



## **GREATER COCHIN DEVELOPMENT AUTHORITY**

Kadavantra,, Ernakulam District, Kerala State ,PIN:682020

P.B.No.2012 Phone : 2205061,FAX 91 484 206230

Website:- [www.gcda.kerala.gov.in](http://www.gcda.kerala.gov.in); E-mail – [gcdaonline@gmail.com](mailto:gcdaonline@gmail.com)

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### ***INVITATION FOR EXPRESSION OF INTEREST (EOI) FROM LAND OWNERS FOR OFFERING THE LAND FOR THE LAND BANK/LAND POOLING SCHEME (FOR PLANNED RESIDENTIAL DEVELOPMENT) OF GCDA***

Expressions of interest (EOI) are invited from the land owner/ owners (trust/ society/ individuals/ consortiums) in writing, who are willing to offer their land satisfying the requirements of this notice to GCDA along with their financial demand for offer, **for the land bank /land pooling scheme (for planned residential development) of GCDA.**

For details, you may visit the link :- [www.gcda.kerala.gov.in](http://www.gcda.kerala.gov.in)

  
Secretary  
GCDA

## NOTICE OF EXPRESSION OF INTEREST

### **Sub: Invitation of Expression of interest**

GREATER COCHIN DEVELOPMENT AUTHORITY (GCDA) a body corporate under the Kerala Town and Country Planning Act 2016 (Act 9 of 2016) hereby invites Expressions of interest (EOI) from the land owner/ owners (trust/ society/ individuals/ consortiums) who are willing to offer their land for the land bank /pooling scheme.

1. Name of the work Purchase/Acceptance of land bank/pooling
2. Cost of EOI document Rs. 250/- (Non-refundable)
3. Mode of Payment of EOI document and EMD To be deposited in the form of Demand Draft/ Pay Order drawn in favour of **Secretary ,GCDA**
4. Availability of EOI document On GCDA website  
[www.gcda.kerala.gov.in](http://www.gcda.kerala.gov.in)  
w.e.f. 29/11/2019
5. Last date of submission of EOI 10/12/2019 3 p.m
6. Date of opening of EOI's 11/12/2019 11.a.m
7. Place of submission / opening of EOIs Office of the Secretary,  
GCDA, Kadavanthara, Kochi-20.
8. Mode of submission of EOI documents Through registered post / courier so as to reach before the due date & time
9. Complete EOI document is available on GCDA website i.e. [www.gcda.kerala.gov.in](http://www.gcda.kerala.gov.in) and the same can be downloaded.
10. GCDA shall not be liable for any postal delays what so ever in receipt of EOI documents and EOI received after the stipulated date and time shall not be entertained.
11. EOIs submitted without Cost of EOI document will summarily rejected.

Secretary

GCDA

**NOTICE INVITING EXPRESSION OF INTEREST (EOI) FROM LAND OWNERS FOR OFFERING THE LAND FOR THE LAND BANK/POOLING SCHEME (FOR PLANNED RESIDENTIAL DEVELOPMENT) OF GCDA**

**1. LAND BANKING /POOLING SCHEME**

GREATER COCHIN DEVELOPMENT AUTHORITY (GCDA) is a body corporate under the Kerala Town and Country Planning Act 2016 (Act 9 of 2016) and notified as per clause 51.1 of the ibid act by Govt. of Kerala vide G.O (P) No. 47/2016/LSGD dated 16<sup>th</sup> Dec 2016.

Preparation and implementation of land re-adjustment or land pooling or land banking schemes for the purpose of implementation of projects in the Development Authority area in tune with provision of the act is one of the powers and functions of authority. Now GCDA is planning to concentrate on urban peripheral area coming under GCDA for its sustainable planned development. Due to the scarcity of bulk land for implementation of planned residential development projects, especially in the peripheral area of Greater Kochi, GCDA envisages land bank /pooling scheme for the purpose of **planned residential development** in the peripheral areas as well as to enhance transit oriented development (TOD) based on recently introduced Mass Rapid Transport System (MRTS) that is Kochi Metro Rail. The Land pooling is one of the pioneer land management technique to aggregate small land pieces into a large parcel and develop necessary social and physical infrastructure such as water supply, road, sewage and drainage system, park and open space, thereby making provision for social and other infrastructure and then return the developed land to owners, so as to realize a planned development by which land owner and developer achieves a win-win situation. Land Bank is the process of aggregating the land stock for future development. An area of land satisfying requirements of developments owned by person or organization that is readily available /used for implementing projects as a part of planned development will be included in land bank. However detailing of residential development projects is possible only after assessing the stock of available land for the project followed by detailed physical verification, assessment of suitability of land/ development potential/ demand and techno-economic-financial feasibility. As a first step GCDA propose to take **stock of availability** of suitable land for the land bank/ land pooling scheme through inviting expression from interested land owners.

Hence with the above stated intention, GCDA here by invite **Expression of Interest (EOI)**, from the land owner/ owners (trust/ society/ individuals/ consortiums) in writing, who are willing to offer their land satisfying the requirements of this notice to GCDA along with their financial demand for the offer. The Expression of Interest (EOI) includes **TECHNICAL BID AND FINANCIAL OFFER**. The sealed envelope which contain technical bid should only contain details of applicant/ land owner, who are willing to offer their land under their absolute ownership with all particulars and document in connection with land. The envelope containing Financial offer should include the expected rate (if sale), for which applicant is willing to offer their land.

**2) LOCATION OF LAND ENVISAGED IN THE LAND BANKING / POOLING SCHEME.**

The location of the land should be within the jurisdictional area of 9 municipalities and 21 panchayaths coming under GCDA, which are listed in the table here under.

MUNICIPALITIES		PANCHAYATS	
1	ALUVA	1	VARAPPUZHA
2	PERUMBAYOOR	2	CHERENALLOOR
3	NORTH PARUR	3	CHOORNICKARA
4	THRIPPUNITHURA (THRIPUNITHURA+THIRUVANKULAM)	4	EDATHALA
5	KALAMASSERRY	5	CHELLANAM
6	ANGAMALLY	6	KUMBALAM
7	ELOOR	7	KUMBALANGY
8	THRIKKAKARA	8	KOTTUVALLY
9	MARADU	9	EZHICKARA
		10	KADUNGALLUR
		11	ALANGAD
		12	KEEZHMADU
		13	SREEMOOLANAGARAM
		14	CHENGAMANADU
		15	NEDUMBASSERRY
		16	KANJAOR
		17	VAZHAKKULAM
		18	VADAVUCODE-PUTHENCRUZ
		19	CHOTTANIKKARA
		20	MULANTHURUTHY
		21	UDAYAMPEROOR

**3. MINIMUM REQUIREMENTS / SPECIFICATION OF LAND TO BE INCLUDED IN THE LAND BANKING /POOLING SCHEME FOR WHICH EOI IS INVITED.**

- a. The physical location of land should be in any of the local bodies under sub head 2.
- b. The land area should be minimum of **one acre (100 cents)** and the land offered should be **free from all encumbrance including mortgages.**
- c. The area of land parcel should be in **one plot.**
- d. If the signatory of the EOI is other than the land owner adequate legal documents should be attached in proof of authorisation. Any claims arising due to false representation shall be liable for legal action. The authority will not be responsible for such disputes.
- e. The land should be **developable.**
- f. The land should have **minimum access width of 5m** .Plot which are easily accessible from NH, State highways, PWD/ Municipal / panchayath roads etc. with good road frontage are mostly preferable.
- g. The land should satisfy all the requirements necessary for the success of development proposed in the site by GCDA.

**4. PRIORITISATION AND SHORT LISTING OF LAND TO BE INCLUDED IN THE SCHEME**

- a) By submitting the EOI, GCDA **does not give any assurance** that the applicants land parcel will be short listed or included in the scheme. The **responsibility of GCDA is limited only to consider** the applicant's land parcel for prioritisation and short listing for the scheme.
- b) Detailing of proposed development projects is possible only after assessing the stock of available land for the project followed by detailed physical verification, assessment of suitability of land/ development potential/ demand and techno-economic-financial feasibility.
- c) Hence the criteria for prioritisation and shortlisting of land to be included in the scheme cannot be meticulously determined fully in a quantitative aspect alone neglecting the subjective and artistic parameters. It depends on multiple criteria like location importance, demand for a particular

development at that site, availability of natural resources, effective developable / saleable area that can be generated (which in turn depends on shape, topography, slope etc.), land cost, etc.

- d) GCDA reserve the right to ascertain any additional requirements/ specifications other than mentioned in sub head 3 above for short listing and prioritisation of land to be included in the scheme, if found necessary.
- e) **The decision of GCDA regarding prioritisation and shortlisting of land parcel and further negotiations for purchase of land shall be final.**

#### **5. LIST OF MANDATORY DOCUMENTS :**

- (I) The applicant while submitting the willingness for EOI should have in their custody the original documents which is as follows:
  - a. Title Deed (including all prior deed)
  - b. Land Tax Receipt (Current year and previous 3 years)
  - c. Possession Certificate
  - d. Copy of Thandaper Register or ROR
  - e. Encumbrance Certificate for 30 years
  - f. Latest Location plan of the plot w.r.t. the existing adjoining areas, approach road, NH, Railway station, Bus stand, Markets etc. (Preferably on Google map).
  - g. Particulars of buildings in the plot if any (Building No, Building Tax receipt, electricity bill etc.)
  - h. Layout plan of the site showing all dimensions, sy no, village / taluk, permanent structures with dimensions, sectorial / other roads, hillock, low lying area/ ponds etc.
  - i. Any other relevant document as required by authority in writing.

The applicant should be able to produce the same as and when required by the authority.

- (II) **However, the copy of title deed, location sketch and tax receipt has to be submitted along with EOI.**

## 6. INSTRUCTIONS TO THE APPLICANTS

- a. The authority reserves the right to have negotiations with any or all, accept or reject any or all the EOIs or annul this process at any time without assigning any reason whatsoever.
- b. The owners of the land/ premises should preferably submit EOI directly; else, EOI must accompany legally valid authorization duly issued by the premises owner in favour of the Person/agency submitting the EOI.
- c. If group of individuals own the premises/land then preferably all such individuals should sign the EOI or all the legally authorized representatives of such individuals should sign the EOI documents. In case only one person is signing on behalf of all the individuals then all such individuals shall issue legally valid authorization letter in favour of person signing the EOI duly attested by Notary Public.
- d. The EOIs received after the due date and time shall not be considered.
- e. An applicant can submit any number of EOIs, but each EOI must be in a separate envelope with Cost of EOI document for each case.
- f. All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
- g. All proforma forming part of EOI documents has to be duly filled-in, signed and stamped by the applicant.
- h. GCDA reserves the right to negotiate (through single or multiple rounds of negotiations) the price/rate with shortlisted or all the intending applicants.
- i. The representatives of GCDA shall visit the site for physical verification, location & observe the status of land /premises.
- j. The GCDA reserves the right to accept or reject any or all the applications and the authority is not bound to give reasons for rejection of any of the EOI. The decision of GCDA in this matter shall be final and bounding on all the applicants.
- k. Inclusion of an intending applicants premises in the shortlist prepared after prioritisation will not offer any guarantee that GCDA will purchase that land. Purchase of prioritised short listed premises will be taken up by GCDA after obtaining necessary approvals of EC, GC and Government and subjected to availability of fund and suitability of the project envisaged.

## 7. SUBMISSION OF EOI AND ITS CONTENT.

The EOI is to be submitted in two separate sealed envelopes and both the envelopes are to be placed in another envelope. The outer envelope is to be superscribed as "EXPRESSION OF INTEREST (EOI) FOR OFFERING THE LAND FOR THE LAND BANK/LAND POOLING SCHEME (FOR PLANNED RESIDENTIAL DEVELOPMENT) OF GCDA " and should be duly sealed and delivered at the following address before the scheduled date and time i.e ....

**The Secretary**  
**GCDA, Kadavanthara,**  
**Kochi – 682020**

**Envelope-I** superscribed as "**TECHNICAL INPUTS**" for OFFERING THE LAND shall contain the following:

1. Cost of EOI document.
2. Acceptance letter for un-conditional acceptance of the terms and conditions of EOI as per Proforma given in this document at (**ANNEXURE - 1**).
3. Brief profile of the applicant / owner(s) of the premises as per Proforma given in this document at (**ANNEXURE - 2**).
4. Confirmation by the applicant on the format placed at (**ANNEXURE - 3**) duly signed and stamped by the owner(s)/applicant.
6. Complete EOI document as downloaded from website, duly signed and stamped on each page by applicant.
7. Copy of Power of Attorney/ Partnership Deed/ Board Resolution, duly attested by Notary Public authorizing the person who signs & submit the EOI.
8. Any other relevant information as required to be submitted along with the EOI.

**Envelope-II** superscribed as "**FINANCIAL OFFER**" shall contain only the duly filled price bid in **ANNEXURE -4**. The financial offer shall be valid for a minimum period of one year from the date of opening of financial offer. However if the applicant wish to offer validity period beyond one year from the date of opening of financial offer, the same can be mentioned in the Annexure-3&4.



**ANNEXURE - I**  
**ACCEPTANCE LETTER TO BE SUBMITTED BY THE OWNER / APPLICANT**  
(PREFERABLY ON LETTER HEAD OF THE OWNER / APPLICANT OF LAND / PREMISES)

To,  
The Secretary  
GCDA, Kadavanthara,  
Kochi - 682020

Sir,

**Sub: Expression of interest (EOI) for Offering the land for the land bank /pooling scheme (for planned residential development) of GCDA.**

**Ref: In response to your notice inviting EOI no.: ..... dated .....2019.**

I/We have downloaded the document for submission of EOI for purchase/ pool of land from the official website of GCDA. I/We hereby unconditionally accept the EOI conditions in its entirety for the sale of premises. I/We understand that GCDA intends to purchase/pool land after due diligence of the offered site/location & related documents in the manner GCDA may deem fit. The contents of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the EOI condition in its entirety, it is not permissible to put any remark(s)/condition(s). In case any provision of the EOI document is found violated at any time after opening Envelope, I/We agree that the EOI shall be summarily rejected.

I further confirm that all the required details have been furnished and if this EOI form is incomplete in any respect on my part then the same is liable to be rejected at the discretion of GCDA. I am aware that GCDA is not bound to accept the EOI and will not be required to give any reason for rejecting this EOI. I further certify that I /we am/are the authorized signatory (es) of my company and therefore, competent to submit the details towards this EOI.

The required confirmation is enclosed herewith.

Thanking you,

Place  
Date

Yours faithfully,  
Signature of applicant  
Name with seal

**ANNEXURE 2**  
**PROFILE OF THE APPLICANT**

- 1 Name and address of applicant with  
Telephone No., Mobile No.,  
Fax No. & E-mail :
  
- 2 Status of the applicant :  
(a) A Proprietary Firm.  
(b) A firm in Partnership.  
(c) A Limited Company (Private or Public) or  
Corporation.  
(d) Individual  
(Attach copies of original documents defining  
the legal status)
  
3. Whether land owner and applicant same : (Yes/No)
4. If not list and attach Relevant legal documents  
in proof of authenticity of applica/it to  
submit EOI  
(Copy of Power of Attorney/ Partnership Deed/  
Board Resolution, duly attested by Notary Public  
authorizing the person)

Signature \_\_\_\_\_  
Name \_\_\_\_\_

Seal

### ANNEXURE 3

#### CONFIRMATION BY THE APPLICANT (Preferably on the letter-head) TO WHOM SO EVER IT MAY CONCERN

I/we, .....son / daughter of .....  
and.....resident of ..... on behalf  
of..... (Name of the company, if applicable), submit my /  
our **Expression of Interest for Offering/ pooling of Land Premises with details as  
under:**

1	Village in which land is located	
2	Taluk in which land is located	
3	Resurvey Block Number of land if resurvey is implemented.	
4	Resurvey Number of land if resurvey is implemented.	
5	Old Survey Number if available. (Mandatory if resurvey is not implemented.)	
6	Extent of Land in( Acre/ Cent/ Ares)	
7	Number and Name of Ward / Division in which land is located.	
9	Name of Panchayath / Municipality in which land is located.	
10	Offer period of EOI (both technical and financial).	
11	Preferred scheme (Land Banking/Pooling)	

1. I/We further confirm that;

1. All the conditions, specifications, instructions and criteria specified in the notice inviting expression of interest are unconditionally accepted.
2. The offered land stand mutated in the name of me /us /said company.
3. The offered land have a clear title and there is no dispute of any kind on this premise.
4. The land is free from all kind of encumbrances.
5. I/ We further confirm that.
  - a. I/ We, have not taken any loan on the offered land/premises
  - b. No charge has been created on the said offered land/premises through Registrar of Companies (ROC)/ in anyone's favour.
  - c. No third party lien or interest has been created on the offered land/ premises.

Signature of the owner / Authorized representative

**ANNEXURE 4**

**PRICE BID OF EOI FOR OFFERING/POOLING OF LAND**

To  
 The Secretary  
 GCDA, Kadavanthara,  
 Kochi – 682020  
 Sir,

**Sub: "PRICE BID" OF LAND**

**Ref.: EOI notice No.: .....dated ...**

I / We have submitted our EOI for offering the land with following details:

a) Location	
b) Taluk	
c) Village	
d) Re survey Block no.	
e) SY no a. Old. b. Resurvey (if Any)	
f) Area of land	
g) Document No. & Date	
h) Name of the local government where the development permit is issued.	
i) Name of the Landowner(s) :	a) b) c)
<b>PRICE BID</b>	
1. Quoted Rate (Land rate/Acre.)	Rs. _____
2. Total quoted amount for land of area. :	Rs. _____
3. Offer validity period from the date of opening of price bid.	..... years(minimum 1 year)

Thanking you,

Yours faithfully,  
 Signature of applicant  
 Name with  
 seal

Place  
 Date