



# National Industrial Parks

## Development and Management Company

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

### PROCUREMENT OF APPROX. 500-800 ACRES LAND FOR ESTABLISHING AN INDUSTRIAL PARK IN ISLAMABAD/ RAWALPINDI

National Industrial Parks, Development & Management Company (NIP) intends to develop a world – class Industrial Park in Islamabad/ Rawalpindi area adjacent to M-2 Motorway. The Company is interested in purchasing a compact piece of land measuring approx. 500-800 acres as per the following technical specifications;

- The proposed land should preferably be located between Thalian interchange and Chakri.
- The land may be barren but should be suitable for development of industrial zone.
- The land should be clear and free from all encumbrances including mortgage, litigation, etc

#### Terms and Conditions

- The original land owners either individually or collectively or their authorized representatives may send their bids under one stage two-envelope procedure (one for technical\* proposal and the other for financial proposal) should reach **PIDC office, 3<sup>rd</sup> Floor, SEDC Building, 5-A Constitution Avenue, Islamabad** by 14:30 hrs on 4<sup>th</sup> August 2017 either through courier service or can be put before the specified time in the drop box placed at PIDC Office, Islamabad.
- Bids from Estate Agents/ middle men will not be entertained.
- The bid should be furnished along with copies of all relevant ownership records, CNICs, and location map of the proposed land.
- Bid Security equal to Rs. 50,000/- (refundable) in the shape of Pay order in the name of National Industrial Parks Development and Management Company should accompany the bid.
- Bid should be valid for at least 90 days, extendable for another 90 days.
- The company reserves the right to accept or reject any or all bids or annul the procurement process at any time as per PPRA rules.
- Bidding Documents can be obtained from the PIDC office during working hours upon payment of Rs.1,000/- (non-refundable) in the shape of pay order in the name of NIP. The same can also be downloaded from PPRA and NIP websites. In case of downloading, pay order of Rs.1,000/- (non-refundable) in the name of NIP shall be submitted along with the bid.

The Technical Bids will be opened on 4<sup>th</sup> August at 1500 hrs by the Bid Opening Committee in the presence of bidders or their representatives in PIDC Office, Islamabad. Financial bids of technically qualified bidders would be opened later on specified date and time.

\*The word "Technical" refers to relevance of land for establishment of Industrial Park and is defined in bidding documents.

#### In-charge Technical

National Industrial Parks Development & Management Company,

2<sup>nd</sup> Floor, Block-C, FTC Building, Shahrah-e-Faisal, Karachi-74400, Pakistan.

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**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**

**PROCUREMENT OF APPROX. 500-800 ACRES LAND FOR  
ESTABLISHING AN INDUSTRIAL PARK IN ISLAMABAD/ RAWALPINDI**

**July, 2017**

**In-Change Technical**

**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)**

## **PROCUREMENT OF APPROX. 500-800 ACRES LAND FOR ESTABLISHING AN INDUSTRIAL PARK IN ISLAMABAD/ RAWALPINDI**

National Industrial Parks Development and Management Company (NIPD&MC) intends to purchase land to develop Industrial Park in Islamabad/ Rawalpindi area adjacent to M-2 Motorway, the proposed land should preferably be located between Thalian interchange and chakri, purpose of the project is to provide platform for organized and systematic industrial growth in the area.

The area required for the project is approx. 500-800 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 i.e. Acre (8- Kanal / 43,560 Sq. ft.)

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 (s) or his authorized representatives are requested to submit their bids on date and time mentioned in Notice published in leading Newspaper and uploaded on PPRA website.

A.3 - The Proposal shall comprise the Criteria listed in Part B.

A.4 - Selection of land shall be based on **“Quality cum Cost based Selection Method”**

**Quality – 80%**

**Cost - 20%**

A.5 – In case of bid submission by the authorized representative the Proposal shall be submitted along with an Authority letter duly signed by the owner (s) of the land.

A.6 - The owner/ authorized representative from owner shall submit a signed and complete Proposal comprising the documents.

A.7 - 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.8 – 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/ representative 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.9 - 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/ representative from owner’s name and the address.

A.10 - 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.11 - 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.

If the Technical Proposal is determined to be unclear or deficient in some aspects but these deficiencies are capable of being clarified or remedied, the Technical Evaluation Committee may prepare a list of queries and provide these in writing to Bidders with an opportunity to clarify or remedy its Technical Proposal. If the clarifications and amendments by the Bidder do not overcome the deficiencies, the Technical Evaluation Committee may, at its sole and absolute discretion, decide to reject the Proposal.

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

A.12 - 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.13 - 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.14 - 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.15 - 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.

**Estate Supervisor (NIP)**  
**PIDC office, 3<sup>rd</sup> Floor, SEDC Building,**  
**5-A Constitution Avenue,**  
**Islamabad.**  
**Ph. No. 051- 9201271**

A.16 - The original owners/ representatives from owners may submit bid along with relevant details by 1430 hours. The bids shall be opened on the same day at 1500 hours in the presence of bidders who wish to attend.

A.17 – The Company reserves the right to accept or reject any or all Proposals as per PPRA rules.

A.18 – Authorized representatives from Original owners are bound by the “undertaking clause” in Part “C”.

## 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 (Title Deed of respective Land, Mutation record, Undertaking of No- Litigation on Legal Paper etc.)
- Copy of CINC of Original owner or authorized representative from Original Owner (if any)
- Location Map and photographs of respective land
- Information Form in case of Authorized representative 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 50,000/- of (refundable) 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 Dimensions</b>	<b>25 Marks</b>
	<p>The Land should be adjacent to M-2 Motorway.</p> <ul style="list-style-type: none"> <li>• Land on main road with frontage in between 400-500 meters - <i>(15 Marks)</i></li> <li>• Land on main road with frontage in between 501-600 meters - <i>(20 Marks)</i></li> <li>• Land on main road with frontage more than 600 meters - <i>(25 Marks)</i></li> </ul>	
<b>B</b>	<b>Land Condition</b>	<b>25 Marks</b>
	<ul style="list-style-type: none"> <li>• Agricultural Land <i>(15 Marks)</i></li> <li>• Mix Land (Barren and Agricultural Land) – <i>(20 Marks)</i></li> <li>• Barren/ Non- agricultural dry Land <i>(25 Marks)</i></li> </ul>	
<b>C</b>	<b>Land Topography</b>	<b>25 Marks</b>
	<ul style="list-style-type: none"> <li>• Un-levelled Land - <i>(15 Marks)</i></li> <li>• Mix Land (Levelled and Un-levelled) - <i>(20 Marks)</i></li> <li>• Levelled Land - <i>(25 Marks)</i></li> </ul>	
<b>D</b>	<b>Availability of Utilities (Electricity, Sewerage System, Water Supply Network, Gas etc.)</b>	<b>25 Marks</b>
	<p>Availability of Utilities to the land:</p> <ul style="list-style-type: none"> <li>• Above 5 Km - <i>(15 Marks)</i></li> <li>• In between 2.1 to 5 Km - <i>(20 Marks)</i></li> <li>• Within 2 Km - <i>(25 Marks)</i></li> </ul>	

**Note :**

Land Bearing Capacity would also be taken into the consideration while finalizing the Technical Evaluation of Land.

**Part C**

**INFORMATION FORM**

*(In Case of Authorized Representative from the 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 Authorized Representative (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 becomes 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 representative from the original owner at his 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 newspapers / PPRA website. Our attached financial proposal is for the sum

\_\_\_\_\_ [Amount in words and figures].

Our bids are valid up to Ninety (90) days, extendable for further 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	AMOUNT
1	Rate Offered Per Acre	Rs.	
2	Price of Land Offered	Rs.	
3	Rebate (if any)	Rs.	
4	Total Price of Land Offered	Rs.	