



HINDUSTAN PETROLEUM CORPORATION LIMITED

GAS SBU- CGD Project

EXPRESSION OF INTEREST (EOI) FOR THE SALE OF LAND

EOI Opening Date: 22/10/2024

EOI Closing date: 08/11/2024

Closing Time: 05:00 pm

Hindustan Petroleum Corporation Limited (HPCL) is developing City Gas Distribution (CGD) Network in 1 nos. Geographical Area (GA) of Jharkhand and Bihar. We shall be engaged in supplying Piped Natural Gas (PNG) for Industrial, Commercial & Domestic House Hold & Compressed Natural Gas (CNG) for Automobiles. The list of GA is as below:

To develop the CGD network in this GA, HPCL intends to construct and install, District Regulating Skid (DRS) and De-Compression Unit (DCU) stations at various locations in the districts of Dumka, Jamtara and Godda in Jharkhand.

Expression of Interest (EOI) in the form of Technical & Financial bids/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/Lease to Hindustan Petroleum Corporation Limited (HPCL)** for setting up DRS/DCU at the following locations:

Locations for Plot of Land:

1. Details of the preferred location and size of land required are mentioned in the following table:

Sl. No	Type of Station	District	Preferred locality/ Colony	Required area sq m	Mode of Transfer of Plot
1	DRS	Jamtara	Mihijam Town (Shri Guru Automobiles to CLW Gate Along Jamtara Asansol Road)	Minimum 63- Maximum 100 sqm	Outright Purchase
2	DCU	Jamtara	Mihijam Town (Shri Guru Automobiles to CLW Gate Along Jamtara Asansol Road)	Minimum 234- Maximum 300 sqm	Short term Lease (maximum 5 years)
3	DCU	Jamtara	Jamtara City (From Akash Motor to Vishnu Fuel Station , Jamtara)	Minimum 234- Maximum 300 sqm	Short term Lease (maximum 5 years)
4	DCU	Dumka	Dumka City- 1. Dudhani Clock Tower Dumka to Police Lines Ground in Dumka Suri Highway OR 2. From JAC Board Office To PG Ground Dumka along Dumka SahibGanj	Minimum 234- Maximum 300 sqm	Short term Lease (maximum 5 years)



HINDUSTAN PETROLEUM CORPORATION LIMITED

			Highway		
5	DRS	Dumka	Dumka City- 1. Dudhani Clock Tower Dumka to Police Lines Ground in Dumka Suri Highway OR 2. From JAC Board Office To PG Ground Dumka along Dumka SahibGanj Highway	Minimum 63- Maximum 100 sqm	Outright Purchase
6	DCU	Godda	Godda City- 1.From Godda College Chowk to DAV Public School Godda(Along Deoghar Pirpanti Road) OR 2.From NandVatika to Adiishu Restaurant along Godda-Panjwara Road	Minimum 234- Maximum 300 sqm	Short term Lease (maximum 5 years)
7	DRS	Godda	Godda City- 1.From Godda College Chowk to DAV Public School Godda(Along Deoghar Pirpanti Road) OR 2.From NandVatika to Adiishu Restaurant along Godda-Panjwara Road	Minimum 63- Maximum 100 sqm	Outright Purchase

2. Land should be abutting to a motorable road suitable for all- weather movement of Heavy Commercial Vehicles (HCV) of minimum 4m width with clear access across the entire frontage.
3. For DCU locations, the offered land should be within 0.5 km along the motorable road mentioned above in the table.
4. For DRS locations, the land offered should be within 0.5 km along the motorable road mentioned above in the table.
5. The offered land should be at a minimum of the (after compaction) the abutting road level. For low-lying offered land, the cost of bringing the land level up to abutting road level (if filling height is above 2 mts the same will be rejected) above shall be loaded at Rs 315/- per cubic meter in the financial evaluation of the bid.
6. For DCU land, the area of offered land should be within 234-300 sqm with a minimum frontage of 13m and a minimum depth of 18m.
7. For DRS land, the area of offered land should be 63-100 sqm with a minimum frontage of 7 m and depth of 9 m.
8. The land offered in rectangular shape with minimum dimensions as specified shall be preferred, however, land with other geometry but having a clear rectangular area of specified dimension available within the plot boundary shall also be considered at par.
9. The Plot of Land shall have clear access for movement of Fire tender (meeting criteria of Point No. 2).



HINDUSTAN PETROLEUM CORPORATION LIMITED

The EOI needs to be submitted in two separate sealed envelopes (clearly mentioning on the top of each envelope about Technical Bid/Offer and Financial Bid/Offer as the case may be) comprising of:

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

Bids/Offers in the prescribed formats and in the sealed envelopes which are to be submitted latest by 03:00 PM on 25. 09. 2024 at HPCL CGD OFFICE JAMTARA,VISHNU FILLING STATION,JAMTARA-DUMKA ROAD,JAMTARA-815351

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 OF PLOT OF LAND ON OUTRIGHT SALE/LEASE BASIS TO HINDUSTAN PETROLEUM CORPORATION LIMITED FOR SETTING- DRS / DCU IN JHARKHAND/BIHAR GA AT_____ (NAME OF LOCATION) IN DISTRICT:___".

Address for submission of offers:
**HPCL CGD OFFICE JAMTARA,
VISHNU FUEL CENTRE,
JAMTARA-DUMKA ROAD,
JAMTARA-815351**



HINDUSTAN PETROLEUM CORPORATION LIMITED

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

(i)	TYPE OF ENQUIRY	Expression of Interest (EOI)
(ii)	BIDDING DOCUMENT NO. (To be referred to in all future correspondence)	HPCL/CGD/JH-BIH/ GA 11A.02/ DRS- DCU/PURCHASE/LEASE/23-24/1
(iii)	LAST DATE, TIME AND ADDRESS FOR SUBMISSION OF OFFER	Up to 25.09.2024, 03:00PM at Hindustan Petroleum Corp Ltd, HPCL CGD OFFICE JAMTARA, VISHNU FUEL CENTRE, JAMTARA-DUMKA ROAD, JAMTARA-815351
(iv)	DATE AND TIME OF OPENING OF TECHNICAL BIDS	Date: xx.xx.2024, Time 3:00 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 JAMTARA, VISHNU FUEL CENTRE, JAMTARA-DUMKA ROAD, JAMTARA-815351

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 own name and submit the offer directly.
4. The bid document can be downloaded from the website of HPCL, www.hindustanpetroleum.com,

Corrigendum, if any will 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.



HINDUSTAN PETROLEUM CORPORATION LIMITED

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 for DRS/DCU IN JH/BIH", 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), are to be duly filled in and signed.

PART II Financial Offer

It should contain only the 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 contact HPCL officers during office hours (9:00 AM to 5:30 PM) on working days (Monday to Saturday) for any clarification.
 - a) Mr. Abhishek Kumar Rawani- Mob: 8789248457
 - b) Mr. Alby Abraham Arackal- Mob: 8105187600
8. Applicants can quote for one or more than one location as per the preferred location list, but a separate application is to be submitted for each location. The evaluation shall be done for each location separately.
9. Applicants are advised to quote strictly as per the 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 for any location. In case an applicant wishes to offer more than one plot of land for the same location, a separate application is to be submitted for each plot of land.
10. Applicants desirous of participating in the opening of technical & financial offers may visit the above-mentioned office address.
11. HPCL reserves the right to accept or reject any or all EOI received at its absolute discretion without assigning any reason whatsoever.
12. The Court of jurisdiction for any dispute will be at JAMTARA.



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APPLICATION FORM FOR THE OFFER OF PLOT OF LAND ON OUTRIGHT SALE/LEASE BASIS TO HINDUSTAN PETROLEUM CORPORATION LIMITED FOR SETTING- DRS / DCU IN JHARKHAND BIHAR GA11A.02 AT _____ (NAME OF LOCATION) IN DISTRICT:_____

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 Mtrs)
- vi. Frontage available (In Mtrs)
- vii. Depth of the plot (In Mtrs)

- viii. Description of the area surrounding the plot of land:

(Indicate approx. distance between the surroundings and the plot boundary and the directional location)



HINDUSTAN PETROLEUM CORPORATION LIMITED

- f)** Details of any permanent structure on the offered 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 the 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 are to be provided.

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:



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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 the 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 Notarized 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) Khasra/khatauni or Jamabandi for the last 30 years shall be verified for successful bidders and costs shall be borne by the company. However, the owner has to provide all required documents for the same.
- 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
- 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 shall be vetted by a reputed solicitor for successful bidders. 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 landowner 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



HINDUSTAN PETROLEUM CORPORATION LIMITED

- 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 titles.
- b.) Plot of land to be offered as per below details :
 - 1.) The plot of land should be located in areas mentioned in the preferred area list.
 - 2.) Land should be on a motorable road suitable for movement of Heavy Commercial Vehicles (HCV) of a minimum 4m width with clear access across the entire frontage.
 - 3.) Plot Area Required: as mentioned in the table.
 - 4.) Other details of the land are:
 - a. The Plot of Land shall have clear access for the movement of the Fire tender meeting. criteria of Point No. 2 above.
 - b. Plot Area shall have clear space (free from any jurisdiction of Statutory authority like Railways, PWD, Gram Panchayat, etc. as applicable)
 - c. Plot Area shall have clear space free from any water Ponds, drains, underground and above ground utility Lines, ElectricalLines, Pipelines, etc.
 - d. 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 DCU/DRS.
 - e. The plot of land meeting the above criteria of 5 (a), 5(b) 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 qualified offers shall be opened and evaluated.



HINDUSTAN PETROLEUM CORPORATION LIMITED

- f. Land with Non-Agricultural conversion, particularly industrial conversion will be preferred. Those offering Agricultural land or under the SANTHAL PARAGNA TENANCY ACT shall have to convert the same for industrial/commercial use and other allied purposes at their own expense and cost before registration of sale deed. Bidders have to inform in the technical bid document the type of land offered. If the offered land is agricultural, the bidder must 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.
- g. 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.
- h. Offer for a plot of land from Brokers/ Property dealers/non-owners shall not be accepted and if applied such offers stand disqualified.
- i. 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 outrightly rejected.
- j. Land coming under Green Belt shall not be considered.
- k. Payment will be made by cheque/e-payment mode at the time of registration of the sale deed.
- l. The land proposed for sale/lease 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.
- m. 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.
- n. 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.
- o. District Authorities and other Government bodies can also apply against this advertisement. Preferences shall be given to Government clients if found suitable.
- p. The Financial bid will be loaded with the Evaluation Criteria as mentioned below :



HINDUSTAN PETROLEUM CORPORATION LIMITED

EVALUATION CRITERIA (For Purchase of Land for DRS)

S.NO.	DESCRIPTION	UNIT	QTY.	UNIT RATE	COST (INR)	REMARKS
1	COST OF LAND	SQ.MTR	XXXX	XXXX	XXX	
2	COST OF EARTH FILLING FOR THE LAND	Cubic Meter	XXXX	315	XXXX	
TOTAL AMOUNT						

EVALUATION CRITERIA (For Purchase of Land for DCU)

S.NO.	DESCRIPTION	UNIT	QTY.	UNIT RATE	COST (INR)	REMARKS
1	COST OF LAND	SQ.MTR	XXXX	XXXX	XXX	
2	COST OF EARTH FILLING FOR THE LAND	Cubic Meter	XXXX	315	XXXX	
TOTAL AMOUNT						

EVALUATION CRITERIA (For Lease of Land for DCU)

S.NO.	DESCRIPTION	UNIT	QTY.	UNIT RATE	COST (INR)	REMARKS
1	TOTAL RENT OUTGO FOR 3 YEARS TO BE OF OFFERED LAND ON LEASE	SQ.MTR	XXXX	XXXX	XXX	
TOTAL AMOUNT						



HINDUSTAN PETROLEUM CORPORATION LIMITED

Financial Offer (Price Bid)

To be submitted in a separate Envelope

PRICE BID FOR THE OFFER OF PLOT OF LAND ON OUTRIGHT SALE/ LEASE BASIS TO HINDUSTAN PETROLEUM CORPORATION LIMITED FOR SETTING- DRS / DCU IN JHARKHAND BIHAR GA 11A.02 AT _____ (NAME OF LOCATION) IN DISTRICT: _____

For Sale of Plot

Location:.....

Description	Area of plot (Sq m)	Total Bidding Amount (Rs)
Offer of Land for at _____ in _____ district		

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

Place:

Signature

Date:

Name:

For Lease of Plot

Location:.....

Description	Area of plot (Sq m)	Monthly Rental (Rs)
Offer of Land for at _____ in _____ district		

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

Place:

Signature

Date:

Name: