

Bharat Petroleum Corporation Limited
(A Govt. of India Enterprise)
Requirement of Land for Retail Outlets
(PETROL/DIESEL PUMP) IN TAMILNADU & PONDY

BPCL proposes to set up Retail Outlet at the following locations in Tamilnadu & Puducherry in the table given below. For this purpose, offer(s) are invited from any party / individual having suitable land in the advertised area / stretch for setting up of Retail Outlet.

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 and in possession or having valid sale agreement before the date of this advertisement, for transfer of plot of the land by way of Lease for a period of 29 years in the State of Tamilnadu & 30 Years in Puducherry with renewal option to Bharat Petroleum Corporation Limited for setting up of a Retail Outlet at the following locations:

S.No	Location/Stretch	Rev District	Min plot Dimensions in Mt.(FrontageXDepth)
1	Chennai within CMDA Limits	Chennai	25X25
2	OMR (Either Side)	Kanchipuram	25X25
3	ECR (Either Side)	Kanchipuram	25X25
4	Kanchipuram Town	Kanchipuram	25X25
5	Vellore Town	Vellore	25X25
6	Thiruvallur (within CMDA Limits)	Tiruvallur	25X25
7	Nh 45 -Tambaram to Tindivanam on RHS	Kanchipuram	45X45
8	NH16- Red Hills to Gummudipoondi (Either Side)	Tiruvallur	150X100
9	Thirumazhisai to Tirupathi on LHS	Tiruvallur	150X100
10	Ranipet to Thamal (Either Side)	Vellore	150X100
11	NH16- from Madhavaram to Red Hills (Either side)	Thiruvallur	150X100
12	NH 4-Nerkundram to Poonamalle (Either side)	Thiruvallur	150X100
13	Thamal to Chennai on NH4 (Either Side)	Kanchipuram	150X100
14	Nh 45 -MM nagar to Tindivanam on LHS	Kanchipuram	150X100
15	Nh 45 -Tambaram to MM Nagar on LHS	Kanchipuram	150X100
16	Nandambakkam to Poonamallee (on SH-55 either side)	Tiruvallur	45X45
17	Trichy within City limits	Trichy	25X25
18	Collector Office to Cholan Nagar on Dindigul Road	Trichy	25X25

19	Puducherry entry arch to Rajiv Gandhi statue junction on Tindivanam Road	Puducherry	25X25
20	Rajiv Gandhi statue junction to Indira Gandhi statue junction	Puducherry	25X25
21	Mahatma Gandhi road (OLD ECR Road) from Hotel Adithi Junction to Kottakuppam	Puducherry	25X25
22	On NH 45A from Indira Gandhi statue junction to Moolakulam junction	Puducherry	25X25
23	TVS Toll gate to Mathur, Pudukottai road, Trichy Dist.	Trichy	45X45
24	Athur Toll gate to Tindivanam on NH45 LHS (new NH no.32)	Villupuram	45X45
25	Thuvakudi Toll Plaza to Thanjavur LHS on NH 67 ,Thanjavur Dist.	Thanjavur	45X45
26	Thanjavur to Needamangalam, on LHS on NH 67 New Bypass	Tiruvarur	45X45
27	Polur to Tiruvannamalai on NH 234 old NH	Tiruvannamalai	45X45
28	Vanjore to Karaikal Bus Stand on NH	Karaikal	25X25
29	Medical college road , Thanjavur Town	Thanjavur	25X25
30	SALEM within Municipal limits	SALEM	25X25
31	KARUR TO GOVINDAMPALAYAM	KARUR	45X45
32	GOVINDAMPALAYAM TO THENNILAI	KARUR	45X45
33	MALLUR TO THIRUVAKOUNDANUR JN ON LHS, ON NH-44	SALEM	45X45
34	THIRUVAKOUNDANUR JN TO KAMALAPURAM ON LHS, ON NH-44	SALEM	45X45
35	NANDI CIRCLE TO SANDIYUR ATTAYAMPATTI ON LHS, ON NH-44	SALEM	45X45
36	MANIPAL HOSPITAL TO AVR CIRCLE ON LHS, ON NH-44	SALEM	45X45
37	KAMALAPURAM TO THOPPUR ON RHS ON NH 44 (WITHIN SALEM DISTRICT)	SALEM	45X45
38	SOOLAGIRI TO HOSUR NH 44, RHS	Krishnagiri	150X100
39	HOSUR TO BANGALORE ROAD NH 44 RHS	KRISHNAGIRI	150X100
40	Ariyanoor to Sankari on NH 47 (LHS from Ariyanoor)	SALEM	45X45
41	Vaikuntham to Salem town on NH 47 (LHS from Vaikuntham)	SALEM	45X45
42	Thoppur to Kamalapuram on NH 44 (LHS from Thoppur)	SALEM	45X45
43	KARUR TOWN within Municipal limit	KARUR	25X25
44	Dharmapuri-Pennagram road to Nallampalli (NH 44)	DHARMAPURI	45X45

45	Namakkal town within Municipal limit	Namakkal	45X45
46	Rasipuram Town limit	Namakkal	45X45
47	HOSUR WITHIN TOWN LIMIT	KRISHNAGIRI	25X25
48	Tirunelveli within Town limits	Tirunelveli	25X25
49	Madurai to Tirunelveli on NH 44 (old no. NH 7) on RHS, between NH kmstone 134 to 143	Tirunelveli	45X45
50	Tuticorin VOC Port to Tuticorin Airport on NH138 (7A) between NH kmstone 1 to 16	Tuticorin	45X45
51	Azhagiyamandapam to Thiruvattar on SH 180	Kanyakumari	45X45
52	Tenkasi town upto Kuthukalvalasai	Tirunelveli	45X45
53	Madurai City within Corporation limits	Madurai	25X25
54	Seelapadi on NH 83	Dindigul	45X45
55	Batalgundu Bye Pass Road on NH 183	Dindigul	45X45
56	Madurai to Tuticorin on NH45B within 10 km from Ringroad intersection	Madurai	45X45
57	Madurai to Rameshwaram road on NH 49 on LHS in Madurai District	Madurai	45X45
58	Madurai to Theni before Checkanurani on LHS NH 49 old, (New NH 85)	Madurai	45X45
59	Dindigul within Town limits	Dindigul	25X25
60	Coimbatore City - Within Municipal Limits	Coimbatore	25X25
61	Erode Town within town limits	Erode	25X25
62	NH 209 – On LHS from Pollachi to udumelpet highway - within 15 Km from Pollachi	Coimbatore	45X45
63	Pollachi – Coimbatore NH 209	Coimbatore	150X100
64	Tiruppur City within Municipal limits	Tiruppur	25X25

However plot of land with bigger size will be considered, if found technically and commercially suitable.

- 1) This advertisement is for procuring the suitable land only on lease basis and not for appointment of Retail Outlet Dealership or giving/causing any right to anyone offering its/his/her land to claim any interest of any nature whatsoever like partnership or commission etc. in running the Retail Outlet as the same shall be operated and run exclusively by the corporation. The Corporation however reserves its right to change the operations of the Retail Outlet from COCO to dealership basis at its own discretion
- 2) The Plot should be free of all encumbrances/encroachments/religious structure, Overhead HIGH TENSION WIRES, Kilns, telephone lines, product/water pipelines/canals/drainage/nullahs/Public Road/Railway lines etc.
- 3) Land should be abutting to National Highway/Road whichever is applicable as per location indicated above.

4) In case of land on National Highway, it should meet stipulated National Highway norms applicable for commissioning the Retail Outlet, which is can be also be downloaded from the link below:

<http://www.nhai.org/circular/tech/t-27.pdf>

<http://bts.nhai.org/NHAIATS/resources/documents/Guideline8.pdf>

5) The selection of the land will be done by a nominated committee by Corporation for each location.

6) The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.

7) Those offering agricultural land shall convert the same to non-agricultural more particularly commercial conversion for use of Retail Outlet/Infrastructural Facilities and other allied purposes at their own expenses and cost.

8) As estimated by BPCL the additional cost may 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 ingrees/egress to bring offered land to road level,

(ii) Cost of other physical parameters like Shifting /laying of telephone /electrical lines.

9) Payment will be made by Cheque/NEFT at the time of execution / registration of Sale Deed or monthly payments towards rentals in case of Lease Deed.

10) If the entire parcel of land required by Company does not belong to one owner then the group of owners who have plots contiguous to each other and meeting our requirements can quote jointly or through anyone amongst themselves by Registered Power of Attorney (POA). POA holder shall be one of the landlords. Company however will deal with POA holder for negotiation purpose only. Valid Registered POA to be attached with the land offer.

11) Brokers and property dealers need not apply.

12) District authorities and other government bodies can also apply against this advertisement. Preference will be given to government land if found suitable.

13) Any establishment like Govt./Semi-Govt./Private companies, partnership firms, sole proprietorship, and educational trust with clear marketable title can also apply.

14) Land should be plain, more or less at road level abutting to National Highway/Road in one contiguous lot.

15) The Company takes no responsibility for delay, loss or non-receipt of offers.

16) Received offers will only be mere offers and will not bind the company in any manner.

17) The Company reserves the right to reject any or all offers without assigning any reason thereof.

18) For advertised locations within Municipal/Corporations/City Limits, more than one site can also be taken by the Corporation subject to the commercial viability of the site/ site potential. All the accepted bids will be evaluated by the company and respective bidders will be intimated in advance.

19) In case of dispute, English version of this advertisement will be final.

20) The offers should be submitted in a two bid system as under:

(A) **TECHNICAL BID:** Following details/documents should be furnished by the bidder. (Technical Bid should not have any reference of offer price/cost of land)

Name of owner(s)

Key plan showing details of the property and situation of the plot DULY SIGNED BY THE OWNER

Area offered for lease along with dimensions of the plot

7/12 extracts or its equivalent viz khatoni, jamabandi/khasra etc and the title deed viz sale deed etc showing the ownership of the land duly certified/notarized.

Power of Attorney holders should submit a copy of Power of Attorney.

(B) **FINANCIAL BID:** The financial bid should contain the following:

- The offer is for lease
- Expected lease rentals per month in Rupees.

Both of these bids should be placed in separate sealed envelopes and marked as TECHNICAL & FINANCIAL BIDS on top of respective envelopes and then both of these envelopes to be put in a third envelope sealed & duly superscribed as “ **OFFER FOR LAND AT _____** (name of the location/District, shall be superscribed on envelopes of technical bids and commercial bids)

NOTE :

Sr Nos. : 1 to 6, 17, 30, 43, 47, 48, 53, 59, 60, 61, 64 : For advertised locations within Municipal / Corporations / City Limits, more than one site can also be taken by the Corporation subject to the commercial viability of the site / site potential. All the accepted bids will be evaluated by the company and respective bidders will be intimated in advance

Interested parties may apply by due date and time at the following address as per the respective Sr. No.s:

Sr.No		Territory Office	Contact Person	Contact Address
From	To			
1	16	Chennai	Mr. Rajkumar (9444841948)	Territory Co-Ordinator (Retail) Chennai, 35, Vaidyanathan Street, Tondiarpet, Chennai - 600 081. Contact Nos: 044-25971353, 25951288
17	29	Trichy	Mr. Anbu Kannan (7598384136)	Territory Co-Ordinator (Retail) Trichy,Raj Towers, 1st floor, Karur Bypass Road, Trichy - 620 002. Phone : 0431-2717015
30	47	Karur	Mr. Unniyattil Rajan (9447177999)	Territory Co-Ordinator (Retail) Karur,Erode Road, Athur village, Karur - 639 008. Contact Nos: 04324-291165
48	52	Tirunelveli	Mr. Suresh Sampath (9487674072)	Territory Co-Ordinator (Retail) Tirunelveli, B G Goodshed Road, Thachanallur, Tirunelveli - 627 358
53	59	Madurai	Mr. Manimaran (9443264411)	Territory Co-Ordinator (Retail) Madurai, 37, Tiruparam - Kundram Rd, Pasumalai, Madurai - 625 004.

60	64	Coimbatore	Mr. Ramsankar (8547883595)	Territory Co-Ordinator (Retail) Coimbatore, Irugur TOP Installation, Ravathur Post,Coimbatore - 641 103. Contact No. : Ramshankar : 8547883595
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DUE DATE & TIME OF SUBMISSION OF OFFER: 15-11-2016 by 1700 hrs. i.e 5.00 p.m. Offers received after due date & time (including postal delay) will not be considered. The offers submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.
