



HINDUSTAN PETROLEUM CORPORATION LIMITED
(A Govt. of India Enterprise)

GAS & RENEWABLES SBU- CGD Projects

EXPRESSION OF INTEREST (EOI) FOR SALE OF LAND

EOI Opening Date: 11th Oct 2021

EOI Closing date: 10th Nov 2021 **Closing Time: 03:00 PM**

Hindustan Petroleum Corporation Limited (HPCL) is developing City Gas Distribution (CGD) Network in Nainital and Bijnor (Uttarakhand & Uttar Pradesh) Geographical Area (GA) and shall be engaged in supplying Piped Natural Gas (PNG) for Industrial, Commercial & Domestic House Hold & Compressed Natural Gas (CNG) for Automobiles.

To develop the CGD network, HPCL intends to set up its City Gate Station (CGS) in and around Matkota/Chhatarpur Village, Tehsil- Rudrapur, District- Udham Singh Nagar, Uttarakhand (Tap-off at GAIL's RT Rudrapur Station, Village- Matkota, Rudrapur) for installing metering skid and other equipment.

Expression Of Interest (EOI) in the form of Technical & Financial offers are invited 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 City Gate Station at the following locations:

Location for Plot of Land:

1. A plot of land should be located within 2 Km from either side of GAIL's RT Rudrapur station in Matkota/Chhatarpur village, Tehsil- Rudrapur, Udham Singh Nagar district, Uttarakhand.
2. The offered land should be on an asphalted/ concrete /paved motorable road of minimum 4 m width suitable for all-weather movement of Heavy Commercial Vehicles (HCV) with clear access across the entire frontage and connected to Gadarpur-Dineshpur-Matkota Road or adjoining roads to the Gadarpur-Dineshpur-Matkota road.
3. A total distance of 2 Km will be considered from the center of GAIL's RT Rudrapur Station, on either side; and can fall in any revenue village within the said 2 Km stretch.
4. Plot Area Required: Between 2000 Sq. meter and 2500 Sq. meter

Our requirement is for a minimum of 2000 sq. meters of Land. If the bidder offers more area up to 2500 sq meter, the same shall also be considered; but for evaluation purposes, the total cost of land payable to the landowner shall be considered as per evaluation criteria.

5. The minimum Frontage (width) required is 40 meters.



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6. The minimum Depth (length) required is 40 Meters.
7. The Plot of Land shall have clear access for movement of fire tender meeting criteria of Point No. 2 above.

The EOI needs to be submitted in two separate sealed envelopes comprising of:

1. Technical Offer (Documents mentioned in EOI other than Price Bid)
2. Financial Offer (Price Bid)

Offers are invited in prescribed formats and in sealed envelopes which are to be submitted latest by 03:00 PM on 10th Nov 2021 at HPCL CGD Office, 2ND Floor, Mahalakshmi Towers, 112, Civil Lines, Bareilly - 243001, UP. HPCL reserves the right to reject any or all offers without assigning any reason. HPCL shall not be liable for any delay in submission of EOI documents in physical form due to postal delay etc. No claims on this account shall be entertained.

Note:

The Technical and Financial offers should be placed in separate envelopes and marked as "Technical Bid" and "Financial Bid" respectively. Both the Technical offer and Financial offer envelopes should be sealed separately and then placed in a third envelope and sealed superscripted as "offer for the plot of land on outright sale basis to Hindustan Petroleum Corporation Limited for setting up CGS in Matkota/Chhatarpur Village, Rudrapur".

Address for submission of offers:

**HPCL CGD Officer, 2ND Floor, Mahalakshmi Towers,
112, Civil Lines, Bareilly - 243001, UP**



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1. **SALIENT FEATURES OF BID DOCUMENT:**

(i)	TYPE OF ENQUIRY	Expression of Interest (EOI)
(ii)	BIDDING DOCUMENT NO. (To be referred in all future correspondence)	HPCL/RDR/CGS/21-22/1
(iii)	LAST DATE, TIME, AND ADDRESS FOR SUBMISSION OF OFFER	Up to 10 th Nov 2021, 03:00PM at Hindustan Petroleum Corp Ltd, HPCL CGD Office, 2ND Floor, Mahalakshmi Towers, 112, Civil Lines, Bareilly - 243001, UP
(iv)	DATE AND TIME OF OPENING OF TECHNICAL BIDS	Date: 10th November 2021, Time 3:15 PM
(v)	DATE AND TIME OF OPENING OF FINANCIAL BIDS	Will be advised later to the technically qualified bidders via Email/Letter, etc.
(vi)	VENUE FOR OPENING OF TECHNICAL AND FINANCIAL BIDS	HPCL CGD Office, 2ND Floor, Mahalakshmi Towers, 112, Civil Lines, Bareilly - 243001, UP

