

Notice for Inviting Expression of Interest (EOI) to take Land on Lease

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**BHARAT HEAVY ELECTRICALS LIMITED**  
(A Government of India Undertaking)

**Notice for Inviting Expression of Interest**

**For**

**Identifying Agencies/Individuals**

**For**

Leasing of Land in the vicinity of 2X800 MW NTPC LARA Stage II Project

Issued by:

**BHEL PSWR**  
Power Sector - Western Region  
345-Kingsway, Nagpur-440001  
(hereinafter referred to as 'BHEL')

Registered Office at  
**Bharat Heavy Electricals Limited**  
BHEL House, Siri Fort New Delhi-110049

EoI No: BHEL/PSWR/PMX/LARA LAND-LEASE/001

Date of Issue: 04.11.2023

Last date for submission of EOI response: 21/11/2023

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### DISCLAIMER

All information contained in this Expression of Interest (EOI) are in good interest and faith. The information contained in this EOI document and the information/clarification subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of BHEL does not alter the terms and conditions set out in this EOI.

The purpose of this EOI is to identify prospective Agencies/Individuals for providing Land on Lease in the vicinity of 2X800 MW NTPC LARA Stage II Thermal Power Project, Raigarh, Chattishgarh. This EOI is not an offer by BHEL to the prospective Applicant(s) or any other person. This EOI is neither intended nor shall it be construed as creating or requiring any ongoing or continuing relationship or commitment with any party or person. This is not an offer or invitation to enter into an agreement of any kind with any party.

Though adequate care has been taken in the preparation of this EOI document, the interested firms/Individual shall satisfy itself that the document is complete in all respects. The information is not intended to be exhaustive. Interested Agencies/Individuals/owners are required to make their own enquiries and assumptions wherever required (under intimation to BHEL). Intimation of discrepancy, if any, should be given to the specified office immediately. If no intimation is received by this office by the date mentioned in the document, it shall be deemed that the EOI document is complete in all respects and firms/ Agencies/Individuals/owners submitting their interest are satisfied with the EOI Document in all respects.

The issue of this EOI does not imply that BHEL is bound to select and shortlist Applicant(s) or to enter into any agreement(s) with any Applicant(s). BHEL reserves all right to reject any application submitted in response to this EOI document at any stage without assigning any reasons thereof. BHEL also reserves the right to withhold or withdraw the process at any stage. Neither BHEL, nor its employees and associates will have any liability on any loss, expense or damage which may arise from or be incurred or suffered in connection with this EOI. BHEL accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance/use of any statements/information contained in this EOI by the Applicant. BHEL is not making any representation or warranty, express or implied, as to the accuracy or completeness of any information/statements made in this EOI.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery, fees, expenses associated with site visit or any demonstrations or presentations which may be required by BHEL or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and BHEL shall not be liable in any manner whatsoever for the same or for any other

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costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the EOI.

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## 1.0 About Bharat Heavy Electricals Limited

Established in 1964, Bharat Heavy Electricals Limited (BHEL) is the largest engineering and manufacturing enterprise in India in the energy and infrastructure sector with the capability to manufacture the entire range of power plant equipment.

BHEL caters to core sectors like Power Generation, Transmission, Industry, Transportation, Renewable Energy, Oil & Gas, Water, Defence & Aerospace, and e-Mobility & Energy Storage Solutions, and has references in 82 countries across the globe. BHEL's mammoth size of operations is evident from its widespread network of 17 Manufacturing Units, 2 Repair Units, 4 Regional Offices, 8 Service Centres, 1 Subsidiary, 3 Overseas Offices, 5 Joint Ventures, 15 Regional Marketing Centres and more than 150 project sites across India and abroad.

More details about the entire range of BHEL's products and operations can be obtained by visiting our web site [www.bhel.com](http://www.bhel.com).

BHEL has been recently awarded the work of Construction of 2X800 MW NTPC LARA Stage II Thermal Power Station.

## 2.0 EoI process:

Through this EOI, BHEL intends to identify interested and capable Agencies/Individuals/owners who can offer their land to BHEL on lease for 4 yrs. Interested and capable agencies, are requested to submit their response along with documents latest by the date indicated elsewhere in this document.

## 3.0 Project Information:

S. No.	Description	Details
1	Project Title	2x800 MW LARA Stage II Thermal Power Station
2	BHEL's Client	National Thermal Power Corporation Limited (NTPC Limited)
3	Location	The project is located in Raigarh district of Chhattisgarh State. The project is located south-east of Raigarh town near village Lara, bounded by villages Lara, Chhapora & Lohakhan and on the western side of Odisha State boundary.

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<b>4</b>	Nearest Railway Station	The nearest rail head Raigarh Railway Station (on South East Central Railway, Howrah-Bilaspur Broad Gauge), is approximately 30 kms from the project site.
<b>5</b>	Nearest Airport	The nearest commercial airport, Raipur is about 250 kms from the project site.

#### 4.0 Broad scope of work/EOI:

BHEL has requirement of Land for Construction of Pre-fabricated Accomodation/shelter for approx. 2000 workers who shall be engaged for construction of NTPC LARA Stage II Project.

Details of Required Land is mentioned below:

S. No.	Description	Requirements
1.	Area of Land	Approx. 7-10 Acres at One Location or Maximum Two Location
2.	Lease Period	4 (Four) Yrs.
3.	Location/Proximity	Offered piece (s) of land must be in the vicinity of LARA Stage II Project and must be preferably within 0 to 3 Kms from NTPC LARA Stage II Project.
4.	Other Requirements	Land must be free from all Encumbrances. Land should not be in Low lying area. Land must be connected with road suitable for movement of vehicles.

#### 5.0 Utilisation of Land:

1. The selected land (herein after mentioned as Land) shall be utilised Construction of Pre-fabricated Accomodation/shelter for approx. 2000 workers who shall be engaged for construction of NTPC LARA Stage II Project.
2. BHEL/its agency (s) shall construct above said Labour shelter along with all required amenities. Post construction of shelter/accommodation of workers, BHEL may further sub-lease the premises to multiple agencies for accommodating workers.
3. BHEL/its agency (s) shall also make arrangement for area lighting.
4. In case area fencing is not done, BHEL/its agency (s) shall fence the area.
5. BHEL/its agency (s) shall develop other temporary structure such as security cabins/office.
6. BHEL/its agency (s) shall deploy Water and Electricity arrangement.
7. BHEL/its agency (s) may modify or adapt the land to suit the purposes

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#### **6.0 Maintenance of Land:**

1. From the date of Lease Agreement, General Maintenance of land shall be in the scope of BHEL/its sub-agency (s).
2. BHEL/its sub-agency (s) shall pay the cost of all utility services during the Lease Duration, including but not limited to initial connection/installation charges and all charges for water, electricity etc. used on the Leased Premises.

#### **7.0 Termination of Lease:**

1. The lease agreement may be terminated by BHEL, before completion of lease duration, by giving due notice of 30-60 days to the land owner.
2. On Termination of Lease agreement, BHEL shall clear the land from all superstructures and materials, at its own cost.

#### **8.0 Terms of Payment:**

1. Lease rent is proposed to be paid in every 6 months and first payment shall be paid as advance within 7 days from the date of Contract agreement.
2. Agreed monthly rent shall be deposited by BHEL on due date, with a grace period of 5 days.

#### **9.0 Taxes:** As applicable.

#### **10.0 Interested Agencies/Individuals/owners to Submit following Documents:**

Interested Agencies/Individuals/Owner are requested to submit their Expression of Interest as per annexure A, along with relevant information in the form of documents listed below.

1. Copy of Regional Survey Khatiaan or Title Deed
2. Copy of Mutation / Correction / Suddhi slip
3. Copy of rent receipt issued by circle office
4. Copy of Land Possession Certificate (LPC)
5. Location of identified land on the village map
6. Link Deed – showing how title has been acquired by present owner.
7. If transfer of land has happened through multiple owners, entire lease documents needed.
8. Genealogical table (Vanshawali) issued by Panchayat.
9. Undertaking from owner that no litigation or court cases are pending.

The details submitted by the Applicant(s) should be complete in all respects and BHEL may seek clarifications / additional information as considered necessary. Based on the

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responses received and further discussions with respondents, BHEL shall take appropriate decision.

### 11.0 General Information

- i. Responses to EOI are to be submitted in English/Hindi only.
- ii. Notwithstanding anything contained in this EOI, BHEL reserves the right to accept or reject any Application and to annul the EOI Process in whole or part, at any time without any liability or any obligation for such acceptance, rejection or annulment without assigning any reasons thereof.
- iii. BHEL reserves the right to verify all statements, information and documents submitted by the Applicant in response to the EOI. Any such verification or lack of such verification by BHEL shall not relieve the Applicant of his obligations or liabilities hereunder nor will it affect any rights of BHEL.
- iv. The EOI process shall be governed by, and construed in accordance with, the laws of India and the Courts at Nagpur shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the EOI process.
- v. All costs incurred for participation in the EOI shall be borne by the Applicant(s).

### 12.0 Procedure for Submission of Response to Expression of Interest

- i. Response to Expression of Interest may be submitted through any of the following modes:
  - By Email: Response may be submitted at following Email ids [pgv@bhel.in](mailto:pgv@bhel.in), [lmenon@bhel.in](mailto:lmenon@bhel.in), [amodas@bhel.in](mailto:amodas@bhel.in), [rajivkumar@bhel.in](mailto:rajivkumar@bhel.in), [capawan@bhel.in](mailto:capawan@bhel.in).
  - Hard Copy through Post: at following Address:  
GM Projects/ BHEL PSWR, Srimohini complex, 345 Kingsway, Nagpur, 440001

For any further clarification on the matter, Individuals/Agencies/Owners my contact following officials of BHEL:

1 Pratish Gee Varghese / Mob: 9730644485 / Email: [pgv@bhel.in](mailto:pgv@bhel.in)

2 Rajiv Kumar / Mob: 9406903682 / Email: [rajivkumar@bhel.in](mailto:rajivkumar@bhel.in)

3 Pawan Kumar Agarwal / Email: [capawan@bhel.in](mailto:capawan@bhel.in) @bhel.in

Notwithstanding anything contained in this EOI, BHEL reserves the right to accept or reject any Application

For Bharat Heavy Electrical Ltd

GM Projects / BHEL PSWR Nagpur

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**Annexure A****Format of Submitting details in response to Expression of Interest**

Details	Land Owners				
	Owner-1	Owner-2	Owner-3	Owner-4	Owner-5
Name					
Residential Address					
Contact Details (Phone no. & Email ID)					
Plot No					
Khata No					
Rakwa					
Size (LxB)					
Area(M2)					
Ownership (%)					
Any Other relevant information					

Signature of the applicant

Name & Designation

Place

Date: