

PUNJAB STATE POWER CORPORATION LTD.

Regd. Office: PSEB Head Office, The Mall, Patiala-147001

Corporate Identification Number (CIN): U40109PB2010SGC033813

Website: www.pspcl.in

EXPRESSION OF INTEREST (EOI)

For Sourcing of land from Prospective Land Owners/Aggregators for Lease of Required Land to Solar Power Developers for Setting up of Solar PV Projects in Punjab

EOI No. 50/PSPCL/NRSE/SOLAR/LAND/2024 Dated: 15.03.2024



ISSUED BY:

PUNJAB STATE POWER CORPORATION LIMITED

CHIEF ENGINEER / NRSE & THERMAL DESIGN

OFFICE OF SUPERINTENDING ENGINEER /NRSE

T8, NRSE & THERMAL DESIGNS, SHAKTI VIHAR, PSPCL, PATIALA-147001

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DISCLAIMER

1. Though adequate care has been taken while preparing the EOI Document, the bidder(s) shall satisfy themselves that the document is complete in all respect. Intimation regarding any discrepancy shall be given to this office immediately. If no intimation is received from any bidder within 10 (Ten) days from the date of issuance of EOI Documents, it shall be considered that the document is complete in all respect and has been received/ acknowledged by the bidder(s).
2. PSPCL reserves the right to modify, amend or supplement this document.
3. While this EOI Document has been prepared in good faith, neither PSPCL nor their employees or advisors make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document, even if any loss or damage is caused by any act or omission on their part.
4. All rights reserved. No part of this document may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of PSPCL, except in the case of brief quotations embodied in critical reviews and certain other non- commercial uses permitted by copyright law.

Place: Patiala

Date: 15.03.2024

EOI INFORMATION SHEET

The brief details of the EOI are as under:

(A)	NAME OF WORK/ SCOPE OF WORK/ JOB	Sourcing of land from Prospective Land Owners/Aggregators for Lease of Required Land to Solar Power Developers for Setting up of Solar PV Projects.
(B)	<u>EOI No.</u>	50/PSPCL/NRSE/SOLAR/LAND/2024 Dated: 15.03.2024
(C)	TYPE OF EOI	“Single Stage” Online and offline submission (Two (02) sets of hard copies)
(D)	TIMELINES	Date of issuance of EOI: 15.03.2024 Last Date of Queries/Seeking Clarification: 25.03.2024 Last Date of Submission for Proposals:19.04.2024
	RESPONSE VALIDITY	365 days from Bid Opening Date.
(E)	COST OF EOI DOCUMENTS	NIL
(F)	GENERAL QUERY CONTACT DETAILS	1. Superintending Engineer/NRSE Phone No: +919646123210 Email ID: se-ipc@pspcl.in 2. Sr. Executive Engineer/Solar-III Phone No: +919646140141 3. Asstt. Executive Engineer/Solar-III Phone No: +919646140212 Superintending Engineer/NRSE, Punjab State Power Corp. Ltd. NRSE & Thermal Designs, T-8, Shakti Vihar, PSPCL, Patiala-147001 Tel No. 9888651998

- 1.0 Applicants are advised to submit proposals strictly as per terms and conditions of the EOI Documents and not to stipulate any deviations/ exceptions.
- 2.0 Two Sets of hard copies to be submitted in sealed envelope.
- 3.0 Clarification(s)/ Corrigendum(s) if any shall be available only on www.pspcl.in

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A. INTRODUCTION.

