

Advertisement No. NRB/2025 dated 22.08.2025

Online application to be filled up from 25.08.2025 (10:00 AM)

Last Date of online submission of application form 08.09.2025 (12:00

Midnight)

Application Fee:

- i. Rs 10000.00 for applying under General Categories of NRBs
- ii. Rs 5000.00 for applying under SC/ST/DP Categories of NRBs

Pre-bid Security Deposit :

Rs 100000.00 (Refundable in case the bidder is unsuccessful in the bidding process. In case the bidder is successful, this amount will be adjusted against license fee. This amount will be forfeited in case the selected bidder will deny taking the bidden NRB in stipulated time frame.



STEEL AUTHORITY OF INDIA LIMITED

Bokaro Steel Plant

TA-Land Record & Allotment

Bokaro Steel City, Jharkhand

BROCHURE

**ALLOTMENT OF
NON RESIDENTIAL BUILDINGS (NRBs)
ON LICENSE BASIS
THROUGH FORWARD AUCTION**

There's a little bit of SAIL in everybody's life

Advertisement No. &/or Date/Month & Year.....

Online application to be filled up from .../.../2025

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**Steel Authority of India Limited
Bokaro Steel Plant**

Scheme for Allotment of NRB on license basis in Bokaro Steel City

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THE SCHEME

1. Introduction

1.1. SAIL/Bokaro Steel Plant has developed a large and comprehensive Township consisting of residential accommodation and non residential buildings (NRBs). for providing educational, commercial, recreational and other amenities to the residents of the steel township. BSL has planned to allot NRBs on license basis for further development of civic amenities to cater to the need of the populace of the city.

2. The Scheme

2.1. The Scheme shall be known as “**BSL Scheme for Allotment of NRBs on license basis in Bokaro Steel City for developing Civic Amenities.**”

3. Objective of the scheme

3.1. To enable the inhabitants of Bokaro Steel City to avail civic amenities facilities in the vicinity.

4. Scope, Eligibility & Preference

4.1. Scope

4.1.1. The scheme shall cover allotment of NRBs in various locations of Bokaro Steel City for 33 months on the basis of agreement for license which may be renewed for two like periods subject to fulfillment of terms and conditions applicable at the time of renewal as provided for in the Agreement for License (vide proforma included in the Brochure).

4.2. Eligibility

4.2.1. The applicant must be a major (i.e., attained the age of 18 years) as

on the last date of submission of application.

4.2.2. A person, who is having Leasehold-interest of a plot or a Licensed shop in his/her name in the capacity of an individual or a partner in a partnership firm or proprietor of a company, is **not eligible**.

4.2.3. A person, who is employed in a Government/Semi-Government/ Public Sector Undertaking, and his/her dependents, as on the last date of submission of application as mentioned in the referred advertisement/notice, is **not eligible**.

4.3. Preference

4.4. Preference will be given to Local Displaced Person/Scheduled Caste/ Scheduled Tribe applicants in the allotment of NRBs. 1 NRB is reserved for SC, 1 NRB is reserved for ST and 1 NRB is reserved for DP.

5. Details of NRBs

5.1. The list and other details of NRBs is attached at **ANNEXURE-I**.

5.2. The applicable Security Money shall be equivalent to 11 month license fee. Electrical & Water charges shall be as per consumptions. Sanitary Charges will be as per Govt. guideline and company rules.

5.3. The license fee is payable once for the license period of 33 months in advance. Water & electricity charges are payable monthly on bill basis. For the purposes of measuring the actual consumption, **water meter & Electronic electric meter** is necessarily required to be installed and maintained by the Licensee/Licensee. Security Money is a non-interest bearing deposit to

be kept with Bokaro Steel Plant during the pendency of the license and must be replenished after every forfeiture as per relevant terms & conditions of the agreement. A separate Security Deposit for providing electric connection is required to be deposited with Bokaro Steel Plant as non-interest bearing deposit during the pendency of the license and is also to be replenished after every forfeiture on violation of terms & conditions related to provision & maintenance of the electric connection.

6. How to apply

- 6.1.** The applicant has to apply on-line through the website available in the brochure. The website will also be available in the advertisement notice for the allotment of NRBs. The applicant should click to BROCHURE and read it carefully. Then the applicant should click to the Application form, fill the required data, upload the photograph and documents etc., deposit the application fee and pre-bid security, click to the save button and finally submit the application. The acknowledgement of doing so should be preserved by the applicant.
- 6.2.** The interested and eligible applicant may apply online on or before the last date of submission of application as prescribed in the referred advertisement/notice.
- 6.3.** 1 NRB is reserved for SC, 1 NRB is reserved for ST and 1 NRB is reserved for DP. The candidates applying against reserved NRB shall give only one choice of NRB of their reserved category. However, SC/ ST/ DP candidates can apply against unreserved NRB but in such cases they must not apply against the reserved NRB. The candidates applying against unreserved category shall be

allowed to indicate a maximum of three (03) choices of NRB. But only one NRB shall be allotted on being successful bidder. On being successful bidder in more than one NRB, the bidder shall be asked to retain only one NRB of his choice which shall be allotted to him and H-1 price of so obtained against the rest NRB shall be offered to rest of the bidders in descending order i.e. H-2, H-3, H-4 etc. one by one and whosoever accept the same, the said NRB shall be allotted accordingly. *In case more than one application is submitted by one person, the candidature will automatically stand rejected.*

- 6.4.** *The applicant must clearly indicate his present postal address with PIN code. Any communication dispatched to this address by registered post shall be deemed to be served to the applicant.*
- 6.5.** The following should be up-loaded with the application form:-
 - 6.5.1.** *Two self attested passport size photograph.*
 - 6.5.2.** In case of a partnership firm, photos of all the partners duly attested by them along with certified copy of Registered Partnership Deed and necessary document such as sworn affidavit by all the partners indicating the name of the Representing Partner.
 - 6.5.3.** In case of a company, it shall up-load the Memorandum of Association and Articles of Association and the names / addresses of the Board of Directors, disclosing nature of work, copy of Incorporation or Registration Certificate, Trade License, Sale Tax Certificate and Income Tax Certificate in support of the application and an affidavit by its Principal / authorized Officer. *Every applicant shall have to give an affidavit to the effect that none except him/her has any*

interest in the business he/she proposes in start and shall not, without prior written permission of the Management, create or cause to create any interest in favour of any person in the business to be carried on by him/her or effect change of business, in the NRB on allotment so long as he has not delivered vacant possession of the NRB to the Management.

6.5.4. Displaced persons should upload an attested copy of Displaced Certificate issued by the Directorate, Project Land and Rehabilitation (DPLR), Government of Jharkhand, indicating there in the Category i.e. I or II.

6.5.5. Displaced person of Category – I must upload a certificate issued by the Directorate, Project Land and Rehabilitation, Government of Jharkhand to the effect that he/she has vacated the homestead land.

6.5.6. SC/ST person must upload attested copy of Caste Certificate issued by the appropriate Government Authority.

6.5.7. *The applicant must enter his/her name in full both in Hindi & in English* on the application in the space provided.

6.5.8. The applicant must declare his/her nominee/successor in the application form itself to avoid any legal complications in future.

6.5.9. All the numbered paragraphs in the application must be filled. If not applicable, NA is to be written.

6.6. Incomplete applications in any respect and applications received after the last date of submission shall be summarily rejected.

7. Allotment Procedure

7.1. The following procedure shall be followed for allotment of NRBs on license basis to be made by inviting

applications through press-advertisement/notice:

7.2. Applications completed in all respect uploaded with all required documents and attested identity proofs (Aadhar card, PAN Card, etc.) should be submitted on line as per the scheduled time and date mentioned in the advertisement.

7.3. The applications will then be opened and scrutinized by the NRB Administrative Sub-committee and then processed for Forward Auction after techno-commercially eligible bidders to be conducted by our service provider M/s M Junction Services Limited.

7.4. All successful applicants will be issued *Offer of Allotment Letter* (proforma included in the Brochure for information) indicating therein the total amount to be paid before formal allotment order is issued.

7.5. It shall be the licensee sole responsibility to check and inspect the allotted NRB before accepting the offered NRB. However, any information/guidance needed regarding location of the NRB shall be provided by TA-LRA section of Town Services Department.

7.6. The successful applicants shall submit his/her Acceptance Letter as per the format available in the brochure. At the same time he has to pay the Security Deposit equivalent to 11 months license fee and 33 months License fee through on line mode before the last date as indicated in the offer of allotment letter and obtain a proper receipt.

7.7. Applicant shall have to submit the proof and details of the payments.

7.8. On realisation of payment, the successful applicants shall be issued formal *Allotment Orders* (proforma included in the Brochure for information).

8. Agreement for License and Possession of NRB

- 8.1. On receipt of the Allotment Order the licensee shall execute license agreement with the licensor within 30 days.
- 8.2. The NRB shall be deemed to be occupied from the date of License Agreement for the purposes of calculation of license fee.
- 8.3. After the license agreement for NRB, the licensee will be required to take over physical possession of the NRB within 7 days and a copy of the *Possession Certificate* signed by him and the representative of the TA-LRA section shall be handed over to him on the same date.
- 8.4. In case the Licensee fails to take physical possession as above, the same may be given, at the Licensor discretion, after a written request is made by the Licensee, within a period of 1 month from the date of License Agreement, failing which action for termination of the License agreement may be taken and in such cases the License shall be determined.

9. Some Important Terms & Condition of the Scheme

- 9.1. Any liability accrued on account of decretal pertaining to land acquisition proceedings will be borne by the Licensee proportionately, as & when communicated to the Licensor.
- 9.2. On the written request of licensee, accompanied with detailed plan, the Manager (TA-L&E), LRA, or any other person authorized by the Management for the purpose may consider such construction/modification wherever it is felt that the request is genuine and essential for the trade/ business. In such case permission shall be granted after obtaining necessary technical clearance from the A&CP Department, and with the approval of the Authority with specific terms and conditions and additional

license fee as may be determined. In case it is necessary, Management may refer the cases to the NRB Administrative Sub-Committee for their considered view/opinion.

- 9.3. The Licensee shall remain in peaceful enjoyment and possession of NRB till he/she does not violate any of the terms and conditions contained in the license agreement.
- 9.4. The Licensee shall in no way and at no time encroach upon the Bokaro Steel Plant land or common portion or services area. All encroachment is liable to be removed at Licensee's cost and may lead to determination/ termination.
- 9.5. The applicable rate of water charges shall be levied from the date of providing the water connection. In case unauthorised water tapping is observed at any time, the Licensor Company may deny water connection or restoration of water connection shall be considered on payment of Rs. 10,000/- besides taking appropriate action for violation of License Agreement.
- 9.6. The applicable rate of electrical charges shall be levied from the date of giving electrical connection. In case unauthorised tapping of electrical connection is observed at any time, a penalty of Rs. 20,000/- may be imposed for the fraudulent act or for the theft of electricity, after giving a 15 days notice. Also, it will be treated as a breach of License Agreement and action for determination/ termination of the License Agreement may be taken in case of failure to pay the penalty within the stipulated period.
- 9.7. Water & Electrical connection shall be provided after receipt of written *application* (proforma included in the Brochure for reference) from the Licensee and upon installing required **water meter & electronic electricity meter** and depositing necessary charges as prescribed by

Water Supply & Electrical section of Town Services Department respectively.

- 9.8. The Licensee shall be liable for all duties, taxes and charges, as existing or as may be levied by the State Government or any statutory body or the Licensor in future in respect of license premises during tenure of license.
- 9.9. The Licensee shall abide by all rules and regulations that the Licensor may issue from time to time, make or adopt for the care, protection and administration of the township and general welfare of its residents, visitors, employees and others.
- 9.10. The Licensor shall have the right to terminate the license agreement upon giving two months notice to the Licensee in case of violation/ breach of any of the terms and conditions of the NRB and upon such termination Licensor shall have the right to evict the Licensee from the licensed premises.
- 9.11. The Licensor authorized representative shall have the right to inspect and enter into the licensed premises as and when required.
- 9.12. The disputes in regard to the licensed premises shall be governed by the provisions of Public Premises (Eviction of Unauthorised Occupant) Act, 1971, and / or any other relevant acts/ statutes applicable in this regard.
- 9.13. The decision of the Licensor shall be final and binding on the Licensee in respect of interpretation of any of the terms and conditions under the scheme.
- 9.14. The nominee can be changed by the Licensee during his/her life period after submission in writing & in person to the Licensor. The last nominee available with the Licensor will be treated as legal successor.
- 9.15. Purchase of the Brochure does not guarantee allotment of NRB. Only successful applicants selected in

accordance with laid down procedure shall be issued offer letters and on fulfillment of conditions as laid down in the offer letter within the stipulated period, allotment order shall be issued. Right of allotment of NRB on License vests entirely with the Management of SAIL/Bokaro Steel Plant.

- 9.16. In case the applicable *rate is enhanced within the stipulated period*, the applicable rate for any payment shall be the **rate applicable on the day the full payment is made.**
- 9.17. The Licensee shall not transfer the License or ownership of the NRB or erected structure/building or any part of the licensed premises by way of sale, gift, mortgage, agreement, power of attorney or through any mode of alienation or otherwise.
- 9.18. If preference of trade indicated by the applicant is not at all desirable in the Township as recommended by the TD & AC, then such applications shall not be considered for allotment of NRB by the Management.
- 9.19. Any permission or allotment granted on the basis of a wrong or false declaration shall be liable to be cancelled any time the facts come to light, given that the permission/ allotment would have been denied in the first place had the facts been known at the time and had not been wrongly stated/suppressed.
- 9.20. SAIL, Bokaro Steel Plant reserves the right to extend, amend, alter or modify partially or fully any or all of the provisions of the scheme or altogether withdraw or cancel the scheme and reject any or all applications without assigning any reason thereof and will not be responsible for any claim of damage or loss in any form.

9.21. SAIL, Bokaro Steel Plant *reserves the right to amend/modify the terms & conditions.*

9.22. SAIL, Bokaro Steel Plant *reserves the right to increase/enhance the rate of license fee & other charges any time before/after execution of the License Agreement.*

10. Transfer of License

10.1.1. Mutual exchange and transfer of NRB shall not be permissible.

10.1.2. The licensee shall not transfer the property either by power of attorney or through any other mode.

10.2. Regularization

10.2.1. In case of death of the Licensee, and when a nominee is already declared by the Licensee on record of the Licensor, the License may be assigned in the name of the nominee on receipt of a written claim by the nominated person and production of documentary or otherwise credible evidence of the identity of the person.

10.2.2. In any other case, after death of the Licensee, the License may be assigned in the name of one of the legal heirs after a written request by the claimant along with a copy of death certificate (duly attested), family tree and affidavits by all other legal heirs to the effect that they forego their claim over the License, all issued by appropriate authorities.

11. Renewal of License

11.1. On receipt of application for renewal of license for further period, periodical reports about functioning of the NRB and payment of all dues and encroachment on BSL land in respect of the NRB shall be reviewed and thereafter

Management may renew the license for a further term of thirty three (33) months or otherwise Renewal of the license cannot be claimed as a matter of right.

11.2. Renewal of license shall be normally on the same terms & conditions on which the original allotment was made provided there is no change/addition or alteration effected by Management in the terms & conditions in general for other NRBs or for the particular NRB.

11.3. Renewal/cancellation of the NRB may be done with the approval of Head of Town Administration Department.

11.4. The License will be renewable, if so requested by the Licensee and agreed to by the Licensor.

12. License Termination

Every license shall be liable for revocation / cancellation by the Management on any of the following reasons:

12.1. For violation of the terms and conditions of the license.

12.2. For non-payment of the dues in time.

12.3. For non-compliance with any orders (s)/directive(s) issued by the Licensor and/or the Management.

12.4. For improper use of the licensed premises like use of the premises or a portion thereof for any purpose other than for which the same is / was allotted and includes:-

Erection of unauthorized structure. Unauthorized extension of electric and water supply connections and / or tampering therewith. Unauthorized encroachments in and around the premises. Blocking of public place/passages, drains and /or maintaining / creating unhealthy condition in and around the NRB Complexes. Encroachment or abetment of encroachment of any public premises which belongs to

SAIL, Bokaro Steel Plant, B.S. City.

12.5. By efflux of time.

12.6. For involvement in offences including moral turpitude and for such act which can be construed as anti-national and /or against any religion or community.

12.7. For causing any obnoxious or un-social act.

12.8. When the closure of the NRB is considered essential for any administrative reason(s) in which case the licensee shall not be liable to pay for the balance period of the license from the date of vacation of the NRB nor claim any compensation from the Licensor/Company.

12.9. For non-functioning of the NRB for unreasonably long period without sufficient reason given by way of prior intimation to Management.

12.10. On reconstitution or dissolution of a firm or Retirement of a partner from the firm which has been granted the license to run the business/trade.

12.11. For furnishing false declaration/information to the Management.

12.12. For improper behavior, dealing, and for non-compliance of any statutory provision by the licensee or any person working under him in the NRB.

12.13. Restoration of allotment/ termination of NRB may be effected with the approval of Head of Town Administration Department.

13. Approval Of Drawing

13.1. The licensee may undertake minor renovation & modifications of the allotted NRB, only with prior written permission of the Company in accordance with statutory regulations, if any, governing construction. The detailed architectural drawings for any construction, duly certified by registered architect in accordance with the provisions of the Architects Act, 1972 and its revisions (if any)

shall be submitted to the company for permission of Bokaro Steel Plant (Licensor). Required supervision & certification for adherence to the drawings certified by the architect shall also be done by the architect and all responsibility for architectural & structural adequacy shall be with the licensee and the company shall be suitably indemnified against any failure or mishap involving or related to the developed property.

13.2. No construction/ modified construction shall be put to use without certificates of completion & adequacy from the concerned authority.

14. The Company reserves the right to deny permission for any additional construction/ alteration on the grounds of architectural or structural compatibility/ structural or public safety and aesthetics, Government norms or otherwise.

15. Change of Trade

15.1. The licensees of NRBs are not permitted to part with possession of their allotted premises. Permission for Change of the trade/business specified in the license has to be obtained from the licensor. Such requested permission may or may not be granted by the Management depending upon merit of the case. The license is liable for cancellation for unauthorized parting of possession, without prejudice to the action for realization of dues if any and for eviction from the premises.

15.2. In exceptional cases where the Management is satisfied on production of supporting documents that the Licensee has expired or has become physically incapacitated to run the trade / business, grant of fresh license in favour of the legal heir for the said NRB shall be considered by the

Authority after clearance of Law Department.

15.3. In case of requests made by the licensee for change of Trade/Additional trade, such changes shall be permitted only after approval of the Authority has been accorded. In case it is necessary, the Management may refer the cases to the NRB Administrative Sub Committee for their considered opinion. Moreover, in such cases the following factors are to be considered before permitting such change of trade / additional trade:-

Monopoly in trade / business is not created.

The changed / additional trade should be in the general interest of the public.

Relevant license from the concerned authorities if necessary under law.

16. Termination of Allotment

16.1. On termination of allotment, the allottee shall handover, within the notice period, the peaceful possession of the demised property to the Licensor Company, free from all encumbrances, without payment of any compensation by the Licensor Company, irrespective of the fact that additional structure, building, etc. is erected on the demised premises by the licensee, at his cost.

16.2. The licensee will be free to remove, at his own cost, additional structure, building, etc. erected by licensee,

excluding the infrastructural facilities within the notice period.

16.3. If allottee fails to remove the structure/ building within the stipulated time, the Company will be free to deal with the same or remove the same at the cost of allottee.

16.4. If the licensee continues to occupy the NRB, even after expiry of (i) allotment period and subsequent renewals, if any, and (ii) termination of license, the licensee shall be liable to pay monthly compensation for unauthorized occupation @ 2% more than the borrowing rate of SAIL from SBI (Cash credit A/C) on applicable monthly license fee apart from the prevailing monthly license fee together with applicable electricity, water & sanitary charges. This will be in addition to the proceedings for his eviction as unauthorized occupant.

17. Miscellaneous

17.1. Deed proformas/ formats/ annexure included in the Brochure are only for guidance. SAIL/Bokaro Steel Plant reserves the right to change any of these proformas/formats/annexure at its discretion.

17.2. The Management of SAIL/Bokaro Steel Plant reserves the right to alter/modify or cancel any or all of the terms & conditions or detail of the scheme or the entire scheme itself without assigning any reason whatsoever at any time hereafter.

In addition to all above, the following information and conditions will be the part of this brochure.

The allotment of 25 NRBs on license basis will be done in one go. The period of license will be 33 months with further renewal of 2 like terms with same terms and conditions. The left over cases after forward auction will be considered for the allotment in next cycle and so on.

1. Valuation of each NRB has been done by the authorized valuer to ascertain the monthly license fee. This ascertained license fee shall be treated as the Reserve Price of the respective NRB. The monthly licensee fee will be arrived at

through Forward Auction as quoted by H-1 bidder against the respective NRB. However H-1 bidder will have to deposit the 33 months license fee at the time of award of license.

2. The applicant must be a major (i.e. attained the age of 18 years) as on the date of advertisement.
3. The reservation of One NRB in each category SC, ST & DP will be considered for the allotment on license basis through forward auction among each category.
4. The selection of reserved category of NRBs will be done in presence of representative of SC/ST/DP through draw of lot, the result of draw will be counter signed by the NRBs sub-committee along with the representatives of SC/ST/DP. The draw of lot will be done in advance.
5. The applicants of all categories have to apply through on line mode, against the notice/advertisement for allotment of NRBs. The Certificate for SC/ST & Displaced Certificate for DP Candidates have to be uploaded in the online system.
6. The applicants applying against un-reserved NRBs may give 3 choice of NRBs where as the applicants from SC/ST/DP category can apply only one reserved NRB in the reserved category. Only one NRB shall be allotted on being successful bidder. On being successful bidder in more than one NRB, the bidder shall be asked to retain only one NRB of his choice which shall be allotted to him and H-1 price of so obtained against the rest NRB shall be offered to rest of the bidders in descending order i.e. H-2, H-3, H-4 etc. one by one and whosoever accept the same, the said NRB shall be allotted accordingly.
7. If any applicant comes under two different categories he can apply only in one category as per his choice. If any applicant is found that he/she has applied in two or more categories his/her application will be rejected in all the categories and application fee deposited by him/her will be forfeited.
8. The Pre Bid Security Deposit will be Rs 1 lakh (One Lakh) for all category, which has to be paid through on line mode. This amount will be refundable in case the bidder is un-successful in the bidding process. In case if the bidder is successful, this amount will be adjusted against license fee. The amount will be forfeited in case the selected bidder will deny taking the bid NRB in stipulated time frame.
9. Applicants have to fill-up the on-line application form as specified in the notice, up-load all the required documents like Aadhar card, PAN Card etc. in the on-line system.
10. Incomplete application in any respect and applications with false and forged documents will be rejected.
11. The forward auction will be done by M/s Metal Junction Services Limited.

12. After execution of the auction process M/s Metal Junction Services Limited will finally submit the auction result before the NRB sub-committee and then it will be put up before the TD &AC for final recommendations and approval.
13. Offer of allotment of NRBs will be given and after fulfillment of the required formalities which is mentioned below-
 - a) **The applicant shall have to give the acceptance in the prescribed form of acceptance.**
 - b) One time, interest free, security deposit equivalent to 11 months license fee has to be deposited by the licensee. This amount will be refunded, subject to the fulfillment of all terms and condition of the license agreement and after surrendering of the NRBs on expiry of its validity period. If the applicants retain the NRBs beyond expiry period, the Security money will be forfeited and legal action will be taken for the vacation of the premises.
 - c) The applicant has to give an undertaking on affidavit that they will vacate the premises on or before the expiry of the validity period of the allotment and handover the possession of the premises failing which appropriate legal action will be taken as per Law.
 - d) The selected bidders have to deposit the License fee of 33 months with applicable GST, Produce 3 copies of recent passport size photographs self attested and Photo ID proof self attested.
14. On completion of all the above formalities, GM (TA-LRA) will issue the allotment order to the successful bidders.
15. The license may be renewed on the written request by the licensee. The renewal of the license will be at the discretion of the Licensor Company. The NRB Allotment Manual will be the guiding principles for the renewal of license.
16. On issue of allotment order in favor of the selected applicants all other applications considered, relating to those NRBs, shall be deemed to have been rejected and those applications shall not be considered against any future allotment of the available NRB. However, such rejection shall not debar the applicants to file fresh applications in response to future advertisements for allotment of NRBs.
17. A License Agreement shall be executed by and between the Licensor, SAIL/ Bokaro Steel Plant and Licensee.
18. The possession of the NRB shall be given to the Licensee in the stipulated time period by TA-LRA section through physical verification & identification of the Licensee.
19. **Water and electricity charges** will be on actual consumption. For the purpose of measuring the actual consumption, water & Electric meter is necessarily required to be installed and maintained by the licensee.
20. Monthly **Sanitation Charges** will be as per prevailing system/policy of the Licensor Company SAIL/BSL.

