

Office of the Director

WEST BENGAL RENEWABLE ENERGY DEVELOPMENT AGENCY

(An organization of Department of Power & NES, Government of West Bengal)

Bikalpa Shakti Bhavan, Plot No. J-1/10, Block- EP & GP,

Sector-V, Salt Lake City, Kolkata- 700 091

NIT NO: WBREDA/256/Freserganj-Wind/L.A./ 76

dt.: 28.4.14

-: Notice Inviting Tender:-

PART – A

Sealed two part tenders (i.e. Part A and Part B) are hereby invited by the Director-in-Charge, WBREDA from bonafide, resourceful, experienced agencies (preferably registered by company act, 1956), working in Govt., Semi Govt. Organizations or Public Sector Undertakings for assisting this organization for the following work:-

For PART – A

<u>Name of the Work</u>	<u>Completion time</u>
Preparation, submission & acceptance of Land Acquisition/Land Transfer (LA/LT) proposal as per guidelines and prescribed form of Land and Land Reforms Department, Govt. of W.B. or similar Deptt. of Govt. of W.B. along with executing necessary detail topographical survey and land survey for the proposed L.A./L.T. including its mutation/conversion for existing 2 MW Wind Farm Project at Freserganj, (near Bakkhali) South 24 Parganas.	(a) 3 (three) months from date of issuance of the Firm Order. (b) For mutation / conversion purpose, additional one month will be given after final possession of land from the concerned authority and certificate issued.

The tenderer must have experience in executing similar nature of work in any financial year during the preceding last 03 (three) years.

01. Earnest money for an amount of Rs. 6,000.00 (Rupees six thousand) only should be deposited along with the tender (**Part - A**), without which the tender shall be liable for rejection. **Demand Draft on any Nationalized Bank in favour of the Director, WBREDA payable in Kolkata** will only be accepted. EMD of successful bidder will be adjusted with security deposit and EMD of unsuccessful bidder will be returned after placement of work order and prayer letter of unsuccessful bidder.
02. The tender documents can be purchased on payment of Rs. 1000/- (one thousand) only by cash, which is non-refundable.
03. The prayer letter should reach this office within **08/05/2014** after publication of the **NIT in the newspaper** along with necessary **statutory certificates (attested Xerox copy)** i.e. **IT clearance certificate, PAN, satisfactory completion certificate** on similar type of land acquisition job, **trade license etc.** whichever are required for this purpose.
04. The rate should be quoted as per schedule of items attached here to (**in PART – B i.e. Financial Part**) which is to be submitted in separate sealed envelope.
05. The bidder may collect tender documents from this office between 11.30 a.m. to 3.00 p.m. from **29/04/2014 to 13/05/2014**

06. Intending bidder may inspect the site at his own cost and interest and giving prior intimation to this office before submission of tender.
07. Tender documents should duly be super scribed by the name of the work: **"Preparation, submission and acceptance of L.A. /L.T. proposal for existing 2 MW Wind Farm Project at Freserganj"**, tender notice no. & date on the separate envelope for **"Part – A and Part – B"** and it should be properly sealed and both sealed **"Part – A and Part – B envelop"** are to be kept in **single sealed envelope which should be super scribed as cited above**. The tender should reach this office within 2.30 p.m. on **15/05/2014** and **"Part – A"** will be opened on the same day at 3.00 p.m. During opening of tender, bidder or his authorized representative may be present at that venue. **"Part – B"** will be opened after necessary scrutiny / sorting out of successful tenderer of PART – A on **19/05/2014** at 2.00 p.m.
08. Tender will not be received after due date & time for any reason what so ever. Tenderer will be liable for submission of tender paper within schedule date & time as is indicated in this NIT.
09. Tender would remain valid for 90 (ninety) days from the date of opening of the same.
10. WBREDA does not bind itself to accept the lowest tender and reserves the right to split the work or reject any or all the tenders without assigning any reason what so ever.

Eligibility Criteria: - (for PART - A)

01. The bidder should have requisite experience in land acquisition process, topographical survey by Electronic Total Station by fixing control point at various spots etc.
02. The bidder shall have to acquire Global Co-ordinates, Global Control Point or any type of data which are required for performing land survey works and successful completion of LA Proceeding by using GPS or suitable devices.
03. The bidder must have Registration certificate as a survey & map making organization as per company Act 1956.
04. The bidder should be equipped with all the survey instrument, materials, tools & tackles in his own name and experienced persons who are conversant with the subject mentioned work.

