

# Tender for Purchase of Land at Madurai

Last date and time for submission of bids: 27.10.2024 ,15:00 hrs

Date and time of opening of technical bid: 29.10.2024 ,15.00 hrs

Hindustan Petroleum Corporation Limited invites bids for purchase of Land abutting Major Roads for developing its Regional office and Retail outlet (Petrol Pump) with in Madurai Corporation Limits , Tamil Nadu

Land Requirement:

**Type of the site with respect to the Location, Access roads, Dimensions and Location.**

Criteria	Within Madurai City -Offered land falls Corporation limit
If the land is located at corner with roads/street abutting more than one side of the offered site.	Minimum 23 m frontage and minimum 30 m depth, and having a minimum area of 1000 Sq. m
If the land is having single side entry/exit with only one side of the offered site abutting main road.	Minimum 30 m frontage and minimum 30 m depth, and having a minimum area of 1000 Sq. m

**Definitions:**

1. "Depth" means length at any point perpendicular to the road.
2. "Frontage" means length at any point parallel to the road.
3. "Madurai Corporation limits" – Area comes under Madurai Corporation limit as on date of the advertisement.
4. "NH" – National Highway.
5. "Sq m" – Square meters.

**Documents to be attached with application:**

1. Copy of Patta.
2. Copy of FMB.
3. Copy of Sales Deed/Partitiion Deed/Gift Deed etc.,
4. Copy of Parent Document.

5. Legal opinion from an advocate.
6. Copy of latest EC.
7. Power of Attorney, for joint applications, or joint ownership, as applicable.
8. Technical Bid. (Technical Bid Format can be downloaded from the website: Annexure 1)
9. Financial Bid. (Financial Bid Format can be downloaded from the website: Annexure 2)

#### **Terms & Conditions:**

- Subject to the given minimum area, HPCL decision will be final on deciding the actual area that will be purchased, against the area offered for sale by the land lord.
- Land will be evaluated for Technical requirements (PESO Guidelines, NHAI Norms, Building Permission rules, etc., as applicable).
- Selection is subject to suitability of land for setting up a Petrol pump and Regional office as per HPCL specifications.
- HPCL can accept up to minus 10% of “Minimum Area” subject to the suitability of the land for setting up of Regional office and Petrol Pump.
- Landowners having adjacent plots shall group together and apply, if offered land dimensions are meeting the Advertised dimensions and the applicant in paper shall have POA for offering the land on behalf of the others.
- HPCL will effect the purchase only after getting statutory approvals from district and NH administration.
- The offered land should not be under any mortgage or lien. If so, such mortgage/lien shall be cleared within 15 days from the date of finalization of purchase price.
- HPCL will have the right, at its discretion, to decide upon the suitability of the land for setting up of Regional Office and thereby accept or reject a site without assigning any reason.
- Brokers will not be entertained.

#### **Handling of Technical and Financial Bid:**

- **Technical Bid (Annexure 1)**, as per the given format, shall be separately placed in a sealed envelope. This envelope will be super scribed with headings as “Technical Bid”.
- **Financial Bid (Annexure 2)**, as per the given format, shall be separately placed in a different sealed envelope. This envelope will be super scribed with headings as “Financial Bid”.
- Both these sealed envelopes shall be placed in one another envelope for final submission. This final envelope shall be super scribed with “Hindustan Petroleum Corporation Limited – Bid to purchase Commercial Land abutting Major Roads for developing Regional office and a Retail outlet in Madurai district”.
- Financial details shall not be mentioned anywhere in the technical bid except the in Financial Bid, which otherwise will lead to disqualification of the bid.

#### **Process of Selection:**

1. Technical evaluation of the sites offered will be completed first.
2. Financial bids of only those technically feasible sites will be opened.
3. Bidders are arranged L1, L2, L3, etc., based on the price offered Rs. per Sq m.
4. Negotiation and finalization of the rates will be processed with the L1.
5. If by any means, the L1 fails to get finalized, the negotiation and finalization of the rates will be processed with the L2.
6. Such selection process will continue until we exhaust all the bidders within city corporation limits in the order of L1, L2, L3 etc.,
7. Actual purchase will get concluded only after HPCL gets the required NOC and other pertinent approvals from the District, Corporation and NHAI Administration as applicable as applicable.

8. Land lord shall offer documentary support for obtaining such approvals.

Applications shall be submitted to Hindustan Petroleum Corporation Limited, Madurai Regional Office,1 st Floor,BSNL, CMTS Bhavan,70 feet road,Ellis Nagar,Madurai,Tamil Nadu. PIN 625 016 on or before 15.00 hrs of the cut off date 27.10.2024

Applicants, in their own interest, should carefully go through the advertisement and understand conditions of selection before submitting their application.

The Corporation reserves the right to cancel/withdraw/amend this advertisement or extend the due date at its sole discretion without assigning any reason.

In case of any discrepancy in advertisement published in English Newspapers vis a vis vernacular dailies, the direction/information indicated in English paper would prevail.

For any further information with regard to the advertisement, candidates may contact the following address.

**Hindustan Petroleum Corporation Limited, Madurai Regional Office, No.1 st Floor, BSNL,CMTS BHAVAN,70 FEET ROAD,ELLIS NAGAR,MADURAI,MADURAI,TAMILNADU-625016 Mobile: 7989284060.**

**ANNEXURE 1****Technical Bid**

Advertisement Date :  
Bids Due date :  
Technical Bid Opening on :

Plot size in meters (Frontage x Depth) :

Total area of the plot offered in Sq/meter :

Name of the applicant :

Contact No. (Mobile No.)

Address of the applicant:

Name of the land owner/s :

Survey No./Ward No/Village Name of the site offered :

Location of the site offered: (Lat/Long or nearest land mark)

**Enclosures :**

**(Yes or No)**

FMB sketch

Patta Copy or TSLR

Title deed copy

Parent Document

Encumbrance Certificate

Registered Power of Attorney (if applicable)

Copies of Land conversion (if available)

Land Use Details as per Corporation

Land Photographs to be attached

I am fully aware and agree that HPCL will have the right, at its discretion, to decide upon the suitability of the land for setting up of Regional Office and thereby accept or reject a site without assigning any reason.

Name and signature of the applicant or land owner

**ANNEXURE 2**

**FINANCIAL BID**

Advertisement Date :

Bids Due Date:

Plot size in meters (Frontage x Depth) :

Total area of the plot offered in Sq/meter :

Name of the applicant :

Contact No. (Mobile No.)

Address of the applicant:

Name of the land owner/s :

Survey No./Ward No/Village Name of the site offered :

Location of the site offered: (Lat/Long or nearest land mark)

I am interested to give the above mentioned plot for SALE to HPCL and my expected sale consideration per Sq m (in Rupees/Sq m) :

Note:

1. Rate offered shall be inclusive of registration charges and stamp duty
2. Offer shall be valid for a minimum period of 6 months

I am fully aware and agree that HPCL will have the right, at its discretion, to decide upon the suitability of the land for setting up of Regional Office and thereby accept or reject a site without assigning any reason.

Name and signature of the applicant or land owner