

## REQUIREMENT OF LAND IN THE STATE OF CHHATTISGARH

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 Chhattisgarh. The applicant shall furnish a No Objection Certificate (NOC) from other co-owners or parties having an interest in the land. Parties who have entered into a registered agreement for sale with the owners in possession, or those holding a registered land lease/rental agreement executed by the landowners or the firm offer prior to the date of application, shall also be eligible to apply. The last date for applying for the advertisement is 15:00 on 31/10/2025.

Location Description	Region	District	Plot size		
			Frontage(M)	Dept(M)	Area(Sq.M)
On NH 43, any side of road, In district Surajpur	Bilaspur	Surajpur	40	45	1800
On NH 43, any side of road, In district Korea	Bilaspur	Korea	40	45	1800
Within Municipal Limit of Ambikapur on any major road( Minimum Road Width 80 Ft)	Bilaspur	Ambikapur	20	20	400
Within Municipal Limit of Sitapur, District- Sarguja on any major road(Minimum Road Width 80 Ft)	Bilaspur	Sarguja	20	20	400
Within Municipal Limit of Chirimiri on any major road(Minimum Road Width 80 Ft)	Bilaspur	MCB	20	20	400
On NH130, any side of road, District- Surguja	Bilaspur	Sarguja	40	45	1800
On NH130, any side of road, District- Surajpur	Bilaspur	Surajpur	40	45	1800
On New Ring Road Ambikapur, Dist. - Surguja	Bilaspur	Surguja	20	20	400
Within Municipal Limit of Manendragarh on any major road(Minimum Road Width 80 Ft)	Bilaspur	MCB	20	20	400
Within Municipal Limit of Balodabazar on any major road (Minimum Road Width 80 Ft)	Bilaspur	Baloda Bazar- Bhatapara	20	20	400
Within Municipal Limit of Simga on any major road( Minimum Road Width 80 Ft)	Bilaspur	Baloda Bazar- Bhatapara	20	20	400
Within Municipal Limit of Bilaspur on any major road( Minimum Road Width 80 Ft)	Bilaspur	Bilaspur	20	20	400
Within Municipal Limit of Takhatpur on any major road( Minimum Road Width 80 Ft)	Bilaspur	Bilaspur	20	20	400
Within Municipal Limit of Ratanpur on any major road( Minimum Road Width 80 Ft)	Bilaspur	Bilaspur	20	20	400

Within Municipal Limit of Mungeli on any major road( Minimum Road Width 80 Ft)	Bilaspur	Mungeli	20	20	400
NH 130 Bilaspur to Raipur on LHS in Dist. Balodabazar	Bilaspur	Baloda Bazar-Bhatapara	40	45	1800
NH 130 Bilaspur to Raipur on LHS in Dist. Bilaspur	Bilaspur	Bilaspur	40	45	1800
NH Mudhipar Toll Plaza to Paraghat Toll on any side in Dist. Bilaspur	Bilaspur	Bilaspur	40	45	1800
NH 130A Bilaspur to Takhatpur on LHS in Dist. Bilaspur	Bilaspur	Bilaspur	40	45	1800
NH 130A Bilaspur to Takhatpur on RHS in Dist. Bilaspur	Bilaspur	Bilaspur	40	45	1800
NH 130 Bilaspur to Raipur on LHS in Dist. Mungeli	Bilaspur	Mungeli	40	45	1800
NH 130A Mungeli to Takhatpur on LHS in Dist. Mungeli	Bilaspur	Mungeli	40	45	1800
NH 130A Mungeli to Takhatpur on RHS in Dist. Mungeli	Bilaspur	Mungeli	40	45	1800
NH Ratanpur Bypass to Mudhipar Toll Plaza on LHS	Bilaspur	Bilaspur	40	45	1800
NH Ratanpur Bypass to Limha Toll Plaza on LHS	Bilaspur	Bilaspur	40	45	1800
NH 149B Urga to Farsawani on LHS in Dist. Korba	Bilaspur	Korba	40	45	1800
NH 149B Urga to Farsawani on RHS in Dist. Korba	Bilaspur	Korba	40	45	1800
NH 149B Farsawani to Champa on LHS in Dist. Janjir Champa	Bilaspur	Janjir Champa	40	45	1800
NH 149B Farsawani to Champa on RHS in Dist. Janjir Champa	Bilaspur	Janjir Champa	40	45	1800
NH 130 Pali to Kathghora on LHS Dist. Korba	Bilaspur	Korba	40	45	1800
NH 130 Pali to Kathghora on RHS Dist. Korba	Bilaspur	Korba	40	45	1800
NH 130 on Kathghora Bypass on any side	Bilaspur	Korba	40	45	1800
Within Municipal Limit of Korba on any major road( Minimum Road Width 80 Ft)	Bilaspur	Korba	20	20	400
Within Municipal Limit of Janjir Champa on any major road( Minimum Road Width 80 Ft)	Bilaspur	Janjir Champa	20	20	400
Within Municipal Limit of Sakti on any major road( Minimum Road Width 80 Ft)	Bilaspur	Sakti	20	20	400
Within Municipal Limit of Banki Mongra on any major road( Minimum Road Width 80 Ft)	Bilaspur	Korba	20	20	400
NH130 Kathghora to Morga Dist. - Korba	Bilaspur	Korba	40	45	1800
Within Municipal Limit of Dipka on any major road( Minimum Road Width 80 Ft)	Bilaspur	Korba	20	20	400
From Urga towards Kanki on any side, Dist-Korba ( Minimum Road Width 80 Ft)	Bilaspur	Korba	30	30	900

