



**MP INDUSTRIAL DEVELOPMENT
CORPORATION LTD.**

Inviting Expression of Interest (EOI)

For

**Online Tender cum auction (Forward Auction) for
Industrial Plots to the eligible industrial units in
Industrial Areas**

of

**MP Industrial Development Corporation Ltd.
Department of Industrial Policy and Investment
Promotion (DIPIP), GoMP**

MPIDC/LM/SWS-RFP/2025/NIT 10-02

**MP Industrial Development Corporation Limited
(A Govt. of M.P. Undertaking)**

"MPIDC" 21, Arera Hills Bhopal - 462001, M.P (India)

Tel.: +91-755-3523527, 0755-3523555

www.invest.mp.gov.in

Tender form is available on <https://www.mptenders.gov.in>.

Department of Industrial Policy and Investment Promotion (DIPIP), Government of Madhya Pradesh through MP Industrial Development Corporation Limited (A Govt. of M.P. Undertaking) invites online proposal for allotment of Industrialplots, through Tender cum Auction (E-forward auction)in **Mandla, Katni, Jabalpur, Seoni and Pandhurna District** for eligible applicants through Tender No**MPIDC/LM/SWS-RFP/2025/NIT10-02** on <https://www.mptenders.gov.in>.

Detailed information about the process of submitting the proposal online is given in Section 3 of the document "procedure to participate in the e-bidding". Tender form can be downloaded from the <https://www.mptenders.gov.in>.

For participating in the tender, an amount of Rs.5900(inclusive of taxes, non-refundable) is to be paid online as Tender Fees for each plot on the portal, bidder would pay consolidated EMD amount for the number of plots for which he/she intends to bid.

Applications received without EMD and Tender fee for the applied plot/plots would be rejected, No exemption in EMD and Tender Fee would be provided irrespective of the status (scale such as MSME etc.) of the company or Applicant.

The allotment would be governed by the M.P. State Industrial Land & Building Management Rules 2019 (as Amended 2025). Detailed description of the process is mentioned in Part 3: Procedure to participate in the e-bidding.

Contents

1. Key Information Related to the E bidding of plots	4
2. Details of plots to be allotted through tender Cum Auction.....	6
3. Procedure to participate in e bidding	7
4. Terms and conditions for land allotment.....	12
5. Application form and Information submission on the portal	12
6. Data Sheet of allottable Industrial Plots,Applicant Information form, EMD Calculation and sample BOQ	14

1. Key Information Related to the E bidding of plots

- 1.1 Online e bidding through tender Cum Auction (e-forward auction) process for the allotment of industrial plots to the eligible industrial/ Warehousing units (MSME/Large/Mega) in Industrial areas of MPIDC

Sr.No	Description	Date	Time
1	Date and time of publication of the tender on https:// www.mptenders.gov.in	29.10.2025	
2	Start date and time for purchasing of form	12.11.2025	11:00 AM
3	Last date and time for purchase of RFP and submission of proposal	12.11.2025	05:00 PM
4	Date and time of opening the tender form online (technical proposal)	14.11.2025	11:00 AM
5	Date and time of opening the online financial offer of the tender (Tentative)		
6	Auction Start Date and time (Tentative)	20.11.2025	11:00 AM
7	Auction End Date and time (Tentative)	20.11.2025	12:00 PM
8	Elapse Time (In minutes)	15 Minutes	
9	Auto-extension time	15 Minutes	
10	Minimum incremental value of auction	25000/-	
11	Maximum seal percentage	50%	

Note:

The user manual for the tender cum auction process can also be referred from the given link
<https://www.mpsedc.mp.gov.in/contents.aspx?page=about-tender-cum-auction&number=zpGgal0ODSW2Cy9ZbH8U6Q==>

Process Flow for EOI submission:

https://drive.google.com/file/d/1cmev61E4eiTJBvn38xOHlvNINB6d8IMw/view?usp=drive_link

Procedure for E-Auction Participation

:https://docs.google.com/presentation/d/1N25G3bltKECrjxa8dxuHi154xjREKuVS/edit?usp=drive_link&oid=115396036001655641873&rtpof=true&sd=true

2. Details of plots to be allotted through tender Cum Auction

2.1 Details of Plots

S.No.	Regional Office	District	Industrial Area	Plot Number Plot Type	Sector	Plot Area (in sqm)	Land Use	Total Plot Cost (in Rs)
1	Jabalpur	Mandla	IGC Maneri	1-B	E-1	3400	Multiproduct	1280237
2	Jabalpur	Mandla	IGC Maneri	16	E-1	2500.00	Multiproduct	942913
3	Jabalpur	Mandla	IGC Maneri	20	E-1	5000.00	Multiproduct	1879925
4	Jabalpur	Mandla	IGC Maneri	23	E-1	2500.00	Multiproduct	942913
5	Jabalpur	Mandla	IGC Maneri	24	E-1	2500.00	Multiproduct	942913
6	Jabalpur	Mandla	IGC Maneri	11	E-II	2800.00	Multiproduct	1055354
7	Jabalpur	Mandla	IGC Maneri	12	E-II	2000.00	Multiproduct	755510
8	Jabalpur	Mandla	IGC Maneri	14	E-II	2000.00	Multiproduct	755510
9	Jabalpur	Mandla	IGC Maneri	15	E-II	2000.00	Multiproduct	755510
10	Jabalpur	Mandla	IGC Maneri	16	E-II	2000.00	Multiproduct	755510
11	Jabalpur	Mandla	IGC Maneri	26	E-II	2800.00	Multiproduct	1055354
12	Jabalpur	Mandla	IGC Maneri	27	E-II	2000.00	Multiproduct	755510
13	Jabalpur	Mandla	IGC Maneri	28	E-II	2000.00	Multiproduct	755510
14	Jabalpur	Mandla	IGC Maneri	29	E-II	2000.00	Multiproduct	755510
15	Jabalpur	Mandla	IGC Maneri	30	E-II	2000.00	Multiproduct	755510
16	Jabalpur	Mandla	IGC Maneri	31	E-II	2000.00	Multiproduct	755510
17	Jabalpur	Mandla	IGC Maneri	22	E IV	1000.00	Multiproduct	380705
18	Jabalpur	Mandla	IGC Maneri	71	E IV	2000.00	Multiproduct	755510
19	Jabalpur	Mandla	IGC Maneri	76	E IV	800.00	Multiproduct	305744
20	Jabalpur	Mandla	IGC Maneri	81	E IV	1875.00	Multiproduct	708659
21	Jabalpur	Mandla	IGC Maneri	22	F-1	4250.00	Multiproduct	1598821
22	Jabalpur	Mandla	IGC Maneri	23	F-1	2500.00	Multiproduct	942913
23	Jabalpur	Mandla	IGC Maneri	24	F-1	2500.00	Multiproduct	942913
24	Jabalpur	Mandla	IGC Maneri	25	F-1	2500.00	Multiproduct	942913
25	Jabalpur	Mandla	IGC Maneri	26	F-1	2500.00	Multiproduct	942913
26	Jabalpur	Mandla	IGC Maneri	27	F-1	4250.00	Multiproduct	1598821
27	Jabalpur	Mandla	IGC Maneri	28	F-1	2500.00	Multiproduct	942913
28	Jabalpur	Mandla	IGC Maneri	29	F-1	2500.00	Multiproduct	942913
29	Jabalpur	Mandla	IGC Maneri	30	F-1	2500.00	Multiproduct	942913
30	Jabalpur	Mandla	IGC Maneri	31	F-II	2500.00	Multiproduct	942913
31	Jabalpur	Mandla	IGC Maneri	22	F-II	2000.00	Multiproduct	755510
32	Jabalpur	Mandla	IGC Maneri	29	F-II	2000.00	Multiproduct	755510
33	Jabalpur	Mandla	IGC Maneri	89	F-II	2000.00	Multiproduct	755510
34	Jabalpur	Mandla	IGC Maneri	93	F-II	2000.00	Multiproduct	755510
35	Jabalpur	Mandla	IGC Maneri	110	F-II	2000.00	Multiproduct	755510
36	Jabalpur	Mandla	Food Park Maneri	50		1650.00	Food Processing	624328
37	Jabalpur	Mandla	Food Park Maneri	51		1650.00	Food Processing	624328
38	Jabalpur	Katni	Amkuhi	64		600	Multiproduct	493145
39	Jabalpur	Katni	Amkuhi	69		600.00	Multiproduct	493145
40	Jabalpur	Katni	Amkuhi	150		1000.00	Multiproduct	817976
41	Jabalpur	Katni	Amkuhi	151		1000.00	Multiproduct	817976
42	Jabalpur	Katni	Amkuhi	202		3440.00	Multiproduct	2799440
43	Jabalpur	Katni	Industrial Park Katni	77		2720.00	Multiproduct	3132389
44	Jabalpur	Katni	Industrial Park Katni	78		2800.00	Multiproduct	3224345
45	Jabalpur	Jabalpur	Hargarh	4	Phase II	2500.00	Multiproduct	965413
46	Jabalpur	Jabalpur	Hargarh	21	Phase II	48254.00	Multiproduct	21116779
47	Jabalpur	Jabalpur	Hargarh	22	Phase II	33761	Multiproduct	14572754
48	Jabalpur	Jabalpur	Hargarh	28	Phase II	4675.00	Multiproduct	1800188
49	Jabalpur	Jabalpur	Hargarh	29	Phase II	4675.00	Multiproduct	1800188
50	Jabalpur	Jabalpur	Hargarh	32	Phase II	4675.00	Multiproduct	1800188
51	Jabalpur	Jabalpur	Hargarh	33	Phase II	4675.00	Multiproduct	1800188
52	Jabalpur	Jabalpur	Hargarh	34	Phase II	4675.00	Multiproduct	1800188
53	Jabalpur	Jabalpur	Hargarh	35	Phase II	4675.00	Multiproduct	1800188
54	Jabalpur	Jabalpur	Hargarh	36	Phase II	4675.00	Multiproduct	1800188
55	Jabalpur	Seoni	Bhurkalkhapa	21		4000.00	Multiproduct	1505120
56	Jabalpur	Seoni	Bhurkalkhapa	22		4000.00	Multiproduct	1505120
57	Jabalpur	Seoni	Bhurkalkhapa	23		4000.00	Multiproduct	1505120
58	Jabalpur	Seoni	Bhurkalkhapa	24		4000.00	Multiproduct	1505120
59	Jabalpur	Seoni	Bhurkalkhapa	25		5000.00	Multiproduct	1879925
60	Jabalpur	Seoni	Bhurkalkhapa	26		4000.00	Multiproduct	1505120
61	Jabalpur	Seoni	Bhurkalkhapa	27		4000.00	Multiproduct	1505120
62	Jabalpur	Seoni	Bhurkalkhapa	28		4000.00	Multiproduct	1505120
63	Jabalpur	Seoni	Bhurkalkhapa	29		4000.00	Multiproduct	1505120
64	Jabalpur	Seoni	Bhurkalkhapa	30		4000.00	Multiproduct	1505120
65	Jabalpur	Seoni	Bhurkalkhapa	31		4000.00	Multiproduct	1505120
66	Jabalpur	Seoni	Bhurkalkhapa	32		3729.00	Multiproduct	1403548
67	Jabalpur	Seoni	Bhurkalkhapa	33		5110.00	Multiproduct	1921154
68	Jabalpur	Seoni	Bhurkalkhapa	34		3200	Multiproduct	1205276
69	Jabalpur	Seoni	Bhurkalkhapa	35		3200	Multiproduct	1205276
70	Jabalpur	Seoni	Bhurkalkhapa	100		3120	Multiproduct	1175292
71	Jabalpur	Seoni	Bhurkalkhapa	101		3120	Multiproduct	1175292
72	Jabalpur	Seoni	Bhurkalkhapa	102		4217	Multiproduct	1586453
73	Jabalpur	Seoni	Bhurkalkhapa	106		4000	Multiproduct	1505120
74	Jabalpur	Seoni	Bhurkalkhapa	107		4000	Multiproduct	1505120
75	Jabalpur	Seoni	Bhurkalkhapa	108		2800	Multiproduct	1055354
76	Jabalpur	Seoni	Bhurkalkhapa	109		2800	Multiproduct	1055354
77	Jabalpur	Seoni	Bhurkalkhapa	79		1625	Multiproduct	614958
78	Jabalpur	Seoni	Bhurkalkhapa	110		10000	Multiproduct	3753950
79	Jabalpur	Pandhurna	IGC Bargaon (Extension)	162		800	Multiproduct	696432

- 2.1.1 Details of each industrial plot like area, base price for bid, annual lease rent, annual maintenance charges etc. is mentioned in data sheet "Section 6" of the document.
- 2.1.2 The prospective bidders are advised to do a physical inspection of the plot before submitting the tender. After the acceptance of the tender no objections would be admissible.
- 2.1.3 The above-mentioned plots may be referred from Map of Industrial Area which may be downloaded from the link below:-
<https://drive.google.com/drive/u/2/folders/14ZonTwGcuo1QPdkBP48A8njXepx7mbg>
- 2.1.4 Detailed cost breakup of the plot is provided along with bid document

3. Procedure to participate in e bidding

3.1 Registration

- 3.1.1 The tender cum auction document including technical bid and financial bid (the "Bids") are required to be submitted through Tender cum Auction module of tender portal, which requires bidders to first enroll on the www.mptenders.gov.in portal, using a valid digital signature certificate (DSC) and a valid e-mail address.
- 3.1.2 The bidders are required to submit soft/scanned copies of the required documents, on the e-Tender Portal, using valid DSC. More information useful for submitting online bids on the e- Tender Portal may be obtained in Bidders Manual Kit at: www.mptenders.gov.in
- 3.1.3 As part of the enrolment process, the bidders will be required to choose a unique user/login id and assign a password for their accounts.
- 3.1.4 Upon enrolment, the bidders will be required to register their valid DSC (Class-III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India with their profile.
- 3.1.5 Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
- 3.1.6 Bidders can then log into the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

3.2 Searching for Tender cum auction document

- 3.2.1 There are various search options built in the e-Tender Portal to facilitate bidders to search active tenders by several parameters. These parameters could include eTender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the e-Tender Portal.

- 3.2.2 Once the bidders have selected the tenders they are interested in, they may download the required documents/tender schedules. These tenders can be moved to the respective 'My Tenders' folder. This would enable the e-Tender Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- 3.2.3 The bidders should make a note of the unique Tender ID assigned to each tender; in case they want to obtain any clarification / help from the Helpdesk of MP State Electronic Development Corporation. Detail of helpdesk numbers are available on www.mptenders.gov.in
- 3.2.4 In case if the bidder requires any support they may contact on following email ID or given Number :
support-eproc@nic.in Bhopal- 0755 2518667, Delhi (24X7) – 0120-4001 002, 0120-4001 005, 0120-6277 787

3.3 Tender Procedure

- 3.3.1 Tender Cum Auction is a combination of electronic Tender followed by Auction (Forward Auction). The Forward Auction will be conducted after Opening of Price / Financial Bids.
- 3.3.2 The Tender Inviting Authority (TIA) will normally mention about conducting of e-bidding along with necessary instructions at the Notice Inviting Tender (NIT) stage itself. In the portal, it will be mentioned in the Form of Contract as 'Tender Cum Auction' against the particular tender.
- 3.3.3 Bidders are advised to refer the data sheets along with this document
- 3.3.4 Generally, all bidders who are techno-commercially qualified & approved by department/organization will be eligible for participation in the Forward Auction
- 3.3.5 After opening of the price (financial) bids, System will display H1 bidders (Highest Bidder for the plot) price based on either overall price basis or item wise/lot price basis automatically.
- 3.3.6 The participation in the auction by an eligible bidder is voluntary. It is solely at the discretion of the bidder to participate in the auction. If a qualified bidder is not interested to participate in the auction, then price / financial bid submitted by bidder in the tender shall be treated as final price/financial bid of that bidder.
- 3.3.7 There will be no participation fees for the Auction. The bidders get an opportunity to change their prices by participating in the auction. In the case of Forward Auction, the highest price among the value quoted by the bidder in the auction and Financial Bid submitted will be taken as the final price quote of the bidder against the tender.
- 3.3.8 Using the system provided price, which would normally be considered as auction start price and accordingly, will create Forward Auction and the auction will be published by the TIA.
- 3.3.9 The Techno-commercially qualified bidders (who are not eliminated by the system from participation in the Auction as per elimination criteria set by TIA against that tender cum auction) will receive Auction schedule intimation through e-mail. However, bidders are always advised to visit web site / portal regularly to keep them updated and to timely act upon wrt auction / other requirements of that tender.

- 3.3.10 The server time (which is displayed on the bidders' dashboard after login) will be considered as the standard time for referencing the deadlines for participation in live auction and other process during auction in the portal. The bidders should follow server time (Server System Clock) for all activities in the portal. The Time followed in this portal is as per Indian Standard Time (IST) which is GMT+5:30.
- 3.3.11 As per the configuration defined against the tender cum auction by the TIA, the system will not disclose the name of the H1 bidder, number of bids and names of the participating bidders on the portal to anybody prior to the completion of Forward auction process.
- 3.3.12 Participation in Forward Auction:
- 3.3.12.1 Click on Live Auctions Button.
 - 3.3.12.2 Click on View button to participate in the interested Auction.
 - 3.3.12.3 There is List of qualified Lots in which Bidder can participate against selected Auction. Click on Hammer Icon to participate in the respective lot.
 - 3.3.12.4 On clicking Hammer Icon, system will show Start price, Incremental price and Current price against lot. Current Price will appear as Blank (-) in case no bidder has offered price.
 - 3.3.12.5 In case of Forward Auction: Enter your Price in 'My Auction Price in Rs' in multiples of incremental value of 25,000/- and Max Seal of 50 % value, then sign it digitally by clicking on Sign Icon and Click on submit button.
 - 3.3.12.6 System will then display Current Auction Price, Auction submitted Date/Time (last successfully quoted date & time), Auction scheduled date & time, Auction extended time up to (if any) etc.
 - 3.3.12.7 On clicking "Refresh" Link in the screen, then the screen will be reloaded and will show your Latest Value / Price Quoted and system will also show Amount/ Rate (highest amount/ rate) which any Bidder would have quoted.
- 3.3.13 The live auction will be extended automatically by "Auto Extensions in minutes" if a valid and digitally signed bid has been successfully recorded in the system during the "Auction Elapse Time in minutes" before auction closing. The server time will be considered final and all bids that are received and recorded by the server before the auction close time (as per the server time) only shall be treated as valid bids. Bidder should follow the auction end/close time as displayed on the screen.
- 3.3.14 During the auction the bidders are also advised to click "Refresh" link for refreshing their webpage to get the latest information about the status of the auction. The Live Auction window will remain same and time remaining will be ticking, even in the event of disconnection of bidder computer system, Network/Internet. The bids submitted by other bidders during the time of disconnect of bidder computer system will not be displayed on your screen. The other bidder might have become H1 (as the case may be) for the item during this time. To overcome this situation the bidders are also advised to click "**Refresh**" link for refreshing their webpage frequently.
- 3.3.15 The last (latest) successful bid price quoted by bidder will be considered as valid price at any point of time during Auction.

- 3.3.16 The chronologically last (latest) bid submitted by the bidder till the end of the auction will be considered as the valid price bid offered by the bidder and acceptance of the same by Tender Inviting Authority will form a binding contract between Tender Inviting Authority and the bidder for entering into a contract.
- 3.3.17 For those bidders, who are eliminated from participating in the auction or bidders who are eligible for auction but not provided any price during auction, the rate quoted in the price/financial bid of the tender will be considered as final price.
- 3.3.18 Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder themselves. In order to ward-off such contingent situation like internet connectivity failure, power failure etc., bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the live auction successfully. However, the bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations.
- 3.3.19 Non submission of bid/quote during live auction within due date / time following due process prevalent at that time in the portal due to failure of computer system, power, network, internet connectivity or delay in performance or otherwise at Bidder's end or any other reasons for which bidder shall be held solely responsible. Neither National Informatics Centre nor concerned Tender Inviting Authority will be held responsible for the same in any manner.
- 3.3.20 The Tender Inviting Authority reserves the right to postpone, suspend/pause, resume and extend the Auction, if required.
- 3.3.21 Bidder shall not divulge their bids to any other party during auction. If a Bidder or any of its representatives are found to be involved in Price manipulation/ cartel formation of any kind, directly or indirectly by communicating with other bidders, strict action including blacklisting shall be taken against such bidders as per procurement guidelines/policies of the TIA.
- 3.3.22 After the conclusion of the online forward auction, all bidders who have participated, will see the overall Comparative chart H1 price of the Auction.
- 3.3.23 Based on the (H1) price of each bidder as well as the price quoted in the tender by the non-participating bidder, comparative chart will be generated by the system and accordingly, further financial evaluation processing will be done by Tender Inviting Authority.
- 3.3.24 The Tender Inviting Authority normally reserves the right to extend, reschedule or cancel the process at any time, before ordering, without assigning any reason, with intimation to bidders.
- 3.3.25 Bidding will be conducted only in Indian Rupees as indicated in the tender.
- 3.3.26 Validity of bids: Price shall be valid for a period of defined number of days from the date of forward auction or as specified in the tender. These shall not be subjected to any change whatsoever.

3.4 Instructions for depositing EMD amount and application fee on portal

3.4.1 If a bidder wants to apply for all plots listed, he/she will have to deposit total EMD amount and Total Application Fees/ Tender Fees amount mentioned on the online portal.

3.4.2 If a bidder wants to apply for particular plots listed, he/she will have to use the EMD exemption facility as follows.

