean and include their respective heirs, executors, administrator, legal representatives and assigns).

WHEREAS the Deed Executing Authority is the sole and absolute owner of the property more fully set out in the Schedule hereunder:

AND WHEREAS it is agreed that the Deed Executing Authority shall sell and the Allottee shall purchase the said property for the sum of Rs..... (Rupees in words).

NOW THIS AGREEMENT OF SALE WITNESSES AS FOLLOWS:

1. The price of the property more fully set out in the Schedule is fixed at Rs..... (Rupees.....).
2. The Allottee has paid to the Deed Executing Authority up to this day the sum of Rs.....(Rupees.....) through Treasury Challan No..... of Government of MP for the due performance of the agreement, the receipt of which the Deed Executing Authority hereby admit and acknowledge.
3. The time for performance of the agreement shall be Three (3) months from this date, and it is agreed that time fixed herein for performance shall be the essence of this contract.
4. The Allottee shall pay to the Deed Executing Authority the balance sale price of Rs..... (Rupees.....) within a period of 3 months or as mentioned in offer acceptance letter, after receipt of the Offer Acceptance letter in the aforementioned account before registration of the sale deed.
5. The Deed Executing Authority agrees that possession of the property shall be handed over to the Allottee before registration of the sale deed.
6. The Deed Executing Authority shall execute the sale deed in favour of the Allottee only .
7. The Deed Executing Authority shall hand over all the title deeds of the property to the Allottee or his Authorized representative/advocate nominated by him within thirty (30) days from the date of this Agreement for scrutiny of title and the opinion of the Authority regarding title of the property shall be final and conclusive. The Allottee shall duly intimate the Authority about the title whether it is found appropriate or inappropriate

after verification, within thirty (30) days after delivering the title deeds to him or his Authorize representative/Advocate.

8. If the Allottee commits a breach of the Agreement, Authority shall forfeit the earnest money and other sums paid by him to the Authority.

9. Dispute Resolution

9.1 Dispute Resolution

- 9.1.1 Any dispute, difference or controversy of whatever nature howsoever arising under or out of or in relation to this Agreement (including its interpretation) between the Parties, and so notified in writing by either Party to the other Party (the “**Dispute**”) shall, in the first instance, be attempted to be resolved amicably in accordance with the conciliation procedure set forth in Clause 9.1.2
- 9.1.2 The Parties agree to use their best efforts for resolving all Disputes arising under or in respect of this Agreement promptly, equitably and in good faith, and further agree to provide each other with reasonable access during normal business hours to all non-privileged records, information and data pertaining to any Dispute.

9.2 Conciliation

In the event of any Dispute between the Parties, either Party may call upon the to the Principal Secretary of the department Executing sale deed (Deed Executing Authority) and the Authorized representative of Allottee for amicable settlement, and upon such reference, the said persons shall meet no later than 7 (seven) days from the date of reference to discuss and attempt to amicably resolve the Dispute. If such meeting does not take place within the 7 (seven) day period or the Dispute is not amicably settled within 15 (fifteen) days of the meeting or the Dispute is not resolved as evidenced by the signing of written terms of settlement within 30 (thirty) days of the notice in writing referred to in Clause 9.1.1 or such longer period as may be mutually agreed by the Parties, either Party may refer the Dispute to arbitration in accordance with the provisions of Clause 9.3

9.3 Arbitration

- 9.3.1 Any Dispute which is not resolved amicably by conciliation, as provided in Clause 9.2 shall be finally decided by reference to arbitration by a Board of Arbitrators appointed in accordance with Clause 9.3.2 Such arbitration shall be held in accordance with the Rules of Arbitration of the International Centre for Alternative Dispute Resolution, New Delhi (the “**Rules**”), or such other rules as may be mutually agreed by the Parties, and shall be subject to the provisions of the Arbitration Act. The venue of such arbitration shall be Bhopal and the language of arbitration proceedings shall be English.

- 9.3.2 There shall be a Board of three arbitrators, of whom each Party shall select one, and the third arbitrator shall be appointed by the two arbitrators so selected, and in the event of disagreement between the two arbitrators, the appointment shall be made in accordance with the Rules.
- 9.3.3 The arbitrators shall make a reasoned award (the "Award"). Any Award made in any arbitration held pursuant to this Clause 9 shall be final and binding on the Parties as from the date it is made, and the Allottee and Deed Executing Authority agree and undertake to carry out such Award without delay.
- 9.3.4 The Allottee and Deed Executing Authority agree that an Award may be enforced against the Allottee and/or Deed Executing Authority as the case may be, and their respective assets wherever situated.
- 9.3.5 This Agreement and the rights and obligations of the Parties shall remain in full force and effect, pending the Award in any arbitration proceedings hereunder.

That both the parties and their nominee(s) will abide by terms and conditions of the above said agreement. In witnesses whereof the parties of this agreement have set their respective hands on the date month and year first above given.

Signed By:		Signed By:	
For and on behalf of Authority		For and on behalf of Allottee	
Witness:		Witness:	
Name:		Name:	
Signature		Signature	
Address		Address	
Date		Date	

Schedule of Property- Part of Annexure E

S.No	Key Inputs	Details	
1	Khasra No.	KH. Nos. 830, 831, 832	
2	Ward No.	Ward No – 01, SH 2, Ambah Road Porsa	
3	District	Morena	
4	State	Madhya Pradesh	
5	Tehsil	Porsa	
6	Village	Porsa	
7	Street Name	SH 2, Ambah Road Porsa has been proposed as NH 552	
8	Place/Area	North	Private Construction (Jharkhandeshwar Colony)
		South	Ambah Road Porsa
		East	Boundary wall and water tank, shops of
		West	Residential House cum shops
9	Total Land Area	5800.00.00 Sq.mt	
10	Plinth area/floor area	NA	
11	Sketch/plan		
12	Fixtures & Fittings	The Land is wall fenced	

Signed By:	Signed By:
For and on behalf of Authority	For and on behalf of Allottee

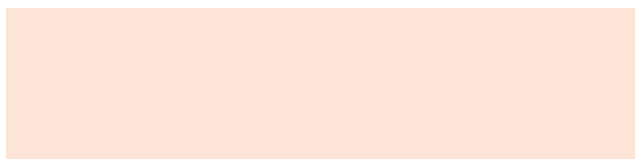
Annexure - F: Format for Price Bid

To be used by department for uploading in .XLS from on E-Tender Portal against e-auction ID:

Tender Inviting Authority: Managing Director Madhya Pradesh Road Development Corporation,

Name of Work : E-tender cum Auction for Sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa, Madhya Pradesh

Name of the Bidder/Bidding Firm/Company



PRICE SCHEDULE

(This Financial Bid template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidder are allowed to enter the Bidder Name and Value only.)

Financial Bid for E-tender Cum Auction of Sale of Land of Porsa Sub-Depot area of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa , Madhya Pradesh			
Sr. No	Particulars	Total Amount in INR Including all applicable Taxes	Total Amount in Words
A	Financial Bid for Sale of Sub-Depot land of 5800.00 Sq.mt at Ward Number 1, SH 2, Ambah Road, Porsa M.P. As-Is-Where-Is Basis.	INR 0.00	

Note: In case of deviation between Number and Word figures, Value in Words shall prevail.