



HINDUSTAN PETROLEUM CORPORATION LIMITED



(A Maharatna Company)

REQUIREMENT OF LAND

Sealed offers are invited in a two-bid system i.e. A) Technical Bid & B) Financial Bid from absolute and exclusive owners or co-owners of suitable plots of land for transferring the same by way of OUTRIGHT SALE to Hindustan Petroleum Corporation Limited for setting up DISTRICT REGULATING STATIONS in Nadia, Howrah and Hooghly Districts and CNG MOTHER STATIONS in South 24 Parganas District of WEST BENGAL at the following locations.

The locations of District Regulating Station (DRS) in Nadia District are as under:

Sl. No	Type of Station	District	Preferred locality/ Colony	Required area (Length (m) X Breadth (m))	Mode of Transfer of Plot
1	DRS	Nadia	Between Gayeshpur Check Post to Saguna Gram Panchayat Office on Madanpur Kalyani Bypass Road (adjacent to road)	12m x 10m	Outright Purchase
2	DRS	Nadia	Between Madanpur railway crossing to Nadia marbles & tiles shop on Kalyani-Chakdaha Road (adjacent to road)	12m x 10m	Outright Purchase
3	DRS	Nadia	Between Kataganj CPM party office to Anand Bali Bedi Bhavan on Tanki road (adjacent to road) at Kataganj	12m x 10m	Outright Purchase
4	DRS	Nadia	Between Borojaguli More BPCL Petrol pump to Haringhata Municipality Office on Kanchrapara- Haringhata Road (adjacent to road)	12m x 10m	Outright Purchase
5	DRS	Nadia	Between Borojaguli More on NH-12 to Bangiya Gramin Vikas Bank Bhaluka Branch Office on Kanchrapara- Haringhata Road (adjacent to road)	12m x 10m	Outright Purchase
6	DRS	Nadia	Between Railway Crossing Gate no. 51 near water tank to Ghugia Bhuvan Mohini Vidyamandir on Palagacha Road (adjacent to Road)	12m x 10m	Outright Purchase
7	DRS	Nadia	Between Palagacha More to Railway Crossing Gate no. 51 on Palgacha Road (adjacent to Road)	12m x 10m	Outright Purchase

The locations of District Regulating Station (DRS) in Howrah District are as under:

Sl. No	Type of Station	District	Preferred locality/ Colony	Required area (Length (m) X Breadth (m))	Mode of Transfer of Plot
1	DRS	Uluberia, Howrah	Between Skipper Limited to Tirupati Service Station HPCL Petrol Pump on NHAI 16 Road (adjacent to road)	12m x 10m	Outright Purchase

2	DRS	Bagnan, Howrah	Between Bagnan Gasoline Supply HPCL Petrol Pump to Mankur More on NHAI 16 Road (adjacent to road)	12m x 10m	Outright Purchase
3	DRS	Biki Hakola, Howrah	Between Chowdhury & Sons IOCL Petrol Pump to Ranihati Bazar More on Amta Ranihati Road (adjacent to Road)	12m x 10m	Outright Purchase

The locations of District Regulating Station (DRS) in Hooghly District are as under:

Sl. No	Type of Station	District	Preferred locality/ Colony	Required area (Length (m) X Breadth (m))	Mode of Transfer of Plot
1	DRS	Arambagh, Hooghly	Between Maa Annapurna SS BPCL Pump to Pallisree More on Arambagh Link Road (adjacent to road)	12m x 10m	Outright Purchase
2	DRS	Tarakeswar, Hooghly	Between Tarakeswar Prabeshdwar to Joy Krishna Bazar on Baidyabati- Tarakeswar- Champadanga Road (adjacent to road)	12m x 10m	Outright Purchase
3	DRS	Singur, Hooghly	Between Ratanpur More Kali Mandir to Gajraj Hyundai Showroom on Baidyabati- Tarakeswar road (adjacent to road)	12m x 10m	Outright Purchase

The locations of CNG Mother Stations (MS) in South 24 Parganas District are as under:

Sl. No	Type of Station	District	Location of Mother Station	Plot Size	Mode of Transfer of Plot
1	CNG Mother Station	South 24 Parganas	Between Gazipur to Shonepur Canal along the Lauhati - Bhangore Bazar PWD Road or It's by-lanes (by -lane having Minimum 3.5 Mtr. Road width & Maximum 500 m distance from main PWD Road)	Minimum 0.55 acre, Maximum 1.0 acre (Frontage: Minimum 30 Mtr)	Outright Purchase
2	CNG Mother Station	South 24 Parganas	<p>Within 5 KMs from Baruipur Town i.e.</p> <p>Along Baruipur- Jayanagar Road starting from the intersection point of Baruipur-Jayanagar & Baruipur Canning Roads</p> <p>(OR)</p> <p>Along Baruipur- Amtala Road starting from the intersection point of EM Bypass Road & Baruipur - Amtola Road</p> <p>(OR)</p> <p>Along Baruipur – Canning Road starting from the intersection point of Baruipur- Champahati & Baruipur Canning Roads of South 24 Paraganas District.</p> <p>Plots along the by- lanes of above roads (by-lane of min 3.5 mtr width road and within 500 Mtr from the main road) can also be offered</p>	Minimum 0.55 acre, Maximum 1.0 acre (Frontage: Minimum 30 Mtr)	Outright Purchase

THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIP

The following may kindly be noted:

1. Land Plot Size: Minimum Area and maximum 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 of 3.5 meters with clear access across the frontage.
4. The successful bidders 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 Deed.
6. 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 jointly. Along with the application all the joint bidders shall give a notarized undertaking. In case any of the joint bidder withdraw during the selection process, then the entire plot will be rejected.
7. 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.
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 bids.
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 bidders, they have to submit clearance of competent authority as per relevant Act.
16. Plots having registered bargadar, if selected, the bidder should clear the land free from bargadar in his land document/Record of Rights and submit within specified time period of 2 months.
17. The land owner/ bidder 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 on a two bid system in one sealed envelope, containing two different sealed envelopes for Technical and Financial bid as under:

A) TECHNICAL BID :

Details of the plot of land offered along with documents if any, must be signed in all pages and put in a sealed envelope clearly superscribed as "Technical Bid". Technical bid should not have any reference to offer price /cost of land.

The following details should be furnished by the bidder.

- 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 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 BID:

The financial bid should contain the following:

Expected sale consideration in Rs. Per sq. mtr.

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

19. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as " Offer for land at"
20. 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.
21. 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.
22. Land not meeting NH/SH/PWD/Town Planning norms for setting up of Mother Stations/District Regulating Stations are liable to get rejected.
23. Suitability of land to be decided on the basis of Technical Evaluation Committee Report.
24. HPCL reserves its rights to cancel the entire advertisement or any location advertised.
25. Separate offer should be given for each location.
26. In case of dispute, English version of advertisement will be final
27. Interested parties may submit the sealed envelope with their offer at the box specified for the purpose at the Office address indicated below by the **due date (06.12.2023) & 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. The technical bids will be opened on **07.12.2023** at **14:30 hrs** at the Office address indicated below. Interested bidders may be present at the time of opening the technical bid.

**HINDUSTAN PETROLEUM CORPORATION LIMITED, CGD PROJECTS - WB CLUSTER, 14th FLOOR, NBCC SQUARE,
ACTION AREA III, NEW TOWN, WEST BENGAL - 700135**

In case of any query, please contact from Monday to Saturday in between 10 AM to 5 PM on Mob. No.
7001642556 (Nadia)/ 9051630555 (Howrah & Hooghly)/ 8959592613 (South 24 Parganas).



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