- 21.No permission will be granted for any type of permanent construction. The licensee may undertake minor renovation & modifications of the allotted NRB, only with prior written permission of the Company in accordance with statutory regulations, if any, governing construction.
- 22.The SAIL/ Bokaro Steel Plant reserves the right to modify, amend, alter, revise or change any and /or all provisions of NRB Allotment Manual.
- 23.The license provided by the Licensor shall not be construed or deemed as creating any tenancy right in favor of licensee of the premises.

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The Annexures

Details of locations of NRBs under the scheme

SL NO.	NRBs	LOCATION	LAND AREA (In Acres)	BUILDING PLINTH AREA (In SQM)	CATEGORY
1	Apna Bazar	Sector - 4	0.39	475	
2	Building Near Max Telephone Exchange	Sector - 4	0.6	225	
3	Middle School	Sector- 1/B	3.5	1115	
4	Apna Bazar	Sector- 8	0.49	475	
5	Health Centre	Sector- 2	2	625	
6	Health Centre	Sector- 8	1.47	760	
7	Middle School	Sector- 6/D	4	1115	
8	Bokaro Ispat Vidyalaya	Sector- 4/A	4.9	1115	
9	Bokaro Ispat Vidyalaya	Sector- 2/A	4.32	1115	
10	High School	Sector- 1	8.34	2265	
11	Bokaro Ispat Vidyalaya	Sector- 8/C	4.66	1115	
12	Middle School	Sector- 8/B	4	1115	
13	Bokaro Ispat Vidyalaya	Sector- 8/A	4	1115	
14	Bokaro Ispat Vidyalaya	Sector- 8/D	4.38	1362	
15	Bokaro Ispat Vidyalaya	Sector- 9/D	3.63	1393	
16	High School	Sector- 6/A	8	1115	
17	High School	Sector- 8/A	8	1115	
18	Middle School	Sector-11/C	4	1115	
19	Bokaro Ispat Vidyalaya	Sector- 9/C	5.09	1115	
20	High School	Sector-3/E	8	2535	
21	Bokaro Ispat Vidyalaya	Sector-12/E	3.977	1755	
22	High School	Sector- 11	8	1115	
23	Bokaro Ispat Vidyalaya	Sector- 12/A	8	2535	
24	High School	LH	6	2535	
25	Apna Bazar	Sector- 12	0.37	475	

Note:

Reservation Category
wise:

SC – 01 NRB

ST – 01 NRB

DP – 01 NRB

The Application Form

APPLICATION FORM

FOR ALLOTMENT OF NRB (Non Residential Building) on license basis at BOKARO STEEL CITY

ADVERTISEMENT NO.:

Signature of Issuing Officer:

ADVERTISEMENT DATE:

IMPORTANT GUIDELINES:

(For detailed terms & conditions of License go through the brochure.)

- UPLOAD one self attested photograph at the indicated place.
- Write your name in full both in Hindi & in English.
- UPLOAD all relevant certificates as indicated in the advertisement & application.
- Do not give false/wrong information.
- Do not leave any row blank. If not applicable, write NA.
- **You must fill in the row provided for nominee. Do not write NA there.**
- **Please give choice for any three NRB/locations in applied for unreserved NRB.**

1. Full name of the applicant : In Hindi :

In English (in block letters):

2. Name of the Managing Partner of the Partnership Firm or
authorised Representative of the company, if applicable,

In Hindi :

In English (in block letters):

(Please upload authority letter)

PLEASE
UPLOAD a
recent self-
attested passport
size photograph
here in the box.

PLEASE
UPLOAD a
recent self-
attested passport
size photograph
here in the box.

3. **NRB applied for :**

a. **1st Choice:**

Location :

b. **2nd Choice:**

Location :

c. **3rd Choice**

Location :

4. Date of birth of the applicant:

(Please enclose a duly attested and legible photocopy of at least one of these: Matriculation Certificate/PAN Card/Voter ID card/Driving Licence/Passport/Aadhar)

5. Educational Qualification:

6. Identification mark of the applicant:

7. Father's or Husband's/Wife's full name:

8. PAN Card no.

Aadhar No.

(Please enclose a duly attested and legible photocopy of both sides of your PAN Card and Aadhar)

9. Present mailing address with PIN:

10. E-mail:

11. Mobile No.:

12. Permanent address:

(In case of a firm or a company,
the Registered Office address
should be given)

13. Name of the Nominee:

Relationship with Nominee:

Signature of the Nominee:

14. Category (**SC/ST/DP**) - Please tick whichever is applicable) and **religion** of the applicant:

SCHEDULED CASTE (SC)	SCHEDULED TRIBE (ST)	DISPLACED		GEN	RELIGION
		CATEGORY - I	CATEGORY – II		

(Attested copy of Caste &/or Displaced Certificate duly issued by the Competent Authority must be enclosed. Displaced person of category – I must enclose another certificate issued by DPLR that they have vacated their homestead land. Religion may be mentioned since succession attracts different Succession Acts for different religions).

15. Family details (Please furnish details of all the members of your family who are dependent on you)

a) No. of dependent members in the family:

b) Name, Occupation & relationship with the applicant:

Sl	Name	Relation	Age	Occupation

16. Applicant's Bank Account Details: A/c No. :

A/c type :

Name of Bank:

Branch :

City/Village:

IFSC code

(Signature of the applicant to be uploaded)

DECLARATION & UNDERTAKING

- ❖ I hereby declare that I am neither employed with any Government/Semi-government/Public Sector Undertaking nor am dependent on one who is so employed.
- ❖ I hereby declare that no plot/shop/NRB on land belonging to SAIL/Bokaro Steel Plant is allotted or assigned to me on lease/ license basis, either in the capacity of an individual, or as authorised representative of a company, or in the name of a Partnership Firm of which I am a partner, by way of allotment or transfer or substitution, at Bokaro Steel City.
- ❖ I hereby declare that I am not in unauthorised occupation of any piece of land &/or plot &/or shop &/or NRB &/ or property belonging to SAIL/Bokaro Steel Plant.

I declare that the information given above are true to the best of my knowledge and no fact has been suppressed. I unambiguously understand that if allotment is made on the basis of wrong information given by me and under concealment of any fact, the allotment/license agreement will automatically stand cancelled/terminated and I shall not be eligible for any claim of rights &/or compensation. Besides, I shall also be liable for any action which may be required under the law for having furnished such wrong information or suppression/concealment of information. The terms & conditions of the allotment as given in the advertisement, the application form and the brochure have been fully and clearly understood by me and I will abide by them.

Date:

Signature of the applicant to be uploaded in the box

Place:

Name:

List of Enclosure(s):

(Signature of the applicant)

The Formats



Steel Authority of India Limited
Bokaro Steel Plant
Town Administration Department
Nagar Sewa Bhawan
TA-LRA Section

Ref. No.: TA/LRA/2024/.....

Date:

To,

.....
.....
.....

Sub: Proposal/Offer for allotment of NRB on license basis.

Dear Sir,

With reference to your application No dated for allotment of NRB on license basis, it is proposed to allot you the NRB (name)Sector -, Location -, Locality - measuring sq. mtrs./ acres on license basis initially for a period of 33 months from the date of issue of execution of License Agreement, on terms and conditions contained in the agreement for license to be executed by you.

1. The terms and conditions of the license shall be as per the standard draft for the License Agreement, which shall be supplied to you along with the Allotment Order.
2. An amount of Rs. (Rupees only) as per details given below may be deposited at TA-LRA section, Bokaro Steel Plant, Bokaro Steel City, in the form of a Demand Draft/Banker's Cheque/Pay Order drawn on any Nationalized/Scheduled Bank in favour of SAIL/Bokaro Steel Plant payable at Bokaro Steel City (Receipt against the deposit shall be obtained by the applicant. No cash/cheque shall be accepted.):

Sl	Description	Rate in Rs.	Amount in Rs.
a}	License Fee for 33 months
d)	Security money (equivalent to 11 months license fee)
	Total amount (Rupees.....)

3. If the terms & conditions stated in this offer of allotment is acceptable to you, you may communicate your acceptance in the format attached herewith. The letter of acceptance along with the proof of deposit (a photocopy of the receipt of the deposit, which shall be compared with original and certified by the concerned dealing officer of the TA-LRA Section) should reach this office **within one months of issue of this letter**, failing which this offer of allotment shall stand withdrawn.
4. The prescribed time is one months from the date of issue of this letter, unless an extension of time is granted on specific written request of the applicant.
5. The issue of firm & formal Allotment Order shall be subject to and dependent upon fulfillment of the above conditions.

Yours faithfully,

GM (TA-LRA)
For SAIL/ Bokaro Steel Plant

Distribution:

- i) GM (P), A&CP
- ii) GM (TA-Revenue)
- iii) GM (F&A, Estate A/c)
- iv) GM (TE- Electrical)
- v) GM (TE-Water Supply)

To
General Manager (TA-LRA)
Town Services Department
SAIL, Bokaro Steel Plant
Nagar Sewa Bhawan
Bokaro Steel City.

Sub: Acceptance of proposal for allotment of NRB on license basis.

Dear Sir/Madam,

Kindly refer to your letter No TA/LRA/20.../..... dated..... regarding proposal for allotment of NRB (name).....Sector..... Location Locality measuringsq. mtrs./acres for the purpose of I hereby accept the above offer of allotment of NRB on license basis and accept all the terms and conditions stipulated in the above letter as well as those contained in the Brochure.

I hereby specifically undertake to execute the Agreement for License within one month and take over the possession of the NRB within two months from the date of issue of the Allotment Order, failing which my Security Deposit shall be forfeited and the Allotment Order may be cancelled.

In confirmation of my acceptance of the above referred offer and acceptance of the terms & conditions as stated above, I herewith enclose a photocopy of BSL Cash Reciept No.....dated.....for Rs..... (Rupees.....) in accordance with your letter cited above.

Yours faithfully,

Date:

(Signature of the Licensee)

Full present Address:

Name in Block letters:

Building No. / Plot No. / Qr.No.:

Mohalla/Sector:

Village/City:

P.O.:

P.S.:

District:

State:

PIN Code:

Mobile No.:

E-mail:

STEEL AUTHORITY OF INDIA LIMITED
BOKARO STEEL PLANT
BOKARO STEEL CITY
TOWN ADMINISTRATION DEPARTMENT
TA-LRA SECTION
NAGAR SEWA BHAWAN

No.: TA/LRA/20.../.....

Date:

To,
Sri/ Smt.
.....
Bokaro Steel City

Sub: Allotment Order for NRB on license basis.

Dear Sir/Madam,

On your acceptance of the conditions as stipulated in our offer of allotment no. dated..... for allotment of NRB (name)..... Sector Location Locality measuring sq. mtrs./acres, vide your acceptance letter dated, you are hereby allotted the above mentioned NRB on license basis initially for a period of 33 months from the date of issue of this letter, on terms and conditions contained in the agreement for license to be executed by you.

1. You shall execute the Agreement for License within one month and take possession of the NRB within two months of issue of this Allotment Order, failing which the Security Money deposited by you shall be forfeited and the allotment may be cancelled.
2. The possession of the aforesaid NRB shall be made over to you after execution of the agreement for license and you must take over possession within two months of issue of this Allotment Order. However, the license fee shall be charged from the date of execution of the Agreement for License.
3. Please note that in the event of failure on your part to comply with the provisions mentioned above, the right to cancel the allotment and forfeit the security money furnished by you vests with the Management of SAIL/Bokaro Steel Plant and we shall be free to take such action as may be deemed fit.
4. SAIL/BSL reserves the right to enhance the License fee and other charges payable any time before execution of the Agreement for License and refusal to pay the additional amount shall lead to withdrawal of this allotment order.
5. SAIL/BSL reserves the right to withdraw this allotment order any time before execution of the Agreement for License with or without assigning any reason.
6. In case of cancellation, the Security Money deposited by you shall be forfeited and only the balance amount deposited by you amounting to Rs. shall be refunded to you without interest. In case of withdrawal as per clause 4 & 5, the Licensee shall be refunded the entire deposit of Rs. without any interest.

Yours faithfully,
For **SAIL/ Bokaro Steel Plant**

General Manager (TA-LRA)

Copy to:-

1. GM (P), A&CP
2. GM (TA-Revenue)
3. GM (F&A, Estate A/c)
4. GM (TE- Electrical)
5. GM (TE-Water Supply)

STEEL AUTHORITY OF INDIA LIMITED
BOKARO STEEL PLANT, TOWN ADMINISTRATION DEPARTMENT
BOKARO STEEL CITY

POSSESSION CERTIFICATE

SAIL/Bokaro Steel Plant is giving possession of the allotted NRB ----- w.e.f. ----- on
License basis for the period of ----- Months on the terms and conditions mentioned in License
Agreement to Shri/Smt/Miss/Mr./Md./Messers
..... of (permanent address-----
-----)

Handed over as above

Taken over as above

(Signature)

(Signature)

Correspondence Address-

The License Agreement

Format for License Agreement

Annexure-VII

Terms & Conditions

1. This license shall be valid for a period of Thirty Three (33) months and the period shall be reckoned from _____. The monthly license fee shall be Rs..... per month. All the existing statutory taxes or as and when levied such statutory taxes by the Govt. shall be borne by the Licensee.
2. The licensee shall have to pay Security Deposit (Interest free) equivalent to 11 months license fee in advance with the licensor company in addition to payment of monthly license fee.
3. The Licensor reserves its right to extend/renew the validity of license, on the terms and conditions at the option of the licensor.
4. The licensee also agrees to pay separately additional charges for electricity, water and sanitation within 15 days from the date of demand and in case of default besides stoppage of electricity, water etc to the said premises within the grace period of 7 days, the licensee would be liable to pay an interest 19% per annum for the period the amount remains unpaid.
5. The payment of electricity charge shall be on actual consumption basis at prevalent private party tariff rate which is subject to revision from time to time. The revised rate of electricity shall be payable retrospectively in view of such revision, if any.
6. The payment of water charge shall be on actual consumption basis and in absence of water meter or defective water meter, standard consumption basis based on supply line diameter of the water connection to the licensed premises at prevalent private party tariff rate which is subject to revision from time to time. The revised rate shall be payable retrospectively in view of such revision, if any.
7. The licensee shall not construct or erect any type of permanent construction/structure on the premises, but may use the facilities afforded by the licensor. The licensee may undertake minor renovation & modifications of the allotted NRB, only with prior written permission of the Company in accordance with statutory regulations, if any, governing construction. No construction/ modified construction shall be put to use without certificates of completion & adequacy from the concerned authority. The Company reserves the right to deny permission for any additional construction/ alteration on the grounds of architectural or structural compatibility/ structural or public safety and aesthetics, Government norms or otherwise.
8. For any unauthorized occupation/encroachment or unauthorized construction on BSL land by the licensee, the licensee shall be held responsible and such non-permitted activities outlined as above shall entail termination of the license and forfeiture of the Security Deposit. The decision of the licensor company in regard to unauthorized construction, unauthorized occupation and other prohibited activities shall be final and binding on the licensee. The licensed premises shall be governed by the provisions of Public Premises (Eviction of Unauthorized Occupant) Act, 1971, and/ or any other relevant acts/ statutes applicable in this regard.
9. The licensee shall not sublet or enter into partnership with anyone for running any business nor in anyway assign or transfer either by power of attorney or any other mode or mutual exchange the NRB premises.

10. The licensee shall use the NRB premises for the purpose for which the allotment has been done. However, safety & security of licensed NRB premises shall be the sole responsibility of the licensee.
11. All the maintenance and upkeep regarding NRB should be done by the licensee. It shall be the responsibility of the licensee to keep the premises in perfect cleanliness.
12. The licensee shall comply with all the statutory provisions, rules and regulations at his own cost & expenses which may be applicable for opening and running of NRB and for any lapses on the part of licensee for which they alone shall be responsible and SAIL, Bokaro Steel Plant in no way will be responsible for the same.
13. If the licensee fails to pay on the due date the electricity/water/sanitation bills for continuously 2 months or commits breach of any of the other terms herein contained and on the part of the licensee to be observed and performed, the licensor or any other person authorized on its behalf shall be at liberty to determine and revoke the license at any time without any notice.
14. This license shall not be construed or deemed as creating any tenancy right in favour of the licensee of the said premises. Notwithstanding anything hereinbefore contained the licensor reserves the right to revoke this license without assigning any reason or notice and the licensee has to handover the possession of the premises in original position within 48 hours of its determination/revocation. On determination/revocation of license, SAIL/BSL shall not be liable to pay any compensation to the licensee.
15. The license may be renewed for such further period as the licensor may in its discretion think proper and on the aforesaid terms and conditions subject to such modification as decided by the licensor provided the licensee applies for such renewal at least 2 months before the expiry of the period of this license.
16. The licensee shall strictly follow the trade/purpose for which premises is provided and any change in forthwith the trade/purpose without written permission from the licensor shall entail determination revocation of the license.
17. The licensee shall ensure the validity of the Permission/Agreement with SAIL/Bokaro Steel Plant during the subsistence of license and shall indemnify the licensor from all losses in that regard. The licensor shall be at liberty to determine this license in the event of withdrawal or non-renewal of Permission for NRB by SAIL/Bokaro Steel Plant.
18. The licensee shall abide by any terms and conditions that may be added/ revised or imposed by the licensor from time to time.
19. That any correspondence sent to the licensee under registered post at the last known correspondence address will be treated as served on him.
20. All notice or orders or directions to be issued under or in connection with the license will be signed and issued by the licensor or any person authorized by the licensor in that behalf.
21. The Licensee shall be bound by any order/circular regard to the use of the premises which shall be deemed and construed to be a part and parcel of the term of the license.
22. The licensee shall be entirely/solely responsible for any sort of accident/any unpleasant incident/stamped unforeseen within the premises during the tenure of license or during the occupation of the premises. SAIL, Bokaro Steel Plant shall in no case stand party to it.
23. License shall be liable for revocation / cancellation by the Management on any of the following reasons:-

- a) For violation of the terms and conditions of the license.
 - b) For non-payment of the dues in time.
 - c) For non-compliance with any orders (s)/directive(s) issued by the Licensor and/or the Management.
 - d) For improper use of the NRB.
 - e) By efflux of time.
 - f) For involvement in offences including moral turpitude and for such act which can be construed as anti-national and /or against any religion or community.
 - g) For causing any obnoxious or un-social act.
 - h) When the closure of the NRB is considered essential for any administrative reason(s) in which case the licensee shall not be liable to pay for the balance period of the license from the date of vacation of the NRB nor claim any compensation from the Licensor/Company.
 - i) For non-functioning of the NRB for unreasonably long period without sufficient reason given by way of prior intimation to Management.
 - j) On reconstitution or dissolution of a firm or Retirement of a partner from the firm which has been granted the license to run the business/trade.
 - k) For furnishing false declaration/information to the Management.
 - l) For improper behavior, dealing, and for non-compliance of any statutory provision by the licensee or any person working under him in the NRB.
24. When licensee is not able to utilize the NRB, for the purpose it has been allotted, the licensee may opt for surrender of NRB to the Company without being entitled for any payment from the Company except refund of Security Deposit, after deduction of dues, if any.
25. Upon expiry of the license period, the licensee shall hand over peaceful possession of the demised property to the licensor Company SAIL, Bokaro Steel Plant free from all encumbrances. On handing over the peaceful possession, the licensee will be entitled for refund of Security Deposit, after deduction of dues, if any. The licensee shall remove the assets (with all structures, fixtures and fittings) created on the demised land within the allotment period, otherwise the same will vest in the Company without payment of any compensation to the licensee, and the Company shall be entitled to deal with the same or remove the same at the Company's discretion and at the cost of the licensee.
26. If the licensee continues to occupy the NRB, even after expiry of (i) allotment period and subsequent renewals, if any, and (ii) termination of license, the licensee shall be liable to pay monthly compensation for unauthorized occupation @ 2% more than the borrowing rate of SAIL from SBI (Cash credit A/C) on applicable monthly license fee apart from the prevailing monthly license fee together with applicable electricity and water charges. This will be in addition to the proceedings for his eviction as unauthorized occupant under PP Act, 1971.
27. The decision of the Company shall be final and binding on the Licensee in respect of interpretation of any of these Terms and Conditions.

For SAIL/Bokaro Steel Plant

Acceptance:

We accept all the terms of the license as aforesaid.

(Authorized Signatory)

(Format for Electrical Connection)

TO BE SUBMITTED IN QUADRUPLICATE

To,
The General Manager,
TA-LRA Section, Town Services Department, SAIL/Bokaro Steel Plant,
Nagar Sewa Bhawan, Bokaro Steel City.

Subject: Application for single/three phase/change from single phase to three phase Electrical connection (*Please strike out whichever is not applicable*) to NRB _____, Sector _____ in Bokaro Steel City.

Sir,
I now request you to kindly arrange for giving a single/three phase Electrical connection (*Please strike out whichever is not applicable*) to NRB _____, Sector _____. I undertake to pay all the dues as advised by you from time to time.

4. My choice for Main Switch and Electronic meter rating is as follows:

Sl. No.	Category	Main Switch Rating	Electronic Energy Meter Rating	Service Cable size	Typical Load	Tick one only ✓
1	Single phase	16	5-30 A	2 x 4 sq. mm.	4 KW	
2	Single phase	16	5-30 A	2 x 6 sq. mm.	6 KW	
3	Single phase	32	10-60 A	2 x 10 sq. mm.	11 KW	
4	Single phase	32	10-60 A	2 x 16 sq. mm.	15 KW	
5	Single phase	32	10-60 A	2 x 25 sq. mm.	19 KW	
6	Three phase	63	20-40 A	4 x 10 sq. mm.	33 KW	
7	Three phase	63	20-40 A	4 x 16 sq. mm.	46 KW	
8	Three phase	63	20-40 A	4 x 25 sq. mm.	60 KW	
9	Three phase	100	CT Mt C T = 100/5 A	4 x 35 sq. mm.	74 KW	
10	Three phase	100	HT Meter	HT Consumer	89 KW	
11	Three phase	200	HT Meter	HT Consumer	109 KW	
12	Three phase	200	HT Meter	HT Consumer	131 KW	
13	Three phase	242	HT Meter	HT Consumer	148 KW	
14	Three phase	270	HT Meter	HT Consumer	166 KW	
15	Three phase	305	HT Meter	HT Consumer	189 KW	

5. I hereby undertake that I shall not change or cause to change any of the parameters described above without written permission of the Licensor Company. I further agree that the Licensor Company shall be at liberty to reassess the load and accordingly charge additional Security Deposit in addition to relevant change of Main Switch/Electronic Meter ratings and Cable size whenever there is a burn-out of Main Switch/Electronic Meter/Cable and I undertake to abide by the decision of the Lessor Company.

Date:
Name:
Address:

Yours faithfully,
Signature of Licensee:

TA/LRA/

Date:

Forwarded to GM/DGM/AGM (Electrical), Town Services Deptt. (3 copies) – All copies to be returned after indicating feasibility please:

For Electrical Section

Feasible as applied / Not feasible.

Sr. Mgr. (Electrical)

GM (Electrical)

GM I/c (Electrical)

For Approval please

Asstt. Manager (TA-L&E)

GM (TA-LRA)

Approved
Head of Town Services

Distribution:

1. GM I/c/GM/AGM(Electrical) – 1 copy
2. Licensee **with a request to contact Electrical Section with Green Card within 15 days from date of issuance of this approval** – 1 copy
3. File copy – 1 copy

Jr. Manager/ Sr. Mgr (TA-LRA)

(Format for Water Connection)

To,
GM (TA-LRA)
Nagar Sewa Bhawan,
Bokaro Steel Plant,
Bokaro Steel City-827003.

Date:

Subject: Request for water connection in NRB (Name)..... In
Sector....., B S City.

Dear Sir,
I have been allotted NRB (name) _____ in Sector _____, B S City on
license basis, vide allotment order no. _____ dated _____.
I request you to provide water connection in the said NRB.

Your's Faithfully

(Signature of Licensee)

Name:

Address:

Mob. No.:

Email Id:

