

# **BID DOCUMENT**

**FOR ALLOTMENT**

**OF**

**PLOT OF LAND MEASURING 1740.00 SQ.M (1 B - 1½ K)**

**ON 60 (SIXTY) YEARS LEASE BASIS**

**AT**

**FOOD PROCESSING PARK, CHAYGAON**

**DIST. KAMRUP (ASSAM)**

**ASSAM SMALL INDUSTRIES DEVELOPMENT CORPORATION LTD.**

**BAMUNIMAIDAM, GUWAHTI-21**

**Rs.1000.00**

## ISSUE OF BID DOCUMENT

**For allotment of plot of land measuring 1740 SQ.M (approx. 1 Bigha- 1½ Katha ) at Food Processing Park, Chaygaon at vill. 2 No. Paneri, Dist. Kamrup, Assam**

Period of issue of Bid Document :- From 12-10-2022 to 02-11-2022 on all working days.

Date and time of receipt of bid :- 03-11-2022 up to 2.00 PM

Date and time of opening of bid :- 03-11-2022 at 3.0 PM

Bid Document issued to :- \_\_\_\_\_  
(Name and full address) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Issued by

(Signature)

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**INVITING AUCTION BID NOTICE**

**(For allotment of industrial plot at Food Processing Park, Chaygaon in Kamrup district)**

Assam Small Industries Development Corporation Limited (ASIDC) invites bids, duly completed as per Bid Documents for allotment of an industrial plot at Food Processing Park, Chaygaon at vill. Paneri, Dist. Kamrup, Assam from the prospective entrepreneurs desiring to setup industry in food processing sector.

Plot Area : 1740.00 Sq. M (Approx.1 B-1½ K)  
Cost of bid document : Rs.1000.00 (Rupees one thousand only)  
Bid security : 10% of the Bid value  
Issue of bid document : From 12-10-2022 to 02-11-2022 on all working days.  
Receipt of bid : 03-11-2022 up to 2.0 PM  
Opening of bid : 03-11-2022 at 3.0 PM in presence of the intending bidders/ representatives.

The bids should accompany the cost of bid of Rs.1000.00 and bid security @ 10% on the offered bid value in the form of Demand Draft/ Banker's Cheque drawn in favour of "ASIDC Ltd". Bid not accompanied by the cost of bid & bid security shall be rejected.

The bid document may also be downloaded from the ASIDC's website <https://asidcltd.assam.gov.in>

ASIDC Ltd. reserves the right to reject any or all the bids without assigning any reason thereof.

Sd/-

Managing Director  
Assam Small Industries Development Corporation Ltd.  
Bamunimaidam, Guwahti-21

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**: :TERMS & CONDITIONS : :**

1. The plot of land as mentioned in the Bid Notice No. SIDC/CD/FPP/BID/1835/2014-15/5670 Dtd. 06/10/2022 attached herewith, shall be allotted on 60 (sixty) years lease basis on payment of development charges as per ASIDC Ltd.'s rules and regulations.
2. The plot will be allotted as is where is condition and with existing amenities only. Any other improvement or development shall be purely the responsibility of the allottee.
3. The Base Prices of Development Charges is Rs.1200.00 (Rupees one thousand two hundred) only per Sq. M for 60 (Sixty) year lease.
4. The offers quoting lower price than the Base Price will not be considered.
5. The party shall have to deposit @ 10% of the quoted value for the plots along with the applications form as Security Deposit. The security deposit may be adjustable with the development charges payable for allotment of plot by the selected party after finalising the allotment. The requisite security deposit should be deposited in the form of Bank Draft/ Banker Cheque of Nationalized/ Scheduled Bank drawn in favour of "ASIDC Ltd". Bid not accompanied by the Security Deposit shall be rejected.
- 6. The party have to create local employments at least 10 nos. per bigha at the allotted plot of land.**
7. The party has to specially mention the item/s of manufactured.
8. The party shall and abide by the provisions of ASIDC's Rules and Regulations for land allotment.
9. All pages of the bid document are to be signed and stamped by the bidder.
10. The applicant / party shall not emit untreated effluent in any form (solid, liquid and gas) from their industrial venture at their allotted plot. An affidavit to this

effect on judicial stamp paper of appropriate value purchased in Assam shall have to be furnished along with the Application Form and applicant/ party shall duly comply with the provisions of water (prevention and control of pollution) act, 1974 and rules made there under as also with any conditions which may from time to time be imposed by the Board of Prevention and Control of Air and Water Pollution, Assam.

11. The Applicant / Party shall have to submit Project Report showing total project cost, means of finance and project viability with financial background & detailed bio-data of the promoter/s with supporting papers/ documents.
12. The Applicant / Party shall have to submit proposed plant and layout for proper justification land area requirement for their proposed venture.
13. The selected parties shall have to take over the possession of the plot of land within 3 (three) months from the date of payment of Development Charges and other charges as per ASIDC's Rules & Regulations failing to which the allotment letter issued to the party would be treated as cancelled without further reference to them.
14. Any other rent such as Annual Ground Rent Rs.2000/-per 1000 sq.m, Maintenance Charges Rs.3.00/- per sq.m per month etc. are to be paid as fixed by the Corporation.
15. The selected parties will have to execute an agreement for the allotted plot of land with the Corporation. On failure to execute the agreement after issuance of LOI letter, the security deposit will be forfeited without further reference.
16. In case of any default, the Corporation shall have the right to terminate the agreement and take back the possession of the land without further reference.
17. The allottee shall have to start the construction activities for their proposed venture with in 6 (six) months time from the date of issue of the allotment letter failing which the land will be reverted back to ASIDC Ltd.
18. The allottee shall have to ensure local employments in their proposed venture.

19. If any allottee or a lessee intends to surrender the plot or part thereof for any reason, the Corporation may accept it on the condition as it may deem fit and proper. In such cases, amount of development charges and interest thereon, if any recovered from the party will be refunded, without any interest payable thereof as below:

- (a) **In any allottee or a lessee intends to surrender the plot or part within 1 year from the date of physical handing over then 90% development charges will be refunded.**
  - (b) **In any allottee or a lessee intends to surrender the plot or part after 1 year but within 2 years from the date of physical handing over then 50% development charges will be refunded.**
  - (c) **In any allottee or a lessee intends to surrender the plot or part between 2(two) to 3 (three) years from the date of physical handing over then 25% Development charges will be refunded.**
  - (d) **In any allottee or a lessee intends to surrender the plot or part after 3 (three) years from the date of physical handing over then the allottee will not be entitled for any refund.**
20. All day to day running expenses for maintenances etc. of the FPP, Chaygaon shall have to be borne by the parties as fixed by the Corporation from time to time.
21. The parties will have to take electrical connection from APDCL for their proposed venture at their own cost. However, the Corporation will provide necessary NOC for the power connection.
22. The initial period of lease agreement is 60 (sixty) years with a provision for renewal of agreement.
23. The green or orange category and employment based unit may get the preference.
24. If the applicant is an existing unit and occupied any land/ shed in any establishment of ASIDC Ltd, the party shall have to submit non dues clearance certificate from ASIDC Ltd. along with the Bid Document failing which the application will be rejected.
25. The Corporation shall not be held responsible for any activities other than industrial activity carried out within the premises of the allottee.
26. The interested party may inspect the site before submission of their application within the office hours with prior intimation.
27. If the bid received date falls on a holiday/ bandh etc, for any reason the subsequent working day will be the receiving date.
28. Any dispute arising out of the processing of offers and the allotment etc. shall be subject to the jurisdiction of Hon'ble Gauhati High Court, Assam.

Sd/-  
Managing Director  
ASIDC Ltd.

