



OIDC OMNIBUS INDUSTRIAL DEVELOPMENT CORPORATION LTD.

(A Government Undertaking)

35, Corporate Office, Somnath, Dabhel, DAMAN-396210

Phone (0260) 2241112/2241120 Fax 2241108

www.oidc.nic.in

BID FOR INDUSTRIAL PLOTS AT DAMAN

The OIDC invites sealed bids from prospective entrepreneurs upto 3 PM on 31/03/2016 for leasing out the following vacant plots:

S No.	Plot No.	Size(SqMtr.)	Name of Industrial Estate
1	12 A	1240.00	Mahatama Gandhi Udyog nagar, Dabhel
2	G 1	805.00	Udyognagar Industrial Estate, Ringanwada
3	G 2	822.00	Udyognagar Industrial Estate, Ringanwada

The Reserve Price of land of Plot is Rs. 14,000/- per sq.mtr.

The Application Forms with detailed terms and conditions may be obtained on payment of Rs. 5,000/- in cash from the Manager (Industrial Estate) at the above address. The Application Form & Brochure can also be downloaded from the website. The bid should be accompanied with Earnest Money of Rs. 2, 50,000/- in form of DD drawn in favour of OIDC Ltd. Payable at Daman.

The bids will be opened on 31/03/2016 at 4.00 P.M.

(Namrata V. Kavale)
General Manager (Industrial Estate)
OIDC Ltd., Daman

(To be submitted in Sealed cover)



**OMNIBUS INDUSTRIAL DEVELOPMENT CORPORATION
OF DAMAN & DIU AND DADRA & NAGAR HAVELI LTD.**

Corporate Office: Plot No.35, Somnath, Nani Daman - 396 210.
Tel: (0260) 2241120, 2241112, Fax: (0260) 2241108

APPLICATION FORM No.:

To,
The General Manager (Industrial Estate),
OIDC Ltd.
Plot No. 35, Corporate Office,
Somnath, DAMAN - 396210

Sub: Bid for Industrial Plot No. _____.

Sir,

(1) I/We have read the terms and conditions for the allotment of plots of OIDC Ltd and do accept the same for the purpose of submitting this offer.

(2) I/We _____ the undersigned hereby agree to pay the **amount of the Premium of Rs. _____ Rs.(in words)_____) per sq.mtr.** & accept to take on 60 years lease on the terms and conditions of OIDC and agree to execute the Agreement of Lease and Lease Deed at my/our cost.

(3) I/We enclose bank demand draft for ₹2, 50,000/- in favor of OIDC Ltd, Daman, being the Security Deposit as detailed below.

Demand Draft No. _____ dated _____ for ₹2.50,000/-.

(4) I/We also enclose bank demand draft for ₹5,000/- in favor of OIDC Ltd, Daman, being the Tender Form Fee as detailed below.

Demand Draft No. _____ dated _____ for ₹5,000/-

(5) I/We understand that if the OIDC is unable to put me in possession of the plot applied for within 12 months from date of application, the deposit and the amount of premium paid if any in advance will be returned by OIDC without any interest.

(6) I/We understand that the deposit mentioned in Para 3 will be adjusted against the last installment of the premium towards the plot and the same is acceptable to me/us.

(7) I/We agree to pay the Annual Lease Rent of ₹1/-, Annual Service Charges per year @ 2% of the Premium price per Sq. Mtr and Service Tax as applicable for area of plot or such rate as may be decided by the Corporation from time to time commencing from the date of issue of the allotment order.

- (8) I/We understand that no interest will be payable by the Corporation for any of the sums referred to in Para 3 & 4 of this application form.
- (9) Should I/We fail to take possession of the plot after the payment of the 1st and 2nd installment of the premium, and/or fail to execute and complete the Agreement of Lease and Lease Deed within the period specified by the Corporation, the allotment of plot is liable for cancellation and the OI DC will be at liberty to forfeit 25 % of the Premium Amount in addition to the forfeiture of the amount of security deposit in full without prejudice to all other rights of this Corporation.
- (10) I/We agree to provide such additional information as required by the Corporation from time to time.
- (11) Any notice, letter or communication addressed to me/us at the address given below will be deemed a valid and proper notice of intimation to me/us.
- (12) I/We also enclose the Informations / Particulars of my / our Firm / Company in **Annexure – I** duly filled.
- (13) I/We have read over the terms & conditions for allotment of Industrial Plot in **Annexure – II** and abide by these terms & conditions.
- (14) All the informations submitted in this application form are true and correct to the best of my knowledge. I/We understand that in the event of any information being found suppressed or incorrect, I/We are liable to be prosecuted under the relevant Law.

Signature (s) of the Applicants (s)

Full name in Block Letters with designation and address:-

6. a) Provisional S.S.I. Registration/DGTD :
 Registration/ Letter of Intent/ other
 Approvals (if any), Number
 (Enclose Photostat copy).

b) Name and address of your Banker(s) :

7. Income Tax Permanent Account Number :
 (Copy of the PAN be attached)

8. Please give the particulars of firm/industrial units wherein Proprietor/Partners/Directors of this unit are having interest association:

Name(s) of Directors/ Partner/ Proprietor	Name and Address of business firm	Activities carried out	Relationship	Share in Business

9. Give details about products to be manufactured:

Items to be Manufactured	Annual Qty.	Production Value	Use of Product

10. Water requirements per day (in liters.) :

11. Total power required (give details) in KVA/HP :

12. List of machinery along with their power requirements in H.P. :

- a)
- b)
- c)
- d)
- e)
- f)

13. Submit complete Project profile :
 whether it relates to
 (a) New Project
 (b) Modernization/Expansion/Renovation/
 Diversification

14. In case of industry using chemicals, please state :
 (a) Raw material used in the process
 (b) Type of effluent, if any
 (c) Arrangement for treatment and Disposal
 (d) Attach flow chart and process Parameters.
15. Whether you have obtained Consent to Establish the unit from the State Pollution Control Committee? (enclose copy). If not, have you applied for the same? :
16. Raw materials (Annual requirement) :
 A) INDIGENOUS
 i) Type of raw material
 ii) Volume and cost (annually)
 iii) Source of supply
 B) IMPORTED
 i) Type of raw material
 ii) Volume and cost (Annually)
 iii) Source of supply
17. Number of persons to be employed :
 (a) Managerial
 (b) Skilled
 (c) Semi- skilled
 (d) Un-skilled
 (e) Other staff
- TOTAL:** _____
18. Please state if you have entered into a foreign collaboration. If so, please enclose copy of approval :
19. Submit details of collaboration agreement if any entered into by the unit :
20. Uses of Bye-products, if any :
21. Project cost : Cost (Rs. in lakhs)
- Land (area x rate) : Rs.
 Factory building : Rs.
 Plant & Machinery : Rs.

a) Indigenous
 b) Imported
 Transportation : Rs.
 Power Supply & Cabling etc. : Rs.
 Erection charges : Rs.
 Furniture, fixtures & office equipments : Rs.
 Preliminary & pre-operative expenses : Rs.
 Provision for contingencies : Rs.
 Margin for working capital : Rs. _____

TOTAL PROJECT COST : Rs. _____

22. Means of Finance promoters capital : Rs.
 Unsecured loans and deposits : Rs.
 Term loans and deposits : Rs.
 Central Govt. Capital subsidy : Rs. _____

TOTAL : Rs. _____

23. Attach Term loan sanction letter from :
 Financial institution/banks (if any)

24. Arrangements made for working capital :
 requirements (attach copy of the sanction :
 letter if any) :

25. Whether machinery has been booked :
 (attach documents)

26. a) Total area of the plot required :
 b) Area of Building to be constructed :
 c) Area to be reserved for expansion :

The information provided above is correct to the best of my knowledge and belief.

Signature of Proprietor/Partner/Director _____

Name with seal of the company _____

WITNESSES: (Name and full address)

- 1.
- 2.

TERMS AND CONDITIONS FOR ALLOTMENT OF PLOTS

- 1) OI DC is having following three vacant Plots at its Industrial Estate with basic infrastructure facilities in Daman.

Sr no	Plot No	Size(SqMtr)	Name of Industrial Estate
1	12 A	1240.00	Mahatama Gandhi Udyog nagar, Dabhel
2.	G 1	805.00	Udyognagar Industrial Estate, Ringanwada
3	G 2	822.00	Udyognagar Industrial Estate, Ringanwada

- 2) The Plots are available on lease for a period of 60 years to accommodate small & medium scale industrial units. A Proprietary Firm, Partnership Firm and Private Limited/ Public Limited Company are eligible to apply for Plot.
- 3) The Plot is available for the industrial venture in tiny, small or medium scale sector, expansion or diversification of existing industrial unit, shifting of existing industrial unit. Only industries which are not obnoxious and have no industrial effluent disposal problem will be permitted to set up in the Estate. The Administration of Daman & Diu and Dadra & Nagar Haveli has notified a list of polluting industries which have been banned in the UTs. The copy of the notification can be obtained from the Office of the Member Secretary, Pollution Control Committee, UT Administration of Daman & Diu. All the entrepreneurs looking forward to invest in the UT are advised to take note of this.
- 4) Tender is invited for leasing out the above plots.
- 5) Last date of submitting the bids is 31/03/2016 up to 15 : 00 hours.
- 6) Eligible tenderers have to submit the tender / bid along with copy of other desired documents and EMD and Tender Fee in the form of Demand Draft of any Nationalized Bank drawn in favour of OI DC Ltd payable at Daman.
- 7) The copy of the tender along with desired documents, EMD and Tender Fee in the form of Demand Draft of any Nationalized Bank drawn in favour of OI DC Ltd payable at Daman should be submitted to the General Manager (Industrial Estate), OI DC Ltd., Corporate Office, Plot No. 35, Somnath, Nani Daman in sealed envelope by 15:00 hours on 31/03/2016.

- 8) The envelope should superscribe "Tender for leasing out vacant Industrial Plot No. 12 A / G-1 / G-2" containing tender along with desired documents, EMD and Tender Form Fee in the form of Demand Draft of any Nationalized Bank drawn in favour of O IDC Ltd payable at Daman.
- 9) The upset price of lease premium for land of plot is ₹14,000/- per sq. mtr for leasing out the plot for 60 years. The bid lesser than this amount of Premium shall not be considered.
- 10) The **Tender Form Fee of ₹5,000/-** (Rupees Five Thousand Only) shall be payable in form of Demand Draft drawn in favour of "**O IDC Ltd**" payable at Daman from any Nationalized Bank along with the tender.
- 11) The **Security Deposit of ₹2,50,000/-** (Rupees Two Lakhs Fifty Thousand Only) shall be payable in form of Demand Draft drawn in favour of "**O IDC Ltd**" payable at Daman from any Nationalized Bank along with the tender.
- 12) Bid shall be opened by the Tender Committee on 31/03/2016 at 16.00 hours at O IDC Corporate office, Nani Daman in the presence of tenderers who may wish to be present.
- 13) The tenderer is also required to submit following documents along with the tender.
- Provisional SSI registration/N.O.C. of MSI or LSI from Industrial Department, Daman.
 - Project Report/Project Profile.
 - Financial appraisal by a recognized institution (if any).
 - Proof of being 100% Export Oriented Unit (if any).
- 14) The successful bidder shall be required to submit Consent to Establish under Water & Air (Prevention of Pollution) Act from the Pollution Control committee, Daman at the time of accepting the offer of allotment.
- 15) The security deposit shall be refunded in case Corporation is unable to allot a plot before issuance of the letter of allotment. In such event, no interest shall be paid on the security deposit.
- 16) The Tender Committee of the Corporation shall scrutinize the applications received for allotment and decision will be taken by the Tender Committee to offer the plot. The Corporation may however accept or reject any application without assigning any reason thereof and the decision of the Corporation in regard of actual allotment of plots shall be final and binding on the applicants.

- 17)** The plots shall be allotted to the bidder who quotes the highest Premium amount on sixty years lease basis for industrial purpose only. Premium shall be payable in two installments. The allottee shall be required to pay 50% of the premium amount within 30 days from the date of receipt of the letter of Offer of Allotment issued by the OI DC and the balance within 30 days from the date of issue of the Order of Allotment. The amount of security deposit shall be adjusted against the second installment. No interest is payable on security deposit. The plot holders shall have to pay Annual Lease Rent of ₹1/- and Annual Service Charges per year at the rate of 2% of the Premium price per sq. mtrs plus Service Tax applicable from time to time of the plot area or at such rate as may be specified by Corporation from time to time.
- 18)** The Letter of Offer of Allotment along with Form of confirmation by the allottee will be issued within 30 days from the date of acceptance of bid / tender of the eligible applicant(s). The offer letter so issued would be valid only for a period of 30 days and would automatically lapse at the end of the said period of 30 days, However the Managing Director, OI DC may re-validate the offer letter at its discretion and at the premium rate as may be decided.
- 19)** Within the validity period of the Offer of Allotment, the Form of Confirmation, duly complied in all respects should be submitted along with Demand Draft drawn on OI DC Ltd for the amount of the first installment (i.e. 50% of the premium amount). At this stage, the allottee shall be required to submit Consent to Establish an industry issued under Water & Air (Prevention) Act from the Pollution Control Committee, Daman, and Diu.
- 20)** If the bidder withdraws its application before the bids are opened, the Security Deposit as submitted by the bidder shall be refunded without any interest. If the successful bidder withdraws his/its offer after opening of the bids but before the issuance of the Letter of Allotment to him/her, the entire Security Deposit shall be forfeited. Similarly if after the offer is accepted by the OI DC, if the Applicant fails to pay 1st or 2nd Installment of the premium amount within the prescribed time, the entire Security Deposit shall be forfeited by the Corporation. When the bidder withdraws the offer after payment of the 1st or 2nd installment, 25% of the premium paid by the allottee will be forfeited in addition to the forfeiture of the Security Deposit.
- 21)** On payment of the full occupancy price, Agreement to Lease will have to be executed in the Office of the Sub Registrar, Daman by the successful bidder / allottee with the OI DC within a period of 3 months from the date of the payment of the 2nd (Final Installment of Premium). After the execution of Agreement to lease, OI DC

would arrange to hand over the possession within 15 days.

- 22)** During the period of 18 months from the date of execution of Agreement to Lease, the allottee shall have license to enter into the plot for the purpose of constructing fence and building and executing works thereon. The licensee shall have to complete the construction within a period of 18 months from the said date at their own cost and expense. The allottee shall then execute Lease Deed with the Corporation in respect of the land as well as the building for the lease period. The period of Lease Deed shall commence from the date of execution of Agreement of Lease.
- 23)** The plans of building should be submitted to the Competent Authority for approval within four months from the date of Possession Order. The construction & commissioning of the factory shall be completed within 20 months of the possession order which is extendible up to 24 months at the discretion of the Corporation. The extension beyond 24 months to maximum 30 months may be granted at the discretion of the Corporation with appropriate penalty as may be decided. No extension beyond 30 months shall be given and the plot & any construction thereon shall resume with the Corporation on expiry of 30 months.
- 24)** The plot(s) will be leased for a period of 60 years, for the construction and use of premises for Industrial units only. The allottee shall set up only those kinds of industries which are not obnoxious and have no effluent disposal problem in the state.
- 25)** The plot holders will not be allowed to transfer or let or sublet or dispose off their plots or lease hold interest or otherwise except with the prior written permission of OI DC. The permission for the transfer will be issued with such conditions & premium as may be prescribed from time to time by the Corporation. However, disposal of part will not be allowed under any circumstances.
- 26)** The applicant shall be required to submit security deposit of ₹2,50,000/- (Rupees Two Lakh Fifty Thousand Only) through Demand Draft payable at Daman in favor of M/s. OI DC Ltd. This amount is refundable to unsuccessful applicants through an A/c. Payee Cheque if the applicant withdraws his offer before the opening of the bids. No interest shall be paid on the said amount by the OI DC.
- 27)** The premium amount of plot shall be payable in two installments. First installment shall be 50% of the total premium amount which be payable within 30 days from the date of receipt of offer of allotment and the remaining amount shall be payable within 30 days of receipt of order of allotment. If the applicant fails to pay the amount within

the prescribed period, the deposited amount of the applicant will be forfeited to the OI DC and the plot(s) in question will be free for fresh offer to anybody else.

- 28)** If Allottee do not wish to accept the Offer of Allotment of the plot, communication in this regard should reach the Corporation before 30th day from the date of issue of Offer of Allotment failing which, the amount deposited with the application shall be forfeited.
- 29)** Allottee, at the time of accepting Offer of Allotment, shall submit a copy of Consent to Operate / NOC under Water and Air (Prevention and Control of Pollution) Act from the Pollution Control Committee, failing which, the Offer of Allotment would be cancelled.
- 30)** Any amount due to the Corporation if not paid in time will be recovered as arrears of land revenue and will entail the cancellation of the lease.
- 31)** The plot holders shall at all times comply with all the laws, rules, regulations etc. of the U.T. Administration and local bodies and Central Govt. rules & regulations applicable to this U.T. from time to time.
- 32)** The plot holder should apply on his own for the required water and electricity supply and pay the bills of the same from time to time directly to the authorities concerned.
- 33)** Any taxes payable to the Municipality, Panchayat etc. should be paid by the plot holder directly to the authorities concerned. Service Tax as applicable will be payable by the plot holder.
- 34)** The production of the unit shall commence within a period of 24 months from the date of taking over possession of the plot, which is extendible up to 30 months at the discretion of the Corporation. The extension beyond 30 months to a maximum of 36 months may be given in deserving cases on payment of penalty as may be prescribed by the Corporation. Under no Circumstances, extension beyond 36 month would be granted and the plot shall be liable for resumption on expiry of this period.
- 35)** The decision of the Corporation with regard to finalization of allotment will be final and binding on the applicant and all concerned.
- 36)** No change in the ownership or constitution of the firm to whom the plot is leased shall be made without the previous written consent of the Corporation. The consent of the Corporation will be given on such conditions and premium as may be specified.

- 37)** Steps should be taken to ensure that no nuisance is caused to the neighboring units due to discharge of waste of whatsoever nature from the industry failing which the unit will have to be closed down immediately.
- 38)** The plot holders would have to construct their own septic tanks and sock-pits for disposal of effluents.
- 39)** The plot holder(s) shall make their own water arrangements for the construction and operation of factory building, O IDC will not supply water for industrial use.
- 40)** The Corporation does not bind itself to allot the plot to the applicant. The Corporation reserves its right to accept to reject any application without assigning any reason thereof.
- 41)** The application form should be filled up completely. Particulars regarding the requirement of water and electric power should be invariable furnished as accurately as possible. It should be noted that an application which is incomplete in any respect is liable to be summarily rejected without further consideration and without assigning any reasons thereof.
