

Annexure-B3

Evaluation method for land offers for development of City Gate Station and other CGD facilities having area less than equal to (\leq) 5000 Sq. meter

Marking as per below shall be adopted for evaluation of offered land and this shall be part of EoI/display in notice Board of Panchayat or Municipality. The marking scheme shall be as per below (Marks allotted for all type of land based on few technical parameters – 100 marks)

A. Distribution of marks for different technical parameters are as per following

	Marks Allotted	Marks Obtained
1. Availability of Electricity (Marks to be allotted 5 for availability of Electricity within 50m of the plot/plots or Zero for beyond 50m.)	<input type="text" value="+5/0"/>	<input type="text" value="+"/>
2. Availability of approach Road (Marks to be allotted 21 for availability of motorable access Road connecting to the plot/plots or Zero for no access Road/additional land required for access Road)	<input type="text" value="+21/0"/>	<input type="text" value="+"/>
3. Non-Availability of overhead HT electric line overhead power lines, oil/water pipelines /canals /drainages/public Roads /railway lines (free from & not adjacent to) /crematoriums (free from & not adjacent to) /burial grounds (free from & not adjacent to)/religious structure etc. (Marks to be allotted 21 for non-availability of above facilities as above and Zero for availability)	<input type="text" value="+21/0"/>	<input type="text" value="+"/>
4. Distance of land from Tap-off point (Following marks to be allotted for land parcel with distance from Tap-off point: a) Adjacent land from Tap-off (incl. across the approach road) point = 40 b) Land up to (\leq)200m from Tap-off point = 35 c) Land more than ($>$) 200m and less than equal to (\leq) 1000m from Tap-off point = 30 d) Land more than ($>$) 1000m and less than equal to (\leq) 2.5 km from Tap-off = 25 e) Land more than ($>$) 2.5km and less than equal to (\leq) 4.0 km from Tap-off = 21 f) Land more than ($>$) 4.0km from Tap-off point = 18	<input type="text" value="+40/-"/>	<input type="text" value="+"/>
5. Extent of land filling in the plot (Marks to be allotted 3 for filling less than 100cm or Zero for filling more than 100cm)	<input type="text" value="+3/0"/>	<input type="text" value="+"/>

6. Technical suitability rating by PJ-CGD based on shape, size and degree of suitability to Codal requirement to accommodate facilities (Pro rata marking to be allotted by PJ-CGD) +10/- +

Total marks obtained in Technical section + 100 +

Note:

- **Except point no. 4 & 6, either full marks or zero marks to be given.**
- **For point no. 4, marks between zero and maximum (40) can be awarded as per the conditions specified**
- **For point no. 6, pro rata marks can be awarded between 0 to 10**