**DOCUMENTS/ PAPERS REQUIRED TO SUBMIT ALONG WITH BID DOCUMENT**

1. The Applicant / Party shall have to submit Project Report showing the total project cost, means of finance and project viability etc. with financial background & detailed bio-data of the promoter/s with supporting papers/ documents.
2. The Applicant / Party shall have to submit proposed plant and layout for proper justification land area requirement for their proposed venture.
3. Copy of Udyam Registration etc.
4. Company Registration Certificate and Memorandum of Association in case of Private Limited/ Limited Company, Partnership Deed in case of Partnership Firm, Society of Registration in case of Co-operative Society, Detailed of Proprietorship in case of Proprietorship Firm.
5. Pan Card
6. An affidavit to this effect that the Applicant/ Party shall not emit untreated effluent in any form (solid, liquid and gas) from their industrial venture at their allotted plot on judicial stamp paper of appropriate value purchased in Assam shall have to be furnished along with the Application Form.
7. The requisite cost of bid documents & bid security as mentioned in the Bid Notice in the form of Bank Draft/ Banker Cheque of Nationalized/ Scheduled Bank drawn in favour of “**ASIDC Ltd**”. Bid not accompanied by the Security Deposit shall be rejected.

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**OFFER RATE AGAINST DEVELOPMENT CHARGES OF PLOT OF LAND**

Detail of plot of land :

Food Processing Park, Chaygaon at vill. 2 No. Paneri, Dist. Kamrup, Assam	1740.00 Sq. M (1 B- 1½ K)
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**BID PRICE**

Sl. No.	Particulars against which offered to be made	Reserve price	Rate/ amount quoted in Rupees (both in figure and words)	Total amount in Rupees
2	Development charge against land area 1740.00 Sq. M (1 B- 1½ K)	Rs.1200/- (Rupee one thousand two hundred) per sq. m		
	Grand Total			

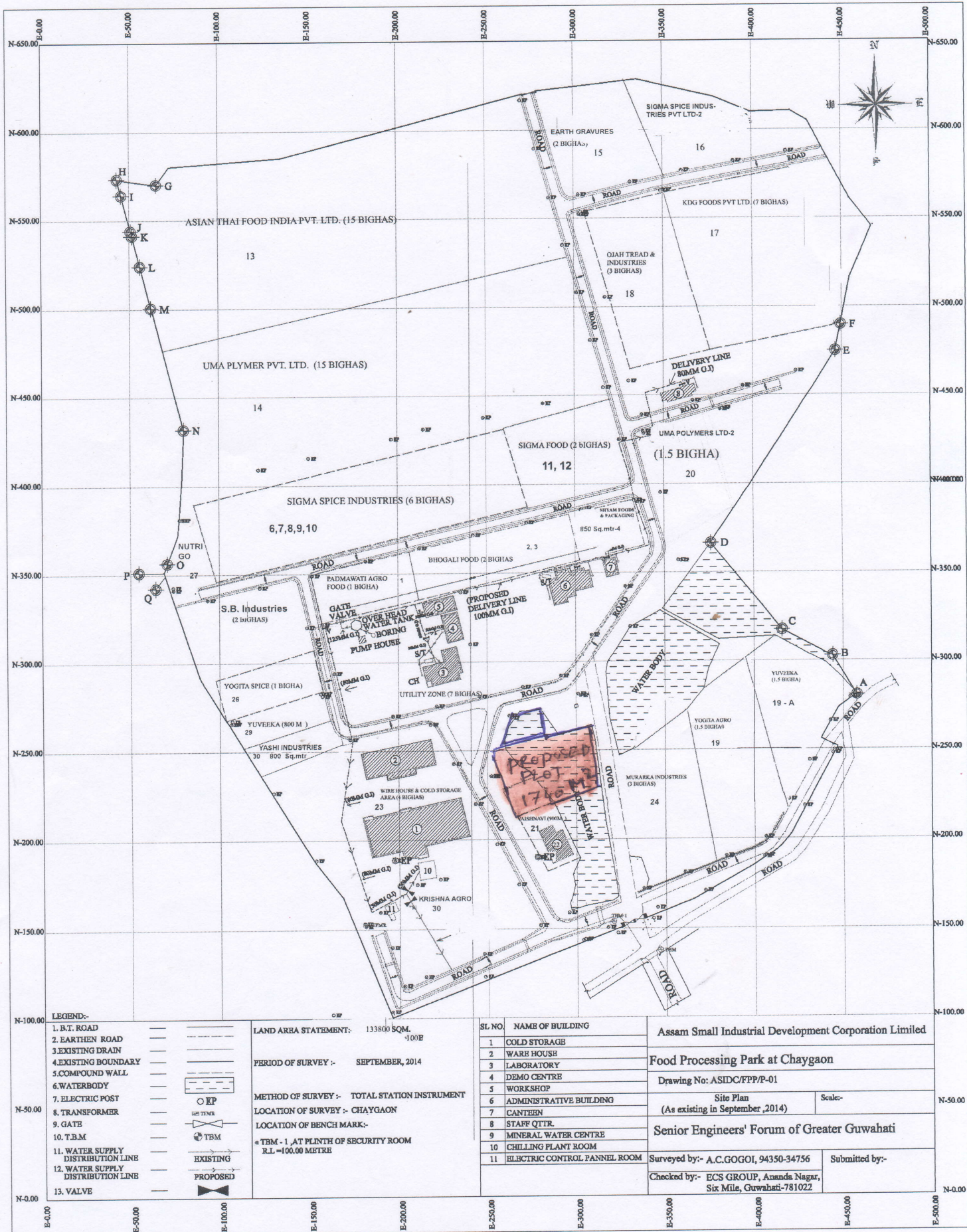
Total quoted amount (in words) : Rupees.....  
.....

