



Tea Research Association
Tocklai Tea Research Institute

Calling tender proposals from interested parties

Tea Research Association, Tocklai Tea Research Institute (TRA Tocklai) is a premier R&D organisation of the country which looks after the research and development needs of the Indian tea industry. TRA Tocklai is funded by the Tea Board of India and tea companies engaged in the manufacturing of tea who are members of the Association.

TRA Tocklai is managing the Tocklai Division of Cinnamara Tea Estate since 1977. In the year 2024, the Assam Tea Corporation Ltd (ATCL) under direction from the Government of Assam decided to lease out Tocklai division of Cinnamara TE to Tea Research Association, Tocklai Tea Research Institute. Accordingly ATCL officially leased out the Tocklai Division to Tea Research Association, Tocklai Tea Research Institute through an agreement on the 19th December 2024 for a period of 30 years renewable for another period of 30 yrs (i.e. 60 yrs) with the specific clause to sub lease the garden for its further development and cultivation of tea.

Accordingly the Council of Management of Tea Research Association (TRA Tocklai) at it's 206th meeting on 9th January 2025 have decided to sub lease the Tocklai Division measuring 127.70 hectares through a process of open tender to interested parties for a period of 30 years renewable for another 30 years (upto 60 years).

TRA Tocklai invites tender proposals for sub-leasing the Tocklai tea estate for a period of thirty years and thereafter, renewable for another thirty years under the following financial terms.

Financial terms:

- 1) Selection of sub-lessee will be through competitive bidding process, where base price will be Rs 3 crore as interest free security deposit. Any amount which is finally found the highest from the base price would be considered as a successful bid.
- 2) An annual lease rent of Rs 5 per kg as the base rate or more on the made tea produced would be levied. Any amount which is finally found the highest from the base price would be considered as a successful

bid. This financial term will be applicable for a period of five years and will be revised thereafter.

Basic details of the garden :

- 1) The total area under tea is 120 hectares out of the 127.70 hectares available.
- 2) The maximum production of green leaf from the estate was 14 lac Kgs. However due to non application of inorganic fertilisers and chemicals, the currentl green leaf production is 3,00,000 Kgs.
- 3) The Tocklai garden is filled with extremely high quality clones such as S3A3, T3E3, TV1,P126.
- 4) The contour and natural drainage of the Tocklai garden is very good.
- 5) Worker strength : 266 Staff : 3
- 6) All liabilities of the estate up to the time of sub-lease would be the responsibility of TRA Tocklai.
- 7) However the winning bidder will have to fulfill all statutory obligations once they take over the estate.

Provision of allied activities in the estate land as per Assam Govt norms :

Tocklai Tea Estate is 3-4 kms from Jorhat city centre and close to important landmarks of the city. As per the Schedule II of the agreement with ATCL, the lessee/ sub lessee will be allowed to use five percent of the total garden area for the following ancillary activities:

- a) promotion of eco-friendly tea tourism.
- b) cultivation of agricultural crops which include cash crops, horticultural crop, floriculture, medicinal plants, agar wood, sandal wood and bamboo ;
- c) animal husbandry and fisheries;
- d) green power and non-conventional energy resources;

- e) social infrastructure and service which include wellness centres, schools, colleges, universities, medical, nursing, paramedical institution, cultural and recreational exhibition centres and Government offices that could be set up by Tea Garden Authority or a Government entity;
- f) Food processing, blending and packaging units.

Interested parties who wish to visit the garden for an assessment before submission of their tenders may contact the Director Incharge, Tocklai Tea Research Institute, Tea Research Association at +91 96790 88455/ 93656 40316.

Last date of submission of tenders : 31st January 2025

Place of submission : The Director Incharge
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Director Incharge
Tocklai Tea Research Institute,
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10th January 2025