



ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

A Statutory Authority of the Government of West Bengal
(Under Urban Development & Municipal Affairs Department)

1st Administrative Building
City Centre,
Durgapur -713216

Vivekananda Sarani, Senraliegh Road,
Near Kalyanpur Housing,
Asansol - 713305

Ref No : ADDA-11013(15)/6/2023-DGP-PLNG(ADDA)-ADDA/DFA770322

DATE : 03.10.2024

NOTICE;

E-auction for Allotment of Land on Licensee basis for Operation & Maintenance of Parking Space, Commercial Spaces & Hoarding Display areas over the Strip of land near Junction Mall, City Centre, Durgapur-713216

1. INTRODUCTION:

Asansol Durgapur Development Authority invites interested **individual Entrepreneur, public religious or charitable trust registered under the Trust Act, 1882 or the WAKF Act, 1954, Societies registered under relevant Societies Act and Companies registered under Company Act.** for participation in the e-Auction for Allotment of Land on Licensee basis for Operation & Maintenance of Parking Space, Commercial Spaces & Hoarding Display areas over the Strip of land near Junction Mall, City Centre, Durgapur-713216 for a period of **1 (one) year.**

2. DETAILS OF THE PARKING SPACES PLACED IN E-AUCTION ON LICENSEE BASIS:

The Starting price per month and other necessary details of the e-auction is illustrated in the table below.

Sl. No.	Auction Number	Layout . No.	Parking Location (Mouza /Ward, Street, Action P.S., Dist. etc.)	Total Quantum of land Area (More or less)	Purpose of use (Specific/ Principal)	Starting Price of auction (Rs.)	Location Map with surrounding features
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
01	2024_WB_4050	PJ/1	Block No.-NIL RS Plot No.- 833(P), 831(P), 829(P), 828(P), 827(P), 821(P), 820(P) Mouza-Faridpur, J.L. No.-74, Sub- Divn.-Durgapur, PS- Durgapur, Dist.- Paschim Bardhaman.	Parking Area- 1240 Sq. M. Or 13,342.4 Sq. Ft.(approx.) Hoarding Area- 5600 Sq. Ft. (approx.) Commercial Spaces- 2366 Sq. Ft.	Operation & Maintenance of Parking Space, Commercial Spaces & Hoarding Display areas over the Strip of land near Junction Mall, City Centre, Durgapur- 713216	License Fee per year- 24,00,000/- (Excluding GST)	Annexure - A

3. E-AUCTION WEBSITE:

E-Auction: E-Auction shall be done through web portal www.eauction.gov.in, details guidelines available from www.eauction.gov.in / www.addaonline.in.



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4. SCHEDULED DATES& TIME:

CALENDAR	DATES	TIME
Date of Publication	05.10.2024	10.00 A.M.
Bid Submission Start Date	05.10.2024	11.00 A.M.
Bid Submission End Date including EMD & Submission of Hard copies at Authority's office	28.10.2024	03.00 P.M.
Approval Start Date	29.10.2024	10.00 A.M.
Approval End Date	14.11.2024	05.00 P.M.
Auction Start Date	19.11.2024	11.00 A.M.
Auction End Date	19.11.2024	04.00 P.M.

Note: Date & Time for dealing with the entire e-auction shall be treated as (IST) Indian Standard Time only. The Online time applicable for e-Auction shall be as per the server clock.

5. EMD:

An EMD amount of **INR 48,000/-** (Indian Rupees **Forty Eight Thousand** only) to be deposited Indian Bank via Netbanking/RTGS/NEFT in the following account details:

Name of the Account: Asansol Durgapur Development Authority EMD

Account Number: 192601000243

IFSC Code: ICIC0001926

Bank: - ICICI BANK

6. ELIGIBILITY TO PARTICIPATE IN E-AUCTION:

The offer is open for eligible **individual Entrepreneur, public religious or charitable trust registered under the Trust Act, 1882 or the WAKF Act, 1954, Societies registered under relevant Societies Act and Companies registered under Company Act.** Bidders desiring to participate in this e-Auction shall have to furnish copy of relevant Registration Certificate, as applicable.

7. TERMS & CONDITIONS:

The Bidders shall bid the price in e-Auction process according to the following financial parameters:

- The financial bid for Operation and Maintenance of Parking Space, Commercial Spaces & Hoarding Display areas on license basis for a period of 1 (one) year shall be made on **yearly basis**.
- The bidder shall have a valid **Trade License, AADHAR linked PAN No., Income Tax** return for last three Assessment Years, **Professional Tax (PT PC)** certificate and payments, **EMD, GST Registration Certificate.**



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- The successful bidder will be bound to deposit the total quoted amount of license fees to this Development Authority for 1 (one) year before executing the License Agreement. The Agreement period of O&M of Parking Space, Commercial Spaces & Hoarding Display areas will be valid for 1 year only.
- Security Money may be refunded on the expiry of the license period without any interest in case of non-violation of any of the clauses of this notice by the successful bidder (The details are provided in Para 8 below).
- The operation cost related to the Operation and Maintenance of Parking Space, Commercial Spaces & Hoarding Display as well as maintenance of the entire premises shall be required to be borne by the successful bidder for the stipulated license period.
- The successful bidder shall recover the parking fee for parking space from the general public in the form of parking charges to a maximum of **Rs. 10 for every 3 hours for bicycle** and **Rs. 20 for every 3 hours for two-wheeler parking** and **Rs 40 for every 3 hours for four-wheelers** and lower rates for long-term parking. However, the rate of parking may be within the permissible charges followed by the Durgapur Municipal Corporation.
- The authority reserves the right to cancel the agreement at any moment in case of deviation of scope of work by successful bidder or without assigning any reason whatsoever.

8. SECURITY DEPOSIT:

Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand) shall be the security deposit amount for the Parking Space, Commercial Spaces & Hoarding Display location. The amount needs to be deposited through Demand Draft in favour of General Fund A/C Asansol Durgapur Development Authority payable at Durgapur on selection of successful bidder.

No interest shall be paid nor shall any claim of any interest of the Security Deposit thus submitted be made by the bidder and will be refunded at the end of the successful completion of the license period.

9. AUCTION PROCESSING FEE (NON-REFUNDABLE):

There shall be a non-refundable Auction processing charge of **Rs. 1,000/- (Rupees One Thousand only)**. The amount needs to be deposited by the Payment Gateway via Netbanking/RTGS/NEFT in the following account details:

Name of the Account: General Fund, Asansol Durgapur Development Authority
Account Number: 50101691047
IFSC Code: IDBI000D690
Bank: - INDIAN BANK



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10. AUCTION PROCESS:

- ONLINE REGISTRATION OF BIDDERS
- E-APPLICATION FOR INDIVIDUAL AUCTION & UPLOADING OF SCANNED COPIES OF DOCUMENTS.
- SUBMISSION OF HARD COPIES AT AUTHORITY'S OFFICE.
- APPROVAL BY AUTHORITY.
- LIVE e-AUCTION.
- EVALUATION OF AUCTION PROCESS.

10.1. **Online Registration of Bidders:** To participate in the e-bid submission, it is mandatory for the Bidders to make one time enrolment (register on the website) on the e-Auction portal at www.eauction.gov.in. Bidders shall require Class III Digital Signature Certificate (DSC) with Signing Certificates to participate in this e-auction. The bidder shall have to set the parameters of his computers so that the DSC is operational.

10.2. **E-Application for Individual Auction & uploading of scanned copies of documents:** Intending bidders who have registered at the e-auction portal as mentioned above have to apply online against respective serial number (i.e. respective parking space on licensee basis) by filling up the form that will be available at the e-Auction Portal (www.e-Auction.gov.in) and following scanned documents need to be uploaded. There is no bar in participation of more than one e-auction of parking space and Open Space/ Green Space:-

- i. Legible Scanned copy in pdf format of duly filled up application format available with this Bid Document (Form-A).
- ii. Legible Scanned copy in pdf format of relevant Registration Certificate in support of eligibility as mentioned in para-6 herein above.
- iii. Legible Scanned copy in Challan format of submission of EMD and Auction processing fee.
- iv. Legible Scanned copy of PAN card issued by Income Department of India.
- v. Legible Scanned copy of IT/GST Certificate/GST Registration Certificate Copy.

10.3. **Submission of Hard copies at Authority's office:** Duly signed and stamped hard copies of documents as mentioned in Clause 10.2 above must reach the office of the ADDA, Durgapur within **28.10.2024 by 03.00 pm**. The date & time is not relaxable on plea of postal or courier delay or on any other excuse. All the documents along with the receipt copy of submission of respective fees should be put in an envelope with the clear marking (super scribing) as Submission of Application for e-Auction of Parking Space, Commercial Spaces & Hoarding Display areas on licensee basis mentioning the Sl. No. [as mentioned in the 1st column of the table at para-2 of this auction document] & auction number [as mentioned in the 2nd column of the table at para-2 of this auction document] on the envelope. Relevant Application has to be submitted at the IT Department (1st floor) of the Authority's Office at Durgapur.



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10.4. **Approval by the authority:** On submission of the online application and after submission of hard copies of documents as mentioned above within specified date & time, authority will verify whether eligibility criteria has been fulfilled and all specified documents, EMD and auction processing fee are duly & properly submitted and thereafter approval to participate in the online auction will be issued.

10.5. **Live-e-auction-Bidding Methodology:** On the date and time of e-auction (refer Section 4 for Schedule date and time of e-Auction), auction will start simultaneously against all parking spaces accessible by separate web windows. Approved applicants will be eligible to participate simultaneously against all auctions against which they got approval. At the beginning of e-auction, a starting price shall appear. The increment value shall be more than **Rs. 5,000/-**. Hence the next bid has to be more than **Rs. 5,000/-** of the previous bidding price, however, to a **maximum limit of double the previous bid price**.

Bid will be closed at **3.00 PM**. However, if there is any bid within 10 minutes of the closing time then the closing time shall automatically be extended by the system by 10 minutes and shall continue to extend till there is no bid within last 10 minutes of the closing time.

10.6. **Evaluation of the auction:** After completion of bidding, if it is found that the highest bid is more than or equal to the reserve price, the respective parking space will be allotted to the highest bidder on licensee basis subject to approval of ADDA.

11. USE AND PROTECTION OF USER ID, PASSWORD AND DIGITAL SIGNATURE CERTIFICATE:

The bidders are advised to keep their User Id and Password secret and not to share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. ADDA shall not be responsible for any misuse / abuse / unauthorized use of the password of any bidder and no representation in this regard from any bidder shall be entertained by ADDA.

12. CAUTION FOR SUBMISSION OF BID:

The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by ADDA in this regard. Hence Bidders must be careful to check (the Bid Amount/No. of Zeros /No. of Digits/Unit of Measurement etc.) and to rectify their bid (if required) before submitting their Bid into the live e-Auction floor.

13. PAYMENT SCHEDULE (RELATED TO SUCCESSFUL BIDDER):

Highest Successful Bidder shall have to deposit the license premium along with the Security Deposit Amount within 30 days from the date of declaration regarding selection of the Bidder by ADDA as per the Online Demand generated by Asansol Durgapur Development Authority.



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In case the successful bidder fails to deposit full license premium within the stipulated time as mentioned above, the Authority reserves the right to cancel the successful bidder and forfeit the EMD submitted by the Successful Bidder.

All taxes/duties/levies, etc. and expenses as applicable and related to the license of the parking spaces of land on offer, shall be entirely paid by the Successful Bidder.

14. DEFAULT IN PAYMENT OF THE SUCCESSFUL BIDDER:

In case the License Premium amount is not paid as per Payment Schedule given above by the Successful Bidder, the offer of allotment of the particular license parking area to the concerned Successful Bidder would stand cancelled and the EMD and subsequent payment made, if any paid by the Successful Bidder will automatically stand forfeited. In addition to such forfeiture of EMD, the defaulting Bidder would not be allowed to take part in any e-auctions or any of the auction which may be held in future on behalf of ADDA . Decision in this regard shall be taken exclusively by ADDA and shall be final and binding on the bidders.

15. ALLOTMENT PROCEDURE

15.1 The license of allotment of Parking Space, Commercial Spaces & Hoarding Display areas would be made in favour of the single successful bidder who has quoted highest rate above or equal to the reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents subject to Approval of the appropriate Authority.

15.2 Consequently, a License Deed of Parking Area will have to be executed.

15.3 Expenses in connection with the registration of licensee deed will have to be borne by the successful bidder.

15.4 In the event of any doubt or difference of opinion about interpretation of the rules, terms & conditions, the decision of the Authority shall be final.

15.5 If any other relevant terms and conditions for signing the license deed has not been included in this paragraph, if the authority thinks fit, such terms and conditions shall be made available at the time of executing the licensee deed with the successful bidder.

15.6 The renewal of the License Deed shall be subject to the discretion of the Licensor.

16. VALIDITY OF BID

All bids shall remain valid for 180 days from the date of closing of e-auction, excluding the date of closing.

17. FORCE MAJEURE

ADDA shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, dispute with staff, dislocation of normal working conditions, War, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour, Acts, demand or otherwise or any other cause or condition beyond the control of



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aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of ADDA to extend the time of performance on the part of ADDA by such period as may be necessary to enable ADDA to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

18. DISPUTE RESOLUTION

The entire bidding process shall be governed by, and construed in accordance with, the laws of India and Courts in West Bengal shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the bidding process, the subsequent licensee and the entire transaction, to the exclusion of all other courts in the world.

19. PERSONS MAY BE CONTACTED:

Durgapur	Modalities of e-Auction
Mr Saurabh Khan, Town Planner, ADDA, 1 st Administrative Building , City Centre, Durgapur – 713216 Ph No: +91 7477788254	Mr Pradip Banerjee, System Manager , ADDA, 1 st Administrative Building , City Centre, Durgapur – 713216 Ph No: +91 7478015000

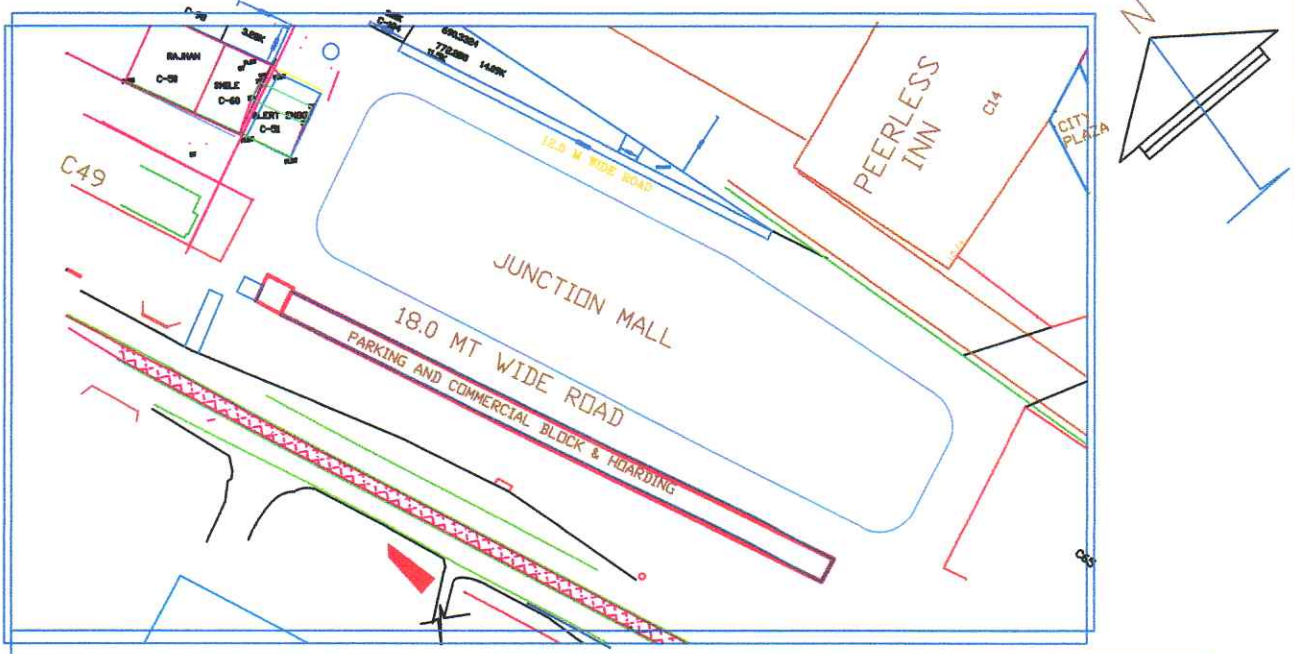
Note: For any query e-mail may be sent to following mail ids:

adda.dgpr@gmail.com ; tpadda.dgp@gmail.com

Please take note that in case of violation of any terms & conditions as mentioned anywhere in this notice, irrespective of whether that is mentioned under the heading terms & conditions or elsewhere, the authority shall cancel the allotment, determine the licensee and resume the land with simultaneous arrangement for back possession.


Chief Executive Officer
Asansol Durgapur Development Authority

PLAN SHOWING THE LAND ALLOUMENT ON LICENSE BASIS FOR OPERATION & MAINTENANCE OF PARKING SPACE, COMMERCIAL SPACE & HOARDING DISPLAY AREAS AT CITY CENTRE, DURGAPUR. OVER THE STRIP OF LAND NEAR JUNCTION MALL



LAY OUT MAP
NOT TO SCALE

SCHEDULE OF THE PLOT

LOCATION	LAY OUT PLOTNO	AREA	C.S PLOT NO	TOUGI	PARGANA	SUB-REGD.OFFICE
MOUZA-FARIDPUR P.S-DURGAPUR. DIST-BURDWAN	PSJ-1	PARKING SPACE 13342.4 SQ FT HOARDING DISPLAY AREA5600 SQ FT COMMERCIAL SPACE 2366 SQ FT	833<(P),820<(P), 821<(P),827<(P)	1	SERGARH	CITY CENTRE DURGAPUR-16

MEASURING AREA BOUNDED IN RED

BOUNDARY OF THE PLOT

ON THE NORTH	18 MT WIDE ROAD
ON THE SOUTH	NH-19
ON THE EAST	ADDA LAND
ON THE WEST	PARASMONI MEDIAL

DRAWN BY

CHECKED BY

Albin
Surveyor
Asansol Durgapur Dev. Authority

Shan.
TOWN PLANNER
ADDA, DURGAPUR