

## ANNEXURE-A

### EMPANELMENT OF AS PER PREQUALIFICATION METHODOLOGY TECHNICAL CONSULTANT FOR UNDERTAKING LAND ACQUISITION & NECESSARY CLEARANCE FOR SETTING UP SOLAR PV BASED PROJECT IN THE STATE OF MAHARASHTRA

#### 1. NAME OF WORK

Empanelment technical consultant for undertaking Land Acquisition & Necessary Clearance for setting up Solar PV Based Project in the State of Maharashtra

#### 2. BACKGROUND

Energy Efficiency Services Limited (EESL) is one of the first Government Energy Services Company (ESCO) in Asia and very few around the world. It is a Joint Venture of 4 Central PSU's (NTPC Ltd., REC Ltd., PFC Ltd. & PGCIL) under Ministry of Power, Govt. of India. As an ESCO, EESL is implementing Energy Efficiency projects in Govt. / Commercial buildings, Energy Efficiency Agricultural pump sets with Electric Smart Control Panels, Irrigation systems, LED street lights, LED household bulbs, Energy Efficient Fans, LED Tube-lights, Municipal Energy Efficiency Programs, etc. For more details, please visit our website [www.eeslindia.org](http://www.eeslindia.org)

EESL has ventured into renewable energy sector by way of developing Solar Power Projects which include Rooftop Solar PV Projects, Ground Mounted Small Solar PV Projects and grid connected solar pump sets. EESL entered into a MoU with MSEDCL for establishment of small solar power projects under "Mukhyamantri Saur Krishi Vahini Yojna" scheme by Government of Maharashtra primarily for solarization of agricultural feeders. Subsequently, EESL executed Power Purchase Agreement (PPA) with MSEDCL and is in the process of executing 200 MW (Phase-I) small Solar PV Based Power Plants at the vacant / open / unused lands of electric substations under MSEDCL in Maharashtra.

#### 3. PROCEDURE

- 3.1 EESL shall empanel technically qualified Agencies (Technical Consultant) through this Empanelment Document.
- 3.2 The empanelment in totality shall be valid up to One Year and extendable based on project requirement. However, EESL reserves the right to extend/terminate this empanelment period.
- 3.3 Based on the requirement of project awarded to EESL, quantum of work shall be informed and Financial Bids for the same shall be invited from the Empaneled Agency (ies). EESL may club multiple Projects while inviting Financial Bids.

#### **4. SCOPE OF WORK**

- 4.1 Collection & compilation of Land Records using Maps/Sheets, Toposheets etc. from District Administration/ Land & Revenue Department / Survey of India/ Gram Panchayat/ MSEDCL etc. for preparation of Land schedule, Land Use Plan, Digitized Revenue Sheets, Combined Mauza Map etc.
- 4.2 To undertake all activities for submission of application for Alienation of Government Land to District Administration/MSEDCL till the signing of Lease in favour of EESL.
- 4.3 The agency is expected to fully provide support during conduct of Social Impact Assessment (SIA) as per the requirement of Land Acquisition Act 2013 and to coordinate with the Agency appointed by the concerned authority for conducting SIA. Consultant would do all the needful activities and provide all support/assistance to SIA Agency.
- 4.4 Preparation and submission of Land Acquisition application for Power Plant as mentioned above to District Administration for notification of Section -11 under “Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013” or under other relevant Act/ Rules.
- 4.5 During Land Acquisition process, the Consultant’s responsibility and liability also includes organizing and conducting Gram Sabhas, Public hearings etc. as and when required and following up with the State Govt. and concerned authorities. Expediting the resolutions and minutes as the case maybe.
- 4.6 Submission 30-50 years search land revenue records certified by revenue authority in records.
- 4.7 Submission of land pockets RAW documents like maps, searches, photographs, road networks, approaches, entrances i.e. present status of case study report of land parcels / pockets of proposed solar power plant.
- 4.8 Submission of third party legal opinion w.r.t. clear title land status of land parcels / pockets.
- 4.9 Handling and assessing the required admin, carried out transport of joint inspections, incidentals, liaison works for various GOM depts. as and when identified and required to transfer of land on lease deed basis in the name of EESL only.
- 4.10 Issuing required public notices on behalf of EESL against proper legal clearances in regards with transfer of land pockets.
- 4.11 Handling entire admin, incidental services of SRO, IGR, GOM depts. in regards with land transfers with solar power plant platform and concern approaches.
- 4.12 Handling required local revenue authority permit / certification liaison like Gram panchayat, Tehsil, District ZP / Hon. Collector office, PWD or respective concern offices as and when required.
- 4.13 Issuance of deemed NA permission and property card issuances as per GOM policy frameworks w.r.t. solar power plant GR / policy frameworks
- 4.14 Issuance of issue the demarcation 7/12 and TILR survey in the name of MSEDCL w.r.t. land parcels / pockets.
- 4.15 To handle and arrange overall troubleshooting, ROW solutions, admin, services, liaison, incidentals causes resolutions to transfer the land in the name of EESL in records against proposed land infra development assessments as per standards of solar power plant subjected drawings / layouts.
- 4.16 Manage the entire process of handing over the project sites from Government / Gram Panchayat/ MSEDCL to EESL. Include the complete handover of the potential sites to EESL for further land development & Plant Errection Process.
- 4.17 Submission of weekly status update of the stage at which land acquisition process stands

- 4.18 Agency shall be responsible for making all the arrangements for travel, boarding, lodging, any other expenses incurred during the process of handover of project sites.
- 4.19 It will be on the part of IDENTIFIED AGENCY to depute sufficient number of manpower (skilled and unskilled) for the work throughout the project period for timely completion of the project.
- 4.20 The land equivalent to 1MW shall be considered as 5 Acres of Land for measurement purposes.
- 4.21 Agency shall also assist in test charging of the solar PV Projects which are going to be established at project sites.

The scope mentioned above is to be done concurrently for all the project sites identified across the State for which IDENTIFIED AGENCY is expected to deploy and designate separate local teams/personnel.

*Note: In addition to above, all other associated works which are not listed above but are essential for successful completion of the assignment are deemed to be included in the scope of work without any cost implication to EESL.*

## 5. Technical Bid by Participating Consultants:

Applicant should submit their technical bid under envelope which should super scribe “Expression of Interest (EOI) for Empanelment of Technical Consultant for Undertaking Land Acquisition & Necessary Clearance for Setting up Solar PV Based Project in the State of Maharashtra”. Technical bid should include following documents:

Sl No.	Qualifying Requirement	Documents to be submitted	Index (Agencies to specify Page no. of Bid for documentary evidence)
i)	Agency to be an individual commercial entity having office setup in the State. Agency should be in existence for at least three (3) years as on date of application opening. <b>Joint Venture or Consortium between company(ies) are not allowed to participate in this Bid</b>	Copy of registration with statutory authorities such as Registrar of Companies, copy of certificate of incorporation, Memorandum of Association, Article of Association, partnership deed or any other relevant document(s) may be furnished along with the application.	
ii)	The Agency should be a firm registered/ incorporated under Companies Act, 1956 or Companies Act, 2013, and further amendment (s), OR a registered partnership firm (registered under section 59 of the Partnership Act, 1932), OR a limited liability partnership (under the Limited Liability Partnership Act, 2002), OR locally registered under the Shops & Establishments Registration Act, OR a Proprietorship firm.	Photocopy of Certificate of Incorporation issued by the Registrar of Companies, OR of registered Partnership Deed OR of the LLP Registration Certificate issued by Registrar of Companies OR of Shop & Establishment Registration Certificate OR Municipal Corporation issued Certificate of Enlistment, OR Certificate of Proprietorship by the Agency's Chartered Accountants. AND/OR (wherever applicable) Memorandum of Association, Article of Association, highlighting the relevant provisions/ objects relating to the business fields in which operating. AND/OR (wherever applicable) Copy of GST/ PAN/ VAT/ CST/ Excise Duty/ Service Tax. Empanelment of Installation Agencies for different States Registration Certificates/Factory License under the Indian Factories Act, 1948. AND/OR (wherever applicable) NSIC/DIC Registration Certificates, wherever applicable.	
iii)	The Applicant shall not be blacklisted by any Department/Central/ State Government/Public Sector Undertaking in India or debarred by court of Law.	Self-declaration/Certificates/ Documents to be submitted in support for the same.	
iv)	The Applicant should not be involved in any major litigation that may have an impact of affecting or compromising the delivery of services as required under this Empanelment.	Self-declaration/Certificates/ Documents to be submitted in support for the same.	
v)	Outline of experience on assignments	Agency to submit brief description of the organisation as mentioned in Annexure-B alongwith required enclosures	

Sl No.	Qualifying Requirement	Documents to be submitted	Index (Agencies to specify Page no. of Bid for documentary evidence)
vi)	<p>The Agency should have average annual turnover of minimum Rs. 12.00 Lakh in the preceding three completed Financial Years (viz., 2015-16, 2016-17 and 2017-18) based on the audited financial statements.</p> <p>ALTERNATIVE PROVISION: Wherever the annual financial report for FY 2017-18 has not been audited for a particular Agency, the same for FY 2014-15 shall be considered.</p>	<p>Applicant(s) shall submit audited financial statements/ Balance Sheets/ITR for FY 2015-16, 2016-17, 2017-18 respectively</p>	