Scope of the work:- (for PART – A and PART – B)

01. The survey work shall be carried out for acquiring land which is located at Phase-I & II of existing Wind Farm Project at Freserganj near Bakkhali (total area approx 40 acre). The agency shall assess/collect the detail quantum of land (length and breadth as deem fit in consultation with this Deptt.) for the existing 8 nos. permanent towers along with all ancillary structures spread in above two phases covering the relevant Mouzas, J.L. Nos., Khaitan Nos. Dag Nos., P.S. & Block etc.
02. The survey work shall be carried out on the following tentative land detail:-

Name of Mouza	J.L. No.	Khatian No.	P.S.	Block	Remarks
Lakhsmipur Abad	25, 71	-	Namkhana	Namkhana	For existing 2 MW Wind Farm Project

For requisite processing of LA proceeding, agency should procure concerned Mouza map, LR map or RS map or any types of documents from concerned Deptt. or authority on behalf of WBREDA. For this purpose if any payment is needed, WBREDA will release the same after obtaining the demand from the concerned authority. All movements & activities are to be done by the agency at his own cost (inclusive of all incidental charges like transportations/ conveyance etc.).

04. Agency will prepare / fill up and assist WBREDA in respect of all land acquisition (LA) forms as applicable for this purpose along with making all necessary documents such as mouza wise land schedule, land data, contour map, map of acquiring land in relation to mouza map, showing all land status, road, connecting road if any, public utilities, site maps, LA plans drawing on original mouza map, separate sheet of mouza map, LA plan on tracing cloths, blue print/ ammonia print, certified copy of ROR, R. R (if required), list of structures, list of families effected/displaced on account of proposed LA proceeding within that area, pond, river, electric line, telephone point, electric post, drain, boundary wall etc. or any types of supporting document which are required for successful LA proceeding. This shall have to be shown on drawings/ documents.
05. During field work, agency will make requisite number of reference brick pillars or any permanent pillar mentioning bench marks, levels, distances & Co-ordinates etc. at his own risk and cost, so that during handing over of the land, agency can fix up the permanent peg-mark and assist WBREDA for handing over of the said final demarcated plot by the authorized Department.
06. List of trees & structures, if any, affected by this scheme are to be shown clearly with separate sheet (if required). If required the value of the trees should be calculated as per value prescribed for different trees of the different age group etc. by the agency.
07. Drawings are to be done in auto cad based on that survey work. Scanning and digitization of Mouza Maps are to be done by the party.
08. Preparation of master plan or composite master plan of the proposed site and plan on Mouza map respectively are to be made by the agency.
09. L.A. proposal along with drawings (tracing & 6 or requisite number of ammonia copies in two or requisite sets as deem fit for LA proceeding) are to be prepared by the agency.
10. Preparation of composite and complete proposal map whichever are required for successful LA proceeding are to be made/executed by the party within the tendered cost.
11. Collection, developing and submission of PI and ROR (record of rights) on CD and hard copy for the affected Mouza are to be executed by the agency if required. If required, data entry and checking of PI and ROR are to be done by the party.
12. Sale data entry, checking & analysis to determine the land value if required, are to be done by the party.

13. A copy of DPR/or Preliminary project report or Feasibility report if any are to be prepared by the party for necessary acquisition purpose (if required). WBREDA will help by providing necessary data, information etc. for preparation of the same.
14. For the said land acquisition purpose if any papers or documents which are to be submitted to the concerned department like Department of Environment or Department of Fisheries or Department of Forest or any other department, all necessary works are to be done by the party within the tendered amount.
15. Party will prepare and fill up all necessary documents for said LA proceeding, along with necessary documents with soft and hard copy as deem fit and any rectification and correction needed as per concerned authority are to be made and final proposal are to be submitted to the appropriate/ different authorities on behalf of WBREDA.
16. After completion of the LA proceeding or handing over of the land, party should move immediately for mutation / conversion of land by submission of appropriate application / documents with necessary processing. In this case required fees will be given to the statutory authority by WBREDA as mutation / conversion charges as per Govt. norms after obtaining the demand from the concerned department.
17. After acceptance of tender and placement of order to successful bidder, party shall submit his acceptance letter in writing and proceeds for the respective works, within 14 days from date of issuance of the order, failing which the tender will automatically be treated as cancelled & EMD will be forfeited.

General terms & conditions:- (for PART – A and PART – B both)

01. **Issuance of materials:-** No materials will be issued from this office.
02. **Completion time:-** (a) 03 (three) months from the date of issuance of the Firm Order. Time being the essence of the contract; it must be completed within the schedule completion time. (b) For mutation / conversion purpose, additional one month will be given after final possession of land from concerned authority and certificate issued.
03. **Extension of time:-** An extension of time without imposition of penalty may be granted for delay in execution of works provided there is no fault whatsoever on the part of the agency.
04. **Agency to visit the site before submission of tender:-** The party shall inspect and examine the site and its surroundings and shall satisfy himself before submission of his tender as to the nature of the site, the quantities & nature of work and the materials necessary for completion of the works & the means to access to the site, the accommodation, if required, and in general any matter / items, information required for himself, contingencies & other circumstances which may influence & affect the tender, are to be borne by the agency at his own risk & cost.
05. **Extra claims for the works:-** During execution of the said work any items which are not covered in this scope of the job or any seen or unforeseen items which are necessary for performing the said job will be executed by the party. No extra claims are to be entertained in this regard. The rates will remain fixed and firm throughout the entire execution period of the contract / order.

06. **Security deposit:** - 10% (ten percent) (i.e. consolidated EMD plus balance security money) of the gross value of the bill shall be retained (for schedule item no. 1 & 2 only) as security deposit (i.e. up to final possession of land from concerned authority) which is to be reckoned from the date of successful completion of the final submission of LA proceeding.

07. **Refund of S.D. money:** - The security money shall be refunded after expiry of the retention period (i.e. after final possession of land from concerned authority), on issuance of certificate by the E.I.C. in this regard for satisfactory performance of the works.

08. **Liquidated damages:** - if you fail to complete the work within the time prescribed herein or extended time for completion, then $\frac{1}{2}$ % (half percent) of the order value per week or part thereof with a maximum of 10% (ten percent) of the order value will be deducted from your bill as Liquidated damage.

09. **Taxes and duties:** - The contract or tendered price shall include all statutory taxes and duties (like IT, PT, WCT, Excise duty, Municipal tax, levies or any others duties) as applicable for execution of this job under the scope of the contract/ order, except Service Tax which will be reimbursed in actual after paying payment by the agency and producing documentary challan / evidences to this office.

Necessary statutory taxes like I.T., S.T., P.T., etc. as per provision of tax act will be deducted from your R/A or final bill against the ordered/executed value from this office.

10. **Force majeure:** - The department shall not be liable for damage as per provision of law i.r.o. consequence of any accident or injury to any workmen or other persons in your establishment at site. You shall have to pay all claims, demands, whatsoever in respect thereof.

Vendor shall not be considered in default, if delay in completion occurs due to causes beyond his control such as act of God, natural calamities, civil war, fire, floods, riot and any unsurpassed acts. Only those causes which have duration of more than 7 (seven) days shall be considered as causes of force majeure. A notification to this effect, duly certified by the statutory authorities shall be given by the vendor to the owner within 10 (ten) days from the date of such Force majeure condition by registered letter. In the event of delay due to such causes, the completion time will be extended for a length of time equal to the period of force majeure or at the option of the contractee, the order may be cancelled. Such cancellation would be without any liability whatsoever on the part of the owner. In the event of such cancellation, the vendor shall refund any amount advance or paid to the vendor by the contractee and release facilities, if any, provided by the contractee. Acceptability of Force majeure clauses in respect to a particular contract order in the above backdrop is to be decided by tender accepting authority / Director, WBREDA / E.I.C.

11. **Price Escalation:** - The contract price / ordered value shall remain fixed and firm till the completion of the said work. No escalation in regard to rates of any items will be considered under any sort of reason whatsoever.

12. **Controlling officer:** - The Director-in- Charge, WBREDA, Kolkata will be the controlling office of the said work. On behalf of the D-I-C, WBREDA, Consultant (Civil) & Supervisor (Civil) or his authorized representative will look after the job.

13. **Proposed Payment Terms** :- You will receive payment from WBREDA as per schedule items, duly certified by the controlling officer as follows:

- (a) 30 % (of the ordered/executed value) payment will be released after completion of total field works.
- (b) 50% (of the ordered/executed value) payment will be made after completion and final submission of LA proceeding to the concerned statutory departments, duly accepted.
- (c) Balance payment will be released after completion of final submission of mutation / conversion proceeding to the concerned authority, duly accepted & certificate issued.

Issued to:

.....

.....


Director-in-Charge, WBREDA

PART- B
Office of the Director
WEST BENGAL RENEWABLE ENERGY DEVELOPMENT AGENCY

(An organization of Department of Power & NES, Government of West Bengal)
 Bikalpa Shakti Bhavan, Plot No. J-1/10, Block- EP & GP,
 Sector-V, Salt Lake City, Kolkata- 700 091

NIT NO: WBREDA/256/Freserganj-Wind/L.A./ 76

dt.: 28/04/14

Name of the work: Preparation, submission & acceptance of Land Acquisition/Land Transfer (LA/LT) proposal as per guidelines and prescribed form of Land and Land Reforms Department, Govt. of W.B. or similar Deptt. of Govt. of W.B. along with executing necessary detail topographical survey and land survey for the proposed L.A./L.T. including its mutation/conversion for existing 2 MW Wind Farm Project at Freserganj, (near Bakkhali) South 24 Parganas.

FOR PART – B (FINANCIAL PART) [TO BE SUBMITTED IN SEPARATE ENVELOP]

Schedule of items

Sl. No.	Description of items	Qty.	Unit	Rate (Rs.)	Amount (Rs.)
01.	Preparation of detail topographical survey & land survey as per scope of the works as mentioned herein by total station of 10m grid with auto cad drawing with 0.25 m to 1.0 m contour interval, with making requisite no. of brick pillar, reference pillar, mentioning BM, levels, co-ordinates etc. for successful acquisition of land under land acquisition Act. 1894 and its revised version if any, complete in all respect.	40.00	Acre		
02.	Preparation of all detail land acquisition proposal inclusive necessary correction & rebuilt up any documents as per statutory norms of the departments, preparation of plot index, collection of ROR/RR (if required), preparation of proposal plan showing the area to be acquired, preparation of LR mouza map, requisite nos. of LA plan on tracing cloth & blue print / ammonia print etc. and as per scope of the works mentioned here in or what-so-ever required for successful LA proceeding and submission of final documents to the different concerned statutory authorities on behalf of WBREDA, complete in all respect as per direction of E.I.C.	40.00	Acre		

Sl. No.	Description of items	Qty.	Unit	Rate (Rs.)	Amount (Rs.)
03.	Preparation and submission of detail documents to the concerned department in relation to the sl. no. 1 & 2 above, towards mutation/ conversion, complete in all respect.	L.S.	One Item		
TOTAL					

N.B.:- (i) The payment will be made as per final / corrected surveyed land area of the proposed site.
(ii) Item wise rate should be quoted both in figures and in words

Tendered amount:-

(a) In Figure:
(b) In Words:

Signature of the Agency with seal :

.....

Address:

Phone No.:

NIT NO: WBREDA/256/Freserganj-Wind/L.A./ 76

Issued to:

dt.: 28/04/14

.....

.....

sd-
Director-in-Charge, WBREDA

NO: WBREDA/256/Freserganj-wind/L.A./ 76-(ii)

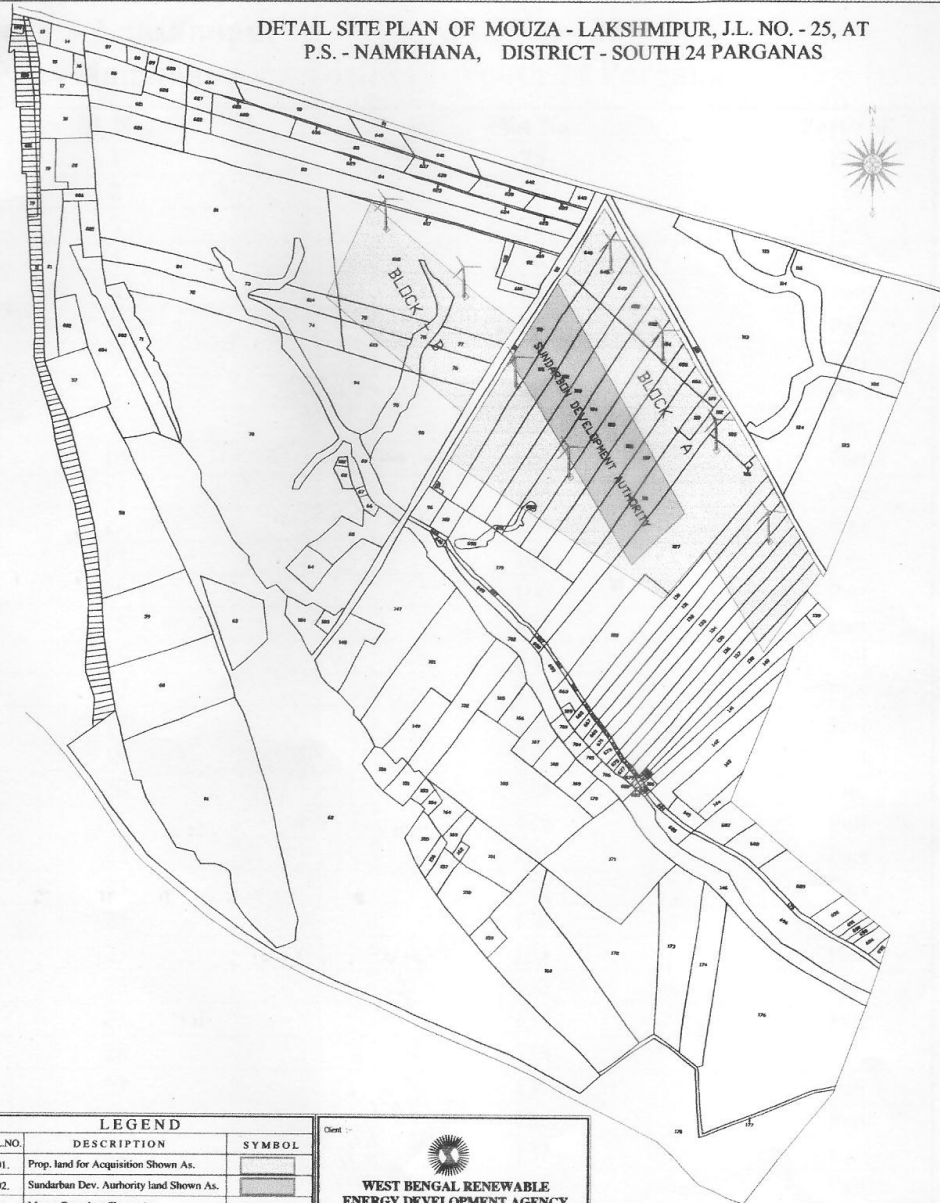
dt.: 28/04/14

Copy to:

- 1) Accounts-in-Charge, WBREDA.
- ✓ 2) Sri Nabonil Seal – He is instructed to uploading this tender notice in WBREDA website.
- 3) Notice Board.

Tad
Director-in-Charge, WBREDA

DETAIL SITE PLAN OF MOUZA - LAKSHMIPUR, J.L. NO. - 25, AT
P.S. - NAMKHANA, DISTRICT - SOUTH 24 PARGANAS



LEGEND		
SL.NO.	DESCRIPTION	SYMBOL
01.	Prop. land for Acquisition Shown As.	
02.	Sundarban Dev. Authority land Shown As.	
03.	Mouza Boundary Shown As.	
04.	Plot no. Shown As.	734
05.		
06.	Wind mill Shown As.	
PROPOSED AREA (BLOCK-A) = 26.82 ACRES		
PROPOSED AREA (BLOCK-B) = 9.46 ACRES		

Dist :-



**WEST BENGAL RENEWABLE
ENERGY DEVELOPMENT AGENCY**
Bikalpa Shakti Bhavan
J-1/10, EP & GP Block,
Salt Lake Electronics Complex, Sector - V,
KOLKATA-700091

Scale:- 1"=1 MILE

Plot Schedule

Mouza :- Lakshmipur

J.L. No. - 25

P.S. - Namkhana

District :- South 24 Parganas

Sl. No.	Plot No.	Part/Full
1	75	Part
2	76	Full
3	77	Full
4	78	Part
5	81	Part
6	93	Part
7	95	Part
8	98	Part
9	101	Part
10	102	Part
11	103	Part
12	104	Part
13	105	Part
14	106	Part
15	107	Part
16	109	Full
17	110	Full
18	111	Part
19	112	Full
20	125	Full
21	126	Full
22	127	Part
23	128	Part
24	130	Part
25	131	Part
26	132	Part
27	133	Part
28	134	Part
29	135	Part
30	136	Part
31	137	Part
32	138	Part
33	613	Part
34	614	Part
35	615	Part
36	645	Full
37	648	Full
38	649	Full
39	650	Full

40	652	Full
41	653	Part
42	654	Full
43	655	Full
44	656	Full
Total Area :- 36.28 Areas (Aprox)		