



HINDUSTAN PETROLEUM CORPORATION LIMITED



(A Maharatna Company)

REQUIREMENT OF LAND

Expression of interest in prescribed format is invited from absolute and exclusive owners and co-owners of suitable plots of land for outright sale and lease for various -plots of land at various locations in Darjeeling, Jalpaiguri, Uttar Dinajpur, Kalimpong, Malda & Nadia Districts in West Bengal at following locations.

The locations of District Regulating Station (DRS) in Darjeeling, Jalpaiguri & Uttar Dinajpur District are as under:

Si.No	Type of Station	District	Preferred locality/ Colony	Required area	Mode of Transfer of Plot
1	DRS/ DCU	Darjeeling	Between Check Post to Sevoke More along Sevoke Road or any by-lanes upto 200m distance from junction of PWD road and its by-lanes. Plot should have access with min 12 ft road.	Area 120 to 300 Sqmt (Min Size:10 mx12m)	Lease
2	DRS/ DCU	Darjeeling	Between Naukaghat to Sevoke More along Burdwan road or any by-lanes upto 200m distance from junction of PWD road and its by-lanes. Plot should have access with min 12 ft road.	Area 120 to 300 Sqmt (Min Size:10m x12m)	Lease
3	DRS/ DCU	Darjeeling	Between Balason Bridge to Bihar More along AH-02 or any by-lanes upto 200m distance from junction of NH/AH and its by-lanes. Plot should have access with min 12 ft road.	Area 120 to 300 Sqmt (Min Size: 10m x 12m)	Lease
4	DRS/ DCU	Darjeeling	Between Darjeeling More to Balason Bridge along AH-02 or its by-lanes upto 200m distance from junction of AH-02 and its by-lanes. Plot should have access with min 12 ft road.	Area 120 to 300 Sqmt (Min Size: 10m x 12m)	Lease
6	DRS	Jalpaiguri	Between 73 more to Kadamtala along PWD road or within 200m of the Junction of PWD road and its by-lanes. Plot should have access with min 12 ft road.	Area 120 to150 Sqmt (Min size: 10 m x 12 m)	Lease
7	DRS	Jalpaiguri	Between Goshala More to Rajbari Para along PWD road or within 200m of the junction of PWD road and its by-lanes. Plot should have access with min 12 ft road.	Area 120 -150 sqmt (Min size: 10 m x 12 m)	Lease
9	DRS	Jalpaiguri	Between Denguajhar Paharpur (Gomosta Kali Mandir) to Goshala More along PWD Road or within 200m of the junction of PWD road and its by-lanes. Plot should have access with min 12 ft road.	Area 120 -150 sqmt (Min size: 10 m x 12 m)	Lease
10	DRS/ DCU	Uttar Dinajpur	Between Manora to Nayanagar along NH-31 (Adjacent to road) or within 200m of the junctions of NH and its by-lanes. Plot should have access with min 12 ft road.	Area 120 -300 sqmt (Min size: 10 m x 12 m)	Lease

The Locations of DRS in Nadia district are as under:

Si.No	Type of Station	District	Preferred locality/ Colony	Required area	Mode of Transfer of Plot
1	DRS	Nadia	In Saguna Gram Panchayat Area on any motorable road of minimum 2.5 mtrs width, within a distance of 2.5 km from Kalyani Checkpost (Near Don Bosco School)	Min Area 120 sqmt (Min Size: 10m x12m)	Lease
2	DRS	Nadia	On Kanchrapara- Haringhata PWD Road between Borojaguli More (NH-12) BPCL Petrol pump to Haringhata Municipality Office Or on any Bylane of minimum 2.5 mtrs width, within a distance of 1 Km from Kanchrapara- Haringhata PWD Road	Min Area 120 sqmt (Min Size: 10m x12m)	Lease
3	DRS	Nadia	In Chakdaha municipality area on any motorable road of minimum 2.5 mtrs width, within a distance of 2.5 Km From NH-12 (earlier NH-34) on left hand side of NH-12 while going towards Ranaghat from Kolkata.	Min Area 120 sqmt (Min Size:10m x12m)	Lease
4	DRS	Nadia	In Ranaghat municipality area on any motorable road of minimum 2.5 mtrs width, within a distance of 2.5 Km from NH-12 (earlier NH-34) on right hand side of NH-12 while going towards Ranaghat from Kolkata.	Min Area 120 sqmt (Min Size: 10m x12m)	Lease
5	DRS	Nadia	In Ranaghat municipality area on any motorable road of minimum 2.5 mtrs width, within a distance of 2.5 Km from NH-12 (earlier NH-34) on left hand side of NH-12 while going towards Ranaghat from Kolkata.	Min Area 120 sqmt (Min Size: 10m x12m)	Lease

The locations of CNG Stations in Darjeeling & Kalimpong District are as under:

Sl. No	Type of Station	District	Location of Mother Station	Plot Size	Mode of Transfer of Plot
1	CNG Station	Darjeeling	Along or within 200m of Siliguri -Mirik-Ghoom road between Simulbari tea estate upto Mirik. The plot should have proper road access with min 25ft road.	25 to 50 Dec (Minimum Frontage 30m)	Outright Purchase
2	CNG Station	Kalimpong	Along or within 200m of NH-10 between Coronation bridge to Kalimpong in Kalimpong district. The plot should have proper road access with min 25ft road.	25 to 50 Dec (Minimum Frontage 30m)	Outright Purchase
3	CNG Station	Kalimpong	Along or within 200m of Damdim-Lava-Kalimpong Road. The plot should have proper road access with min 25ft road.	25 to 50 Dec (Minimum Frontage 30m)	Outright Purchase

The location of CGS cum Mother Station in Jalpaiguri District.

Sl. No	Type of Station	District	Location of Mother Station	Plot Size	Mode of Transfer of Plot
1	CGS Cum MS	Jalpaiguri	Along AH-02 between Chunavati More to Rajiv More or any by-lanes upto 750m distance from junction of AH-02 and its by-lanes. The plot should have proper road access with min 25 ft road.	0.8 to 1.2 Acre (Minimum Frontage 30m)	Outright Purchase
2	CGS Cum MS	Jalpaiguri	Any of the private industrial area within 3kms of Fulbari Junction. The plot should have proper road access with min 25 ft road	0.8 to 1.2 Acre (Minimum Frontage 30m)	Outright Purchase
3	CGS Cum MS	Jalpaiguri	Along NH-31D between Fulbari Junction to Hope & Heal Hospital or within 500mtrs of the junction of its By-lanes. The plot should have proper road access with min 25 ft road	0.8 to 1.2 Acre (Minimum Frontage 30m)	Outright Purchase

4	CGS Cum MS	Jalpaiguri	Along AH-02 between Naukaghat-Kawakhari route or within 500m of the Junction of its by-lanes. The plot should have proper road access with min 25ft road.	0.8 to 1.2 Acre (Minimum Frontage 30m)	Outright Purchase
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The location of Mother Station in Malda District.

Sl. No	Type of Station	District	Location of Mother Station	Plot Size	Mode of Transfer of Plot
1	Mother Station	Malda	Along NH-12 between Adina to Malda Bypass or any by-lanes upto 500m distance from junction of NH and its by-lanes. The plot should have proper road access with min 25 ft road.	0.8 to 1.2 Acre (Minimum Frontage 30m)	Outright Purchase

THIS ADVERTISEMENT IS FOR PURCHASE & LEASE OF LAND AND NOT FOR DEALERSHIP

The following may kindly be noted:

1. Land Plot Size: Minimum area and minimum Frontage mentioned.
2. 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-33032 /01/2017-S&R (R) dated 26.06.2020 and further amendments if any.
3. The property should have a clear and marketable title as on date of application and the land should be on an all-weather motorable road of minimum width mentioned with clear access across the frontage.
4. The successful owners shall arrange for all statutory clearances such as land rent (Khajna) clearance.
5. Payment will be made by e-payment or by Demand Draft mode at the time of registration of Sale/lease Deed and subsequently as applicable.
6. In case of Joint offers or if the entire land does not belong to a single owner, then the group of persons who have plots contiguous to each other meeting our requirement can quote jointly. Along with the application all the owners shall give a notarized undertaking. In case withdrawal of any owner during the selection process, then the entire plot will be rejected.
7. The land offered 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.

8. In case of non-availability of clear partition, then the Co-owners of a plot of land may offer their share of land subject to submission of no objection Certificate or any other relevant documents to the satisfaction of HPCL from the remaining co-owners of the plot.
9. Cost of land filling / cutting including cost of retaining wall /Hume pipes /Culvert/extra pipeline with laying cost from the main proposed steel pipeline grid etc. to bring the offered site to road level with access as estimated by HPCL will be considered for commercial evaluation of offers.
10. Land coming under green belt shall not be considered.
11. Brokers and property dealers must not apply.
12. District authorities and other Government bodies can also apply against this advertisement. Preference shall be given to Government bodies, if found suitable.
13. The plot must be free from overhead electrical transmission line & telephone lines, product / water pipelines, canals, drainage /nallas, public road, railway line etc. **Plot owners with overhead electrical LT or HT line of 430 V or more as well as LT line shall arrange for diversion of the line / lines at his own cost before registration of the plot, if selected.**
14. Party has to furnish all documents in support of his ownership, like khatian, porcha, sale deed, chain deed, drawings, affidavits, Indemnity Bond, etc. which may be required for carrying out the title search verification and evaluation.
15. In case of SC / ST owners, they have to submit clearance of competent authority as per relevant Act.
16. Plots having bargadar on record in the RoR, if selected, the owner should clear the land free from bargadar in his land document/Record of Rights at his own cost and submit within specified time period of 2 months.
17. The land owner/ should clearly demarcate the land through a government approved surveyor and assist HPCL in physical measurement as and when required.
18. Offers should be submitted in the prescribed format containing relevant details as under:

A) PLOT DETAILS:

Details of the plot of land offered along with documents if any, must be signed in all pages.

The following details should be furnished by the owner.

- 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. Record of Rights or any other relevant documents standing in the name of the offerer i.e. Khatauni/ Khasra or any equivalent document or certificate from competent land revenue authority.
- vi. Title deed viz. Sale Deed, Patta, etc. with link document/Chain deeds for establishing the ownership of the land.
- vii. Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents stipulated in item no. (v), (vi) and (vii) will be rejected.

B) FINANCIAL OFFER

The financial offer should contain the following:

Expected sale consideration in Rs.Per sq. mtr or lease consideration in Rsper sqmtr/Annum as applicable.

Financial offer should be placed in a separate sealed envelope and superscribed as "Financial offer".

1. Both plot details and financial offer should be put in an envelope sealed and superscribed as "EOI for offer of land at"
2. The offer submitted should be valid for a period of minimum 180 days from the due date or such extended period as may be mutually accepted.
3. 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.
4. Land not meeting NH/SH/PWD/Town Planning norms for setting up of Mother Stations/District Regulating Stations are liable to get rejected.
5. Suitability of land to be decided on the basis of Technical Evaluation Committee Report.
6. HPCL reserves its rights to cancel the entire advertisement or any location advertised.
7. Separate offer should be given for each location.
8. In case of dispute, English version of advertisement will be final.
9. Interested parties may submit their offers in the box specified for the purpose at the office address indicated below by the **due date (07.07.2024) & time (17:00 hrs)**. The offers can be sent by registered post to the same address, however HPCL will not be responsible for any postal delay. The offers received after the due date and time will not be considered.

HINDUSTAN PETROLEUM CORPORATION LIMITED, CGD -DARJEELING, JALPAIGURI & UTTAR DINAJPUR, 2ND FLOOR, HOMELAND BUILDING, 3RD MILE, SEVOKE ROAD, SILIGURI-734008- **FOR EOI OF DARJEELING, JALPAIGURI & UTTAR DINAJPUR, MALDA & KALIMPONG DISTRICTS.**

HINDUSTAN PETROLEUM CORPORATION LIMITED CGD PROJECTS WB CLUSTER OFFICE, 14TH FLOOR, NBCC SQUARE, ACTION AREA-III, NEW TOWN, WEST BENGAL-700135- **FOR EOI OF NADIA DISTRICT.**

In case of any query, please contact between Monday to Saturday in between 10 AM to 5 PM on following Mob. Nos. : Uttar Dinajpur-7979903406, Darjeeling-9031175666, Jalpaiguri-7979922926, Malda-9502415594, Nadia-7001642556.



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