- 1.0 Punjab State Power Corporation Ltd. (hereinafter referred to as “PSPCL”) is a company incorporated under the Companies Act 1956 (erstwhile PSEB) and PSPCL is the distribution licensee under provisions of the Electricity Act, 2003 in the State of Punjab and procuring power from various sources and own generation for supply to consumers in the State.
- 2.0 In order to fulfill the Renewable Purchase Obligation (RPO) and to meet the future requirements through economical Renewable Power PSPCL is making all its efforts.
- 3.0 PSPCL invites expression interest from the applicants, who are interested to offer/give required land on lease basis to solar power developers for setting up of solar power plant (s) in Punjab (here in after called the “State”). As per the requirement of the PSPCL, the applicant shall be empanelled to provide their land (s) to solar power developers on long term lease of minimum 30 years basis.
- 4.0 The purpose of inviting this EOI is to identify the applicants who are interested in Leasing of their land for setting up of solar power plants in the State. In case any successful solar power developer is willing to take land on lease for its Project, it may contact any of the empanelled land owners/aggregators for further process of land acquisition. Also, they are free to source land of their own to develop the solar projects. Further PSPCL shall not have liability/responsibility in the transaction between solar power developers and land owners irrespective of the outcome of the deal.
- 5.0 PSPCL’s role in this process is that of a facilitator to gather information from aggregators/owners on land available, which shall be shared with prospective developers as part of a separate RfS to be released for solar plants. **PSPCL won't carry out any evaluation (financial, legal or technical) of the land being offered under this EOI “for sourcing of land from prospective landowners/Aggregators for lease of required land to solar power developers for setting up of solar PV projects in Punjab”**. Land acquisition shall be totally in the developer's scope, who may opt to source land of their own as well. However, PSPCL may also opt to install Solar Power Plant on the land as identified under this EOI.
- 6.0 PSPCL is exploring the possibilities for setting up of solar power plants in the state through interested developers. Therefore, PSPCL invites bids from Private Land Owner/ Land Aggregators/ Registered Farmer Producer Organization/ Entrepreneurs/ Sole Proprietorships / Partnerships / Limited Liability Partnerships / Consortium / Companies / Cooperative Societies / Technology Providers / Registered NGO/ Registered trust/ Government Agencies/Government Companies/ Public Sector Undertakings (**herein after called as the “Applicant”**) for Leasing/procurement of land of minimum **1 Acres contiguous land** in a single location. In case it is leased, the lease agreement shall be signed with applicant for minimum 30 years. The applicant can submit their bid/application for multiple

locations, provided that the land is of minimum area of 1 acres at each location, subject to fulfilment of technical requirement as mentioned in said document for Lease of required Land to Solar Power Developers for Setting up of Solar Power Plant(s) in Punjab.

- 7.0 The aim of this EOI will be to identify suitable land parcels required to develop the solar plants in advance, so that detailed information of available land could be shared to give comfort and confidence to the prospective Solar Project Developers.
- 8.0 The validity of an offer to lease out land is kept as 365 days from the date of opening the bids. However, PSPCL at its own discretion may request an applicant to increase the validity period of the offer beyond stipulated 365 days with prevailing terms & conditions of the tender. PSPCL shall not have any liability, including financial, arising due to extension of the offer validity by the applicant.
- 9.0 The complete EOI Documents are available on PSPCL website <http://www.pspcl.in>. Accordingly, the online bids have to be emailed by the respective applicants to **se-ipc@pspcl.in**, clearly mentioning the subject as **“Response to EOI for Sourcing of land from Prospective Land Owners/Aggregators for Lease of Required Land to Solar Power Developers for Setting up of Solar PV Projects in Punjab.**
- 10.0 Applicants should submit their proposals with hard copies and online mode in all aspect on or before last date and time of EOI Submission as indicated in the EOI Information Sheet. In the event of any date indicated is a declared Holiday, the next working day shall become operative for the respective purpose mentioned herein.
- 11.0 ***PSPCL reserves the right to cancel/ withdraw this invitation for bids without assigning any reason and shall bear no liability whatsoever consequent upon such a decision.***
- 12.0 Preference will be given to the Land near PSPCL/PSTCL Substations.
- 13.0 For further details and enquiries, kindly contact on the nos. as specified in the EOI Information Sheet.

B. TECHNICAL SPECIFICATION OF LAND PARCELS.

The land parcels proposed under the EOI should meet the following requirements:

- a. The applicant shall have right, title, and interest over the offered land and it should be in his/her actual physical possession free from all encumbrances. The details/proof of ownership along with non-encumbrance certificate and no-dues certificate if any from the concerned authorities apart from payment receipt of taxes area required to be submitted as mentioned in the Form.

- b. The minimum size of the land offered should be 1 acres at a single location.
- c. The land should be contiguous in nature and must be accessible by road (suitable for movement of heavy vehicles for transportation of equipment/ machineries like transformers, inverters etc).
- d. Apart from the Land being free from all encumbrances, legally and physically owned by the Applicant, the same should not be within the prohibited range of any wildlife, forest area, or defence establishment. There should not be any government restriction in setting up of solar power projects on the offered land.
- e. An applicant is allowed to offer land at a single location or at locations adjacent to each other in same or different districts.
- f. The total of land cost plus cost of construction of transmission line (inclusive of all expenses like RoW cost, NH/Railway crossing/ Compensation etc., if any) from the available land to PSPCL/ PSTCL Grid Substation will be the determining factor for bid evaluation.
- g. The solar plant developer (SPD) or its authorized representative or any agency as appointed by the developer, may at its discretion, be allowed to visit the site/offered land and assess its suitability/techno-commercial feasibility in the overall interest of setting up the solar power plant, at any time prior to the signing of lease or any type of agreement and the applicant will provide adequate assistance for the same.
- h. The developer may be allowed to reserve the right to accept/ partially accept or reject the site offered by the applicant based on the above due diligence or as per its requirements. The developers' decision in this regard shall be final and binding upon the applicant(s) and in no case, PSPCL shall be held responsible.
- i. Further, applicants are free to offer land for lease at multiple locations in a same/different district. However, PSPCL/ SPD shall reserve the right to accept/reject/partially accept the offers, in line with its own interests and future business strategy. Further SPDs shall acquire land on lease from the applicants for 30 years.
- j. Land parcels should not lie within an existing Protected Area/ National Parks, and they should not have any notified wetland.
- k. Owner will release NOA/ LOI/ LOA for purchase of land on outright purchase basis to the SPD, if applicable.
- l. Land Parcels belonging to the Panchayat Lands/Govt. Land shall also be eligible.

C. ELIGIBILITY FOR PARTICIPATION IN EOI.

- a. The applicant shall be of Indian nationality AND/OR a Company/ Sole Proprietorships / Partnerships / Limited Liability Partnerships / Consortium / Cooperative Societies registered in India AND/ OR Non-Resident Indians/Persons of Indian Origin AND/OR a Multi-National Company having its registered office in India / Overseas Corporate Bodies having its registered office in India. The applicant shall submit the relevant documents in this regard.
- b. An applicant may be allowed to offer land at a single location or at locations adjacent

to each other in same or different districts.

- c. Also, following land owners having clear title/ ownership of the land, namely Private Land Owners/ Registered Agri Farms/ Entrepreneurs/ Sole Proprietors / Partnership Farms / Limited Liability Partnership Farms / Consortiums / Companies / Cooperative Societies / Technology Providers / Registered NGOs/ Registered trusts/ Government Agencies/Government Companies/ Panchayati Land/Public Sector Undertakings having GSTIN and PAN are allowed to participate in the EoI. In case of an individual, only PAN is mandatory.

D. EVALUATION OF PROPOSALS AND SELECTION OF APPLICANTS FOR EMPANELMENT.

- i. Proposal evaluation will be carried out considering the information furnished by the Applicants. The detailed evaluation and selection process is described hereunder.

1. Techno-Commercial Evaluation of applicants

- i. The technical proposals of only those applicants will be opened by PSPCL whose required documents are received on or before due date of bid submission. Documents received after the bid submission due date shall be rejected out rightly without any liability.
- ii. During the evaluation process of eligible applicants, PSPCL may seek clarifications/additional documents from the applicants. Applicants shall be required to respond to any clarifications/additional documents within 7 days from the date of such intimation from PSPCL. All correspondence in this regard shall be made through online mode (**email**) only. It shall be the responsibility of applicants to ensure the working functionality of their email IDs.

2. Price Bid Proposal

- i. Prices are to be submitted in the form of INR/Acres. The quoted price shall include all commissions, if any and will be exclusive of applicable taxes, stamp duties and registration charges.
- ii. The Price has to be quoted up to two places of decimal only. If it is quoted with more than two digits after decimal, it shall be ignored after first two decimal places. (For e.g., if the quoted Price is INR 4.056 lakhs/Acre, then it shall be considered as INR 4.05 lakhs/Acre only).

E. DOCUMENTS TO BE SUBMITTED BY THE APPLICANTS.

i) Form of application:

The Application Form shall indicate willingness of APPLICANT to participate in the process. The Application Form shall be submitted on the letter head of the company (if applicable).

ii) FORMATS:

- A. Format-1: Application Form
- B. Format-2: Applicant's Profile
- C. Format-3: Land Details
- D. Format-4: Any Other Information
- E. Format-5: Price Bid Format (**offline and online submission through email**)

iii) Duly signed and stamped copy of the EOI: To be signed on all pages and submitted both in offline and online, as part of the proposal of the Applicant.

iv) All the necessary documents supporting the applicant's eligibility to participate in the EOI.

F. MISCELLANEOUS PROVISIONS.

- a. **Charges & Cost:** All charges and cost in identification of the land parcels shall be borne by the applicants. PSPCL shall not be liable for any cost and charges whatsoever for the activities under taken by the applicants.
- b. **Compliance with Applicable Laws / Regulations / Guidelines:** The applicants shall comply with all applicable laws, regulations and guidelines.
- c. **Indemnity:** The successful applicants shall agree to indemnify, defend and hold PSPCL harmless against any claims, injury to any persons (including deaths) ,losses, damages, property damages ,cost, expenses, including litigation cost and reasonable attorney fee, penalty, fines arising out of any of act, omission, breach, actions and deeds of the applicant.
- d. **Non-exclusive and Non-Binding:** This empanelment is non-exclusive and legally not binding on the parties unless otherwise agreed between the empaneled party and PSPCL through a separate contract.

- e. **Adherence to the Highest Degree of Standards:** The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Empanelment Process and further during period of empanelment (if any). PSPCL may reject any application without being liable in any manner whatsoever to the applicant if it determines that the applicant has, directly or indirectly or through an agent engaged in misrepresentation, intellectual property (IP) right violation, corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice. In such case, PSPCL will withdraw the empanelment of such agency/applicant immediately and further PSPCL reserves the right to debar such agency/applicant from participation in any of PSPCL's tender and EOI for a further period of two (2) years from the date of such debarment.
- f. **Dispute Resolution:** In case of any dispute or difference arising between the Parties arising out of or in relation to this EOI / Empanelment, the Parties shall promptly and in good faith negotiate with a view to its amicable resolution and settlement. In case the Parties are not able to resolve the dispute within Ninety (90) days after the notice of dispute is given by either Parties, such dispute or difference shall be referred to the Chief Managing Director, PSPCL and decision(s) of CMD (PSPCL) (or person nominated by CMD,PSPCL) shall be final and binding on both Parties.
- g. **Applicable Laws and Jurisdiction:** The Empanelment Process shall be governed by, and construed in accordance with the Arbitration and Conciliation Act 1996 and Rules thereunder amended and enacted time to time. The language shall be in English and can be translated into vernacular language in Punjabi, and the applicable laws of India and the Courts at Patiala shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Empanelment Process.
- h. he PSPCL shall not be liable or responsible in any manner if any dispute arises between land owners and developers and/or such disputes is not resolved by PSPCL in paragraph (f) above under the heading Dispute Resolution. Merely being selected shall not give any right to the land owner for consideration of its case set up solar power plant.

Format-1
APPLICATION FORM

(To be submitted on APPLICANT's Letter Head but letter head is not required if applying as an individual.)

Ref No.

Date:

To

Superintending Engineer/NRSE,
T-8, NRSE&Thermal Designs, Shakti Vihar,
PSPCL, Patiala-147001,se-ipc@pspcl.in

Dear Sir,

Sub: Response to EOI for Sourcing of Prospective Land Owners/Aggregators for Lease of Required Land to Solar Power Developers for Setting up of Solar PV Projects in Punjab.

We, the undersigned give our unconditional acceptance to the EOI No. - , dated... and EOI Documents attached thereto, issued by PSPCL. As a token of our acceptance to the EOI Documents along with the amendments and clarifications issued by PSPCL, the same have been initialed by us and enclosed with the Bid. We shall ensure that the land lease/purchase agreement is executed as per the provisions of the EOI document and shall be binding on us. We, express our interest for the subject EOI and declare the following:

- a) We are duly authorized to represent and act on behalf of _____ (name of the firm) (Strike out if not applicable).
- b) We have examined and have no reservations to the EOI Document including Amendments & Clarifications.
- c) With reference to your invitation for EOI dated _____, we are furnishing herewith all the required details as per the prescribed Annexures.
- d) We hereby express our willingness that our offer/application shall be valid for 365 days from the date of opening of proposals.
- e) We have submitted our Price Bid strictly as per this EOI, without any deviations, conditions and without mentioning any assumptions or notes for the Price Bid in the said format(s).
- f) PSPCL and /or its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents and information submitted in connection with this application and seek clarifications from our bankers/suppliers and clients.
- g) This application will also serve as authorization to seek/request information as deemed necessary from any individual or authorized representative of any institution referred in the supporting document provided by the APPLICANT.
- h) PSPCL and /or its authorized representatives may contact the following nodal persons for further information on any aspects of the application:

Name and Designation of Contact Person	Address for Communication	Mobile Number	Email ID

- i) This application is made in the full understanding that:
1. PSPCL intends to identify interested and capable parties for lease of land for setting up of solar power plants in the State of Punjab by the SPDs.
 2. Tender process will be subject to verification of all information submitted at the discretion of PSPCL.
 3. PSPCL reserves the right to reject/accept or partially accept any or all applications, cancel/withdraw the EOI process without assigning any reason whatsoever and in such case; APPLICANT shall not have any claim against PSPCL arising out of such action.
 4. PSPCL'S role is limited to gather information from aggregators/ owners on land available, which shall be shared with prospective developers as part of the RFP to be released for solar plants. PSPCL won't carry out any evaluation (financial, legal or technical) during the selection of land by Solar Power Developers. Land acquisition shall be totally in the developer's scope, who may opt to source land of their own as well.
- j) **Acceptance** We hereby unconditionally and irrevocably agree and accept that the decision made by PSPCL in respect of any matter regarding or arising out of the EOI shall be binding on us. We hereby expressly waive any and all claims in respect of Bid process.
- k) **Familiarity with Relevant Indian Laws & Regulations**
 We confirm that we have studied the provisions of the relevant Indian laws and regulations as required to enable us to submit this proposal, in the event of our selection as Successful Bidder. We further undertake and agree that all such factors as mentioned in EOI have been fully examined and considered while submitting the Bid.
- l) The undersigned declares that the statements made and the information provided in the duly completed application are complete, true and correct in every detail.
- m) We are enclosing herewith techno-commercial proposal and Price Bid duly signed and stamped by the authorized signatory as part of our proposal. It is confirmed that our bid is consistent with all the requirements of submission as stated in the EOI and subsequent communications from PSPCL. The information submitted in our proposal is complete, strictly as per the requirements stipulated in the EOI and is correct to the best of our knowledge and understanding. We would be solely responsible for any errors or omissions in our proposal. We confirm that we have not taken any deviation so as to be deemed non-responsive.

