

Terms and condition

1. Bidders are requested to duly fill the Application form as given in Annexure I and submit the same along with other enclosures.
2. Bidders are requested to submit the dully filled in Price Bid for allotment of land as given in Annexure II and to submit it in a separate envelope superscribing in the envelope as “Price bid for allotment of Land”.
3. The applicant must submit the following documents along with the application form
 - i. Project Report of the proposed unit.
 - ii. Plant layout of the proposed construction to justify the requirement of land.
 - iii. Udyam/ Industrial Entrepreneurship Memorandum (IEM).
 - iv. PAN of the Proprietor/ Partnership firm.
 - v. KYC documents of the Directors / Proprietors / Partners
 - vi. Partnership Deed in case of Partnership Firm, Memorandum and Articles of Association in case of Private Limited, or Limited Companies along with a copy of Certificate of incorporation of the company and the name of promoters in case of Private Limited Company.
4. Tender Fees: -The Tender document can be collected from the AIDC Office from 28-03-2025 on payment of Tender Fees of Rs.5,000.00 (Rupees Five Thousand only) in the form of DD/Bankers cheque in favour of “Assam Industrial Development Corporation Ltd (AIDC)”.
5. The applications complete in all aspect and complying all requirements shall be processed and shortlisted for allotment of land on the basis of Quoted rate in the price bid and shall be placed in the State Level Committee (SLC) meeting for approval. The In Principle approval letter shall be issued after approval from SLC for allotment of Land.
6. The application shall be processed in accordance with the terms and conditions as mentioned in “Assam Industrial land management policy (AILMP 2021)” notified on 28.06.2021 and as per terms and conditions of “Assam Industrial land management policy (AILMP 2021)” (as amended) notified on 17.01.2022. (Enclosed as Annexure III & IV).

7. The land is allotted in leasehold basis for a lease period of 60 (Sixty) years initially which can be extended by another 30 (Thirty) years on payment of Renewal Premium for Extension of lease as per AILMP 2021.
8. All bidders must submit the complete application and required document dully filled up and signed in each page.
9. The shortlisted applicant shall be required to pay the requisite Land Cost as per the provision of Assam Industrial land management policy (AILMP 2021) after shortlisting of application:-
 - a) Land Lease Charge:- The allottee shall pay the Land Lease Charge.
 - i. Down payment shall be 10% of the total Land Lease Charge at the time of Application.
 - ii. The balance 90% shall be paid within 3(three) months from the date of issue of in-principal approval letter.
 - b) A non- refundable processing fee of 1% of the total Land Lease Charge with a ceiling of Rs. 5.00 lakh in a single application plus applicable tax shall be payable.
 - c) Security Deposit: The Security Deposit to be deposited at the rate of 1% of the Total Land Lease Charge.
10. For any Query bidders may directly contact Sri T Sarma, Deputy General Manager(T) 8811024189 or visit the Office of the Corporation in Working days from 10 AM -2 PM from 28-03-2025 to 10.04.2025.
11. The applicant may visit the Industrial areas for assessment of the land area before submission of the Bid.
12. After the allotment of land to the shortlisted bidder, the Allottee shall have to pay Estate Charge (EC) @Rs.4.84 Per Sqm. Per month (Rs.58.08 per Sqm Per Annum) out of which Annual Ground rent is Rs. 2.00 Per Sqm per Annum of allotted area for Developed Land and @Rs.2.42 Per Sqm. Per month (Rs.29.04 per Sqm Per Annum) for Semi-Developed Land as per the terms and conditions as stipulated in the AILMP, 2021.The applicable taxes will be payable extra on the basic amounts of Estate Charge.
13. The hard copy of the Completed Bid document along with required enclosures should be submitted in a sealed envelope superscribing in the envelope as “*Application for*

land against EOI dtd 25.03.2025.” to the Managing Director, Assam Industrial Development Corporation Ltd. (AIDC), R. G. Baruah Road, Guwahati-781024, Assam from 28-03-2025.

14. The application will be received till 3.00 PM of 10.04.2025 and the bid shall be opened in the same day.

REJECTION OF THE BID

The bids submitted by the applicant for allotment land shall be rejected on the following criteria.

1. Hard copy of the Bids that are not submitted directly to AIDC.
2. Incomplete application or application without any signature of the applicant.
3. Bid without requisite document and Price Bid.
4. Bid without Tender document Fees.
5. Bid found to be incorrect misleading.
6. Bids submitted through Telex/Email/Fax.

AVAILABILITY OF LAND

The detail availability of land in Industrial Areas under AIDC is as given below:

Sl. No.	Name of the Industrial Area	District	Area Available (In Sqm)	Minimum Base Rate (In Rs /Sqm)
1.	IE Matia	Goalpara	Plot B- 43,500 Sqm	750.00
2.	IE Balipara	Sonitpur	Plot A-4,000 Sqm Plot B- 8,000 Sqm Plot D- 1,000 Sqm Plot E- 1,000 Sqm	1500.00
		Sonitpur	Plot H- 5564 Sqm	750.00
3.	IE Titabor	Jorhat	16,053 Sqm	450.00
4.	IIDC Bhomoraguri-	Nagaon	13,350 Sq m	1200.00 (Bhomoraguri)
5.	IIDC Silapathar	Dhemaji	Plot A-4000 Sqm Plot B-4000 Sqm Plot C-4686 Sqm	1000.00

APPLICATION

AUTHORITY	ASSAM INDUSTRIAL DEVELOPMENT CORPORATION LTD.
Name of the Industrial Area	
1. Location of Land/ applied for (Actual name of Industrial Property as mentioned)	Street Name: Village/Town : District: Pincode:
2. Actual area applied for (In sq mt)	
3. Name of the Industrial Unit	
4. Address for Communication	Street Name: Village/Town : District : Pin code : Contact no:
5. Contact Number and Email id	
6. Constitution of the Industrial unit	
7. Name of Proprietor/Partner/Board of Director	
8. (a) Udyam/EM-I/EMII/IEM/Industrial License no.	
(b) License date	
9. Name of items of Manufacture	
10. Proposed Annual Installed Capacity of	

Production (In MT)	
11. Proposed Export of Product (In MT)	
12. Proposed Investment (In Rs. Lakh)	
a) Civil Works	
b) Plant & Machinery	
c) Other Fixed Assets	
Total Project Cost	
13. Other Amenities	
a) Requirement of Power (HP)	
b) Annual requirement of Water (In KL)	
14. Is there any effluent problem	
15. Employment to be generated (In Nos, Proposed)	
16. Proposed date of Production	

Date :

Place :

Signature of Applicant

Annexure-II

PRICE BID

Sl. No.	Name of Industrial Area	Area Required (In Sqm)/plot number selected	Quoted Rate (In Rs/Sqm)
1.			

Note :-

1. Bidders are requested to Quote the rate (In Rs/sqm) for the land required in the Industrial Area. The minimum Base Price for the respective Industrial Area is given in EOI and Terms and condition.
2. Bidders with highest quoted rate in respective industrial areas will be ranked as rank 1 and will be allotted land first and other application shall be ranked as rank 2, rank 3 and shall be allotted land in that order accordingly.
3. **In case of Bidders quoting the same rate for any Industrial area the application shall be processed on first come first serve basis.**