



**MP INDUSTRIAL DEVELOPMENT
CORPORATION LTD.**

Inviting Expression of Interest (EOI)

For

**Online Tender cum auction (Forward Auction) for
Commercial Plots situated in Industrial Areas of MPIDC
to the eligible applicants**

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

MPIDC/LM/SWS-RFP/2025/NIT 08-01

**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 Commercial plots, through Tender cum Auction (E-forward auction) in **Bhopal, Sehore, Dhar, Katni, Pandhurna, Mandla, Ratlam and Jabalpur** for eligible applicants through Tender No **MPIDC/LM/SWS-RFP/2025/NIT08-01** 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.....	5
3. Procedure to participate in e bidding	8
4. Terms and conditions for land allotment.....	12
5. Application form and Information submission on the portal	13
6. Data Sheet of allottable Industrial Plots,Applicant Information form, EMD Calculation and sample BOQ	15

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 Commercial plots situated in the Industrial areas of MPIDC to the eligible applicants.

Sr.No	Description	Date	Time
1	Date and time of publication of the tender on https:// www.mptenders.gov.in	01.09.2025	
2	Start date and time for purchasing of form	01.09.2025	11:00 AM
3	Last date and time for purchase of RFP and submission of proposal	30.09.2025	05:00 PM
4	Date and time of opening the tender form online (technical proposal)	01.10.2025	05:00 PM
5	Date and time of opening the online financial offer of the tender (Tentative)		
6	Auction Start Date and time (Tentative)	14.10.2025	11:00 AM
7	Auction End Date and time (Tentative)	14.10.2025	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&ouid=115396036001655641873&rtpof=true&sd=true

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

2.1 Details of Plots

S.N o.	Regional Office	District	Industrial Area	Plot Number Plot Type	Sector	Plot Area (in sqm)	Purpose of Land (Industrial/commercial /Residential/ Warehousing)	Total Plot Cost (in Rs)
1	Bhopal	Sehore	Badiakhedi	COMMERCIAL	-	15882.3	COMMERCIAL	33008474
2	Bhopal	Bhopal	Textile Park Acharpura	C 11	-	5162.5	COMMERCIAL	18128286
3	Bhopal	Bhopal	Textile Park Acharpura	C 2	-	2762.6	COMMERCIAL	9703702
4	Bhopal	Bhopal	Textile Park Acharpura	C 5	-	6243.48	COMMERCIAL	21922947
5	Bhopal	Bhopal	Textile Park Acharpura	C 6	-	3629.73	COMMERCIAL	12747666
6	Bhopal	Bhopal	Textile Park Acharpura	C 7	-	1604.73	COMMERCIAL	5639128
7	Bhopal	Bhopal	Textile Park Acharpura	C 8	-	1660.06	COMMERCIAL	5833357
8	Indore	Dhar	Jetapur-Palasia	C-1	-	23686.35	COMMERCIAL	30224708
9	Jabalpur	Katni	Amkuhi Phase -II	C-1	-	1050	COMMERCIAL	3459784
10	Jabalpur	Katni	Amkuhi Phase -II	C-2	-	1050	COMMERCIAL	3459784
11	Jabalpur	Katni	Amkuhi Phase -II	C-3	-	1050	COMMERCIAL	3459784
12	Jabalpur	Katni	Amkuhi Phase -II	C-4	-	1225	COMMERCIAL	4035431
13	Jabalpur	Katni	Amkuhi Phase -II	C-5	-	525	COMMERCIAL	1732842
14	Jabalpur	Pandhurna	IGC Borgaon	S-24	A	1406.83	COMMERCIAL	2379293
15	Jabalpur	Pandhurna	IGC Borgaon	S-25	A	1303.03	COMMERCIAL	2204177
16	Jabalpur	Pandhurna	IGC Borgaon	S-26	A	1414.57	COMMERCIAL	2392350

S.No.	Regional Office	District	Industrial Area	Plot Number Plot Type	Sector	Plot Area (in sqm)	Purpose of Land (Industrial/commercial /Residential/ Warehousing)	Total Plot Cost (in Rs)
17	Jabalpur	Pandhurna	IGC Bargaon	S-27	A	1394	COMMERCIAL	2357648
18	Jabalpur	Pandhurna	IGC Bargaon	S-28	A	2198.44	COMMERCIAL	3714778
19	Jabalpur	Mandla	IGC Maneri	11	-	2421	COMMERCIAL	1733114
20	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-1	Com.	900	COMMERCIAL	950387
21	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-2	Com.	900	COMMERCIAL	950387
22	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-3	Com.	900	COMMERCIAL	950387
23	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-4	Com.	900	COMMERCIAL	950387
24	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-5	Com.	900	COMMERCIAL	950387
25	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-6	Com.	900	COMMERCIAL	950387
26	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-7	Com.	900	COMMERCIAL	950387
27	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-8	Com.	900	COMMERCIAL	950387
28	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-9	Com.	900	COMMERCIAL	950387
29	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-10	Com.	900	COMMERCIAL	950387
30	Ujjain	Ratlam	Industrial Park Ratlam	102	-	1020	COMMERCIAL	12941311
31	Ujjain	Ratlam	Industrial Park Ratlam	103	-	1004	COMMERCIAL	12738403
32	Ujjain	Ratlam	Industrial Park Ratlam	104	-	1042	COMMERCIAL	13220310
33	Ujjain	Ratlam	Industrial Park Ratlam	105	-	1073	COMMERCIAL	13613445
34	Ujjain	Ratlam	Smart Industrial Township Ratlam	1	-	2800	COMMERCIAL	2570112
35	Ujjain	Ratlam	Smart Industrial Township Ratlam	2	-	4200	COMMERCIAL	3852218
36	Ujjain	Ratlam	Smart Industrial Township Ratlam	3	-	4200	COMMERCIAL	3852218
37	Ujjain	Ratlam	Smart Industrial Township Ratlam	4	-	11200	COMMERCIAL	10262748
38	Ujjain	Ratlam	Smart Industrial Township Ratlam	5	-	7500	COMMERCIAL	6874325
39	Ujjain	Ratlam	Smart Industrial Township Ratlam	6	-	9300	COMMERCIAL	8522747
40	Ujjain	Ratlam	Smart Industrial Township Ratlam	7	-	14000	COMMERCIAL	12826960
41	Ujjain	Ratlam	Smart Industrial Township Ratlam	8	-	19600	COMMERCIAL	17955384
42	Ujjain	Ratlam	Smart Industrial Township Ratlam	9	-	11700	COMMERCIAL	10720643

S.No.	Regional Office	District	Industrial Area	Plot Number Plot Type	Sector	Plot Area (in sqm)	Purpose of Land (Industrial/commercial /Residential/ Warehousing)	Total Plot Cost (in Rs)
43	Ujjain	Ratlam	Smart Industrial Township Ratlam	10	-	48900	COMMERCIAL	44788031
44	Ujjain	Ratlam	Smart Industrial Township Ratlam	11	-	28900	COMMERCIAL	26472231
45	Ujjain	Ratlam	Smart Industrial Township Ratlam	12	-	31100	COMMERCIAL	28486969
46	Ujjain	Ratlam	Smart Industrial Township Ratlam	13	-	55300	COMMERCIAL	50649087
47	Ujjain	Ratlam	Smart Industrial Township Ratlam	15	-	9700	COMMERCIAL	8889063
48	Ujjain	Ratlam	Smart Industrial Township Ratlam	16	-	12300	COMMERCIAL	11270117
49	Ujjain	Ratlam	Smart Industrial Township Ratlam	18	-	35500	COMMERCIAL	32516445
50	Ujjain	Ratlam	Smart Industrial Township Ratlam	20	-	14200	COMMERCIAL	13010118
51	Ujjain	Ratlam	Smart Industrial Township Ratlam	21	-	26400	COMMERCIAL	24182756
52	Ujjain	Ratlam	Smart Industrial Township Ratlam	22	-	16400	COMMERCIAL	15024856
53	Ujjain	Ratlam	Smart Industrial Township Ratlam	23	-	26500	COMMERCIAL	24274335
54	Ujjain	Ratlam	Smart Industrial Township Ratlam	24	-	14200	COMMERCIAL	13010118
55	Ujjain	Ratlam	Smart Industrial Township Ratlam	25	-	23700	COMMERCIAL	21710123
56	Ujjain	Ratlam	Smart Industrial Township Ratlam	26	-	24000	COMMERCIAL	21984860
57	Ujjain	Ratlam	Smart Industrial Township Ratlam	27	-	24000	COMMERCIAL	21984860
58	Ujjain	Ratlam	Smart Industrial Township Ratlam	28	-	30780	COMMERCIAL	28193916
59	Ujjain	Ratlam	Smart Industrial Township Ratlam	29	-	16600	COMMERCIAL	15208014
60	Ujjain	Ratlam	Smart Industrial Township Ratlam	30	-	17800	COMMERCIAL	16306962
61	Ujjain	Ratlam	Smart Industrial Township Ratlam	31	-	17800	COMMERCIAL	16306962

2.1.1 Details of each 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 also be viewed online on <https://invest.mp.gov.in/LBA/home> and selecting the Industrial area in "Basic Search" or "Advance Search" or Layout of Industrial Area which may be downloaded from the link below:-

<https://drive.google.com/drive/u/2/folders/14ZonTwGcuo1QPdkBPpa48A8njXepx7mbg>

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”) is 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 e-Tender 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:

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 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 The Tender Inviting Authority is not bound to accept any proposal received for a published plot and reserved for a published plots and reserve the right to annul the process for all or any of the specified plot any time prior to the Award of Contract without thereby incurring any liability.
- 3.3.26 Bidding will be conducted only in Indian Rupees as indicated in the tender.
- 3.3.27 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 mptenders 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 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 30 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 30 days from issuance of demand note) deposited for a plot.

4.6 Demand note shall only be issued to the applicants who have successfully registered themselves on the invest portal & have submitted the registration certificate generated from the invest portal. (please refer to “**Sample Registration Certificate**” given in the document)

4.7 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.

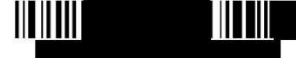
4.8 Detailed instructions are provided in the data sheet.

4.9 The successful bidder would be required to take necessary approvals/registrations prior to the commencement of the commercial operations.

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. “**0801ExemptionDataSheet**” 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 “**0801MPIDCBOQ_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 (Base Price + 1 Lakh.) in Rs.
1	Bhopal	Sehore	Badiakhedi	COMMERCIAL	-	15882.3	COMMERCIAL	15294655	360954	16279358	149929	917679	5900	33008474	3823664	31574012	31674012
2	Bhopal	Bhopal	Textile Park Acharpura	C 11	-	5162.5	COMMERCIAL	8703975	205414	8642025	48734	522239	5900	18128286	2175994	17346000	17446000
3	Bhopal	Bhopal	Textile Park Acharpura	C 2	-	2762.6	COMMERCIAL	4657744	109923	4624592	26079	279465	5900	9703702	1164436	9282336	9382336
4	Bhopal	Bhopal	Textile Park Acharpura	C 5	-	6243.48	COMMERCIAL	10526507	248426	10451586	58938	631590	5900	21922947	2631627	20978093	21078093
5	Bhopal	Bhopal	Textile Park Acharpura	C 6	-	3629.73	COMMERCIAL	6119725	144426	6076168	34265	367183	5900	12747666	1529931	12195893	12295893
6	Bhopal	Bhopal	Textile Park Acharpura	C 7	-	1604.73	COMMERCIAL	2705575	63852	2686318	15149	162334	5900	5639128	676394	5391893	5491893
7	Bhopal	Bhopal	Textile Park Acharpura	C 8	-	1660.06	COMMERCIAL	2798861	66053	2778940	15671	167932	5900	5833357	699715	5577802	5677802
8	Indore	Dhar	Jetapur-Palasia Dhar	C-1	-	23686.35	COMMERCIAL	8882381	209624	20370261	223599	532943	5900	30224708	2220595	29252642	29352642
9	Jabalpur	Katni	Amkuhi Phase -II	C-1	-	1050	COMMERCIAL	2354625	55569	892500	9912	141278	5900	3459784	588656	3247125	3347125
10	Jabalpur	Katni	Amkuhi Phase -II	C-2	-	1050	COMMERCIAL	2354625	55569	892500	9912	141278	5900	3459784	588656	3247125	3347125
11	Jabalpur	Katni	Amkuhi Phase -II	C-3	-	1050	COMMERCIAL	2354625	55569	892500	9912	141278	5900	3459784	588656	3247125	3347125
12	Jabalpur	Katni	Amkuhi Phase -II	C-4	-	1225	COMMERCIAL	2747063	64831	1041250	11564	164824	5900	4035431	686766	3788313	3888313
13	Jabalpur	Katni	Amkuhi Phase -II	C-5	-	525	COMMERCIAL	1177313	27785	446250	4956	70639	5900	1732842	294328	1623563	1723563
14	Jabalpur	Pandhurna	IGC Bargaon	S-24	A	1406.83	COMMERCIAL	1160635	27391	1105768	9960	69638	5900	2379293	290159	2266403	2366403
15	Jabalpur	Pandhurna	IGC Bargaon	S-25	A	1303.03	COMMERCIAL	1075000	25370	1024182	9225	64500	5900	2204177	268750	2099181	2199181
16	Jabalpur	Pandhurna	IGC Bargaon	S-26	A	1414.57	COMMERCIAL	1167020	27542	1111852	10015	70021	5900	2392350	291755	2278872	2378872
17	Jabalpur	Pandhurna	IGC Bargaon	S-27	A	1394	COMMERCIAL	1150050	27141	1095684	9870	69003	5900	2357648	287513	2245734	2345734
18	Jabalpur	Pandhurna	IGC Bargaon	S-28	A	2198.44	COMMERCIAL	1813713	42804	1727974	15565	108823	5900	3714778	453428	3541687	3641687
19	Jabalpur	Mandla	IGC Maneri	11	-	2421	COMMERCIAL	907875	21426	726300	17141	54473	5900	1733114	226969	1634175	1734175
20	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-1	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
21	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-2	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
22	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-3	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
23	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-4	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
24	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-5	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
25	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-6	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
26	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-7	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
27	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-8	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
28	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-9	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
29	Jabalpur	Jabalpur	Umariya Dungariya Phase-2	C-10	Com.	900	COMMERCIAL	337500	7965	572400	6372	20250	5900	950387	84375	909900	1009900
30	Ujain	Ratlam	Industrial Park Ratlam	102	-	1020	COMMERCIAL	10368810	244704	1690140	9629	622129	5900	12941311	2592203	12058950	12158950
31	Ujain	Ratlam	Industrial Park Ratlam	103	-	1004	COMMERCIAL	10206162	240865	1663628	9478	612370	5900	12738403	2551541	11869790	11969790
32	Ujain	Ratlam	Industrial Park Ratlam	104	-	1042	COMMERCIAL	10592451	249882	1726594	9836	635547	5900	13220310	2648113	12319045	12419045

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 (Base Price + 1 Lakh.) in Rs.
33	Ujain	Ratlam	Industrial Park Ratlam	105	-	1073	COMMERCIAL	10907582	257419	1777961	10129	654465	5900	13613445	2726895	12685543	12785543
34	Ujain	Ratlam	Smart Industrial Township Ratlam	1	-	2800	COMMERCIAL	1050000	24780	1400000	26432	63000	5900	2570112	262500	2450000	2550000
35	Ujain	Ratlam	Smart Industrial Township Ratlam	2	-	4200	COMMERCIAL	1575000	37170	2100000	39648	94500	5900	3852218	393750	3675000	3775000
36	Ujain	Ratlam	Smart Industrial Township Ratlam	3	-	4200	COMMERCIAL	1575000	37170	2100000	39648	94500	5900	3852218	393750	3675000	3775000
37	Ujain	Ratlam	Smart Industrial Township Ratlam	4	-	11200	COMMERCIAL	4200000	99120	5600000	105728	252000	5900	10262748	1050000	9800000	9900000
38	Ujain	Ratlam	Smart Industrial Township Ratlam	5	-	7500	COMMERCIAL	2812500	66375	3750000	70800	168750	5900	6874325	703125	6562500	6662500
39	Ujain	Ratlam	Smart Industrial Township Ratlam	6	-	9300	COMMERCIAL	3487500	82305	4650000	87792	209250	5900	8522747	871875	8137500	8237500
40	Ujain	Ratlam	Smart Industrial Township Ratlam	7	-	14000	COMMERCIAL	5250000	123900	7000000	132160	315000	5900	12826960	1312500	12250000	12350000
41	Ujain	Ratlam	Smart Industrial Township Ratlam	8	-	19600	COMMERCIAL	7350000	173460	9800000	185024	441000	5900	17955384	1837500	17150000	17250000
42	Ujain	Ratlam	Smart Industrial Township Ratlam	9	-	11700	COMMERCIAL	4387500	103545	5850000	110448	263250	5900	10720643	1096875	10237500	10337500
43	Ujain	Ratlam	Smart Industrial Township Ratlam	10	-	48900	COMMERCIAL	18337500	432765	24450000	461616	1100250	5900	44788031	4584375	42787500	42887500
44	Ujain	Ratlam	Smart Industrial Township Ratlam	11	-	28900	COMMERCIAL	10837500	255765	14450000	272816	650250	5900	26472231	2709375	25287500	25387500
45	Ujain	Ratlam	Smart Industrial Township Ratlam	12	-	31100	COMMERCIAL	11662500	275235	15550000	293584	699750	5900	28486969	2915625	27212500	27312500
46	Ujain	Ratlam	Smart Industrial Township Ratlam	13	-	55300	COMMERCIAL	20737500	489405	27650000	522032	1244250	5900	50649087	5184375	48387500	48487500
47	Ujain	Ratlam	Smart Industrial Township Ratlam	15	-	9700	COMMERCIAL	3637500	85845	4850000	91568	218250	5900	8889063	909375	8487500	8587500
48	Ujain	Ratlam	Smart Industrial Township Ratlam	16	-	12300	COMMERCIAL	4612500	108855	6150000	116112	276750	5900	11270117	1153125	10762500	10862500
49	Ujain	Ratlam	Smart Industrial Township Ratlam	18	-	35500	COMMERCIAL	13312500	314175	17750000	335120	798750	5900	32516445	3328125	31062500	31162500
50	Ujain	Ratlam	Smart Industrial Township Ratlam	20	-	14200	COMMERCIAL	5325000	125670	7100000	134048	319500	5900	13010118	1331250	12425000	12525000
51	Ujain	Ratlam	Smart Industrial Township Ratlam	21	-	26400	COMMERCIAL	9900000	233640	13200000	249216	594000	5900	24182756	2475000	23100000	23200000
52	Ujain	Ratlam	Smart Industrial Township Ratlam	22	-	16400	COMMERCIAL	6150000	145140	8200000	154816	369000	5900	15024856	1537500	14350000	14450000
53	Ujain	Ratlam	Smart Industrial Township Ratlam	23	-	26500	COMMERCIAL	9937500	234525	13250000	250160	596250	5900	24274935	2484375	23187500	23287500
54	Ujain	Ratlam	Smart Industrial Township Ratlam	24	-	14200	COMMERCIAL	5325000	125670	7100000	134048	319500	5900	13010118	1331250	12425000	12525000
55	Ujain	Ratlam	Smart Industrial Township Ratlam	25	-	23700	COMMERCIAL	8887500	209745	11850000	223728	533250	5900	21710123	2221875	20737500	20837500
56	Ujain	Ratlam	Smart Industrial Township Ratlam	26	-	24000	COMMERCIAL	9000000	212400	12000000	226560	540000	5900	21984860	2250000	21000000	21100000
57	Ujain	Ratlam	Smart Industrial Township Ratlam	27	-	24000	COMMERCIAL	9000000	212400	12000000	226560	540000	5900	21984860	2250000	21000000	21100000
58	Ujain	Ratlam	Smart Industrial Township Ratlam	28	-	30780	COMMERCIAL	11542500	272403	15390000	290563	692550	5900	28193916	2885625	26932500	27032500
59	Ujain	Ratlam	Smart Industrial Township Ratlam	29	-	16600	COMMERCIAL	6225000	146910	8300000	156704	373500	5900	15208014	1556250	14525000	14625000
60	Ujain	Ratlam	Smart Industrial Township Ratlam	30	-	17800	COMMERCIAL	6675000	157530	8900000	168032	400500	5900	16306962	1668750	15575000	15675000
61	Ujain	Ratlam	Smart Industrial Township Ratlam	31	-	17800	COMMERCIAL	6675000	157530	8900000	168032	400500	5900	16306962	1668750	15575000	15675000

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

APPLICATION FORM FOR THE APPLICANT				
S.no	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	Vendor/Investor Registration Number Generated from Invest Portal (Mandatory) (e.g. 22041600002) Vendor 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 Commercial Activity
I				
II				
III				
21	PRODUCT, EMPLOYMENT & INVESTMENT DETAILS FOR PLOT NO SECTOR I/A.....(the information in this section is to be provided for every applied plot , bidder may add this section for every plot)			
I	Proposed Activity			
II	Product/Service			
III	Skilled Employment			
IV	Unskilled Employment			
		Month	Year	
V	Proposed Start date (Month & Year)			
VI	Project Completion (Month & Year)			
22	PROJECT REQUIREMENT (As Applicable)			
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. commercial activity only, necessary approvals/licences would be availed prior to the commencement of the commercial operation.</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 Items	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