Name of the Bidder :

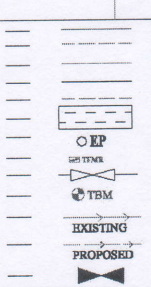
Signature :

Full Address :





- LEGEND:-**
- 1. B.T. ROAD
  - 2. EARTHEN ROAD
  - 3. EXISTING DRAIN
  - 4. EXISTING BOUNDARY
  - 5. COMPOUND WALL
  - 6. WATERBODY
  - 7. ELECTRIC POST
  - 8. TRANSFORMER
  - 9. GATE
  - 10. T.B.M
  - 11. WATER SUPPLY DISTRIBUTION LINE
  - 12. WATER SUPPLY DISTRIBUTION LINE
  - 13. VALVE



LAND AREA STATEMENT: 133800 SQM. ±0.00E

PERIOD OF SURVEY :- SEPTEMBER, 2014

METHOD OF SURVEY :- TOTAL STATION INSTRUMENT

LOCATION OF SURVEY :- CHAYGAON

LOCATION OF BENCH MARK:-

• TBM - 1 AT PLINTH OF SECURITY ROOM  
R.L. = 100.00 METRE

SL. NO.	NAME OF BUILDING
1	COLD STORAGE
2	WARE HOUSE
3	LABORATORY
4	DEMO CENTRE
5	WORKSHOP
6	ADMINISTRATIVE BUILDING
7	CANTEEN
8	STAFF QTR.
9	MINERAL WATER CENTRE
10	CHILLING PLANT ROOM
11	ELECTRIC CONTROL PANNEL ROOM

Assam Small Industrial Development Corporation Limited

**Food Processing Park at Chaygaon**

Drawing No: ASIDC/FPP/P-01

Site Plan  
(As existing in September, 2014)

Scale:-

Senior Engineers' Forum of Greater Guwahati

Surveyed by:- A.C.GOGOI, 94350-34756

Checked by:- ECS GROUP, Ananda Nagar, Six Mile, Guwahati-781022

Submitted by:-