

REQUIREMENT OF LAND (ONLY) IN THE FOLLOWING MANDALS OF WEST GODAVARI DISTRICT OF ANDHRA PRADESH STATE FOR PUTTING UP CBG PLANT

1. HINDUSTAN PETROLEUM CORPORATION LIMITED (HPCL) is the second largest integrated oil company in India today. HPCL is interested in outright purchase or procuring land on long term basis for setting up a Plant for production of Compressed Biogas(CBG) and organic manure from agricultural waste (hereinafter called CBG Plant).
2. 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 to Hindustan Petroleum Corporation Limited to set up the Compressed Biogas Plant . Registered Power of attorney holders can also quote on behalf of owners, in which case ,Notarised copy of power of attorney shall also be submitted in technical bid.
3. Plant will be set up in the any village located in the following **identified Mandals** of West Godavari district. The plot of land offered shall be having feasibility of establishing assured water supply from bore well or any other source water thought year and shall be located in safe zone as indicated in **green colour** by AP water resource information system of Govt of AP.(<http://apwrims.ap.gov.in/newgeoportal/borewell#7%2F15.910%2F80.971>) . Plot shall have feasibility of getting electric supply from substation located **within a radius of 15 km** from 11 kv /33 kv electric substation. The plot shall be facing Asphalted/RCC Pucca road with minimum frontage of 20 meters or above. The plot of land shall be located at least **200 meters away** from major human habitation. Offers not meeting these criteria shall be rejected. Area of land required is Minimum of 20 acres a subject to a maximum of 25 acres. Offers of land below 20 acres and above 25 acres shall not be considered.
4. The applicant should have no objection 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. Plot area mentioned below signifies minimum area of plot (in acres)

Sr.No	Mandal	Village Name(to be indicated)
1	Chintalapudi	
2	Bhimadole	
3	Pedapadu	
4	Denduluru	

5. THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIPS

6. The offers submitted must also comply with the following criteria:

- a) 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 – 33022/01/2017-S&R dated 26.06.2020 and further amendments if any.
- b) The property should have clear and marketable title and the land should be on a asphalted/ concrete motorable road of minimum 5m (excluding berm) with clear access across the frontage.
- c) The bidders shall arrange for all the statutory clearances such as Urban Land Ceiling, Non-Agricultural Permission, Income-tax clearance, Nil-Encumbrance Certificate etc. and all expenses towards the same shall have to be borne by the bidder.
- d) Plots of land with availability of electricity and water connection will be preferred.
- e) Plots having Square and Rectangular dimensions would be given preference.
- f) Payment will be made by cheque/e-payment mode at the time of registration of sale deed.
- g) 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 Power of Attorney for the others.
- h) Lands with Non-Agricultural conversion, particularly Commercial Conversion will be preferred. Those offering Agricultural land shall convert the same to Commercial / Industrial use and other allied purpose 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 land, bidder has to submit a declaration that he will get the same converted to non-agricultural land within a period of 60days of receipt of 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.
- i) 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.
- j) Low lying plots of Land requiring average Earthfilling of more than 2 metres 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 land filling quantity and same shall be final and binding.
- k) Plots of Land lying at a of level **of +/- 300 mm(1 ft)** with respect to Average adjacent road level, will be considered **at par and normal**. In case of plots of land filling of average 2 metres or less height is required, the offered land shall be technically Low lying acceptable, subject to meeting other criteria, but the price bid will be loaded with the cost of earthfilling calculated at the rate of Rs. 300 per Cu.M.+GST covered to a rate on per acre basis, for commercial evaluation of bids. Cost of shifting of electric connections, any underground utility lines, telephone lines etc. as will be estimated by HPCL, converted to a per acre basis and loaded onto the bids for commercial evaluation of bids.
- l) Plot shall have feasibility of getting electric supply from substation located within 15 km from 11 kv /33 kv electric substation, from where power can be drawn for the Plant. If the actual distance, as measured from the nearest plot boundary to the substation along the shortest road route or any other feasible route as arrived by HPCL, is over 15km, then the offered plot shall not be considered.

- m) Land coming under green belt shall not be considered
- n) Brokers and property dealers need not apply
- o) The advertisement is for procurement of land for setting up a CBG plant and NOT meant for Dealerships
- p) District Authorities and other Government bodies can also apply against this advertisement. Preferences shall be given to Government clients, if found suitable
- q) The plot should be free from overhead electrical transmission or telephone lines, product / water pipelines/ canals, drainage / nallahs / public road / railway line etc. Plots with overhead electrical HT line of more than 11 KV shall be outrightly rejected.
- r) Offers should be submitted on a two bid system in one sealed envelope, containing two different sealed envelopes for Technical and Priced bid as under:
- s) The Land owner to submit the relevant details/documents under separate sealed cover marked "Technical bid",
- t) Rates of land per acre to be quoted in the envelop marked "Priced bid" only
- u) Decision of HPCL is final and Bidders can not raise any dispute in this regard.
- v) Technical bid and Priced bids shall contain the following document/ information:

A) TECHNICAL BID:

Details of the plot of land offered along with documents if any, must be signed on all pages and put in a sealed envelope clearly super scribed as "Technical bid". Technical bid should not have 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, Village name, Mandal name
- iv. Area offered for Sale/ Lease along with dimensions of the plot
- v. 7/12 Extract or its equivalent viz Khatauni, Jamabandi, Khasra, Girdawari, Chitta, Adangal etc. or any equivalent document or certificate from revenue official and title deed viz. Sale Deed, Patta with link document etc. establishing the ownership of land
- vi. Power of Attorney holders should submit a copy of the Registered Power of Attorney.
- vii. Declaration for conversion in case of agricultural land as per point 8.

Offers received without the documents stipulated in item no (v) and (vi) will be rejected.

B) PRICED BID:

The Priced bid should contain the following:

Expected sale consideration in Rs. per acre

Rate per Acre to be stated in both in numerals and words. In case of any discrepancy rate quoted in words will only be considered.

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

Note :

- i. Both sealed Technical and Priced Bid envelopes should be put in a third envelope sealed and super scribed as "Offer for land at(Village name) and (Mandal name)....."
 - ii. The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually extended
 - iii. Offers not meeting the criteria specified in 6) a,b,c , j, l,m and q shall be rejected in technical evaluation:. In addition, wherever rejection criteria is stated in this document, same shall also be applicable for offered lands.
 - iv. Priced bids of only those bidders who are qualified in technical evaluation shall be opened. For each bidder, the quoted rate on per acre basis shall be loaded with cost of land development in points 11 to arrive at the loaded rate per acre to arrive at the L1 rate. HPCL reserves the right to carry out negotiations with the L1 bidder. Being the L1 bidder does not automatically entitle a bidders offered to be accepted and HPCL may cancel the tender at any stage without assigning any reasons.
7. HPCL takes no responsibility for delays, loss or non-receipt of documents sent by post/courier. Received quotations are merely offers and do not bind HPCL in any manner whatsoever.
 8. Land not meeting NH/SH/PWD/Town Planning norms for setting up CBG plant are liable to get rejected.
 9. Suitability of the land to be decided on the basis of Technical Evaluation Committee Report. Plots having Square and Rectangular dimensions would be given preference.
 10. HPCL reserves its rights to cancel the entire advertisement
 11. In case of dispute, English version of advertisement should be final
 12. Interested parties may submit the sealed envelope with their offer at the box specified for the purpose at the address indicated below by the due date 21/12/2020 at 15.00 hrs. The offer received after due date and time will not be considered. The Technical bid shall be opened on 21/12/2020 at 16.00 hrs at the HPCL VVSPL Office. Interested bidders may be present at the time of opening of the technical bid.
 13. Offers shall be submitted at the following address

Hindustan Petroleum Corporation limited

On Naval dock Yard to Sheela Nagar VPT Road
VVSPL, VR-ATP Area, VISAKHAPATNAM14
Naval Base Post
Visakhapatnam - 530014

In case of any queries, please contact

- a) Shri N V S S K Rao-DGM I/C ERC Project - Tel No 0891-2826912 or Mobile- 9962905514
- b) Shri ARULMOZHI DEVAN K-General Manager – VVSPL- Tel No 0891-2858905 or Mobile: 9177443322