



MAHARASHTRA STATE POWER GENERATION COMPANY LTD.

**Renewable Energy (Projects & Planning),
4th Floor, A- Wing, HDIL Towers, Bandra (East), Mumbai – 400 051.**

Tel: 022-69415353/35

Web: <http://www.mahagenco.in>

E-mail: cespgd@mahagenco.in / dycespgd@mahagenco.in

EXPRESSION OF INTEREST

MAHAGENCO intends to identify land to develop Solar / Renewable Energy Power Projects in the State of Maharashtra.

To develop these projects, MAHAGENCO invites proposal from prospective Private Land Owners / Registered Farmer Producer Organization/ Sole Proprietorships/ Partnerships/ LLP/ Consortium/ Companies/ Co-operative Societies/ Registered NGO/ Registered Trust/ Govt. Agencies/Govt. Companies/ PSU/ Land Aggregators etc. willing to offer fenced land on outright sale OR on Long Term Lease (30 Years) basis, anywhere across Maharashtra.

Land should be completely fenced at the time of handing over to Mahagenco & atleast 200 Acres at single location. Response to be submitted considering fencing cost. Preference will be given to offers proposing land for outright sale & then to sites having higher capacity to be established at single location.

Proposal from interested parties shall be submitted to this office within 21 Days from the date of publication of this EoI.

Details of EoI and format of information to be submitted with EoI is available on MAHAGENCO's website (www.mahagenco.in) for free download.

Any Notification/Amendment/Clarification related to EoI will be updated on MAHAGENCO's website only.

Sd/-

Date – 02.06.2023

Chief Engineer- RE (P&P)



Invites

**Expression of Interest
(EOI)**

From

**Private Land Owners / Registered Farmer Producer Organization/
Sole Proprietorships/ Partnerships/ LLP/ Consortium/ Companies/
Co-operative Societies/ Registered NGO/ Registered Trust/
Govt. Agencies/ Govt. Companies/ PSU/ Land Aggregators etc. willing to
offer fenced land at the time of handover to Mahagenco on outright sale OR
on Long Term Lease (30 Years) basis, anywhere across Maharashtra for
development of Solar/Renewable Energy Projects.**

1. INTRODUCTION

Maharashtra State Power Generation Company Limited herein referred to as Mahagenco has the highest overall generation capacity and the highest thermal installed capacity amongst all the state power-generating utilities of India.

MAHAGENCO intends to develop Solar/Renewable Energy Power Projects in the State of Maharashtra. To develop these projects, cumulative approx. 6800 Acres of land (@ 4 Acres/MW) is required. Hence, proposals are invited from Private Land Owners / Registered Farmer Producer Organization/Sole Proprietorships/ Partnerships/ LLP/ Consortium/ Companies/Co-operative Societies/ Registered NGO/ Registered Trust/ Govt. Agencies/ Govt. Companies/ PSU/ Land Aggregators etc. willing to offer fenced land at the time of handover to Mahagenco on outright sale OR on Long Term Lease (30 Years) basis, anywhere across Maharashtra for development of Solar/Renewable Energy Projects.

2. INTENT OF THE EXPRESSION OF INTEREST (EOI)

The purpose of inviting this EOI is to identifying the APPLICANTS through EOI who are interested in Leasing/Sale of fenced land for setting up Solar/Renewable Energy Projects in Maharashtra.

3. ELIGIBILITY FOR PARTICIPATION IN EOI

Private Land Owners/ Entrepreneurs/ Registered Farmer Producer Organization/ Sole Proprietorships/ Partnerships/ LLP/ Consortium/ Companies/ Co-operative Societies/ Registered NGO/ Registered Trust/ Govt. Agencies/Govt. Companies/ PSU/ Land Aggregators etc.(herein after called APPLICANT) having GSTIN and PAN shall be eligible to participate in EOI.(In case of individual only PAN is mandatory. The APPLICANT shall be of Indian nationality AND/OR a Company/ Sole Proprietorships / Partnerships / Limited Liability Partnerships / Consortium /Co-operative 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 document in this regard.

Land conditions to be fulfilled:

Land offered should be completely fenced at the time of handing over to Mahagenco and at least 200 Acres (50 MW) at single location, preference will be given to offers proposing land for outright sale & then to sites having higher capacity to be established at single location.

Participants to submit quote considering fencing cost.

Fencing Details: Chain link fencing of 1.6 Meter height with G.I chain link of size 50 X 50 mm, 8 gauge thick and fixed 75 mm above ground level and vertical MS Angles of 40 x 40 x 6 mm size, including excavating pits for foundation and embedded CC blocks of 1:4:8 mix size 450 X 450 X 670 mm at 1.75 m c/c with iron bar 16 mm dia as hold fast including welding link with angle frame at 30cm c/c with nuts and bolts and horizontal M.S angle at top and bottom of 25 X 25 X 5 mm size and vertical MS flat 35 X 5 mm and 25 X 5 mm horizontal including cross support of 40 X 40 X 6 mm angles both side at every corner or bend embedded in concrete blocks of 1:4:8 of size 450 X 450 X 670 mm including 3 coats of oil paint etc. complete.

4. EVALUATION CRITERIA

Based on the outcome of Expression of Interest, Mahagenco will select the land of bidders at various locations based on –

Land Cost/Lease, Distance from Sub-station/Existing lines & power evacuation capacity available, Sites having higher capacity at single location, Availability of land bank at a single connected Patch, Availability of Road Connectivity & Water, Land Topography, Land Encroachment, Village/Govt. Roads within land Parcel, Existing Transmission lines passing within land Parcel, Involvement of Forest land or Wildlife Protected Areas etc. There should not be any Government restriction in setting up Solar/R.E Power Project in the Land Bank/Parcel.

Information furnished by each firm shall be scrutinized and evaluated by Mahagenco and marks shall be awarded accordingly and land parcel scoring the highest marks shall be identified and included for further processing.

The marking system for evaluation will be as follows –

Sr. No	Parameter	Points Scale
1	Quoted Land Cost / Lease	0 to 40
2	Capacity of land proposed (Minimum requirement is 200 Acres)	0 to 40
3	Topography of Land/Usable Land/Developed land (Considering terrain, passing of HT/LT Lines etc.)	0 to 80
4	Distance from Nearest CTU/STU Substation (Km) OR existing line For 50 MW to 100 MW - 132/33 kV OR 220/33kV OR 400/33 kV substation For 100 MW to 200 MW – 400/220/132 kV substation For 200 MW & Above - 220 kV & above	0 to 20
5	Actual power evacuation capacity available through Nearest CTU/STU Substation (Km) OR existing line	0 to 10
6	Availability of Water Resource	0 to 05
7	Connectivity/ Approach to Site	0 to 05
	Total	200 Pts

Preference will be given to offers proposing land for outright sale & then to sites having higher capacity to be established at single location.

5. DOWNLOAD AND SUBMISSION OF EOI

- 5.1 Interested APPLICANTS may download the documents of EOI free of cost from <https://www.mahagenco.in>
- 5.2 Applicants may send their queries related with EOI through e-mail at dycespgd@mahagenco.in / cespgd@mahagenco.in
- 5.3 The APPLICANT is required to submit his EOI application complete in all respect in soft form and in hard copy in sealed envelope. The copy of EOI application shall be e-mailed to dycespgd@mahagenco.in/cespgd@mahagenco.in
- 5.4 Publishing date of EOI: 02-06-2023
- 5.5 Last date for queries/ seeking clarifications: 08-06-2023
- 5.6 Last date for submission of Bid/Application in soft copy through e-mail: 23-06-2023 till 12:00 Hrs
- 5.7 Last date for submission of Bid/ Application in hard copy in sealed envelope: 26-06-2023 till 15:00 Hrs
- 5.8 Bid/Application opening Date: 28-06-2023 at 15:00 Hrs
- 5.9 Response Validity: 180 Days from Bid/Application Opening date.
- 5.10 APPLICANT shall ensure that EOI application is complete in all respect, failing which the same shall not be considered.
- 5.11 Mahagenco reserves the right to reject or 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 arising out of such action.

5.12 Address for Communication/Correspondence -

The Chief Engineer (RE –Projects & Planning)

Maharashtra State Power Generation Company Limited

Solar Power Generation Department- Projects

4th Floor, A- Wing, HDIL Towers, A.K Marg, Bandra (East),

Mumbai – 400051 Phone: 022- 69415353/35

Web : www.mahagenco.in Email: cespgd@mahagenco.in/dycespgd@mahagenco.in

6. GENERAL INSTRUCTIONS TO THE APPLICANTS:

- 6.1 The expression of interest shall be submitted such that each page of the document submitted with EoI is self-attested by applicant.
- 6.2 The EoI submitted by the applicant must be as per the standard format in this EoI document.
- 6.3 Mahagenco reserves the right to change the scope or close the EoI without any finalization of the purchaser at any time without giving any reason thereof.
- 6.4 Further, Mahagenco reserves the right to reject any or all EOI's in part or full without assigning any reason thereof. Further, it may please be noted that Mahagenco will neither bear any responsibility of employment to the land owners nor any obligations on account of this land acquisition.
- 6.5 The issue of this document does not in any way commit or otherwise oblige Mahagenco to Proceed with all or any part of the EOI process.
- 6.6 The EOI request is not the subject of any process contract or any contractual obligations between Mahagenco and the applicant or potential purchaser.
- 6.7 Mahagenco reserves the right to reject the incomplete EoI.
- 6.8 No applicant shall be permitted to submit two separate EOI applications either as individuals or as any company.
- 6.9 Any application received after the stipulated date and time, due to any reason whatsoever, will be rejected.
- 6.10 Queries received after the prescribed schedule date and time will not be entertained.
- 6.11 Mahagenco reserves the right to access the capacity/capability of the applicant and viability of proposal based on verification of documents and if required, cross verification for establishment of capable applicant.
- 6.12 In case it is found that the information submitted by applicant is fake/untrue or misleading then the application will be rejected outright.
- 6.13 The applicants are requested to remain updated through Mahagenco website for any amendment, clarification or notification concerned with this EOI as no further information will be published in respect of this EOI through any other mode.

7. The application for EOI of this document shall comprise of following:

A) 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).

B) Annexures:

Following are the annexures required to be filled and submitted by APPLICANT along with application form.

Annexure- 1: Applicant's Profile

Annexure- 2: Undertaking for Prevention of Fraud and Corruption

Annexure- 3: Land Details Checklist

Annexure- 4: Any additional information desired to be submitted by the Applicant

(EXPRESSION OF INTEREST: APPLICATION FORM)

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

Ref No.

Date:

To,
The Chief Engineer (RE-Projects & Planning),
Maharashtra State Power Generation Company Limited,
Renewable Energy - Projects & Planning Department,
4th Floor, A- Wing, HDIL Towers,
A.K Marg, Bandra (East), Mumbai – 400 051

Sub: Expression of Interest (EOI) for Lease/Purchase of land for setting up of Solar/Renewable Energy Projects in the State of Maharashtra

Dear Sir,

We, the undersigned, 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).
- (b) We have examined and have no reservations to the EOI document including Amendment No(s)_____ & Clarification No(s)_____ (if any).
- (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 180 days from the date of opening of application.
- (e) Mahagenco 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 to seek clarifications from our bankers/suppliers and clients.
- (f) 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 APPLICANT.
- (g) Mahagenco 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:
Telephone No & Email ID:
- (h) This application is made in the full understanding that:

1. Through this EOI, Mahagenco intends to identify interested and capable parties for Lease/Purchase of land for setting up of Solar/R.E Projects in the State of Maharashtra. This EOI is not intended for empanelment of APPLICANT or pre-qualification of APPLICANT.
2. EOI process will be subject to verification of all information submitted at the discretion of Mahagenco.

3. Mahagenco 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 Mahagenco arising out of such action.
4. The purpose of inviting this EOI is to identify the APPLICANTs through EOI who are interested in Leasing/sale of their land for setting up of Solar/R.E Projects in the State of Maharashtra. Based on the outcome of Expression of Interest, Mahagenco will select the land of selected bidders at various locations. Mahagenco shall either purchase the land or shall have the lease arrangement with the applicants.