2. If any of the days specified above happens to be a holiday in HPCL, the next working day shall be implied.
3. EOI document is non-transferable. Applicants must procure the EOI document in their name and submit the offer directly.
4. Bid documents can be downloaded from the website of HPCL, www.hindustanpetroleum.com, and can also be obtained by hand at the latest by 05:00 PM, 6th NOV 2021 at the given below address on any working day between 10:00 AM to 5:00 PM (Monday to Saturday).
 - a) Mr. Sagnik Mondal, HPCL CGD Office, 2ND Floor, Mahalakshmi Towers, 112, Civil Lines, Bareilly - 243001, UP

Corrigendum, if any shall be published only on the website of HPCL, www.hindustanpetroleum.com

HPCL reserves the right to withdraw or cancel this EOI at any stage even after opening the price bids at its sole discretion and without assigning any reason whatsoever and in which case, the party shall have no right whatsoever to either claim for the award of the EOI or seek reimbursement of any costs.



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5. **Submission of Bid:**

The Technical and Financial offers should be placed in separate envelopes and marked as "Technical Offer" and "Financial Offer" respectively. Both the Technical offer and Financial offer envelopes should be sealed separately and then placed in a third envelope and sealed superscripted as "offer for a plot of land on sale basis in Matkota/Chhatarpur Village, Rudrapur", due date and time.

PART – I Technical Offer

All technical details along with supporting documents other than price (i.e. including price schedule WITH PRICE BLANKED OUT), to be duly filled in and signed.

PART II Financial Offer

It should contain only price and no condition whatsoever.

6. The validity of the EOI shall be minimum of **180 days** from the date of bid closing. Bids submitted through Fax/Email are not acceptable.
7. Applicants are advised to visit HPCL Bareilly's office during office hours (9:00 AM to 5:30 PM) on working days (Monday to Saturday) or contact the following officers for any clarification.
 - a) Mr. G.H.V.Rao, DGM, CGD Projects, HPCL Bareilly (9415344267)
 - b) Mr. Sagnik Mondal, Manager Projects, HPCL Bareilly (9051630555)
8. Applicants are advised to quote strictly as per terms and conditions of the EOI document and not to stipulate any deviations/ exceptions. The applicant shall not make any subsequent price change after the closing date of EOI. Applicants are advised to submit only one offer against that particular plot of land. In case the applicant wishes to offer more than one plot of land, a separate application is to be submitted for each plot of land.
9. Applicants desirous of participating in the opening of technical & financial offers may visit at the above-mentioned office address.
10. HPCL reserves the right to accept or reject any or all EOI received at its absolute discretion without assigning any reason whatsoever.
11. The Court of jurisdiction for any dispute shall be at Bareilly.



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APPLICATION FORM FOR THE OFFER OF PLOT OF LAND ON OUTRIGHT SALE BASIS TO HINDUSTAN PETROLEUM CORPORATION LIMITED FOR SETTING-UP CITY GATE STATION AT RUDRAPUR

TECHNICAL BID

1. INDIVIDUAL APPLICANT INFORMATION

<u>APPLICANT INFORMATION</u>		Photo
<u>TECHNICAL BID</u>		
1. INDIVIDUAL		
Name :		
Date of birth :		
Age (As on the date of application) :	Years	
Fathers/ husband's Name :		
Gender:		
Phone (Res.):		Mobile:
Email:		
Current Address:		
Flat/ House No.	Building Name	
Plot No.	Street Name	
Locality	Landmark	
City:	State:	PIN Code:



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2. **DETAILS OF FIRM if applicable** :

Name of firm:		
Type of firm: Sole proprietor/ Trust/ AoP/ LLP/ Private company/ Public Ltd company/ others (tick appropriate category)		
Contact Person:		
Phone (Res.):		Mobile:
Email:		
Current Address:		
Flat/ House No.	Building Name	
Plot No.	Street Name	
Locality	Landmark	
City:	State:	PIN Code:

3. **OTHER DETAILS TO BE PROVIDED:**

- a) PAN No. :
- b) Name of the owners(s) of the plot of Land:
- c) Site map of the plot of land (to be enclosed):
- d) Address of the plot of Land
- e) Details of plot of Land:
 - i. Khasra/ Gata/ Kila Number
 - ii. Khata Number
 - iii. Khatauni Number
 - iv. City survey no. of the plot of land
 - v. Area of the plot of land (In sq meter)



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- vi. Frontage available (In meter)
- vii. Depth of the plot (In meter)
- viii. Distance from GAIL's RT Station (Rudrapur):
- ix. Description of the area surrounding the plot of land:

(Indicate approx. distance between the surroundings and the plot boundary and the directional location)
- f)** Details of any permanent structure on a plot of Land
- g)** Encroachments, if any
- h)** Details of any adjoining roads (main road, service road, etc, indicate the width of the road)
- i)** Any pathway crossing the land
- j)** Any high voltage transmission line Nearby (if yes distance from the plot):.....
- k)** Local Municipal Ward
- l)** Whether the title of the plot is clear, marketable and undisputed
- m)** Whether the land is, at any time, covered in Govt. Acquisition plan
- n)** Whether the plot of land falls in a prohibited area
- o)** If yes, whether NOC from concerned authorities has been obtained for commercial use?
- p)** In case of any mortgage on land offered, the details of the same to be provided.



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I,hereby certify that the information given above is true to the best of my knowledge and belief. Any wrong information/ suppression of facts will disqualify me from being considered.

Place:

Signature

Date:

Name:

4. DOCUMENTS TO BE SUBMITTED

Documentary proof for the following shall be submitted along with the application form. Non-submission of documents will be liable for rejection of offer:

- a) Age proof, such as Aadhar Card, Passport, Voter ID, etc.
- b) Affidavit on NJSP of Rs.20/- from the owner(s) confirming the title in his/her/their favour, the plot is under his//her/their possession and property is free from all encumbrances duly signed and Notarised in **original**
- c) Original certified OR Original Notarized copy of Registered title documents in favour of landlord:
 - I. Sale deed OR;
 - II. gift deed OR ;
 - III. probated Will OR;
 - IV. Family settlement OR;
 - V. Relinquishment deed OR ;
 - VI. Conveyance deed in favour of owner(s)
- d) Copy Khasra/khatauni or Jamabandi for the last 30 years in Original (**Optional**)
- e) Latest Khasra/ Khatauni or Intekhab in favour of landlord **IN ORIGINAL** or in case plot is situated within the Municipal limit, latest Mutation Certificate and Municipal tax receipt for last 3 years, in favour of the landlord.
- f) Revenue sketch map having Khasra Nos. and its boundary



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- g) Ownership documents (Title deed showing the ownership of the land)
- h) Copy of revenue extracts or its equivalent viz. Khatauni, Jamabandi, Khasra Girdawari etc
- i) Copy of power of attorney (For Power of Attorney Holders)
- j) Title clearance certificate and non-encumbrance certificate (**Optional**) from a reputed solicitor. (In case the offered plot is techno-commercially suitable, then Legal vetting of land documents such as title search, etc shall be carried out by the landowner from HPCL appointed solicitor. Cost towards solicitor fees for legal vetting shall be borne by HPCL, however, the land owner has to provide all the documents required for legal vetting. In case the land fails to qualify during legal vetting, it may lead to disqualification of the bid.
- k) Partnership deed in case of partnership firm
- l) Income tax clearance certificate, if applicable
- m) Party has to furnish all documents like drawings, affidavits, Indemnity Bond, etc. which may be required for carrying out the title search and evaluation.
- n) Any other document in support of the details furnished under clause 3 above.

5. **BROAD TERMS AND CONDITIONS FOR LAND**

- a) The plot of land should be with clear, marketable & undisputed title.
- b.) Plot of land to be offered as per below details:
 - 1.) The plot of land should be located within 2 Km from either side of GAIL's RT Rudrapur station, Village- Matkota or Chhatarpur, Rudrapur.
 - 2.) Land should be on an asphalted/ concrete/ paved motorable road suitable for movement of Heavy Commercial Vehicles (HCV) of minimum 4m width with clear access across the entire frontage and connected to Gadarpur-Dineshpur-Matkota Road or adjoining road to the Gadarpur-Dineshpur-Matkota road.
 - 3.) Total distance i.e. 2 Km will be considered from the center of GAIL's RT-Rudrapur station on either side.



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4.) Plot Area Required: 2000 – 2500 SQ M

Our requirement is a minimum of 2000 sq meters of Land. If the bidder offers more area up to 2500 sq meters; the same shall also be accepted but for evaluation purposes, the total cost of land payable to the landowner shall be considered as per evaluation criteria.

5.) Other details of the land are:

- a. The minimum Frontage required is 40 meters.
- b. The Plot of Land shall have clear access for the movement of Fire tender meeting, criteria of Point No. 2 above.
- c. Plot Area shall have clear space (free from any jurisdiction of Statutory authority like Railways, PWD, Gram Panchayat, etc. as applicable)
- d. Plot Area shall have clear space free from any water Ponds, drains, underground and above ground utility Lines, Electrical Lines, Pipelines, etc.
- e. The offered plot of land shall be technically evaluated by HPCL to ensure conformity with the norms including bylaws of statutory bodies, like forest, explosive, Power supply department, etc, and its suitability for setting up of City Gate Station.
- f. The plot of land meeting the above criteria of 5 (a), 5(b), 5 (c), 5 (d), 5(e) above shall be subjected to verification of title, free from encumbrances, and its title is transferable to HPCL. Thereafter, the financial bid of only such technically qualified offers shall be opened and evaluated.
- g. Land with Non-Agricultural conversion, particularly industrial conversion will be preferred. Those offering Agricultural land shall convert the same for industrial use and other allied purposes at their own expense and cost before registration of sale deed/lease deed. Bidders have to inform in the technical bid document the type of land offered. If the offered land is agricultural, the bidder has to submit a declaration that he/she will get the same converted to commercial land within 60 days of receipt of the letter of intent from HPCL. HPCL shall not make any advance payment for the land and full payment shall be made at the time of registration only.
- h. In case the plot of land offered has multiple ownership, each owner must submit his/ her consent in the form of a notarized "No Objection Certificate" to be enclosed along with the technical bid.



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- i. Offer for the plot of land from Brokers/ Property dealers/non-owners shall not be accepted.
- j. The Plot should be free from Overhead Electrical transmission or Telephone Lines, Product/water pipelines/Canals, Drainage, Nallahs, Railway lines, etc. Plots with overhead electrical HT Line of more than 11 KV shall be out rightly rejected.
- k. Land coming under Green Belt shall not be considered.
- l. Payment will be made by cheque/e-payment mode at the time of registration of the sale deed.
- m. The land proposed for sale should be clearly partitioned and the title document / Khewat / Khatauni/Khasra & Girdawari, Pherphar, Akhiv Patrika, Milkat Patrika, Form VI, 7/12 extract or any equivalent document or certificate from revenue official should clearly indicate and confirm the same.
- n. Low lying plots of Land requiring an average Earth filling of more than 2 meters to match the level with the level of the nearest road will be rejected. Levels will be measured by an independent surveyor appointed by HPCL in a 20m x20m grid to arrive at the landfilling quantity and the same shall be final and binding.
- o. Plots of Land lying at a level of +/- 300 mm (1 ft) with respect to the Average adjacent road level, will be considered at par and normal. In case of plots of landfilling of an average of 2 meters or less height is required, the offered land shall be technically Low lying acceptable, subject to meeting other criteria.

In such case, the cost of landfilling/cutting including the cost of retaining wall /Hume pipes /Culvert, etc. to bring the offered site to road level with access as estimated by HPCL will be considered for commercial evaluation of bids
- p. 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.
- q. District Authorities and other Government bodies can also apply against this advertisement. Preferences shall be given to Government clients if found suitable.



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- r. The Financial bid will be loaded with the Evaluation Criteria as mentioned below :

EVALUATION CRITERIA

S.NO.	DESCRIPTION	UNIT	QTY.	UNIT RATE	COST (INR)	REMARKS
1	COST OF LAND	SQ.MTR				Unit Rate To be filled by Bidder
2	COST OF EARTH FILLING FOR THE LAND	CUB.MTR_for plots having more than 300 mm depth from road				HPCL Current rate of Rs 310/cubic mtr will be considered for evaluation
3	COST OF LAYING PIPELINE TILL CGS	MTR				HPCL current rate of Rs 10422/mtr will be considered for evaluation
TOTAL AMOUNT						

NOTE:

1. The Above evaluation criteria is to arrive at the Total Estimated Amount for the Purchase of the Land. However; the amount Payable to the selected bidder will be only corresponding to the Cost of Land offered.
2. In case of offered land is away from the Haldwani route from GAIL's RT Rudrapur station, then the additional cost of the Lower Pressure pipeline will be loaded to the above cost at the rate of Rs 10350/meter.

An example of the above is indicated below:

S.NO.	DESCRIPTION	UNIT	QTY.	UNIT RATE	COST
1	COST OF LAND	SQ.MTR	4000	2000	8000000
2	COST OF EARTHFILLING	CUB.MTR	7000	310	2170000
3	COST OF LAYING PIPELINE	MTR	500	10422	5211000
TOTAL AMOUNT					15381000
TOTAL AMOUNT PAYABLE TO BIDDER (Cost of Land)					8000000



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Financial Offer (Price Bid)

To be submitted in separate Envelope

PRICE BID FOR OFFER OF LAND ON OUTRIGHT SALE BASIS TO HINDUSTAN PETROLEUM CORPORATION LIMITED FOR SETTING UP CITY GATE STATION AT RUDRAPUR

For Sale of Plot

Location:.....

Description	Area of the plot (sq m)	Rate offered (Rs/Sq.m)	Total Amount (Rs) As offered
Sale of Land for setting up CGS at Rudrapur			

Amount (Rs In words):.....

Place:

Signature

Date:

Name: