



BHARAT SANCHAR NIGAM LIMITED

(A Govt. of India Enterprise)

**Office of the General Manager,
Telecom District Balasore-756001.**

**Expression of Interest (EOI) for selection of Sites for Mobile BTS Site
Acquisition in *BALASORE SSA*.**

TenderNo.H-410 (D)/2018-19

Expression of Interest for hiring sites for Telecom TowersNo:H-410(D)/2018-19/1Dated at Balasore the 9th May-2018

On behalf of GMTD, BSNL Balasore, EOI is hereby called from the landlords / owners / Parties / Companies who are willing to offer their roof top, ground Plot or houses etc. for erection of towers and mobile equipments to BSNL, Balasore, Odisha, in the jurisdiction of Balasore and Bhadrak Revenue District. The detail of location where tower is proposed to be made is enclosed as Annexure.

The EOI consists of two BID systems i.e. Technical and Financial Bid. The technical bid should contain the detail title of the land/roof top/house offered for lease and financial bid contains the expected rent for such offering. The financial bid of the applicant only opened and considered whose title is found clear and site is found suitable by a evaluation committee constituted for such purpose. The applicant has to submit documents as per section-IV relating to title details, area demarcation along with location in one envelope marked as "Technical bid" and rent expected as per section-V in another envelope marked as 'Financial bid'. Both the envelope are then enclosed in another envelope marked as "Application for mobile tower at"(Site Name).

All the interested parties may download the application form and other details free of cost from our website www.orissa.bsnl.co.in. The same can also be obtained from the BSNL Sub Divisional Offices as mentioned against each site. For details please contact respective sub divisional officers or SDE (Misc), o/o GMTD, Balasore on telephone No 06782-260300 or mobile no 9437167800 between 10.30hrs to 17.30Hrs

The last date of submission of expression of interest application is **05/06/2018**.

For this purpose, the application completed in all respect to be dropped in the box provided in the chamber of **AGM (HR & Admin.) O/o GMTD Balasore, F.M. Golei, Po/Dist-Balasore-756001 on or before 05/06/2018**.

DGM (CFA)
O/o the GMTD, BSNL Balasore

Section-I

EXPRESSION OF INTEREST FOR TAKING ON LEASE OF SITES FOR TOWERS

Balasore SSA (comprising of Balasore and Bhadrak revenue district) is interested for taking lease of sites for installation of towers for mobile telecommunication at the places enclosed in Annexure. Those parties who are interested for offering their roof top, open ground base plots or houses can apply as per enclosed formats.

The interested landlords/owners/parties/companies are requested to submit their application in two bid systems. The technical bid should contain the detail title of the land/roof top/house offered for lease and financial bid contains the expected rent for such offering. The financial bid of those applicants will only be opened whose titles are found clear and site is found suitable by an evaluation committee constituted for the same purpose. The applicant has to submit documents as per section-IV relating to title details, area demarcation along with location in one envelope marked as **“Technical bid”** and rent expected as per section-V in another envelope marked as **‘Financial bid’**. Both the envelope are then enclosed in another envelope marked as “Application for mobile tower at”(Site Name). For this purpose, the application completed in all respect to be dropped in the box provided in the chamber of AGM (HR & Admin.) O/o GMTD Balasore, F.M. Golei, Po/Dist-Balasore-756001 on or before 05/06/2018.

Section-II

A. (Specification of Roof Top Tower)

1. The Roof top tower required for the purpose of mounting antennae is as per the specification mentioned below. The tower is proposed to be erected on the existing four pillars of the building after satisfactory structural stability as checked by a civil authority. The type of building and minimum required tower height is given in below table.

Type of building	Tower height
Ground+2 storey	18 Meters
Groubd+3 storey	15Meters
Ground+4 storey	12Meters
Ground+6 storey	6 Meters

2. A room having carpet area 10'X12' is required on the rooftop for the purpose of housing the BTS equipment's. (Approximate weight of the shelter including equipment's including foundation is around 2.5 MT) .The room is to be constructed by the house owner at his own cost if not existing at present. An undertaking to this effect may be submitted along with the application to handover the house within one months of agreement..
3. 10'X10' open space is required on the rooftop/basement of the building for housing the acoustic proof 15 KVA DG set on the anti vibration mount with self start and self stop. The approximate weight of the DG set is 1000 Kgs including the necessary foundation.
4. 15 KVA power supply is required to be extended from NESCO, which will be carried out by the BSNL for which necessary permission is required to be provided by the owner of the property.
5. Seven Nos of earth pit each of 3'X3' is required to be carried out at the basement for the protection of the equipment's which will be carried out by BSNL.
6. Necessary permission is required to be given by the owner of the property for extending physical media at the said premises.

7. Open space of 10'X10' convenient for installation of 25/63 KV transformer is required on the basement. There should not be any obstruction for drawing NESCO power supply lines.

B. Specification of Ground Based Tower

1. The minimum space required for ground based tower is 40'x40'.
2. The tower will be erected on a foundation of 20'X20' and the height of the tower is 40 meters.
6. A room having carpet area 10'X12' is required for the purpose of housing the BTS equipment's. The room is to be constructed by the house owner at his own cost if not existing at present. An undertaking to this effect may be submitted along with the application to handover the house within one months of agreement..
7. 10'X10' open space is required at the basement of the building for housing the acoustic proof 15 KVA DG set on the anti vibration mount with self start and self stop. The approximate weight of the DG set is 1000 Kgs including the necessary foundation.
3. 15 KVA power supply is required to be extended from NESCO, which will be carried out by the BSNL for which necessary permission is required to be provided by the owner of the property.
4. Seven Nos of earth pit each of 3'X3' is required to be carried out at the basement for the protection of the equipment's which will be carried out by BSNL.
5. Necessary permission is required to be given by the owner of the property for extending physical media at the said premises.
6. Open space of 10'X10' convenient for installation of 25/63 KV transformer is required on the ground. There should not be any obstruction for drawing NESCO power supply lines.

BSNL shall enter into lease agreement for a period of 15 (Fifteen) years, which can be renewed with **25%** increase in rent at the end of every five years. As per the BSNL policy, no advance is admissible for such hire/ lease of such property.

Section-III

Other terms and conditions.

- 1 The EOI is a proposal of the property owner to let out his property on lease and does not confer to the owner any right/claim whatsoever for acceptance of the EOI.
- 2 The final decision in the matter of suitability, acceptability of the EOI rests with the BSNL.
- 3 In case of multiple EOI received for a single site. BSNL has the right to choose the best alternative taking into account related aspects for installation of BTS tower.
- 4 The land owners are required to obtain 'No objection certificate' from the municipal/ Panchayat authorities if required.
- 5 Wide approach road of 15' width to the site must be available for entering heavy vehicles like trucks.
- 6 A room is to be constructed by the house owner at his own cost if not existing at present. An undertaking to this effect may be submitted along with the application to handover the house within one months of agreement as per Annexure-II.
- 7 Low, swampy lands are not suitable for installing BTS. In such cases, the owner has to make the land earth-filled and leveled up to the height of the approach road at his own cost. A written undertaking to this effect must be submitted along with the application as per Annexure-III.
- 8 There should not be any outstanding amount against the owner or his family members due to Govt. or any other authority in respect of land revenue, electricity charges etc.
- 9 BSNL shall not bear any cost towards the formation of the site like leveling un-even land, cutting trees and demolition of any obstruction thereon.
- 10 Cost of EOI- BSNL shall no way be held liable for refund of any incidental expenditure incurred by the house owner in course of submission of the EOI.

- 4 Photocopy of sketch map with marking of approach road, Chauhadi and details of the land and room of building demarcation to be offered to BSNL.
- 5 Undertaking to construct 10' X 12' RCC Room at own cost within one month of agreement if room is not available.
- 6 Undertaking to fill and level the land at own cost if low & swampy.
- 7 Photograph of the land and building

Signature of the Owner

Name

Address

4. Photocopy of sketch map with marking of approach road, Chauhadi and details of the land and room of building demarcation to be offered to BSNL.
5. Undertaking to construct 10' X 12' RCC Room at own cost within one month of agreement if room is not available.(Annexure-II)
6. Undertaking to fill and level the land at own cost if low & swampy. (Annexure-III)
7. Photograph of the land and building

Signature of the Owner

Name

Address

Section-V (A)
Financial Bid (Roof Top Tower)

With reference to your advertisement, IS/o..... age..... residing at

having my own building having pillar construction/ open space at (site name) is willing to offer to BSNL for installation of its mobile Tower & equipment . The particulars of the building offered is as under

SI No	Particulars	Details
01	Name and complete address of the Owner with contact details (Mobile No) .	
02	Area offered (sqft)	i) On roof top: ii) On basement:
03	Expected rent per sqft	i) For roof top: ii) For basement:
04	Total rent of Open Space	
05	Sqft of Area of Room offered	
06	rent per sqft of Room offered	
07	Total rent of room offered	
08	Total rent of both open space and room	

Signature of the owner

Name:

Address:

Signature of the bidder with date.

Section-V (B)
Financial Bid (Ground Based Tower)

With reference to your advertisement, IS/o.....age.... residing at
having my own building having pillar construction/ open space at (site name) is willing to offer to BSNL for installation of its mobile Tower &equipment . The particulars of the building offered is as under

Sl No	Particulars	Details
01	Name and complete address of the Owner with contact details (Mobile No).	
02	Address & Location of the open space. (For Ground Base Tower)	
03	Area offered (sqft)	
04	Expected rent per sqft	
05	Total Rent of Open Space	
05	Sqft of Area of Room offered	
07	Expected rent per sqft of House	
08	Total Expected rent of Room	
09	Total rent of both open space and room	

Signature of the owner

Name:

Address:

Signature of the bidder with date.

ANNEXURE-I
Name of the proposed BTS sites

(A)

Section/Area	Sl/n o	Site Name	Survey Lat/Long	Site Type
SDO (Phones) BSNL, Balasore	1	Balia-II (Balasore)	21.503015/86.902543	GBT/RTT
	2	Vivekananda Marg, Balasore	21.495119/86.932708	GBT/RTT
	3	Azimabad, Balasore	21.481913/86.936510	GBT/RTT
	4	Meghadampur ,Balasore	21.475914/86.899666	GBT/RTT
	6	Kurda (Supratik)	21.476357/86.888076	GBT/RTT
SDO (Telegraph) BSNL Balasore	5	Bhangra College, Kuruda	21.454757/86.887972	GBT/RTT
	7	GouraDanda, Remuna	21.534557/86.877629	GBT/RTT
	8	Kalyani (Mitrapur)	21.308532/ 86.848587	GBT/RTT
	9	Mardarajpur	21.569540/ 86.804770	GBT/RTT
	10	Gaurpur (Sawmill Purusottampur)	21.547124 / 86.851288	GBT/RTT
SDO (Telegraph) BSNL Soro	11	SultanpurSoro (NH-5)	21.298345/86.714419	GBT/RTT
	12	Shreerampur (NH-5)	21.316915/86.736747	GBT/RTT
	13	BhuanlGadia (Khaira)	21.256051/86.505819	GBT/RTT
	14	Pinchabania (Bahanaga)	21.357003/ 86.740755	GBT/RTT
SDO (Telegraph) BSNL Jaleswar	15	Jaleswar-3 (Bus Stand)	21.7977/ 87.21622	GBT/RTT
	16	Jaleswar-4 (Rajpur)	21.789102/ 87.203364	GBT/RTT
	18	Santoshpur (Rajghat)	21.764697/87.15997	GBT/RTT
SDO (Telegraph) Basta	17	Sitapur, Mukulisi, Basta	21.698132/87.142304	GBT/RTT
SDO (Phones) BSNL Bhadrak	19	Bhadrak College(Near College Gate)	21.067758/86.488633	GBT/RTT
	20	Samaripur (Bhadrak)	21.054650/86.486777	GBT/RTT
	21	Bankasahi (Bhadrak)	21.065889/86.508356	GBT/RTT
	22	Jumman Baba Majhar	21.054838/86.507169	GBT/RTT
	23	Bidyadhartake (Sankarpur Bhadrak)	21.063380/86.521766	GBT/RTT

(B)

Section/Area	Sl/ no	Site Name	Survey Lat/Long	Site Type
SDO (Phones) BSNL, Balasore	1	Balasore Railway Staion	21.501775/ 86.919548	GBT/RTT
	2	Gandhinagar (Back side of FM Nagar	21.479039/ 86.919727	GBT/RTT
	3	Gabagaon (Baleswar)	21.481797/ 86.974400	GBT/RTT
	4	Municipality office (Baleswar)	21.486749/ 86.947275	GBT/RTT
	5	Patrapada (Baleswar)	21.477427/ 86.950500	GBT/RTT
	6	Mirjapokhari (Baleswar)	21.497656/ 86.940489	GBT/RTT
	7	Kadarabad (Baleswar)	21.482510/ 86.940703	GBT/RTT
	8	Salabani (Baleswar)	21.536350/ 86.900836	GBT/RTT
	9	Angargadia-2 (Baleswar	21.487657/ 86.909311	GBT/RTT
SDO (Telegraph) BSNL Balasore	10	Sasang (2km from Paga Nai)	21.413946/ 86.902855	GBT/RTT
	11	Basukhunta (Near Somnathpur	21.498045/ 86.827125	GBT/RTT
	12	Nilagiri Chhak Gate (Bus Stand	21.461573/ 86.760772	GBT/RTT
SDO (Telegraph) BSNL Soro	13	Sahajpada (Markona)	21.217627/ 86.569340	GBT/RTT
	14	Khasalpur (Near ADA)	21.188928/ 86.548478	GBT/RTT
	15	Gunia (Soro)	21.211918/ 86.739215	GBT/RTT
	16	Ankaberhampur (Soro)	21.308180/ 86.677777	GBT/RTT
	17	Sirapur (Soro)	21.261982/ 86.687024	
SDO (Telegraph) Basta	18	Radhabalhavpur (Soro)	21.249205/ 86.670194	
	19	Sankhudi (Basta)	21.654069/ 87.072300	GBT/RTT
SDO (Phones) BSNL Bhadrak	20	Chaughari (Mukulisi)	21.651306/ 87.098322	GBT/RTT
	21	Gabasahi (Bhadrak)	21.072211/ 86.493260	GBT/RTT
	22	Khandatara (Ichhapur, BDK	21.029763/86.540156	GBT/RTT
	23	Hanuman Sahi (Charampa)	21.094792/ 86.512276	GBT/RTT
SDO (Telegraph) Bhadrak	24	New Bus stand (Bhadrak)	21.068936/ 86.500765	GBT/RTT
	25	Mallikpur (Near Betaligaon)	20.840626/86.524669	GBT/RTT
	26	Kasimpur (Near Bilona)	20.931445/ 86.560286	GBT/RTT
SDO (Telegraph) BSNL Chandbali	27	Atto (Near Sabrang)	21.072479/ 86.589346	GBT/RTT
	28	Mangurgadia Near Betada)	21.175410/ 86.653376	GBT/RTT

ANNEXURE-II

UNDERTAKING FOR CONSTRUCTION OF 10ftX12ft SIZE RCC ROOM AT OWN COST

I, Shree/Smt. _____ Son/Daughter/Wife of

_____AT: _____PO: _____PS:

Block: _____Dist.: _____ do hereby undertake that, I

Shall provide you a 10ft X 12ft size RCC Room over the land proposed for mobile BTS at
_____ within one month from the date of signing the agreement.

Signature of the owner

Name:

Address:

ANNEXURE-III

UNDERTAKING TO FILLI & LEVELTHE LAND AT OWN COST IF LOW & SWAMPY

I, Shree/Smt. _____ Son/Daughter/Wife of _____

_____ AT: _____ PO: _____ PS:

Block: _____ Dist.: _____ do hereby undertake that, I shall fill the land proposed for mobile BTS at (Ste Name) _____ at my own cost if the land is low and swampy.

Signature of the owner

Name:

Address: