



**MAHARASHTRA STATE POWER GENERATION COMPANY LIMITED**  
**Renewable Energy – Projects & Planning,**  
**HDIL Tower, A Wing, 4<sup>th</sup> Floor, Bandra (East), Mumbai – 400 051.**  
**(Tel: : 91-22-69415385 Ext:353/356/335)**  
**email: [dycespgd@mahagenco.in](mailto:dycespgd@mahagenco.in) / [cespgd@mahagenco.in](mailto:cespgd@mahagenco.in)**

**Expression of Interest (EOI)**

Maharashtra State Power Generation Co. Ltd., invites Expression of Interest (EOI) from interested/ experienced/ reputed/ registered consultants/consulting firms (individuals/organizations) to empanel on the list of consultants for **Assistance in land acquisition purchase process** for setting up of Solar PV Power Projects in Maharashtra.

Sr. No.	Description
1	Assistance in Land Acquisition purchase process (minimum 200 acres at single location)

The interested applicants may submit their proposal as per

- 1) Specifying company profile along with Name of Directors
- 2) Experience as per Qualifying Requirement
- 3) Details of Technical & Administrative Staff with the Consultant/Consultancy firm.

The timeline of EOI is as under:

Start date	13.10.2023
Pre Bid Meeting	26.10.2023 at 11:30 Hrs. (Venue: HDIL Towers, A wing, 4 <sup>th</sup> Floor, Bandra (East), Mumbai.)
Last date for submission of EOI	03.11.2023 upto 15:00Hrs.

The proposal from interested applicants may submit their documents with relevant details on e-mail [dycespgd@mahagenco.in](mailto:dycespgd@mahagenco.in) and hard copy to O/o Chief Engineer (RE-P&P), MSPGCL, HDIL Towers, 4<sup>th</sup> Floor, A-Wing, AK Marg, Bandra (E), Mumbai – 400 051 within 21 days from publication of this EOI.

Details of the EoI are available on MAHAGENCO's website ([www.mahagenco.in](http://www.mahagenco.in)) for free download. MSPGCL reserve rights to accept/reject EOI without assigning any reason thereof.

Sd/-

Date – 13.10.2023

**Chief Engineer (RE-P&P)**



**Invites**

**Expression of Interest  
(EOI)**

**from**

**Interested/ experienced/ reputed/ registered consultants/consulting firms (individuals/organizations) to empanel on the list of consultants for Assistance in land acquisition purchase process for setting up of Solar PV Power Projects in Maharashtra.**

**EOI FOR EMPANELMENT OF AGENCIES FOR ASSISTANCE IN JMR/LAND PURCHASE/LAND ACQUISITION PURCHASE PROCESS FOR MAHAGENCO**

**Background:**

MSPGCL is planning to establish and develop 5000 MW Renewable Projects across Maharashtra under various Modes/ Schemes. The land required for these projects will be identified by MSPGCL consisting of minimum 200 acres at single location across Maharashtra.

- 1) Expression of Interest (EOI)** is invited from reputed, experienced and registered consultants/consulting firms (individuals/organizations) for empanelling consultants for assistance in land acquisition purchase process required for solar projects in Maharashtra.

**2) TENTATIVE SCOPE OF WORK:**

**a) Preparation of Land Acquisition Proposal**

Preparation and submission of land acquisition proposal in 5 (Five) copies as per the requirement of Revenue department including preparation of land plans by superimposing Google images on revenue village maps/ Gut books for identification of survey numbers, hissa number & calculation of area to be acquired. Collection of property cards, 7/12 abstracts etc. Preparation of various statements such as area to be acquired, land owners details, index, village maps, annexure & certificates etc. complete in all respect including contractor's labours materials, tools & plants etc. complete.

**b) Distribution of Notices:**

Consultant shall assist in preparation of joint measurement notices for the respective land owners and distribute them to the concerned persons as directed by the Authorities.

