



**NATIONAL INDUSTRIAL PARKS DEVELOPMENT AND  
MANAGEMENT COMPANY**

( A Company set up under section 42 of the companies ordinance 1984)  
(A Subsidiary of PIDC)

**BIDDING DOCUMENTS**

**LAND ACQUISITION FOR NAUSHAHRO FEROZE INDUSTRIAL PARK  
AT NAUSHAHRO FEROZE**

**National Industrial Parks Development and Management Company (NIP)**  
2<sup>nd</sup> Floor, Block-C, FTC Building, Shahrah-e-Faisal, Karachi-74400, Pakistan. Phone: 021-  
99205035-9, 021-35631046-8, Fax: 021-35631069, Web: [www.nip.com.pk](http://www.nip.com.pk)

## **LAND ACQUISITION FOR NAUSHAHRO FEROZE INDUSTRIAL PARK AT NAUSHAHRO FEROZE**

National Industrial Parks Development and Management Company (NIPD&MC) intends to acquire land to develop Industrial Parks in District Naushahro Feroze to provide platform for organized and systematic industrial growth in the area. The area is required for the project of Naushahro Feroze Industrial Parks (NFIP) is approx. 80-100 Acres. Original owners/ third party from owners with relevant documents are invited to bid who wish to sell their land to NIP.

The Financial Proposal shall be on per unit Cost.

This Bidding Documents consists of the following Parts:

- Part A – Terms and Conditions
- Part B – Selection/ Eligibility Criteria
- Part C – Information Form (In case of Third party from Original Owners)
- Part D – Financial Proposal Submission Forms
- Part E – Relevant Documents for transfer (will be attached at the time of transfer of land to the Procuring Agency from the final bidder)

## Part A

### Terms and Conditions

This part of the Bidding Documents describes the terms and conditions for the submission of the proposal.

- A.1 – Submission of Bids and all Communication or enquiries must be made in writing.
- A.2 – The interested land owner/ third party from original owners are requested to submit their bids on date and time mentioned in Notice published in leading Newspaper and PPRA website.
- A.3 - The Proposal shall comprise the Criteria listed in Part B.
- A.4 – Proposal shall submit with an Authority letter which is signed by the owner of land.
- A.5 - The owner/ third party from owner shall submit a signed and complete Proposal comprising the documents. The submission shall be done by hand only.
- A.6 - The signed Proposal shall be marked “ORIGINAL”, and its copies marked “COPY” as appropriate. All copies shall be made from the signed original. If there are discrepancies between the original and the copies, the original shall prevail.
- A.7 – Submission of Bids will be taken place under single stage two envelope procedure. The original and all the copies of the Technical Proposal shall be placed inside of a sealed envelope clearly marked “TECHNICAL PROPOSAL”, “[Name of the Assignment]”, reference number, name and address of the Owner/ third party from owner, and with a warning “DO NOT OPEN UNTIL [INSERT THE DATE AND THE TIME OF THE TECHNICAL PROPOSAL SUBMISSION DEADLINE].”  
  
Similarly, the original Financial Proposal shall be placed inside of a sealed envelope clearly marked “FINANCIAL PROPOSAL” followed by the name of the assignment, name and address of the Owner/ third party from owner, and with a warning “DO NOT OPEN WITH THE TECHNICAL PROPOSAL.”
- A.8 - The sealed envelopes containing the Technical and Financial Proposals shall be placed into one outer envelope and sealed. This outer envelope shall bear the submission address, the name of the assignment, Owner/ third party from owner’s name and the address.
- A.9 - The Client shall open the Technical Proposal on same day after the deadline for their submission. The envelope with the Financial Proposal shall remain sealed and securely stored.
- A.10 - The evaluation committee shall evaluate the Technical Proposals on the basis of their responsiveness to the Bidding Documents, applying the selection criteria and point system specified. Each responsive Proposal shall be given a technical score. A proposal shall be rejected at this stage if it does not respond to important aspects of the Bidding Documents or if it fails to achieve the minimum technical score indicated in Bidding Documents.

The financial bids of those Bidders who passed in Technical Evaluation would be opened.

- A.11 - At any time before the proposal submission deadline, the Client may amend the Bidding Documents by issuing an amendment in writing. The amendment shall be sent to all Bidders and will be binding on them. The Bidder shall acknowledge receipt of all amendments in writing.
- A.12 - If the amendment is substantial, the Client may extend the proposal submission deadline to give the Bidder reasonable time to take an amendment into account in their Proposals.
- A.13 - An authorized representative of the Bidder shall sign and stamp the original submission letters in the required format for both the Technical Proposal and, if applicable, the Financial Proposals and shall initial and stamp all pages of both. The authorization shall be in the form of a written power of attorney attached to the Technical Proposal.
- A.14 - At first, Technical Proposals would be opened. The Financial Proposals / Bids of the technically qualified firms shall be opened in the presence of bidders for which time and date shall be intimated in due course. The firms are requested to submit their Technical & Financial Proposals / Bids along with the supporting material to the following address.
- A.15 - The original owners/third party from owners may submit bid along with relevant details to the address given below by October 15, 2015 at 1400 hours. The bids shall be opened on same day at 1430 hours in the presence of bidders who wish to attend.
- A.16 - NIP reserves the right to accept or reject any or all Proposals as per PPRA rules.
- A.17 – Third party from Original owners are bound by the “undertaking clause” in Form “C”.

