



## **INVITATION FOR EXPRESSION OF INTEREST**

From

From the land owners having their lands within 1 km on both sides of the proposed Surat-Chennai road alignment at Adgaon village

For

### **The Development of Logistics Park**

Located within the jurisdiction of  
Nashik Municipal Corporation

Expressions of Interest (EOI) No.: 2/2021

Issued: December 13, 2021

Submission Date: December 20, 2021, 3:00 p.m. IST

**Invitation for Expression of Interest for the Development of Logistics Park is sought from the Individual Land Owners/ Associations/ Companies form Nashik Municipal Corporation limits (Adgaon village) having their lands within 1 km on both sides of the proposed Surat-Chennai road alignment.**

### **Background**

The Union transport ministry has decided to develop the 1,461 km long Chennai-Surat National Highway corridor under Bharatmala Pariyojana. A 50,000 crore expressway project will cut down travel time between Chennai and Surat by six hours and distance by 109 km, enabling drivers to avoid congested roads running around Bangalore, Pune and Mumbai.

A bulk of the route i.e. 483 km runs through Maharashtra state. The stretch between Surat and Ahmednagar via Nashik will have a Greenfield alignment which passes through Nashik Municipal Corporation at Adgaon village. The existing Mumbai-Agra NH3 highway passing through the Nashik city intersects the proposed Surat-Chennai Bharatmala road at Adgaon shiwar. In future, this important junction will attract huge freight movements from both the highways creating a great potential for the development of a Logistics Park at the periphery of the city. Also, in every 12 years of intervals the city experiences a lot of traffic congestion created due to the Kumbh mela which attracts traffic movement from all over the nation. This development of Logistics Park at periphery of the city will reduce the traffic movement created due to the long vehicles. Therefore, the strategic location of this junction is conducive for the development of a Logistics Park.

### **GB Resolution**

This Expression of Interest has been formulated based on the GB Resolution No. 1192 dated 12<sup>th</sup> November, 2021.

### **Planning considerations**

The Logistics Park on the lands owned by individuals/ associations/ companies shall be developed in accordance within the permissible uses mentioned in the relevant clauses of the UDCPR. The UDCPR is the guideline published by the GoM dated 02/12/2020 for carrying out development works. The criteria set for the selection of the sites are mentioned in **Schedule A**.

### **Mode of Development**

The proposed Surat-Chennai road passes within Nashik Municipal Corporation limits at Adgaon and intersects the existing National highway. The list of Survey Nos. which is affected by the alignment of the road is shown in Annexure 'A'. For the proposed development of the Logistics Park, it is envisaged that the lands of the Individuals/ Associations lying adjacent to the alignment and up to 1 km on both sides of the proposed road will be acquired by the authority. The infrastructure development in the Park will be carried out by the Authority. For this, a detailed project report (DPR) in this regard will be prepared by the Authority. After preparation

of the DPR, financial assistance needed for the development of the infrastructure within the Park may be sought from the Centre.

### **Mode of Compensation**

The development of Logistic Park within NMC limit will benefit the people as it will generate jobs and will boost the economic activity of the surrounding region. It is observed that such larger projects have better economic benefits in the long run however it incurs huge costs. Immediate monetary compensation will create a huge burden on the Authority. For compensating, all options mentioned in the sanctioned UDCPR, the MR&TP Act, 1966 and the provisions made in the Maharashtra Municipal Act, 1949 shall be explored for compensating the participants who expresses their interest for the development of this Logistics Park. The detailed terms and conditions for undertaking the development and defining the respective roles of NMC and the Land Owners shall be worked out subsequently. In this respect the decision of the Commissioner, Nashik Municipal Corporation shall be final.

### **Planning guidelines**

It is expected that the Logistics Park will be developed in accordance with the sanctioned UDCPR guidelines approved for the Maharashtra State published on 02/12/2020.

### **The EOIs to be submitted by the Interested Parties shall, include:**

Form I - Cover Letter expressing interest to participate in the prescribed format

Form II - Details of Interested Parties in the form & manner as prescribed in the format

### **Documents to be submitted by the Proponent**

1. Map showing the location of the said property (1:1,000 and 1:10,000 scale)
2. Applicable Land use to the Survey numbers of the property
3. 7/12 extracts of the Survey numbers of the property
4. Sale Deeds/ PR card of the property
5. Title Certificate by the Advocate showing the status of land
6. TILR/ DILR maps of showing all the Survey numbers, its boundaries and adjoining Survey numbers of the property
7. Map showing the approach roads to the property and its width as per the sanctioned DP
8. Relevant documents if the property is affected by DP reservation
9. Relevant documents if the land is affected by any protected area

### **Independent Due Diligence & Disclaimer**

#### **Right to Reject**

The Authority at its own discretion reserves the right to select, reject any or all EOI received without assigning any reason whatsoever and shall not, in any manner whatsoever, be

accountable liable for any claims of the Interested Parties or any other third party in that regard reject all or any EOI.

### **No Contract**

The Expression of Interest is an inquiry only to identify the willingness of the land owners who will participate in the development process. By responding to this EOI and participating in the process as outlined in this document, the participants expressly understands and agree that no contract of any sort is implied or formed under, or arises from this EOI and that no legal obligations between parties has, or will be, pre-determined. Each Interested Party should conduct its own investigation and analysis and should check the accuracy, adequacy, correctness, reliability and obtain independent advice from appropriate sources prior to submission of its EOI. The Authority will have no obligation to enter into negotiations or a contract with any Proponent as a result of this Expression of Interest.

### **Confidentiality**

Information provided by the Proponents to the Authority is strictly confidential. Such information shall not be used or disclosed in any way without the prior written approval of the Authority.

The Proponents shall not make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the Commissioner, Nashik Municipal Corporation.

### **Definitions/ Terms**

*Authority* – The Commissioner, Nashik Municipal Corporation

*Land Owners/ Proponents*- The Applicant/s participating in the EOI

*Proposed land/Property* – Land owned by the applicants

Logistics Park - As defined in the UDCPR

### **Submission of EOI**

The EOI should be addressed & submitted in sealed envelope to:

#### **The Commissioner**

Nashik Municipal Corporation  
Rajiv Bhawan, Sharanpur Road  
Nashik 422 002.

### **Contact Details**

The ADTP, Town Planning Department  
Nashik Municipal Corporation  
Rajiv Bhawan, Sharanpur Road  
Nashik 422 002.

### **Schedule A**

Expression of Interest for the Development of Logistics Park is sought from the Land Owners/ Associations/ Companies within Nashik Municipal Corporation limits (Adgaon village) having their lands within 1 km on both sides of the proposed Surat-Chennai road alignment.

The land owners having willingness for the development shall possess the following site selection criteria-

1. The proposed land shall be atleast 50 acres
2. The proposed land shall be contiguous with shape and slope conducive for development (Individual/ Associations)
3. The proposed land shall lie adjacent to the proposed Surat- Chennai Bharatmala Pariyojana road and be within 1 km on either sides of it.
4. The proposed land shall lie adjacent to NMC's acquired land having Transportation zone.
5. The proposed land shall possess clear title and shall be free from any encumbrances / litigations etc.
6. The proposed land shall be developable and not to be located within the command areas of irrigation/ eco sensitive zones/ buffer and similar other protected areas.

**FORM I : COVER LETTER**

(ON LETTER HEAD IN CASE OF ASSOCIATION/ COMPANY)

To,

**The Commissioner**

Nashik Municipal Corporation,  
Rajiv Bhawan, Sharanpur Road,  
Nashik 422 002

**Sub: Submission of Expression of Interest (EOI) for – “the Development of Logistics Park from the Land Owners/ Associations/ Companies form Nashik Municipal Corporation limits (Adgaon village) having their lands lying within 1 km on both sides of the proposed Surat-Chennai road alignment”.**

Dear Sir,

1. With reference to your EOI document No. .... dated ....., We, having examined the EOI Document thoroughly and understood its contents, hereby inform you that I/We am/are willing to submit proposal for the development of Logistics Park with the Nashik Municipal Corporation. With reference to the captioned subject, I/We the undersigned am/are hereby expressing our Interest to participate in the project.
2. We understand that the purpose of this EOI is to create initial awareness about the Project and identify potential Parties interested for the site. Further, the issue of this EOI does not imply that the Authority is bound to undergo any contract and the Authority reserves the right to reject all or any of the submissions hereunder without assigning any reasons whatsoever. It is also hereby clarified that the Authority may, at its exclusive discretion, either invite fresh EOI/ bids only from those interested Parties who had submitted their EOIs or from any other prospective Party(ies).
3. We understand that we satisfy the requirements to participate in this EOI as outlined in the EOI document and have prepared our expression of interest for the captioned project as specified in EOI Document.
4. We understand that we have carried out our own investigations and analysis and have checked the accuracy, adequacy, correctness, reliability and obtained an independent advice from appropriate sources prior to submission of this EOI.
5. Further, we understand after evaluation of all the proposal received by the Authority, the Authority may shortlist and select suitable proposals and may ask for other detail and undertake further negotiations in relation to this EOI.

Signature

(Name of the **Land Owners/ Associations/ Companies**)

(In the capacity of)

Proprietor/Firm / Company Seal

(Name of the Entity)

Duly authorized to submit the EOI to undertake the project, for and on behalf of (Fill in block capitals)

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Witness

Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**FORM-II: DETAIL OF INTERESTED BIDDER**

<b>S.No.</b>	<b>Particulars</b>	<b>Details</b>
1	<b>Basic Information</b>	
a)	Name of <b>Individual Land Owners/ Associations/ Companies</b>	
b)	Country of incorporation	
c)	Address	
d)	Date of incorporation and/or commencement of Business	
e)	Ownership details	1. 2.
f)	List of current directors/partners	
2	<b>Brief description of the Association/ Company including details of its main lines of business</b>	
3	<b>Details of individual (s) who will serve as the point of contact/communication within the firm:</b>  (a) Name (b) Designation (c) Address (d) Telephone Number (e) E- Mail Address	
4	<b>Particulars of the Authorized Signatory of the Applicant:</b>  (a) Name (b) Designation (c) Address (d) Telephone Number (e) E- Mail Address	

**Note:**

In case of Company, Memorandum and Articles of Association/Company Brochures to be attached. In case of Partnership Firm partnership deed should be attached



**Annexure A:****List of Survey numbers from Adgaon shiwar affected by the alignment of the proposed  
Surat-Chennai road**

S. No	Survey No.
1	1109
2	1119
3	1120
4	1121
5	1154
6	1155
7	1156
8	1157
9	1160
10	1192
11	1193
12	1195
13	1196
14	1204
15	1207
16	1209
17	1213
18	1672
19	1700
20	1702
21	1705
22	1706
23	1707
24	1708
25	1709
26	1712
27	1713
28	1714
29	1717
30	1718

S. No	Survey No.
31	1719
32	1720
33	1721
34	1722
35	1723
36	1727
37	1728
38	1729
39	1730
40	1731
41	1732
42	1814
43	1815
44	1816
45	1817
46	1818
47	1819
48	1820
49	1910
50	1911
51	1912
52	1915
53	1916
54	1918
55	1920
56	1921
57	1922
58	1923
59	1924
60	1925

S. No	Survey No.
61	1927
62	1928
63	1929
64	1930
65	1957
66	1958
67	1959
68	1962
69	1964
70	1965
71	1966
72	1967
73	1970
74	1971
75	1972
76	1973
77	1974
78	1975
79	1976
80	1977
81	1979
82	1993
83	1996
84	2006
85	1109पैकी
86	117पैकी
87	Road
88	Road
89	X1