

INDIAN OIL CORPORATION LIMITED
Marketing Division – Odisha State Office

REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATE OF ODISHA

Sealed offers are invited on a two bid system i.e. (a) Technical Bid (b) Financial Bid from interested parties holding valid and clear marketable title of land in possession, before the date of release of this advertisement for transfer of plot of the land by way of outright Sale / Lease (minimum 19 years 11 months with renewal option) to Indian Oil Corporation Limited for setting up Retail Outlets at the following locations in Odisha, as per the following details :

LOCATIONS FOR LAND FOR RETAIL OUTLETS :

Sl. No.	Name of locations	District	MINIMUM LAND AREA*	
			FRONTAGE (Metre)	DEPTH (Metre)
1	Raikia	Kandhamal	20	20
2	Daringbadi	Kandhamal	20	20
3	Chari Chhak on NH	Boudh	45	45
4	Tumudibandha	Kandhamal	20	20
5	Girang chhak-Balaramprasad	Angul	20	20
6	Binjharpur	Jajpur	30	30
7	Bhubaneswar City-Within Municipal limit	Khordha	30	30
8	Cuttack Town - Within Municipal limit	Cuttack	30	30
9	Puri Town – Within Municipal Limits (Not on NH)	Puri	30	30
10	Within 2 Km from Dhamra Port Main Gate on road Parallel to Railway Track	Balasore	45	45
11	Dhuria to Balichandrapur on LHS on NH	Jajpur / Kendrapara	45	45
12	Brahmini Bridge to Pitri on NH	Angul	45	45
13	Bombay Chhak to Jamsola Gate (towards Jamsola) on LHS on NH-6 (Now NH-49)	Mayurbhanj	45	45
14	Within 3 KMs from Khordha Collector Office on NH-16	Khordha	45	45
15	On NH-316, between NH16 junction and Daya River Bridge	Khurda	45	45
16	Baripada Town-Within Municipal limit (Not on NH)	Mayurbhanj	30	30
17	Balasore Town-Within Municipal limit	Balasore	30	30
18	Bhadrak Town-Within Municipal limit (Not on NH)	Bhadrak	30	30
19	On road connecting NH16 and Jatni, within 3 KMs from Jatni Gate	Khordha	25	25
20	Berhampur Town-Within Municipal limit	Ganjam	30	30
21	Paralakhemundi Town-Within Municipal limit	Gajapati	30	30
22	Dhenkanal Town-Within Municipal limit	Dhenkanal	30	30
23	Talcher Town-Within Municipal limit	Angul	30	30
24	Choudwar Town-On NH but within Municipal limit	Cuttack	45	45
25	Between Bhadrak & Bonth on SH-53 within 10 KM from NH-16 junction towards Bonth	Bhadrak	45	45
26	Between Duburi Chhak and Tomka	Jajpur	45	45
27	Jagatsinghpur Town-Within Municipal limit	Jagatsinghpur	30	30
28	Khurda Town-Within Municipal limit (Not on NH)	Khurdha	30	30

29	Paradeep Town-Within Municipal limit	Jagatsinghpur	30	30
30	On Puri – Konark Marine Drive, between Toshali Sands Hotel and Konark Panthanivas on LHS towards Konark	Puri	30	30
31	Phulbani Town – Within Municipal Limits	Kandhamal	30	30
32	Athagarh Town – Within NAC Limits	Cuttack	30	30
33	Aska Town – Within NAC Limits	Ganjam	30	30
34	Balugaon Town on Banpur Road (within NAC limit)	Khurda	30	30
35	Bellaguntha on NH/SH	Ganjam	45	45
36	Bhanjanagar on NH	Ganjam	45	45
37	Bhuban – upto 2 KMs from Police Station towards Sukinda on RHS on NH	Angul	45	45
38	Within 5 KMs from Nilgiri Tahsil Office on SH-19	Balasore	45	45
39	Nimapara – on Bhubaneswar – Konark Road on LHS	Puri	45	45
40	Nayagarh Town (within NAC limit) on NH-57 on RHS towards Daspalla	Nayagarh	45	45
41	Haldipada to Kalipur on LHS on NH 60	Balasore	45	45
42	Kalinga Studio Chhak to Nuagaon Chhak	Khurda	25	25
43	Between Paradeep Municipality Gate and Bhutmundai on SH	Jagatsinghpur	45	45
44	Between Kathagarh and Marshaghai on LHS on NH-5A	Kendrapara/Jagatsinghpur	45	45
45	On NH-55, within 5 KM from Karadagadia Chhak towards Sambalpur	Angul	45	45
46	Balasore to Baisinga on NH-18	Mayurbhanj	45	45
47	Bramhagiri to Satapada on NH-203A	Puri	45	45
48	Krushnachandrapur to Dantiamuha Chowk on NH-18	Mayurbhanj	45	45
49	On Kaithkhola – Basudebpur Road within 10 KMs from Kaithkhola	Bhadrak	35	35
50	Soro to Ranital on NH-16 on LHS	Balasore	45	45
51	Aradi Chak to Bhandaripokhri Tahsil Office on either side of NH-16	Bhadrak	45	45
52	On Talcher-Kaniha NH-53	Angul	45	45
53	On NH-16, Patrapur Block, on RHS from Bhubaneswar towards Visakhapatnam	Ganjam	45	45
54	On NH-16, Girisola to G Balarampur, on LHS from Bhubaneswar towards Visakhapatnam	Ganjam	90	50

55	Pankital	Sonepur	20	20
56	Ainthapali to Bhalupali	Sambalpur	45	45
57	Kansbahal	Sundargarh	45	45
58	From Biju pattnaik chowk to Talapatia chowk On LHS of SH-10 via new Jharsuguda By-pass	Jharsuguda	45	45
59	From Biju pattnaik chowk to Talapatia chowk On RHS of SH-10 via new Jharsuguda By-pass	Jharsuguda	45	45
60	From Buxy Chowk to Gandhi Chowk on RHS of NH-49	Jharsuguda	45	45
61	From Buxy Chowk to Gandhi Chowk on LHS of NH-49	Jharsuguda	45	45

62	On either side of New Rengali by-pass Road on SH-10	Sambalpur	45	45
63	Bhualpali to Sason on LHS of SH-10	Sambalpur	45	45
64	From Remed Chowk to Kalamati on NH-6	Sambalpur	45	45
65	Within 3 KMs from Jail Chowk within Sambalpur Town	Sambalpur	30	30
66	Within 5 KMs from Kudaloi on NH-49	Jharsuguda	45	45
67	Pipilimal to Belpahar By-pass Road	Jharsuguda	45	45
68	Podajalanga to Taparia Chhatisgarh Border	Sundargarh	45	45
69	From Kisan Chowk, Beheramal (Jharsuguda town) to Sundergarh town on either side of SH-10	Jharsuguda	45	45
70	From Kalimandir Road (Jharsuguda Town) to Kolabira on NH-49	Jharsuguda	45	45
71	Within 8 Km from Bhadrasahi Chowk towards Guali on NH-215 (New NH-520) on LHS.	Keonjhar	45	45
72	Within 5 KM from Bhadrasahi Chowk towards Barbil on SH-10	Keonjhar	45	45
73	Between KM stone 135 and 142 on NH-215 (New NH-520) on LHS	Keonjhar	45	45
74	Between KM stone 500 and 508 on NH-49	Keonjhar	45	45
75	Between KM stone 128 and 135 on NH-215 (New NH-520) on RHS	Keonjhar	45	45
76	Tensa to Dengula on Barsuan –Koiria Road not on NH/SH	Sundargarh	25	25
77	Chandiposh to Darjing on NH 143	Sundargarh	45	45
78	Rourkela town on Ring Road	Sundargarh	30	30
79	Similiguda Bus stand Chhak to Nandapur within 5 km from Similiguda Bus stand chhak	Koraput	25	25
80	Kunduli Deomali Chhak to within Pottangi on NH-26	Koraput	45	45
81	Nabrangpur town on NH-26	Nabrangpur	45	45
82	Umerkote towards Raigarh with 5 km from Umerkote Jharigram Chhak on SH	Nabrangpur	45	45
83	Rayagada FCI godown to J.K. pur on NH-326	Rayagada	45	45
84	Amlabhata Junction to Gunpur with 10 KM from Amlabhata Junction on NH-326	Rayagada	45	45
85	Koraput Bus stand chhak to within Sunabedha HAL museum on NH-26	Koraput	45	45
86	Within 5 KM from Gandhi Chowk, Sohela towards Bargarh on LHS on NH-6	Bargarh	45	45

87	Between Bargarh Haldipali chowk (Sauntpur) and Baharagoda Toll Gate via new Bargarh bypass on NH-6 on LHS	Bargarh	45	45
88	Jeypore FCI godown to Boriguma with 5 km from FCI godown on NH-26	Jeypore	45	45
89	Gunupur Bus stand chhak to Parlakhemundi within 5 km from Bus stand chhak on SH	Rayagada	45	45
90	Balangir Town – Within Municipal limit	Balangir	25	25
91	Bargarh Town – Within Municipal limit (between Gandhi Chowk & Bhatli Chowk)	Bargarh	25	25
92	Bhawanipatna Town – Within Municipal limit (Not on NH/SH)	Kalahandi	25	25
93	Badarama to Jamankira towards Jamankira on RHS from Badarama on NH-6	Sambalpur	45	45

- * Within City / Town limits only, plots of smaller dimension than specified “Minimum Dimension” may also be considered, provided they meet statutory norms and are suitable for setting up a modern retail outlet. However, first preference shall be given to the applicant(s) offering plot(s) equal to or more than specified “Minimum Dimension”.
- For locations mentioned in Sl. No. 7 and 8, more than one site may also be taken by the Corporation subject to technical and commercial viability of the offered sites.
- The land offered on the National Highway should not be within **ONE (1) KM** radius from Toll Bridge/NH-SH-MDR Crossing and should be at least **ONE (1) KM** away from the nearest existing retail outlet on the same side.
- Frontage of the plot of land should be abutting the highway/main road/other road, with proper approach road to the plot of land.
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.
- The bidder will ensure that the land offered meets the requirements of **National Highway Authority of India (NHAI)** in case of land on National Highway.
- Land should be preferably leveled, more or less at road level, in one contiguous lot.
- The plot should be free from overhead High Tension Power Line, Product / Water Pipeline / Canals / Drainage / Nullahs / Public Road / Railway Line etc.
- The plot should be free of all encumbrances / encroachments / religious structures etc. Necessary documents to this effect duly notarized shall be furnished along with the offer.
- If the entire parcel of land required does not belong to one owner then the group of owners who have plots contiguous to each other and meeting our requirements can quote through one registered Power of Attorney holder. However, Indian Oil shall only deal with the Power of Attorney holder. Copy of the required Power of Attorney from each owner duly endorsed should be enclosed with the offer.
- Those offering Agricultural land shall convert the same to Non-Agricultural, more particularly commercial conversion for use of Retail Outlet (Petrol / Diesel Pump) / infrastructural facilities and other allied purpose at their own expenses and cost.
- District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land, if found suitable.
- As estimated by Indian Oil, the following additional cost will also be considered for commercial evaluation of bids (i) Cost of land filling /consolidation / cutting, including cost of retaining wall / hume pipes etc. as well as cost for development of ingress / egress to bring the offered site to road level, (ii) Cost of other physical parameters like shifting / laying of Telephone / Low Tension Electrical lines.
- Plot should meet all statutory norms including **Ministry of Road Transport and Highways (MORTH), Govt. of India**, norms.
- **Brokers/Property Dealers need not apply.**
- Indian Oil takes no responsibility for delay, loss or non-receipt of documents send by Post/Courier etc.

- Received quotations are merely offers and do not bind Indian Oil in any manner.
- Indian Oil reserves the right to reject any or all of the offers without assigning any reasons thereof.
- Indian Oil also reserves the right to cancel / withdraw / amend the advertisement or extend the due date at its sole discretion without assigning any reasons thereof.
- All updates, amendments, corrigendum, extension of due date (if any) will be posted only on this website (www.iocl.com). There will not be any publication of the same through any newspapers or any other media.
- In case of any discrepancy in advertisement published in English News Paper vis-à-vis in Vernacular Daily, the direction / information indicated in English News Paper would prevail.

OFFERS SHOULD BE SUBMITTED IN A TWO BID SYSTEM AS UNDER :

(A) **TECHNICAL BID** : Details of the plot of land offered, along with copies of documents, duly signed are to be submitted under the Technical Bid. Technical Bid should not have any reference of offer price/cost of land. The following details should be furnished by the bidder:

- 1) Name of the owner(s) of the land.
- 2) Key plan showing details of property situation of the plot.
- 3) Area offered for sale / lease alongwith dimensions of the Plot.
- 4) '7/12' Extracts or its equivalent viz. Khatoni, Jamabandi, Khasra, Girdawari etc. and the copy of Title Deed viz. Sale Deed etc., showing the ownership of the land duly attached / certified as true copy.
- 5) Power of Attorney holder should submit a copy of the Registered Power of Attorney.

Offers received without the documents / details stipulated above are liable to be rejected.

NOTE : THE TECHNICAL BID SHOULD BE PLACED IN SEPARATE ENVELOPE AND MARKED 'TECHNICAL BID'.

(B) **FINANCIAL BID** : The Financial Bid should contain the following :

- 1) The offer is for sale or for lease or for either sale or lease.
- 2) In case of sale, expected Sale Consideration in Indian Rupees.
- 3) In case of lease, expected Lease Rental per month in Indian Rupees and period of lease.

NOTE : THE FINANCIAL BID SHOULD BE PLACED IN SEPARATE ENVELOPE AND MARKED 'FINANCIAL BID'.

BOTH THE TECHNICAL BID AND FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN PUT IN A THIRD ENVELOPE AND SEALED DULY SUPERSCRIBED AS **"OFFER FOR LAND AT..... (Name of the Location/District)"**.

Interested parties may apply by the due date and time indicated below at the following address :

For Locations mentioned in Sl. No. 1 to 54 : Sr. Divisional Retail Sales Manager, Bhubaneswar Divisional Office, Indian Oil Corporation Limited, Indian Oil Bhavan, A-2, Chandrasekharapur, Bhubaneswar, Khurda, PIN – 751024, Odisha.

For Locations mentioned in Sl. No. 55 to 93 : Sr. Divisional Retail Sales Manager, Sambalpur Divisional Office, Indian Oil Corporation Limited, "Kalyan Sevashram", Kainsir Road, Ainthapali, Sambalpur, PIN - 768 004, Odisha.

Last date for submission of bid is 17th April, 2017 upto 17:00 hours. Offers received after the due date and time will not be considered. The offer submitted should be valid for a period of 150 days from the due date or such extended period as may be mutually accepted.