**CHIEF EXECUTIVE OFFICER, NIP**

National Industrial Parks Development & Management Company,  
2<sup>nd</sup> Floor, Block-C, FTC Building, Shahrah-e-Faisal, Karachi-74400, Pakistan.  
Phone: 021-99205035-9, 021-35631046-8, Fax: 021-35631069, Web: www.nip.com.pk

## Part B

### SELECTION/ ELIGIBILITY CRITERIA

#### **B.1 – MANDATORY REQUIREMENTS**

##### **(a) DOCUMENTS REQUIRED**

- The Land Title should be cleared and free from any encumbrances or any mortgaged, otherwise bids will not be acceptable.
- Authority Letter from owner to bid in case of non-participation of original owner.
- Signed/Attested Copies of Ownership Documents.
- Copy of CINC of Original Bidder plus Third Party from Original Owner (if any)
- Title Deed of respective Land
- Mutation
- Location Map and photographs of respective land
- Undertaking of No- Litigation on Legal Paper.
- Information Form in case of Third Party from the original owners.
- Information and location required about the nearest grid-station/ High Tension line for supply of electricity which will be utilized for the project.
- Information and location required about the nearest Sui Gas Pipe Line.
- Information and location required about the nearest Water Channel/ Canal/ Potable Water resource which can be utilized for the Project.
- Information and location required about the nearest outlet (water channel/ sewerage system/ any other expel) which can be utilized for the disposal of Effluent.

##### **(b) BID SECURITY/ EARNEST MONEY**

- The Bidder must submit Bid Security equal to 2% of Bid Price in the shape of Pay order in the name of National Industrial Parks Development and Management Company. Bids should be valid for at least Ninety (90) days.

To qualify, applicant must score an aggregate of 70 marks out of total 100 marks.

The Selection Criteria is based on the following:

<b>S.No</b>	<b>Criteria</b>	<b>Max. Marks</b>
<b>A</b>	<b>Land Title</b>	<b>25 Marks</b>
	<p>The Land Title should be clear and free from any encumbrances or any mortgage. Marks distribution is as under;</p> <ul style="list-style-type: none"> <li>• Clear Land Title (25 Marks)</li> <li>• Land with non-cleared Title will not be acceptable (00 Marks)</li> </ul>	
<b>B</b>	<b>Land Location</b>	<b>25 Marks</b>
	<p>The Land should be adjacent to Main National Highway (N-5) and must be accessible from motor-able road from back side.</p> <p>Land which is not on National Highway should be clear access road up to the quoted area with a width of at least 70m.</p> <ul style="list-style-type: none"> <li>• Land on main road between Moro and Naushehro Feroz link road (25 Marks)</li> <li>• Land distance from Main National Highway up to 300m (15 Marks)</li> <li>• Land distance from Main National Highway up to 1 - 1.5 Km (05 Marks)</li> </ul>	
<b>C</b>	<b>Land Condition</b>	<b>25 Marks</b>
	<p>The Land must be in non-water logged area. Marks distribution is as under;</p> <ul style="list-style-type: none"> <li>• Barren/ Non- agricultural dry Land (25 Marks)</li> <li>• Water Logged area (05 Marks)</li> </ul>	
<b>D</b>	<b>Land Measurements</b>	<b>25 Marks</b>
	<p>Land should measure approx.100 Acres. Marks distribution is as under;</p> <ul style="list-style-type: none"> <li>• Land measurement between 90-100 Acres (25 Marks)</li> <li>• Land measurement between 80-90 Acres (15 Marks)</li> <li>• Land measurement below 90 acres will not be acceptable (00 Marks)</li> </ul>	

**Part C**

**INFORMATION FORM**  
*(In Case of Third Party from Original Owner)*

1. Name of Person/ Firm [Lead partner if association]:

---

• Address:

---

---

• Telephone No(s): \_\_\_\_\_

• Fax Number: \_\_\_\_\_

• E-mail Address: \_\_\_\_\_

• Registration No.(in case of firm) along with Registered Office Address:

---

---

---

2. Description of Third Party (in case of firm : ownership/organization):

---

---

---

3. Additional information:

---

---

---

---

---

---

4. Undertaking:

In the event that any document or information submitted as part of the bidding process become known to be false, untrue, misleading or in case of any discrepancy in the Bidding Documents, NIP reserves the right to initiate strict legal proceedings against the third party from original owner at their own risk as to costs and consequences.

**Yours truly,**

**Name of Authorized Representative:**

**Position :**

**Date :**



**Part D**

**FINANCIAL PROPOSAL SUBMISSION FORM**

[Location, Date]

Name

We, the undersigned, offer our land price in accordance with your Bidding Documents dated \_\_\_\_\_, in leading news paper/ PPRA website \_\_\_\_\_. Our attached financial proposal \_\_\_\_\_ is \_\_\_\_\_ for \_\_\_\_\_ the \_\_\_\_\_ sum \_\_\_\_\_ [Amount in words and figures].

Our bids are valid up to Ninety (90) days.

Yours sincerely,

Authorized Signature:

Name and Title of Signatory:

Name of Firm:

Address:

## SUMMARY OF COSTS

- Details of Land Measurements Offered \_\_\_\_\_ Acres

SNO.	DESCRIPTION OF WORKS	UNIT	FEES
1	Unit Cost Offered Per Acre	Rs.	
2	Price of Land Offered	Rs.	
3	Rebate (if any)	Rs.	
4	Total Price of Land Offered	Rs.	
Total			