

## REQUIREMENT OF LAND IN THE STATE OF TAMILNADU & UNION TERRITORY OF PONDICHERRY

Sealed offers are invited on a two bid system i.e. A) Technical Bid, B) Financial Bid from absolute and exclusive owners or co-owners for transfer of plot or land by way of OUTRIGHT SALE or LEASE (minimum 19 years 11 months) to Hindustan Petroleum Corporation Limited to set up RETAIL OUTLETS at the following locations in the State of Tamilnadu & Union Territory of Pondicherry. The applicant should possess / furnish No Objection Certificate from other co-owners or parties having interest in the land. The parties who have entered into registered agreement for sale with owners in possession, before the date of release of this advertisement can also apply.

| Sr. No. | Stretch of the location   | District   | Minimum Frontage ( Meters) | Minimum Depth ( Meters) |
|---------|---|------------|----------------------------|-------------------------|
| 1       | On NH 81 , Within 1 km from Viking Textile mill LHS towards Vellakoil | Tiruppur   | 35                         | 35                      |
| 2       | On Eragampatti to Oddanchatram Road                                   | Tiruppur   | 35                         | 35                      |
| 3       | On NH 544 , From Chinniampalayam to Kaniyur on LHS                    | Coimbatore | 35                         | 35                      |
| 4       | Within 5km Radius of Selvapuram B10 Police Station                    | Coimbatore | 30                         | 30                      |
| 5       | On road from Madhampatty to Karunya Nagar - LHS                       | Coimbatore | 30                         | 30                      |
| 6       | On NH 181, From Mettupalayam to Tudiyalur, on LHS                     | Coimbatore | 35                         | 35                      |
| 7       | Within 5km Radius of Saravanamapatty Check post .( (Not on NH 948)    | Coimbatore | 30                         | 30                      |
| 8       | Within Coimbatore Corporation limits                                  | Coimbatore | 20                         | 20                      |
| 9       | Within 4 km radius from Gudalur police station                        | Nilgiris   | 20                         | 20                      |
| 10      | On SH 81 ,Between Gobichettipalayam and Modachur                      | Erode      | 35                         | 35                      |

|    |  |                       |    |    |
|----|--|-----------------------|----|----|
| 11 | NH 544 ,Within 10 KM from Thuduppathi Pirivu towards Salem -(LHS)        | Erode                 | 35 | 35 |
| 12 | Erode, Within Municipal Corporation Limits                               | Erode                 | 20 | 20 |
| 13 | NH 544 , Within 10 KM from Attayampalayam Pirivu towards Salem - (LHS)   | Erode                 | 35 | 35 |
| 14 | Between Kombanai Pudur & Thamarai Palayam                                | Erode                 | 30 | 30 |
| 15 | TPN Hospital , Erode to Thindal post office on LHS                       | Erode                 | 30 | 30 |
| 16 | Within Tirupur Corporation Limits  | Tirupur               | 20 | 20 |
| 17 | With in 5 Kms from TKT Mill Jn towards Palladam on Tirupur Palladam Road | Tirupur               | 30 | 30 |
| 18 | On Road From Tirumurugan poodi to NH 544 ,via Pachampalayam              | Tirupur               | 35 | 35 |
| 19 | NH 948. Within 5 Kms from Puliampatti town towards Sathayamangalam       | ERODE                 | 35 | 35 |
| 20 | On SH 172 ,Within 2 km From Mudalipayam Piruvu towards Nallur on LHS     | Tirupur               | 35 | 35 |
| 21 | Between Oragdam and SP Koil  | Kanchipuram           | 35 | 35 |
| 22 | On NH From Vandalur to Maduranthakam - LHS                               | Chengalpattu          | 35 | 45 |
| 23 | On NH From Maduranthakam to Vandalur - LHS                               | Chengalpattu          | 35 | 45 |
| 24 | On Pallavaram Kundrathur Road  | Kanchipuram           | 25 | 35 |
| 25 | Within Tambaram Taluka Limits  | Chengalpattu          | 25 | 25 |
| 26 | On Guduvancherry to Keerapakkam Road                                     | Chengalpattu          | 30 | 30 |
| 27 | Within Marai Malai Nagar Limits  | Chengalpattu          | 25 | 35 |
| 28 | On NH From Walajahpet to Enathur - LHS                                   | Ranipet / Kanchipuram | 35 | 45 |
| 29 | On NH From Walajahpet to Ocheri - LHS                                    | Ranipet               | 35 | 45 |
| 30 | On NH From Tiruvallur to Kanakammachathram                               | Thiruvallur           | 35 | 35 |

|    |  |                       |    |    |
|----|--|-----------------------|----|----|
| 31 | On NH From Tiruvallur to Tirutani  | Thiruvallur           | 35 | 35 |
| 32 | On Timiri to Thamaraipakkam Road   | Ranipet               | 30 | 30 |
| 33 | On Arakkonam to Sholinghur Road  | Ranipet               | 20 | 20 |
| 34 | On Nemili to Ocheri Road   | Ranipet               | 25 | 25 |
| 35 | On Kanchipuram to Rajakulam Road   | Kanchipuram           | 20 | 20 |
| 36 | On Thiruvallur to Mappedu Road   | Thiruvallur           | 25 | 25 |
| 37 | On Kanakammachathram to Arakkonam Road   | Thiruvallur           | 20 | 20 |
| 38 | On NH From Tirutani to Thadukupeta   | Thiruvallur           | 35 | 35 |
| 39 | On NH From Thiruvallur to Pattabiram   | Thiruvallur           | 35 | 35 |
| 40 | Between Bagayam and Kannamangalam towns  | Vellore               | 35 | 35 |
| 41 | On Thirupathur - Pudupettai - Natrampalli Road   | Tirupathur            | 30 | 30 |
| 42 | From Iyyampalayam to Samuthiram on Tiruvannamalai Bypass ( Tindivanam to Krishnagiri Road) | Thiruvannamalai       | 35 | 35 |
| 43 | On Chengam to Melchengam Road  | Thiruvannamalai       | 35 | 35 |
| 44 | On Girivalam Road ,Between Chengam Road Junction and Kanji Road Junction                   | Thiruvannamalai       | 25 | 25 |
| 45 | On SH , Between MFL Junction and Minjur  | CHENNAI / THIRUVALLUR | 35 | 35 |
| 46 | Between POONAMALLEE and MINJUR ON OUTER RING ROAD  | THIRUVALLUR           | 35 | 35 |
| 47 | On NH , From Kavarapettai to Arambakkam  | THIRUVALLUR           | 35 | 35 |
| 48 | On SH , Between Redhills and Thamaraipakam on LHS  | THIRUVALLUR           | 35 | 35 |
| 49 | On Janapanchatram - Periyapalayam Road   | THIRUVALLUR           | 35 | 35 |
| 50 | On road From THIRUMAZHISAI TO PUDUCHATRAM ON LHS   | THIRUVALLUR           | 35 | 35 |

|    |   |  |    |    |
|----|---|--|----|----|
| 51 | On NH , MADHAVARAM TO KAVARAPETTAI  | CHENNAI / THIRUVALLUR                      | 35 | 35 |
| 52 | On Arcot to Kavanur Road  | Ranipet                                    | 25 | 25 |
| 53 | On Arakkonam to Thirupachur Road  | Thiruvallur                                | 25 | 25 |
| 54 | On Walajapet to Sholingur Road  | Ranipet                                    | 25 | 25 |
| 55 | On Kanchipuram to Uthiramerur Road  | Kanchipuram                                | 30 | 30 |
| 56 | From Ponneri to Uthukkottai   | Thiruvallur                                | 20 | 20 |
| 57 | Chennai within CMDA limits  | Chennai/Kanchipuram/Chengalpet/Thiruvallur | 20 | 20 |
| 58 | On MDR , between Vikramangalam and Melaiyur .   | Madurai                                    | 35 | 35 |
| 59 | From Madurai Ring Road Circle to Tirupuvanamon , on New 4 lane Rameswaram Road on LHS | Madurai/Sivagangai                         | 35 | 45 |
| 60 | Within Madurai Corporation limits   | Madurai                                    | 20 | 20 |
| 61 | On NH 44 ,From Thoppur towards Vadipatti , on RHS                                     | Madurai                                    | 35 | 45 |
| 62 | Karungal Bus stand to Marthandam town via Nattalam                                    | Kanyakumari                                | 35 | 35 |
| 63 | On MDR ,Between Pudhukadai town and Marthandam town .                                 | Kanyakumari                                | 35 | 35 |
| 64 | On SH 89 , Between Nanguneri and Uvari  | Tirunelveli                                | 35 | 35 |
| 65 | On SH 93 , Between Valliyoor and Mannarpuram  | Tirunelveli                                | 35 | 35 |
| 66 | On NH 744 , Between Kadayanallur and Puliyangudi                                      | Tenkasi                                    | 35 | 45 |
| 67 | On Idaikal- Kallampalli - Sendamaram Road   | Tenkasi                                    | 35 | 35 |
| 68 | On NH 45 B , Between Kariapatti and Eliyarpathi Toll on LHS towards Madurai           | Virudhunagar                               | 35 | 45 |
| 69 | On Watrap - Krishnankovil Road  | Virudhunagar                               | 35 | 35 |
| 70 | Within 3 Kms of Aruppukottai Town Limits  | Virudhunagar                               | 20 | 20 |

|    |  |                |    |    |
|----|--|----------------|----|----|
| 71 | On State Bank Colony Main Road within Tuticorin Municipal Limits | Tuticorin      | 20 | 20 |
| 72 | Within 6 KM of Kodaikanal Bus Stand                              | Dindigul       | 20 | 20 |
| 73 | SH 156 , From Kodaikanal Foothills to NH Junction                | Theni          | 35 | 35 |
| 74 | On NH 85 , Within 6 Km of Kalayarkoil Bus stop                   | Sivaganga      | 35 | 45 |
| 75 | On NH 536 ,Within 5Km of RS Mangalam                             | Ramanathapuram | 35 | 45 |
| 76 | On NH 87 , Between Pattinamkattan ECR Junction and Rameswaram    | Ramanathapuram | 35 | 35 |
| 77 | From Tiruchengode to Paramathi velur on SH 86                    | Namakkal       | 35 | 35 |
| 78 | On NH 44, From Mudalaipatti to Kalangani on RHS                  | Namakkal       | 35 | 35 |
| 79 | On NH81, From K.Paramathi to Thennilai                           | Karur          | 35 | 35 |
| 80 | On NH 44, From Karur to Aravakurichi on LHS                      | Karur          | 35 | 35 |
| 81 | Within Karur Town Limits   | Karur          | 20 | 20 |
| 82 | On NH 44, From Thoppur to Palayam on LHS                         | Dharmapuri     | 35 | 35 |
| 83 | On NH179 A, Uthangarai Town Limits                               | Krishnagiri    | 35 | 35 |
| 84 | Within Palacode Town Limits                                      | Dharmapuri     | 35 | 35 |
| 85 | Within Salem City Limits   | Salem          | 20 | 20 |
| 86 | Within Attur Town Limits   | Salem          | 20 | 20 |
| 87 | On SH86, From Sankari to Konganapuram Road                       | Salem          | 35 | 35 |
| 88 | On NH 544 H , Between Mecheri Town & Thoppur town                | Salem          | 35 | 35 |
| 89 | On Edapadi Bypass Ring Road                                      | Salem          | 35 | 35 |
| 90 | Nagapattinam within town limits                                  | Nagapattinam   | 20 | 20 |
| 91 | Tiruvarur within town limits                                     | Tiruvarur      | 20 | 20 |
| 92 | Between Nagapattinam and Velankanni on ECR                       | Nagapattinam   | 35 | 35 |
| 93 | Trichy within Corporation Limits                                 | Trichy         | 20 | 20 |
| 94 | NH 38 ,From Konalai to Nedungur – LHS                            | Trichy         | 35 | 35 |

|     |  |              |    |    |
|-----|--|--------------|----|----|
| 95  | NH 38 ,From Panjapur to Viralimalai – LHS        | Trichy       | 35 | 35 |
| 96  | Between Chatram Bus Stand and Tiruparaithurai    | Trichy       | 30 | 30 |
| 97  | Trichy Outer Ring Road                           | Trichy       | 35 | 35 |
| 98  | Pudukottai within Town Limits                    | Pudukottai   | 20 | 20 |
| 99  | On NH Between Pudukottai & Tirumayam             | Pudukottai   | 35 | 35 |
| 100 | Pudukottai , From SIPCOT to Medical College      | Pudukottai   | 35 | 35 |
| 101 | Tanjore within town limits                       | Tanjore      | 20 | 20 |
| 102 | SH 29 , From Papanadu to Veerakurichi            | Tanjore      | 35 | 35 |
| 103 | Jayankondam within town limits on T Palur road   | Ariyalur     | 20 | 20 |
| 104 | NH 136 , Between Palur & Thirumanur              | Ariyalur     | 35 | 35 |
| 105 | Villianur to Kuruvinaatham on Bahour Road        | PONDICHERRY  | 30 | 30 |
| 106 | Panruti within Town limits                       | CUDDALORE    | 20 | 20 |
| 107 | Cuddalore within Town limits                     | CUDDALORE    | 20 | 20 |
| 108 | On SH 65 , Between Puthukudi and Kappanamangalam | Tiruvarur    | 35 | 35 |
| 109 | Poovam Village on ECR                            | Karaikal     | 35 | 35 |
| 110 | Thittacheri within town limits                   | Nagapattinam | 20 | 20 |
| 111 | On ECR ,Between Nagore and Puthur                | Nagapattinam | 35 | 35 |

LHS : Left Hand Side

RHS: Right Hand Side

The following may kindly be noted :

- 1) This advertisement is for suitable land abutting the roads and having free access from the Road and not for the appointment of Retail Outlet Dealership for the applicants / bidders .
- 2) The land offered on National Highway shall meet the extant MORTH & NHAI Guidelines
- 3) The land offered on other roads shall meet the notified IRC norms / PWD norms applicable for the respective state / UT and its further amendments if any.
- 4) The property should have a clear and marketable title.
- 5) The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income tax clearance, Nil-Encumbrance Certificates etc.,
- 6) Plots of land with availability of electricity and water connection will be preferred.

- 7) Payment will be made by cheque at the time of registration of sale deed.
  - 8) In case of Joint bidders or if the entire land does not belong to the bidder, then the group of persons who have plots contiguous to each other meeting our requirement can quote through one of them holding Registered Power of Attorney for the others.
  - 9) Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of petrol pump and other allied purposes at their own expenses and cost before registration of sale deed / lease deed.
  - 10) The land proposed for sale / Lease should be clearly partitioned and the Patta / Chitta / Adangal "A" Register should clearly indicate and confirm the same.
  - 11) Cost of land filling / cutting including cost of retaining wall / hume pipes etc. to bring the offered site to road level as estimated by HPCL will be taken into consideration for commercial evaluation of bids.
  - 12) Land coming under green belt shall not be considered.
  - 13) Brokers and property dealers need not apply.
- 14) Offers should be submitted on a two bid system in 2 different sealed envelopes as under :

### **Envelope 1 : TECHNICAL BID (A):**

Details of the plot of land offered along with documents if any, must be signed and put in a sealed envelope clearly **superscribed as "Technical Bid"**.

**Technical bid should not have any reference of offer price / cost of land.**

The Following details should be furnished by the bidder in the **" Technical Bid. "**

- i) Name of the applicant with full address and contact number.
- ii) Name of the owner(s) of the land.
- iii) Key Plan showing details of the property.
- iv) Area offered for Sale/Lease along with dimensions of the plot.
- v) Patta / Chitta / Adangal "A" Register
- vi) Title deed document viz., Sale Deed / Registered Lease Deed / Family Partition Deed / Registered Settlement Deed by Gift or Will / Government Grants by way of Patta/Pattayam without imposing any condition to set up Retail outlet or any other type of ownership /transfer document.
- vii) Power of Attorney holders should submit a copy of Registered Power of Attorney.

## **Envelope 2 : FINANCIAL BID ( B):**

Financial Bid should be placed in a separate sealed envelope and superscribed as “**Financial Bid**”.

The financial bid should furnish the following in plain paper :

- i) Expected sale consideration in ` ..... per sq. mtr. (in case of sale).
- ii) Expected basic monthly rental in ` ..... per sq. mtr. with enhancement if any.  
(In case of lease)

(please clarify whether the offer is for sale or lease or for both).

- 15) Both sealed Technical and Financial Bid envelopes should be put in a third envelope ( **Envelope 3**) sealed and superscribed as “**Offer for land at .....**”
- 16) The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.
- 17) Separate offer should be given for each location. Interested parties may apply to the respective office address by the due date / time indicated below : The due date and time for receipt of the offers will be 30/12/2020 at 1500 hrs. at the respective offices as mentioned below. The offers received after the due date and time will not be considered. The technical bid will be opened on 30/12/2020 at 1600 hrs. at the below mentioned addresses. Interested bidders may be present at the time of opening the technical bid.
- 18) For advertised locations within Municipal Limits/Corporation/City Limits, more than one site can also be taken by the Corporation subject to commercial viability of the site/site potential.
- 19) HPCL reserves its rights to cancel the entire advertisement (or) any locations advertised.



## Addresses of Regional Offices where Bids are to be submitted

|   |   |              |
|---|---|--------------|
| 1 | Hindustan Petroleum Corporation Limited.                | S No , 21-57 |
|   | Chennai Retail Regional Office                          |              |
|   | "Petro Bhavan", 2nd Floor                               |              |
|   | No.82, TTK Road, Alwarpet, Chennai 600018.              |              |
| 2 | Hindustan Petroleum Corporation Ltd.                    | S No , 1-20  |
|   | Coimbatore Regional Office                              |              |
|   | HP House,18/3,Big Bazaar Street,                        |              |
|   | Coimbatore – 641001.                                    |              |
| 3 | Hindustan Petroleum Corporation Ltd.                    | S No , 58-76 |
|   | Madurai Regional Office ,                               |              |
|   | 1st Floor, BSNL CMTS Bhavan ,                           |              |
|   | 70 Feet Road, Ellis Nagar ,                             |              |
|   | Madurai - 625016.                                       |              |
| 4 | Hindustan Petroleum Corporation Limited                 | S No 90-111  |
|   | Trichy Regional office                                  |              |
|   | No. 90, Second Floor, MDSR Enclave                      |              |
|   | Bharathidasan Road, Cantonment, Trichy                  |              |
|   | Tiruchirapalli - 620 001                                |              |
| 5 | Hindustan Petroleum Corporation Ltd                     | S No 77-89   |
|   | Salem Retail Regional Office                            |              |
|   | 359/2, GK Towers, Level 4 ,First Main Rd, New Fairlands |              |
|   | Salem - 636016  |              |