Mahagenco will neither bear any responsibility of employment to the land owners nor any obligations on account of this land acquisition.

Further, it is noted that there shall be no liability on Mahagenco for purchase/lease of land, irrespective of the outcome of the Expression of Interest.

The offer given by the applicant shall be valid till 180 days from the date of opening of bid/applications received in EoI. In case any applicant, withdraw/or change its offer within 180 days from the date of opening of applicants received by EoI, the applicant shall be blacklisted and shall be debarred in future tender/EoI issued by Mahagenco for 06 months from the date of withdrawal of offer by applicant. Mahagenco at its own discretion may requests applicants to increase the validity of offer, beyond the said 180 days with same terms and conditions of the said EoI, the applicant(s) may/may not agree for extension of the said offer.

- (i) We declare that we have read and abide by the provisions of Fraud Prevention Policy of Mahagenco and submit the form of Acceptance of Fraud Prevention Policy duly filled as per Mahagenco's format.
- (j) The undersigned declare that the statements made and the information provided in the duly completed application are complete, true and correct in every detail.

SIGNATURE

(AUTHORISED SIGNATORY)

(OFFICE STAMP)

NAME:

DESIGNATION:

PLACE:

DATE:

(Annexure-1)

(EXPRESSION OF INTEREST: Applicants Profile)

Applying as (Strike out whichever is not applicable)	Private Land Owners / Registered Farmer Producer Organization/Sole Proprietorships/ Partnerships/ LLP/ Consortium/ Companies/Co-operative Societies/ Registered NGO/ Registered Trust/ Govt. Agencies/ Govt. Companies/ PSU/ Land Aggregators etc.
Name & Address of Organization	
Name of the Contact Person	
Designation	
Postal address for communication	
Contact No	
Email	
GSTIN	
PAN	
AADHAR NO (In case of Individuals)	

SIGNATURE

(AUTHORISED SIGNATORY)

(OFFICE STAMP)

NAME:

DESIGNATION:

PLACE:

DATE:

(Annexure-2)

(EXPRESSION OF INTEREST: UNDERTAKING FOR PREVENTION OF FRAUD AND CORRUPTION)

(to be provided on Rs.500/- Bond)

TO BE STAMPED IN ACCORDANCE WITH THE STAMP ACT and TO BE NOTARIZED BY A NOTARY PUBLIC

Affidavit of Shri..... S/O
Aged about.....R/O.....

I, the above named deponent do hereby solemnly affirm and declare as under:-

1. That I am working as (Designation) in (name and address of the bidder/applicant) since.....
2. That I am duly authorized by (name of the bidder/applicant) to submit this undertaking on its behalf.
3. That applicant is submitting EOI in response to invitation for Expression of Interest (EOI) for identification of land on OUTRIGHT SALE/LONG TERM LEASE (30 Years) anywhere across Maharashtra for development of Solar/Renewable Energy Power Project.

That applicant will comply with the Anti-Corruption Guidelines/ Laws in force of the relevant Government/ its instrumentalities. Further the applicant or any of their personnel, will observe the highest standard of ethics during this EOI process and refrain from Fraud and Corruption.

DEPONENT

Verification: Verified atonday of2023 that the contents of my above undertaking are true to best of my knowledge. No part of it is false and nothing material or relevant has been concealed there from.

DEPONENT

ANNEXURE "3" - LAND DETAILS CHECK LIST

S.No.	Parameter	Comments
A Basic Land Details		
1	Village	
2	Tehsil/Taluka	
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	Typical, time frame involved	
5	Non Cultivable (Pot Kharaba)	
6	SC/ST land? (Yes / No); If Yes , area in acres, no of survyes & time frame	
7	Forest Land? (Yes / No) ; If Yes , area in acres, no of survyes & time frame	
C Land ownership details		
1	Ownership details	
2	Acquisition Status (Extent of ATS / PoA / Sale Deed)	
D Trees cutting requirement		
1	Tentative requirement of tree cutting	
2	Type & Number of trees	
3	Any particular prohibited Trees?	
4	Is Tree cutting permission required?	
5	Typical time frame and cost involved	
E Connectivity / Approach to site		
1	Number of Access roads connecting to site	
2	Each Access Road details (distance, width of road, condition of road etc)	
3	Nearby Major Highways (National Highway / State Highway /District Roads etc)	
4	Nearby railway stations	
5	Nearby airports	
6	Major Cities (East, West, North & South) & Distance	
7	Nearby ports	
8	Logistic Access to Site	
F Water Availability		
1	Nearby water sources	
2	Water testing Report	
3	Approx. Distance of water source from proposed site	
4	Water availabilty on site (ground water etc)	
5	Water Table at site	
G Physical Status of Land & Preliminary Details about strata / topography / terrain		
1	Contiguous or Non-contiguous?	
2	Physical occupation status of land	
3	Present use of Land	
4	Secured with fencing/boundary wall?	
5	Any existing structures inside the land parcels ?	
6	Any roads crossing the site physically or as per records? No of Village Roads crossing the plant?	
7	Length of Village Roads crossing the site	
8	% Ratio of Land on Both side of the village roads	
9	Details of any nearby Solar Plant	
10	Presence of Water Body; physically or as per records?	
11	Presence of nallah/canal / Well within plant premise	
12	Presence of Water Body inside the plant and its catchement area	
13	Requirement of construction of bridge / culvert	
14	Presence of LT / HT Lines on site (Numbers & total Length of Passing HT/LT Line)	
15	Presence of trees, shrubs, crops, bushes	
16	Presence of Rocks / boulders/ Sheet rock	
17	Presence of any kind of obstructions (pipe lines, buildings etc.)	
18	Presence of forest land, protected land, religious land, graveyard etc	
19	Presence of any unuseable / Waste area (Acre)	
20	Presence of any active gas Pipe lines/ electrical cable network etc.	
21	Ease of movement of Construction equipement for Execution	
22	No of families presently residing	
23	Any Existing Borewells inside the plant?	
24	Total approx Length of periphery	
25	Any other	

H	Power Evacuation & Transmission Line	
a	Nearest Substation - 1	
1	Ownership of Substation (Discom / STU / CTU)	
2	Coordinates of Substation	
3	Voltage Levels	
4	Available Capacity at each Voltage Level	
5	Availability of spare bays at each voltage level	
6	Availability of space for bay extension at each voltage level	
7	Arial Distance of Substation from Site	
8	Tentative route length from Site	
9	No of HT / LT / EHV Crossings	
10	Highway crossing?	
11	Railway crossing?	
12	Defence Establishments?	
13	Forest Crossing?	
14	Populated Area crossing?	
b	Nearest Substation - 2	
1	Ownership of Substation (Discom / STU / CTU)	
2	Coordinates of Substation	
3	Voltage Levels	
4	Available Capacity at each Voltage Level	
5	Availability of spare bays at each voltage level	
6	Availability of space for bay extension at each voltage level	
7	Arial Distance of Substation from Site	
8	Tentative route length from Site	
9	No of HT / LT / EHV Crossings	
10	Highway crossing?	
11	Railway crossing?	
12	Defence Establishments?	
13	Forest Crossing?	
14	Populated Area crossing?	
I	Price	
1	Land cost in case of outright sale (Rs./Acre).	
2	Land Lease Rent in case of leasing (Rs/Acre/year)	
3	Annual escalation if any, In case of Lease Rent (Rs/Acre/year)	
4	Whether Stamp Duty, Registration & Legal Charges to be beared at your end ?	
J	Documents to be provided along with duly filled	
1	Hard copy & scanned Copy (in colour) of Talathi / Tehsildar approved Village Map in A0 Size (duly marked proposed land parcels on Village Map)	
2	Hard copy & scanned copy (in colour) of Talathi / Tehsildar Approved map of Approach road connecting to proposed Survey Number	
3	KMZ file showing map of land parcels, approach roads, tentative transmission line route etc (If available)	
4	Hard copy & scanned copy of latest mutation records / Jamabandhi of all the proposed land parcels	