

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 Tamil Nadu & 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.

S. No.	Stretch of the location	District	Minimum Frontage (Meters)	Minimum Depth (Meters)
1	Between Vandalur and Thindivanam RHS on NH 32	Chengalpattu	35	35
2	Between Mudichur and Velachery through Tambaram Velachery Road	Chengalpattu	25	25
3	Within 5 kms from DB Jain College on SH 49A (OMR)	Chennai/Chengalpattu	25	25
4	Enathur to Damal on NH on RHS	Kanchipuram	35	35
5	Ponamallee to Minjur on Outer Ring Road	Tiruvallur	35	35
6	Gummudipoondi on NH16	Tiruvallur	35	35
7	Redhills to Gummundipundi on NH-16	Tiruvallur	35	35
8	Malumichampatty to Pollachi on NH 83	Coimbatore	35	35
9	Coimbatore Corporation limit	Coimbatore	25	25
10	Within Erode town limits	Erode	25	25
11	Within Tirupur town limits	Tiruppur	25	25
12	Within 5 KM Kodaikanal Town Limits	Dindigul	30	30
13	Villukuri Junction To Eraniel Road On SH-91	Kanyakumari	35	35

S. No.	Stretch of the location	District	Minimum Frontage (Meters)	Minimum Depth (Meters)
14	Parasala To Vellarada Road	Kanyakumari	30	30
15	Monday Market To Karmavilai Junction (SH-91)	Kanyakumari	35	35
16	Madurai City within Corporation Limits	Madurai	30	30
17	Within Kalayarkoil Village Limits	Sivagangai	25	25
18	Within Karaikudi Municipality	Sivagangai	25	25
19	Within 5 KM Cumbum town	Theni	30	30
20	Within Tirunelveli Corporation Limits	Tirunelveli	25	25
21	Within Tuticorin Corporation Limits	Tuticorin	30	30
22	Within 5 KM from Rajapalayam Town limits	Virudhunagar	30	30
23	On NH81, Between K.Paramathi & Thennilai	Karur	40	45
24	On NH544H, From Mecheri to Pottaneri on RHS	Salem	40	45
25	Within Chidambaram Municipal Limits	Cuddalore	35	35
26	Between Thuvakudi and Mathur (Both Sides) on Outer Ring Road	Trichy/Pudukottai	35	35
27	Within Villupuram Municipal Limits on NH 332 on Villupuram Puducherry road	Villupuram	40	40
28	From Vadamangalam to Madgadipet on NH 332 on either side	Puducherry	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 / 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 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 **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) 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 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 16:00hrs. 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. Chennai Retail Regional Office "Petro Bhavan", 2nd Floor No.82, TTK Road, Alwarpet, Chennai 600018.	For S. No. 1 - 7
2	Hindustan Petroleum Corporation Ltd. Coimbatore Regional Office HP House,18/3,Big Bazaar Street, Coimbatore – 641001.	For S. No. 8 - 11
3	Hindustan Petroleum Corporation Ltd. Madurai Regional Office , 1st Floor, BSNL CMTS Bhavan , 70 Feet Road, Ellis Nagar , Madurai - 625016.	For S. No. 12 - 22
4	Hindustan Petroleum Corporation Ltd Salem Retail Regional Office 359/2, GK Towers, Level 4 ,First Main Rd, New Fairlands Salem – 636016	For S. No. 23-24
5	Hindustan Petroleum Corporation Limited Trichy Regional office No. 90, Second Floor, MDSR Enclave Bharathidasan Road, Cantonment, Trichy Tiruchirapalli - 620 001	For S. No. 25-28