Signature (Authorised Signatory)
 (Office Stamp)

DATE _____
 NAME _____
 DESIGNATION _____
 PLACE _____

**Format-2
Applicants
Profiles**

(To be provided on letter head of Bidder, If available)

Sr. No.	Description	Remarks
1	Name of the Bidder (individual/Firm)	
2	Applying as (Strikeout whichever is not applicable)	Private Land Owners/ Land Aggregator/ Registered Farmer Producer Organisation/ Entrepreneurs/Sole Proprietorships/ Partnerships/ Limited Liability Partnerships / Consortium/Companies/Cooperative Societies / Technology Providers / Registered NGO/ Registered trust/ Government Agencies/Government Companies/ Public Sector Undertakings
3	Mailing Address	
4	Permanent/Registered Address	
5	E-mail	
6	Web site (if available)	
7	Authorized Contact Person(s) with Name, Designation, Address and Mobile Phone No., E-mail address / Fax No. to whom all references shall be made (Copy of Adhar card duly signed to be enclosed).	
8	Year of Incorporation(if available)	
9	Number of Years in Operation	
10	Permanent Account Number (PAN) of the Bidder	<i>(Copy of self-attested PAN Card to be enclosed).</i>
11	Whether the Bidder is registered/ Likely to be registered under GST	<i>If Yes, then customer will be treated as registered customer & he will have to provide further details as stated on the below left hand side</i>
12	GST ID (Proof to be submitted – GST No acknowledgement OR Email from Gol) (if available)	
13	GSTN Address (if	

	available)	
14	Has the Bidder/ Company ever been debarred by any	Yes/No <i>(If answer is YES, please provide details)</i>
15	Govt. Dept./ Undertaking for undertaking any work	
16	Whether company is MSME as on the bidding date	Yes/No

Signature (Authorised Signatory)

(Office Stamp)

DATE _____
NAME _____
DESIGNATION _____
PLACE _____

Format-3

Land details as per the attached format (Excel Sheet)

EOI No. 50/PSPCL/NRSE/SOLAR/LAND/2024 Dated: 15.03.2024

Format 3: LAND DETAILS		
S. No	Parameter	Details to be Provided (Further, if any clarification is sought from applicant, the same shall be submitted by the applicants)
A	Basic Land Details	
1	Village	
2	Tehsil	
3	District	
4	State	
5	Approx area Available (Acre)	
6	Coordinates	
B	Type of Land (as per revenue records)	
1	Cultivable (Yes / No)	
2	Agriculture Permission required? (Yes / No)	
3	If Yes, Scope of Agriculture Permission?	
4	SC/ ST land? (Yes / No); If Yes , area in acres,	
C	Land ownership details	
1	Ownership details	
2	Acquisition Status	
D	Trees cutting requirement	
1	Tentative requirement of tree cutting	
2	Type of trees	
E	Connectivity / Approach to site	
1	Number of Access roads connecting to site	
2	Nearby Major Highways (National Highway / State Highway /District Roads etc)	
G	Physical Status of Land & preliminary Details about strata / topography / terrain	
1	Flat/Undulated terrain	
2	Physical occupation status of land	
3	Any existing structures inside the land parcels?	
4	Presence of forest land, protected land, religious land, graveyard etc	
5	Presence of any unusable / Waste area (Acre)	
6	Presence of any active gas Pipe lines/ electrical cable network etc.	
H	Documents to be provided along with duly filled	
	Scanned copy of documents proving ownership of land in the name of the Applicant along with map	

Format-4
(Any Other Information)

If Applicant desires to share any other additional Information relevant to the work / assignment like brochure, future plan or any suggestion, it may be given in this Annexure.

**Format-5
Price Bid Format**

(To be submitted only on email in given excel format)

Available land for lease		Location-1	Location-2	Location-3	-----	----- ----- ----- ---
	Area/In acres					
Annual lease charges	INR/Acre (in figures)					
	(In words)					
Annual Escalation Required by Land Owner/Bidder	%					