**c) Providing ETS machines, drone, rover, vehicles, personnel, etc.:**

Consultant needs to provide Electronic Total Station machines for joint measurement survey for carrying out Joint Measurement Survey after duly notifying the land under the LA, in the presence of land owners and the representatives of the MAHAGENCO, Revenue Authority, Any Competent Authority and Dy. SLRs (Deputy Superintendent of Land Records) to ascertain the area of land to be acquired and the verification of ownership of the land. The details so prepared shall be got approved/ authenticated from Dy. SLR and submitted to the Revenue Authority and MAHAGENCO, as the case may be. Consultant shall provide complete technical assistance by way of manpower consisting of adequate no. of teams comprising of one surveyor and two assistant surveyors, Survey equipments, transport arrangements for their own joint measurement teams with computer/laptop etc. in a time bound manner along with complete follow up with the concerned authorities and the land owners. The aforesaid work contains the activities along with other activities as required for completion of the work up to the satisfaction of the concerned authorities. The consultant shall carry out Demarcation of boundary points with help of Differential Global Positioning System (DGPS) including materials, labours, transportation tools & plants, which will include providing & fixing the C.C. stone at every 100 m. grid or at every turning points of size 150 x 150 x 600mm long, 300mm buried in C.C. 1:3:6 and shall be

painted and installed as directed by the competent authorities. All the Joint Measurement Survey related works should be completed in time bound manner.

**d) Collection of revenue records:**

After completion of joint measurement survey, the Consultant shall provide assistance in collection of the revenue record such as Tippan, Phalani, Gut book, akarband etc. required for the purpose of JMS and computerize it village wise. It shall also cover the mutation entries after acquisition of lands is completed by MAHAGENCO.

**e) Assistance in preparation of Joint Measurement Survey Sheet and Area statement and Land Acquisition proceedings:**

Consultant shall provide necessary assistance for superimposition of revenue record on joint measurement survey sheets. Consultant shall also assist in the preparation of the area statement for land to be acquired along with the list of concerned land holders and get it authenticated by concerned Dy. SLR office. Village wise sheets shall be prepared for all villages, sheets shall be prepared for smaller units in a village. The Consultant shall coordinate with Revenue Department for the survey during JMS process and assist the authorities to carry out the process.

**f) Assistance in taking indemnity bond** from owners, collection of bank accounts details and making payment in their account.

**g) Assistance in land purchase**

The consultant shall provide assistance to Mahagenco & Competent Authority to execute sale deeds of the lands. Co-ordination with Registration department, payment of stamp duty, etc.

**h) Assistance in Land Acquisition proceedings:**

The Consultant shall provide assistance to the Competent Authority and Regional Offices for preparation of various statutory notices / forms / notifications / reports, other suitable application and submit it to respective Regional Officers / Competent Authorities.

**DELIVERABLES:**

Scope of work shall be integral part of deliverables. Following reports in three (3) hard copies and two (2) soft copies shall be submitted to MAHAGENCO/ Revenue Authority as per timeline given.

- a) JMS sheets and area statement of the land along with the list of concerned land holders, Vivaran Patrak.
- b) All proposals, notifications, notices, forms, reports and other incidental and statutory proceedings of the Land Acquisition JMS sheets and area statement of the land along with the list of concerned land holders, Vivaran Patrak etc.
- c) After completion of all land acquisition/purchase procedure taking mutation entry in 7/12 extract and delivery of possession along with possession letter & 7/12.

## **TERMS OF PAYMENT**

The Consultants shall be eligible to receive the fees as per quoted rates in financial proposal communicated in the Work Order. Actual payment shall be made in % mentioned against each stage for completed activities against the price quoted against the items in the BOQ.

### **Break-up of the fees payable for the different activities:**

Fee approved against each task shall be paid in the following manner.

### **Payment Schedule:**

#### **BOQ Item No.1: Joint Measurement Surveys**

<b>Sr. No.</b>	<b>Description of Tasks</b>	<b>% of Total work order amount/ Stages</b>	<b>Deliverables</b>
1	Submission of Inception report for the project	10% of amount quoted against BOQ Item no.1	Three copies of the report.
2	On scheduling JMS program and distribution of Notices to all land holders.	10% of amount quoted against BOQ Item no.1 on pro rata basis	Two copies of notices
3	On completion of Joint Measurement Survey including TSS on field for land under acquisition	50% of amount quoted against BOQ Item no.1 on pro rata basis	Submission of one set of draft JMS sheets and two sets of soft copy
4	On authentication of JMS Sheets and Area statement by Dy.SLR.	20% of amount quoted against BOQ Item no.1 on pro rata basis	Submission of one set of final authenticated JMS sheets and two sets of scanned soft copy
5	Assistance in the proceedings of Land Acquisition at the MAHAGENCO's and CA offices.	10% of total Contract amount mentioned against BOQ Item no.1 on pro rata basis	Final 7/12 Extracts

BOQ Item No.2 **Providing & fixing the C.C. stone:** On pro-rata basis

### **Notes:**

- 1) All payments shall be progress - linked and deliverables based wherever applicable.
- 2) All Official fees for collection of land records such as 7/12 extracts, Gut book, village maps, 8-A extracts, Joint measurement fees, postal charges of serving notices to land owners etc. shall be borne by MAHAGENCO.

**BILL OF QUANTITIES**

<b>Sr. No.</b>	<b>Activity</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate/ Unit In ₹ (Rs.)</b>	<b>Total Amount in ₹ (Rs.)</b>
1	Joint Measurement Surveys & Assistance in Land Acquisition Proceedings etc. all complete. (As per Specifications)		Acre		
2	Demarcation of boundary points with help of Differential Global Positioning System (DGPS) including contractor's materials, labours, transportation tools & plants, including providing & fixing the C.C. stone at every 100 m. grid or at every turning points of size 150 x 150 x 600 mm long, 300 mm buried in C.C. 1:3:6 shall be painted as directed etc. complete.		Nos.		
				<b>Total</b>	

GST extra @18% or as applicable

➤ **MANDATORY ELIGIBILITY CRITERIA**

- 1) For qualification, “On-Line” submission shall be accompanied by attested copies of
  - i) Registration under companies Registration Act, 1956.
  - ii) Goods & Service Tax (GST) Registration Certificate / GST No.
  - iii) Income Tax Permanent Account Number.
  
- 2) Minimum qualifying experience of having successfully completed the following:
  - i) One similar completed work costing not less than the amount of INR 2.0 Crores during last 5 (Five) years ending last day of the month previous to the one in which applications are invited. The scope of such executed survey project shall include Land Acquisition Survey / Joint Measurements Survey, etc. Work Completion certificates only from Govt. /Semi Govt. Organization /Govt. undertaking agencies shall be accepted.

AND

- The prospective bidder should have experience of carrying out Hadda Kayam Mojni surveys with Dy. SLR, Land Records Department of Maharashtra. Relevant Work Orders or Completion Certificates from Land Records Department shall be attached. Work Orders or Completion Certificates only from Govt./Semi Govt. Organization/Govt. undertaking agencies shall be accepted.
- ii) The prospective bidder should have provided Land Acquisition Services / Joint Measurement Survey to Govt./Semi Govt. Organization for land of minimum area of 500.0 Ha. in a single work.
  - iii) The prospective bidder should have experience in surveying of lands with Land Records Department of Maharashtra. Relevant Work Orders or Completion Certificates from Land Records Department shall be attached.
  - iv) The prospective bidder should have his own 4 Nos. of DGPS machines, minimum 10 Nos. of Electronic Total Station machines and 10 Nos. of Computers with required line of Software's.
  - v) The prospective bidder shall submit a self-declaration for being not under legal action for corrupt or fraudulent practices or not being blacklisted / banned / disqualified / declared having dissatisfactory performance by any Govt. Organization / Local Bodies etc.
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- 3) Joint Venture/Consortiums are permitted.
  
  - 4) **FINANCIAL CRITERIA:** The Prospective Bidders will be qualified only if they have minimum financial capabilities as below:-
    - i) Bidders should always have own working capital contribution not less than **Rs. 50 Lakhs.**
    - ii) **Profitability:**  
Profit after Tax should be Positive for “Any Three Years” out of last five consecutive financial years. The profit shall not be negative for last two consecutive financial years.
    - iii) **Net Worth:**  
Net worth of Prospective Bidder during last audited financial year should be greater than **Rs. 20 Lakhs.**
    - iv) **Average Annual Turnover:**  
The average annual turnover of last three financial years should be equal to or greater than **Rs. 300 Lakhs.**

**Notes:**

- i) The value of works shall be brought to current costing level by enhancing the executed value of work in the year of completion at simple rate of 7% per annum.
- ii) The information regarding Financial Criteria and Average Annual Turn Over Certified by Chartered Account will be only considered.
- iii) If bids are called between 1<sup>st</sup> April & 30<sup>th</sup> September of the year then latest audited financial year shall be a year before previous year for financial criteria.(for e.g. if bids are called between 1<sup>st</sup> April 23 & 30<sup>th</sup> Sept. 23, then latest audited financial year shall be a year before previous year for financial criteria)

➤ **ELIGIBILITY OF KEY PERSONNEL:**

Sr. No.	Expertise	Minimum Qualification	Minimum professional Experience	Experience on Eligible Assignments
1	Team Leader	Graduate in Civil Engineering / Diploma in Civil Engineering	20 yrs	He shall have min. 20 years in survey assignments of major projects using modern survey techniques and equipment such as total station, GPS, aerial photo and satellite image interpretation, GIS, acquiring land for infrastructure project etc. Experience in land acquisition of Major Infrastructure Project is essential. He will lead, coordinate and supervise the multidisciplinary team. It will be his responsibility to guide the team in arriving at solutions within the constraints specified in the TOR. His experience should reflect these capabilities.
2	Cadastral Survey Expert	B.E. Civil / M.A (Geography) / Diploma in Civil Engineering	5 Yrs.	He should have 10 years' experience in Engineering Surveys, Handling Cadastral Survey works.
3	Survey Engineer	ITI Certification	10 yrs	He should have experience of various survey techniques such as LiDAR / DGPS / Remote sensing/Total Station and should have experience of land surveying.
4	Cad Engineer	Graduate	5 yrs	He should have 5 years' experience in Engineering Surveys, handling Cadastral Survey works in Auto CAD.

- 1) For qualification, on-line submission shall be accompanied by attested copies of Registration under companies Act 1956, Goods and Service tax (GST) Registration certificate/GST No, Income tax permanent Account Number, list of technical staff, list of plant, machinery and equipment, list of works and it's magnitude executed in last five years along with work completion certificates, list of works in hand.



The applicant should also produce original documents for verification if called for. **(Failure to attach requisite documents with application will render applicant not eligible for qualification of bid without any intimation).**

- 2) In case of damaged documents / non openable documents / relevant balance documents of already uploaded documents not found after opening of technical bids then the hard copies of that documents shall be accepted subjected to such documents shall be possess by the bidder before the date of hand over of prepared documents.
- 3) Authority reserves right to reject any or all Bids without assigning any reason and the same shall be at the entire discretion of Authority. Authority's decision in this respect shall be final and binding.
- 4) Conditional Bids shall be summarily rejected.
- 5) Bidder will not be eligible to participate for bidding, if
  - i) The bidder is deemed by law unable to pay his debts as they fall due, or enters into voluntary or involuntary bankruptcy, liquidation or dissolution (other than a voluntary liquidation for the purpose of amalgamation or reconstruction), or becomes insolvent, or makes an arrangements with, or assignment in favour of, his creditors, or agree to carry out the bidding under a committee of inspection of his creditors, or if a receiver, administrator, trustee or liquidator is appointed over any substantial part of his assets, or if, under any law or regulation relating to reorganization, arrangement or readjustments of debts, proceedings are commenced against the bidder or resolutions passed in connection with dissolution or liquidation or if any steps are taken to enforce any security or interest over a substantial part of the assets of the bidder, or if any act is done or event occurs with respect to the bidder, or if any act is done or event occurs with respect to the bidder or his assets which, under any applicable law has a substantially similar effect to any of the foregoing acts or events, then the bidder is not eligible to participate in bidding process.
  - ii) Blacklisted/debarred/convicted contractor(s) are not eligible to participate the bidding process.
- 6) The offer shall remain valid for a period of one hundred twenty (120) days from the later date specified in the handover of the prepared document.

➤ **EVALUATION OF TECHNICAL PROPOSALS**

- 1) In the first stage, the Technical Proposal will be evaluated on the basis of Applicant's experience, its understanding of TOR, proposed methodology and Work Plan, and the experience of Key Personnel. Only those Applicants whose Technical Proposals score 75 marks or more out of 100 shall qualify for further consideration, and shall be ranked from highest to the lowest on the basis of their technical score ( $S_T$ ).
- 2) Each Key Personnel must score a minimum of 70% marks except as provided herein. A Proposal shall be rejected if the Team Leader scores less than 70% marks or any two of the remaining Key Personnel score less than 70% marks. In case the Selected Applicant has one Key Personnel, other than the Team Leader, who scores less than 70% marks, he would have to be replaced during negotiations, with a better candidate who, in the opinion of the Authority, would score 70% or above.

3) The scoring criteria to be used for evaluation shall be as follows:

Item Code	Parameter	Maximum Marks	Criteria for Marking		
<b>1</b>	<b>Firms Relevant Experience in last 20 years Background and average annual turnover form consultancy assignment</b>	<b>20</b>			
	i) No. of Years in land / Revenue Consultancy Business	10	≥10 Years – 2 Marks ≥15 Years – 6 Marks ≥20 Years – 10 Marks		
	ii) Average Turnover in INR in Last 3 Years	10	≥ INR 3.0 Crore – 5 Marks ≥ INR 4.0 Crore – 7 Marks ≥ INR 5.0 Crore – 10 Marks		
<b>2</b>	<b>Experience of the Firm in carrying out similar assignment</b>	<b>30</b>			
	i) Providing Land Acquisition Services / Joint Measurement Survey for one similar completed work of costing not less than the amount of INR 2.0 Crores.	10	≥ Rs. 2.00 Crore – 5 Marks ≥ Rs. 3.00 Crore – 7 Marks ≥ Rs. 4.00 Crore – 10 Marks		
	ii) Providing Land Acquisition Services / Joint Measurement Survey for 500 Ha. area of any infrastructure projects of the Government / Semi-Government Institutes in single work.	10	≥ 500 Ha. – 5 Marks ≥ 750 Ha. – 7 Marks ≥ 1000 Ha. – 10 Marks		
	iii) Experience of Carrying out Survey works for Land Records Department of Maharashtra.	10	< 2 Assignments – 00 Marks ≥ 2 Assignments – 10 Marks		
<b>3</b>	<b>Proposed Methodology and Work Plan</b>	<b>20</b>			
	i) Approach Methodology		4 Marks		
	ii) Team Composition		6 Marks		
	iii) Understanding of revenue records system in project area		10 Marks		
<b>4.</b>	<b>Survey Equipment</b>	<b>10</b>			
	Availability of minimum 4 Nos. of Dual frequency GNSS receivers & 10 Nos. ETS				
	i) Owned		5 Marks		
	ii) Out Sourced - tied up arrangement needs to be shown.		5 Marks		
<b>5.</b>	<b>Relevant Experience of the Key Personnel</b>	<b>20</b>			
			20% : Educational Qualification	40% : comparative size and quality of Eligible Assignments	40% : other similar work in Land acquisition for mega projects
	Team Leader	5	1.0	2.0	2.0
	Cadastral Survey Expert	5	1.0	2.0	2.0
	Survey Engineer	5	1.0	2.0	2.0
	Cad Engineer	5	1.0	2.0	2.0