

GOVERNMENT OF MEGHALAYA
GENERAL ADMINISTRATION DEPARTMENT

No.

Dated, Shillong, the 20th February 2024

DETAILED TENDER NOTICE

Invitation For Expression of Interest (EoI) For Purchase of land in Bangalore Urban District (Karnataka) by the Government of Meghalaya for Setting up of Meghalaya State House

General Administration Department, Government of Meghalaya invites Expression of Interest for **“Purchase of land in Bangalore Urban District (Karnataka) by the Government of Meghalaya for Setting up of Meghalaya State House”** with the following minimum eligibility criteria:

- a) The Applicant may be Independent private legal entity incorporated / registered in India comprising of proprietorship firm, partnership firm, Limited Liability Partnership (LLP), private limited company registered under Companies Act 1956 or 2013 and public limited company registered under Companies Act 1956 or 2013 including government-owned entities or Individual, Cooperative Society, Registered NGO or Registered trust.
- b) In case of Individual, PAN is mandatory. The expression of interest by individual owner shall be submitted by Land owner or their authorized representative with self-attested photocopies of all documents.
- c) The Land parcel must be located within the Bangalore Urban District, Karnataka. Applicants who have land parcels with existing / dilapidated structures located within the land parcels may participate in the tender subject to providing an undertaking that the said structures shall be demolished / cleared from the land parcel at the cost of the Applicant prior to the Agreement.
- d) The Applicant should have the legal title / ownership of the land in its favour. The land should be under the legal and physical possession of the Applicant. The land should also be free from all encumbrances. The details / proof of ownership of land along with non-encumbrance certificate and no-dues certificate from the concerned authorities is required to be submitted as mentioned in Annexure - III.
- e) The minimum size of the land offered should be minimum 5000 sq. mts. upto a maximum of 8000 sq. mts. The Land parcel must be accessible by road.
- f) The Land should not be in or within the prohibited range of any wildlife-protected area or forest area or defence establishment. Land parcels should not lie within existing National Parks and they should not be notified as a wetland.
- g) The current zoning of the Land parcel should permit the setting up of a Guest House.
- h) The Land parcel should be located in close proximity to the Kempegowda International Airport. The distance from the aforementioned airport and Bangalore city shall be given weightage while evaluating the proposals.

The Applications shall be shortlisted based on the following parameters:

- a) The Location: Located within the Bangalore Urban District.

- b) Proximity to Kempegowda International Airport.
- c) Proximity to the heart of Bangalore City.
- d) Size of the Land parcel: 5000 – 8000 sq. mt.
- e) Current land use: The Land use and zoning of the offered land should be suitable for carrying out development of a Guest House. The maximum permissible FSI (Floor Space Index), also known as FAR (Floor Area Ratio), shall be given weightage.
- f) Accessibility: The location of the Land offered, its access to major roads / public roads shall be given weightage.
- g) Shape: The shape of the land should be preferably square / rectangular. Narrow strip of land will not be given preference.
- h) Topography: It should be preferably even shaped land and not Low- lying / near water bodies or hillocks. The level or contour of the land shall ordinarily be even.
- i) Frontage: Good frontage should be available.
- j) Infrastructure: The availability of Basic Infrastructure, i.e. Water supply, Sewerage, electricity & Storm Water Drainage, fencing / boundary wall etc., will be preferred.
- k) The Applicants may submit a brief write-up in support of their offers along with the EOI on the above lines.

The Price Bid comprises of the Shortlisted Applicants quoting the lowest cost per square meter area for the land parcel being offered for sale to the General Administration Department, Government of Meghalaya.

Applicants interested in applying for the tender may submit their Bid with complete information as required as per the EOI document:

S.No	Brief Description	Publishing date of EOI	Date & time for Submission of Pre-bid queries	Tender Processing Fee (Non-Refundable)
1.	EOI for Purchase of land in Bangalore Urban District (Karnataka) by the Government of Meghalaya for Setting up of Meghalaya State House	06.02.2024	06.03.2024 at 11.00 am through email at: meghalayagad@gmail.com	Rs.5,000/- (Rupees Five Thousand) as Demand Draft
2.	Last date for submission of the Bids	On 26.03.2024, before 11:00 am.		

Sd/-

**The Secretary to Government of Meghalaya,
General Administration Department**