

REQUIREMENT OF LAND IN THE STATE OF KERALA

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 KERALA. 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.

S. No.	Stretch of the location	District	Minimum Frontage (Meters)	Minimum Depth (Meters)
1	Within 10 Kms stretch from Kanichukulangara Junction on NH66	Alappuzha	35	35
2	Purakkad to Thottappally Bridge on NH-66	Alappuzha	35	35
3	Alappuzha to Kidangara on SH 11	Alappuzha	35	35
4	Between X Ray Junction and Thuravoor on NH66	Alappuzha	35	35
5	Within 5 Kms from Andhakaranazhi light House	Alappuzha	30	30
6	Perumbavoor to Kuruppampady ON SH16	Ernakulam	40	40
7	Vazhakulam to Manjallor On SH8	Ernakulam	35	35
8	Anagamly to Koratti LHS, On NH66	Ernakulam	35	35
9	Within Cochin Corporation Limits	Ernakulam	30	30
10	Between Tripunithura to Udayamperur	Ernakulam	30	30
11	Between North Paravoor to Chathanad road	Ernakulam	35	35
12	Okkal to Perumbavoor On SH1	Ernakulam	30	30
13	Njarikutty to Udumbanoor ON SH41	Idukki	35	35
14	Between Cheruvally Devi Temple to Pazhayidam Jn on SH8	Kottayam	35	35

S. No.	Stretch of the location	District	Minimum Frontage (Meters)	Minimum Depth (Meters)
15	Between Udayagiri church and Monippally on SH 1	Kottayam	35	35
16	Between Ponkunnam to Kanjirappally on NH 183	Kottayam	35	35
17	Within Ettumanoor Municipality limits on SH 1	Kottayam	30	30
18	Kottayam Within Municipal Limits on Main roads.	Kottayam	30	30
19	Between Kidangoor and Manarcadu on Main Roads.	Kottayam	35	35
20	From Kanjirapally to Mundakayam on NH 183	Kottayam	35	35
21	Kumarapuram to Venpallavattom on Poonthi Road	Trivandrum	35	35
22	Kazhakoottam to Pothencode	Trivandrum	40	40
23	Within Thiruvananthapuram Corporation Limits	Trivandrum	35	35
24	Elipodu to Valiavila on Main roads.	Trivandrum	35	35
25	Between Kannur and Iritty on Kannur- Mattannur-Coorg Road	Kannur	30	30
26	Kozhikode City, within Corporation Limits	Kozhikode	30	30
27	Between Parappanangadi and Tanur on Tirur Kadalundi road	Malappuram	30	30
28	On NH 66, Between Kakkad and Kuttippuram	Malappuram	35	35
29	Between Puthoor and Chattiparamb on Kottakkal Perinthalmanna road (MDR)	Malappuram	30	30
30	Between Kuttippuram and BP Angadi on BP Angadi Kuttippuram road (MDR)	Malappuram	30	30
31	Between Puthanathani and Thanalur on Thanalur-Puthanathani road (MDR)	Malappuram	30	30
32	On SH72, Between Kooriyad and Malappuram	Malappuram	30	30
33	Between Valluvambrum Jn and Machingal bypass Jn, Malappuram on Nh 966	Malappuram	40	40
34	Between Palakkad and Pampamllam Toll Plaza on LHS on NH 544	Palakkad	35	35
35	Within 4 kms from Ottapalam bus stand on Palakkad Ponani Road	Palakkad	30	30

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 Retail Outlet Dealerships 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 / CPCB 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 the 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 title document / Thandaper Register / Record of Rights (RoR) 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 **super scribed 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) Thandaper Register / Record of Rights (RoR).
- 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 super scribed 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 super scribed 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 28/10/2022 at 15:00 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 28/10/2022 at 16:00 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 1-20 Cochin Regional office PB NO. 1601, Ernakulam North P.O Cochin - 682 018	For S. No. 1-24
2	Hindustan Petroleum Corporation Ltd, Kozhikode Regional office 3rd Floor, Empora West, West Hill Chungam, Opposite To Passport Office Kozhikode -673005	For S. No. 25-35