3.4.2.1 First the bidder has to select 'Yes' on the "Fees Exemption Data Sheet" for the plots for which he is interested. The "Fees Exemption Data Sheet" will provide details of "Total tender Fees to be paid by the bidder" column "J" and "Total EMD Fees to be paid by the bidder" column "k" "Exemption value of Tender Fee" column "m" "Exemption value of EMD Fee" Column "n", based on the plots selected by the bidder. The data will be populated automatically in the excel sheet. The bidder would be required to upload scanned and signed copy of "Fees Exemption Data Sheet" in PDF format.

3.4.2.2 **For e.g.** if total EMD amount for 10 plots is Rs.10,00,000 (Rs.1,00,000 for each) and no. of plots for which the bidder wants to deposit EMD amount (*for instance, If EMD amount for 2 plots is Rs.2,00,000 then bidder will have to fill in "yes" for the plots for which he is interested.* The bidder will save the output and enter Rs.8,00,000 as exemption during the bid submission process. EMD amount of Rs.2,00,000 will have to be paid online in lumpsum along with processing Fee and Tender Fee.

3.4.2.3 Process to be followed for availing the exemption on mp tenders portal for Tender fees and EMD

3.4.2.3.1 The bidder would be required to select "Yes" in the Tender Fees exemption option

3.4.2.3.2 The bidder will have exemption amount as shown on the "Fees Exemption Data Sheet" and this amount has to be entered on the screen

3.4.2.3.3 The bidder will upload scanned and signed copy of "Fees Exemption Data Sheet" in PDF and digitally sign the document

3.4.2.3.4 The bidder would be required to select "Yes" in the EMD exemption option

3.4.2.3.5 The bidder will have exemption amount as shown on the "Fees Exemption Data Sheet" and this amount has to be entered on the screen

3.4.2.3.6 The bidder will upload scanned and signed copy of "Fees Exemption Data Sheet" in PDF and digitally sign the document

3.4.2.3.7 Click on next the user would be redirected to payment gateway

Note: If the bidder wants to take the exemption as mentioned above, he/she is required select 'Yes'. If bidder selects 'No' and proceed with 'CONFIRM TO PAY' button, the portal will not allow to change the exemption option again and will have to deposit the entire amount. In such cases the bidder would be required to procure new digital signature and initiate the entire process again on mp tender portal with the New login ID for submitting the bids for the plot/plots for which they are interested.

4. Terms and conditions for land allotment

- 4.1 Terms and conditions for land allotment.** The land allotment applications are governed under the provisions of M.P. State Industrial Land & Building Management Rules 2019 (as Amended 2025). The same can be accessed at the below mentioned URL <https://invest.mp.gov.in/wp-content/uploads/2025/05/NIYAM-2025-1.pdf>
- 4.2 The Industrial & warehousing plots would be provided by MPIDC on lease of maximum period of 99 years
- 4.3** The participants are mandatorily required to register themselves on the invest portal & upload **Investor Registration Certificate**.
- 4.4 The Successful applicant would be required to **pay Bid Amount** (other than the base price, **within 15 days** from issuance of demand note) and other charges as mentioned in data sheet would be payable as per the land allotment rules.
- 4.5 100% of the EMD deposited by the bidder would be forfeited if the successful bidder fails to pay the Bid Amount (other than the base price, within 15 days from issuance of demand note) deposited for a plot**
- 4.6 Demand note shall only be issued to the applications who have successfully registered themselves on the invest portal & have submitted the registration certificate generated from the invest portal. (please refer to the page number 15 of this document)
- 4.7 Telescopic method as defined in M.P. State Industrial Land & Building Management Rules 2019 would be applicable for the calculation of Land Premium and lease rent, if successful bidder is already having land in that particular Industrial area.
- 4.8 The plot available in the bidding process are mentioned in section 2.1, the details and pricing of the plot is provided in the data sheet.
- 4.9 Detailed instructions are provided in the data sheet.

5. Application form and Information submission on the portal

- I. The bidders would be required to fill in the details of the organization in the **“Application Form”** excel sheet provided with the EOI document
- II. The application form contains a field related to **“investor account on Invest Portal”**. **The bidders are required to register themselves** on <https://invest.mp.gov.in> (if not already registered), complete profile details and mention their registered email on invest portal in the **“Application Form”**. After providing complete profile details, a registration certificate shall be issued from the portal.
- III. The bidders would be required to submit the EMD and Bid security for the plots for which they intend to submit their proposals. Plots for which bid security and EMD is received would be considered for evaluation and allotment. **“NIT10-02ExemptionDatasheet”** Excel sheet provided with EOI
- IV. The bidder would be required to upload the confirmation for online payments made by them for the bid.
- V. The financial bid is to be submitted as per the **“NIT10-02MPIDCBOQ_Auction”** excel sheet template provided in Envelop B. If the financial bid is submitted along with technical bid documents in envelop A, the proposal would be rejected.

Sample of Registration certificate



Vendor Registration No - [REDACTED]

Firm/Company Description			
Firm Registration Number	EC [REDACTED]	Registration Valid Till	03/11/2026
Date Of Registration	04/11/2016	Firm PAN	[REDACTED]
GSTIN	N.A.		
Address	[REDACTED]		
City	GWALIOR	Pin Code	474012
Weather your organization is Categorised as MSME (Medium Small and Micro Enterprise)	NO		

Address Of Registered Office			
Firm/Company Address	[REDACTED]		
City	GWALIOR	Pin Code	474012

Correspondence Office Address			
Firm/Company Address1	[REDACTED] Gwalior Distt, Gwalior Madhya Pradesh 474012	City	GWALIOR
Firm/Company Address2	---	Pin Code	474012

Authorized Person Detail			
Name	[REDACTED]	Mobile No.	[REDACTED]
Date Of Birth	[REDACTED]	Email	[REDACTED]

Bank Detail			
Bank Name	[REDACTED]	Bank Branch	[REDACTED]
Bank IFSC Code	[REDACTED]	Bank Account No.	[REDACTED]
Account Holder Name	[REDACTED]		

Note : This is a computer generated document, hence no signature is required.

6. Data Sheet of allottable Industrial Plots, Applicant Information form, EMD Calculation and sample BOQ

Data Sheet of allottable Industrial plots

S.No.	Regional Office	District	Industrial Area	Plot Number	Plot Type	Sector	Plot Area (In sqm)	Purpose of Land (Industrial/Commercial/ Residential/ Warehousing)	Total Land Premium (One time fee)(In Rs.)	Lease rent including GST in Rs.	Development Charges (One time fees in Rupees)	Maintenance charges including GST (In Rs.)	Security deposit (3 times of lease rent) (One time fee)(In Rs.)	Total Application fees including GST/Tender Fee (in Rs.)	Total Plot Cost (in Rs)	25% of land Premium (In Rs./EMD)	Base Price of Plot (Land Premium + Development Charges) in Rs.	Minimum Bid Value (in Rs.) (Base Price + Rs.2500 (For areas1000 Sqmt) (Base Price + Rs 1 Lakh (For area>1000 Sqmt)
1	Jabalpur	Mandla	IGC Maneri	1-8	E-1		3400	Industrial	212500	5015	1020000	24072	12750	5900	1280237	53125	1232500	1257500
2	Jabalpur	Mandla	IGC Maneri	16	E-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
3	Jabalpur	Mandla	IGC Maneri	20	E-1		5000.00	Industrial	312500	7375	1500000	35400	18750	5900	1879925	78125	1812500	1837500
4	Jabalpur	Mandla	IGC Maneri	23	E-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
5	Jabalpur	Mandla	IGC Maneri	24	E-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
6	Jabalpur	Mandla	IGC Maneri	11	E-11		2800.00	Industrial	175000	4130	840000	19824	10500	5900	1055354	43750	1015000	1040000
7	Jabalpur	Mandla	IGC Maneri	12	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
8	Jabalpur	Mandla	IGC Maneri	14	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
9	Jabalpur	Mandla	IGC Maneri	15	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
10	Jabalpur	Mandla	IGC Maneri	16	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
11	Jabalpur	Mandla	IGC Maneri	26	E-11		2800.00	Industrial	175000	4130	840000	19824	10500	5900	1055354	43750	1015000	1040000
12	Jabalpur	Mandla	IGC Maneri	27	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
13	Jabalpur	Mandla	IGC Maneri	28	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
14	Jabalpur	Mandla	IGC Maneri	29	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
15	Jabalpur	Mandla	IGC Maneri	30	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
16	Jabalpur	Mandla	IGC Maneri	31	E-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
17	Jabalpur	Mandla	IGC Maneri	22	E IV		1000.00	Industrial	62500	1475	300000	7080	3750	5900	380705	15625	387500	387500
18	Jabalpur	Mandla	IGC Maneri	71	E IV		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
19	Jabalpur	Mandla	IGC Maneri	76	E IV		800.00	Industrial	50000	1180	240000	5664	3000	5900	305744	12500	290000	315000
20	Jabalpur	Mandla	IGC Maneri	81	E IV		1875.00	Industrial	117188	2766	562500	13275	7031	5900	708659	29297	679688	704688
21	Jabalpur	Mandla	IGC Maneri	22	F-1		4250.00	Industrial	265625	6269	1275000	30090	15938	5900	1598821	66406	1540625	1565625
22	Jabalpur	Mandla	IGC Maneri	23	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
23	Jabalpur	Mandla	IGC Maneri	24	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
24	Jabalpur	Mandla	IGC Maneri	25	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
25	Jabalpur	Mandla	IGC Maneri	26	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
26	Jabalpur	Mandla	IGC Maneri	27	F-1		4250.00	Industrial	265625	6269	1275000	30090	15938	5900	1598821	66406	1540625	1565625
27	Jabalpur	Mandla	IGC Maneri	28	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
28	Jabalpur	Mandla	IGC Maneri	29	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
29	Jabalpur	Mandla	IGC Maneri	30	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
30	Jabalpur	Mandla	IGC Maneri	31	F-1		2500.00	Industrial	156250	3688	750000	17700	9375	5900	942913	39063	906250	931250
31	Jabalpur	Mandla	IGC Maneri	22	F-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
32	Jabalpur	Mandla	IGC Maneri	29	F-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
33	Jabalpur	Mandla	IGC Maneri	89	F-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
34	Jabalpur	Mandla	IGC Maneri	93	F-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
35	Jabalpur	Mandla	IGC Maneri	110	F-11		2000.00	Industrial	125000	2950	600000	14160	7500	5900	755510	31250	725000	750000
36	Jabalpur	Mandla	Food Park Maneri	50			1650.00	Industrial	103125	2434	495000	11682	6188	5900	624328	25781	598125	623125
37	Jabalpur	Mandla	Food Park Maneri	51			1650.00	Industrial	103125	2434	495000	11682	6188	5900	624328	25781	598125	623125
38	Jabalpur	Katni	Amkuhi	64			600	Industrial	224250	5292	240000	4248	13455	5900	493145	56063	464250	489250
39	Jabalpur	Katni	Amkuhi	69			600.00	Industrial	224250	5292	240000	4248	13455	5900	493145	56063	464250	489250
40	Jabalpur	Katni	Amkuhi	150			1000.00	Industrial	373750	8821	400000	7080	22425	5900	817976	93438	773750	798750
41	Jabalpur	Katni	Amkuhi	151			1000.00	Industrial	373750	8821	400000	7080	22425	5900	817976	93438	773750	798750
42	Jabalpur	Katni	Amkuhi	202			3440.00	Industrial	1285700	30343	1376000	24355	77142	5900	2799440	321425	2661700	2686700
43	Jabalpur	Katni	Industrial Park Katni	77			2720.00	Industrial	471920	11137	2589440	25677	28315	5900	3132389	117980	3061360	3086360
44	Jabalpur	Katni	Industrial Park Katni	78			2800.00	Industrial	485800	11465	2665600	26432	29148	5900	3224345	121450	3151400	3176400
45	Jabalpur	Jabalpur	Hargharh	4	Phase II		2500.00	Industrial	156250	3688	772500	17700	9375	5900	965413	39063	928750	953750
46	Jabalpur	Jabalpur	Hargharh	21	Phase II		48254.00	Industrial	5406750	127599	14910486	341638	324405	5900	21116779	1351688	20317236	20417236
47	Jabalpur	Jabalpur	Hargharh	22	Phase II		33761	Industrial	3955125	84845	10432149	239028	215708	5900	14572754	898781	14027274	14127274
48	Jabalpur	Jabalpur	Hargharh	28	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
49	Jabalpur	Jabalpur	Hargharh	29	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
50	Jabalpur	Jabalpur	Hargharh	32	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
51	Jabalpur	Jabalpur	Hargharh	33	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
52	Jabalpur	Jabalpur	Hargharh	34	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
53	Jabalpur	Jabalpur	Hargharh	35	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
54	Jabalpur	Jabalpur	Hargharh	36	Phase II		4675.00	Industrial	292188	6896	1444575	33099	17531	5900	1800188	73047	1736763	1761763
55	Jabalpur	Seoni	Bhurkalkhapa	21			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
56	Jabalpur	Seoni	Bhurkalkhapa	22			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
57	Jabalpur	Seoni	Bhurkalkhapa	23			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
58	Jabalpur	Seoni	Bhurkalkhapa	24			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
59	Jabalpur	Seoni	Bhurkalkhapa	25			5000.00	Industrial	312500	7375	1500000	35400	18750	5900	1879925	78125	1812500	1837500
60	Jabalpur	Seoni	Bhurkalkhapa	26			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
61	Jabalpur	Seoni	Bhurkalkhapa	27			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
62	Jabalpur	Seoni	Bhurkalkhapa	28			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
63	Jabalpur	Seoni	Bhurkalkhapa	29			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
64	Jabalpur	Seoni	Bhurkalkhapa	30			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
65	Jabalpur	Seoni	Bhurkalkhapa	31			4000.00	Industrial	250000	5900	1200000	28320	15000	5900	1505120	62500	1450000	1475000
66	Jabalpur	Seoni	Bhurkalkhapa	32			3729.00	Industrial	233063	5500	1118700	26401	13984	5900	1403548	58266	1351763	1376763
67	Jabalpur	Seoni	Bhurkalkhapa	33			5110.00	Industrial	319375	7537	1533000	36179	19163	5900	1921154	79844	1852375	1877375
68	Jabalpur	Seoni	Bhurkalkhapa	34			3200	Industrial	200000	4720	960000	22656	12000	5900	1205276	50000	1160000	1185000
69	Jabalpur	Seoni	Bhurkalkhapa	35			3200	Industrial	200000	4								

Sample Applicant Information template to be filled in Excel and uploaded in technical bid cover

APPLICATION FORM				
PERSONAL DETAILS				
1	Name of Firm/Company			
2	PAN Number of Firm/Company			
3	Constitution of Firm/Company (Proprietary/Partnership/LLP/Pvt.Ltd/HUF/ Ltd)			
4	Name Of Applicant/Authorized Person			
5	PAN Number of Applicant/Authorized Person			
6	Mobile Number			
7	Email Id			
ADDRESS DETAILS				
CORRESPONDENCE ADDRESS				
8	Full Address			
9	District			
10	State			
11	Country			
12	Pin Code			
REGISTERED OFFICE ADDRESS				
13	Full Address			
14	District			
15	State			
16	Country			
17	Pin Code			
18	Investor Account Created on Invest Portal (Mandatory) Portal Registration Link - https://invest.mp.gov.in/CM/registration		Login ID registered on invest.mp.gov.in is	
19	Investor Registration Number Generated from Invest Portal (Mandatory) Investor Registration SOP Document can be downloaded from- https://invest.mp.gov.in/wp-content/uploads/2022/01/Investor-Vendor-contractor-Registration.pdf			
20	LAND DETAILS (For which applicant would like to Bid)			
S.no	District	Industrial area	Plot number & Sector	Proposed Industrial Manufacturing / Warehousing activity
I				
II				
III				
21	PRODUCT, EMPLOYMENT & INVESTMENT DETAILS FOR PLOT NO SECTOR INDUSTRIAL AREA..... (the information in this section is to be provided for every applied plot , bidder may add this section for every plot)			
I	Proposed Activity (Select From Dropdown)			
II	Product			
III	Skilled Employment			
IV	Unskilled Employment			
III	Power Requirement (KV)			
IV	Water requirement (in Liters)			
		Month	Year	
V	Proposed Start date (Month & Year)			
VI	Project Completion (Month & Year)			
22	PROJECT REQUIREMENT			
		In Digits		In Words
I	Plant & Machinery Cost (in Rs.)			
II	Shed & Building Cost (in Rs.)			
III	Total Investment Cost (in Rs.)			
DECLARATION				
<i>I hereby declare that the plot/plots, if allocated would be used for the defined land use i.e. Manufacturing activity only.</i>				

Sample format for Bid Security and EMD fees, sealed and signed copy of the excel in PDF format is to be uploaded in the technical bid cover

A	C	E	F	G	H	I	J	K	M	N
							Print Quoted Item		Open Unquoted items	
Sl No.	Item Description	Total Application fees including GST @18%/ Tender Fees	25% of land Premium (In Rs.)/EMD	Quoting for Plot/Item (In Rs.)	Tender Fee to paid (In Rs.)	EMD to be Paid (In Rs.)	Total Tender Fee To be paid by Bidder (In Rs.)	Total EMD Fee to be paid by Bidder (In Rs.)	Exemption Value of Tender Fee (In Rs.)	Exemption Value of EMD Fee (In Rs.)
EOI FOR INDUSTRIAL PLOTS OF MPIDC							0	0	0	0
1	Bhopal Acharpura Plot Number Plot Type/Sector -24,25 & 26	5900	1530375	Select	0	0				
2	Bhopal Acharpura Plot Number Plot Type/Sector -75	5900	48694	Select	0	0				
3	Bhopal Acharpura Plot Number Plot Type/Sector -76	5900	48694	Select	0	0				
4	Sehore Badiyakhedi Plot Number Plot Type/Sector -33 E	5900	28905	Select	0	0				
5	Sehore Badiyakhedi Plot Number Plot Type/Sector -28 C	5900	29562	Select	0	0				
6	Rajgarh Pilukhedi Plot Number Plot Type/Sector -26 B M_TYPE	5900	216563	Select	0	0				
7	Rajgarh Pilukhedi Plot Number Plot Type/Sector -25 C M_TYPE	5900	127969	Select	0	0				
23	Rewa Gurh Plot Number Plot Type/Sector -55	5900	28102	Select	0	0				
24	Rewa Gurh Plot Number Plot Type/Sector -74	5900	28102	Select	0	0				
25	Singrauli Udyog Deep Waidhan (First Phase) Plot Number Plot Type/Sector -11 B	5900	259200	Select	0	0				
26	Singrauli Udyog Deep Waidhan (First Phase) Plot Number Plot Type/Sector -12	5900	259200	Select	0	0				
27	Dhar Jetapur- Palasia Plot Number Plot Type/Sector -I 50	5900	89694	Select	0	0				
TOTAL Tender Fee in Rs (All Plot)		159300								
TOTAL EMD Fee in Rs (All Plot)		4100047								

Sample Format for bid submission (BOQ Excel Provided Separately) to be submitted in financial bid cover. Financial bids submitted in technical bid cover would be rejected

Validate Print Help

Item Wise BoQ

Tender Inviting Authority: MP Industrial Development Corporation LTD

Name of Work: Inviting Online Tender cum auction (E-Forward Auction) for allotment of Industrial Plots to the eligible MSME & Large Scale Industrial units in Industrial Area

Contract No: MPIDC/SWS-RFP/2024/NIT 164

Name of the Bidder/
Bidding Firm
/ Company :

Important Instructions and PRICE SCHEDULE

This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders should fill in offer price only for those plots for which they have deposited the Tender Fees and EMD. Bids submitted against the plots for which Tender Fees and EMD is not deposited would be rejected. Bidders are allowed to enter the Bidder Name and Values only)

NUMBER #	TEXT #	NUMBER #	NUMBER	NUMBER	TEXT	NUMBER #	TEXT #
Sl. No.	District/Industrial Area Name /Plot Number Plot Type/Sector	Plot Area (in sqm)	Base Rate (Land Premium + Development Cost)	Minimum Bid Value (Base Rate +100000)	Purpose of Land (Industrial/commercial/Residential/Warehousing)	Offered Price in Rs. P	Offered Price in Rs. P In Words
1	2	4	6	7	8	13	55
1	Bhopal Acharpura Plot Number Plot Type/Sector -24,25 & 26	38000	55521500	55621500	Industrial		INR Zero Only
2	Bhopal Acharpura Plot Number Plot Type/Sector -75	2100	2924775	3024775	Industrial		INR Zero Only
3	Bhopal Acharpura Plot Number Plot Type/Sector -76	2100	2924775	3024775	Industrial		INR Zero Only
4	Sehore Badiyakhedi Plot Number Plot Type/Sector -33 E	1012	1152921	1252921	Industrial		INR Zero Only
5	Sehore Badiyakhedi Plot Number Plot Type/Sector -28 C	1035	1179124	1279124	Industrial		INR Zero Only
6	Rajgarh Pilukhedi Plot Number Plot Type/Sector -26 B M_TYPE	6600	4166250	4266250	Industrial		INR Zero Only
7	Rajgarh Pilukhedi Plot Number Plot Type/Sector -25 C M_TYPE	3900	2461875	2561875	Industrial		INR Zero Only
8	Ratlam Namkeen & Allied Food Cluster Karmadi, Ratlam	450	822488	922488	Industrial		INR Zero Only

Rate entry
Please enter rate
Greater than or
equal to Minimum
Bid Value