NH 53 Pateva to Birkoni on LHS Dist. Mahasamund	Bilaspur	Mahasamund	40	45	1800
Within Municipal Limit of Raigarh on any major road(Minimum Road Width 80 Ft)	Bilaspur	Raigarh	20	20	400
ON MAIN ROAD BETWEEN SHIVNATH HYUNDAI SHOWROOM AND KANKER BUS STAND, KANKER	RAIPUR	KANKER	30	30	900
ON NH30 - BETWEEN GOVT. HS SCHOOL BALENGA AND BESOLI VILLAGE ON LHS OR RHS	RAIPUR	BASTAR	50	50	2500
WITHIN MUNICIPAL CORPORATION LIMIT IN JAGDALPUR CITY ON ANY MAJOR ROAD (ROAD WIDTH MINIMUM 7M WIDE)	RAIPUR	BASTAR	30	30	900
BETWEEN KURUD AND DHAMTARI JUNCTION ROAD WHILE MOVING FROM RAIPUR TO JAGDALPUR ON LHS OF NH-30	RAIPUR	DHAMTARI	50	40	2000
FROM 1 KM BEYOND NHAI TOLL PLAZA (DURG BY PASS) TO POWERGRID SUBSTATION,KUMHARI ON LHS WHILE MOVING TOWARDS RAIPUR	RAIPUR	DURG	35	35	1225
WITHIN 10 KM FROM RASNI TOLL ON NH-53 LHS TOWARDS MAHASAMUND	RAIPUR	RAIPUR	60	60	3600
ON MAIN ROADS (MINIMUM 7M WIDE ROAD) IN MOWA AREA OF RAIPUR	RAIPUR	RAIPUR	30	30	900
FROM 1 KM BEYOND FROM TARPONGI TOLL PLAZA UPTO 10 KM ON NH-30 ON LHS WHILE MOVING TOWARDS BILASPUR	RAIPUR	RAIPUR	60	60	3600
FROM 1 KM BEYOND FROM TARPONGI TOLL PLAZA UPTO 10 KM ON NH-30 ON RHS WHILE MOVING TOWARDS RAIPUR	RAIPUR	RAIPUR	60	60	3600
ON MAIN ROADS (MINIMUM 7M WIDE ROAD) IN AVANTI VIHAR OF RAIPUR	RAIPUR	RAIPUR	30	30	900
FROM ISHAAN HEIGHTS TO BHARAT MATA CHOWK, GUDHYARI ON GUDHYARI ROAD	RAIPUR	RAIPUR	30	30	900

The following may kindly be noted :

- 1) The land offered on National Highway shall meet the NHAI Guidelines contained in Govt. of India. Ministry of Road Transport and Highways letter No.RW/NH-33022 /01/2017-S&R (R) dated 26.06.2020 and further amendments if any.
- 2) 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.
- 3) The land offered on National Highway shall meet the extant MORTH & NHAI Guidelines

- 4) 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.
- 5) After the area specified as setback for road widening in the master plan, the area of the plot should be in line as indicated above against each location.
- 6) Frontage of the plot should be abutting the Highway/Main Road/Service Road.
- 7) HPCL will group the locations which is more than or equal to preferred minimum dimension as "group A" and lesser than preferred minimum dimension as "Group B". In case no technically qualified application is received in "Group A" which is meeting the preferred minimum dimensions of land, only then HPCL will consider the locations which is lesser than preferred minimum dimension provided the land offered is meeting all statutory norms for setting up of retail outlet otherwise the applications under Group B will not be considered for technical/commercial evaluation.
- 8) The property should have a clear and marketable title and the land should be on a motorable road with clear access across the frontage
- 9) The land owner should furnish/provide all land title search documents of last 30 years to establish clear, unbroken and marketable title.
- 10) The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income tax clearance, Nil-Encumbrance Certificates etc.,
- 11) Plots of land with availability of electricity and water connection will be preferred.
- 12) Payment will be made by RTGS at the time of execution/registration of sales deed/Lease deed.
- 13) 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.
- 14) Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural/Residential 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.
- 15) The land proposed for sale should be clearly partitioned and the title document Khatauni /Khasra or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
- 16) 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. Cost of electric connections & shifting of telephone lines as estimated by HPCL will be taken into consideration for commercial evaluation of bids.
- 17) Land coming under green belt shall not be considered.
- 18) Brokers and property dealers need not apply.
- 19) This advertisement is not meant for retail outlet dealerships.
- 20) District Authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government clients, if found suitable.
- 21) The plots should be free from overhead electrical transmission or telephone lines, product/water pipelines/canals/drainage/nallahs/public road/railway lines etc. Plot with overhead electrical HT line of more than 11KV shall be out rightly rejected.
- 22) HPCL takes no responsibility for delay, loss or non-receipt of documents sent by post/courier. Received quotations are merely offers and do not bind HPCL in any manner whatsoever.
- 23) Land not meeting NH/SH/PWD/Town Planning norms for setting up of Retail Outlet are liable to be rejected.

- 24) Suitability of the land to be decided on the basis of Technical Evaluation Committee Report. Plots having square & Rectangular dimensions and bigger area would be given preference.
- 25) 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) Khasra/Khatauni/7/12 Extracts/Milkat Pattrika Extracts or its equivalent showing the ownership of the land.
- 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.

**Offer received without the documents stipulated in the Item (A) will be rejected**

**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).

**IN CASE FINANCIAL BID IS SUBMITTED IN OPEN CONDITION. APPLICATION WILL BE OUTRIGHTLY REJECTED**

- 26) Both sealed Technical and Financial Bid envelopes should be put in a third envelope (**Envelope 3**) sealed and superscribed as **“Offer for land at .....”**
- 27) 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.
- 28) 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

30.09.2025 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 30.09.2025 at 1600 hrs. at the below mentioned addresses. Interested bidders may be present at the time of opening the technical bid.

29) 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.

30) HPCL reserves its rights to cancel the entire advertisement (or) any locations advertised without giving any reasons thereof

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

<b>REGION</b>	<b>Regional Office Address</b>
BILASPUR	HPCL BILASPUR RETAIL REGIONAL OFFICE, 1ST FLOOR, BAJPAI PAVILION, VYAPAR VIHAR ROAD, BILASPUR – 495001, CHHATTISGARH
RAIPUR	HPCL RAIPUR RETAIL REGIONAL OFFICE, 4TH FLOOR, LIC INVESTMENT BUILDING, PHASE II, OPPOSITE EPFO OFFICE, PANDRI, RAIPUR – 492004, CHHATTISGARH