



Indian Oil Corporation Limited (Pipelines Division), Western Region Pipelines,
Jawahar Nagar, Gujarat Refinery, Vadodara (Gujarat) - 391320

NOTICE FOR PURCHASE OF LAND

Indian Oil Corporation Ltd.(Pipelines Division) is seeking application in Two Bid System i.e. Technical Bid (Part-I) and Price Bid (Part-II) from interested land owners who are willing to sell their land for establishing the City Gate Station cum Mother CNG station facility for the proposed City Gas Distribution Project in Geographical area (GA) of Beed , Jalgaon & Jalna districts as per the following details:

Major Facility Planned	Land Requirement	Location of land	Tehsil	District
City Gate Station	Approx 2500 Sq. Meter	Village- Gundewadi	Jalna	Jalna

Typical land requirement for establishing a City Gas Station cum Mother Station is around 2500 Square Meter (Preferably Size: 50x50) and broad requirements of the land are as under:

1. Land should be available in following stretch:
On either side of the village/NH road from NH-753H to Village Gundewadi (connecting NH-753H(Jalna-Bhokardan Road) and Village Gundewadi) – within 0-1.45KM from TEE point of village road and NH-753H. (Refer map attached).
2. Land should preferably be on MDR/NH/SH/Village metal road with approachability for vehicle and Man-Machine
3. Land should be free hold and free from all encumbrances with clear title deed. (Latest Non-encumbrance certificate and document of title deed/patta/revenue receipts to be submitted)
4. Land shall be free from hindrances such as HT lines, electric pole, transformer, any petroleum pipeline, etc.
5. Land should not be in flood prone area and state electricity power connection is to be available nearby.
6. The dimensions and location of the Land shall be assessed by a constituted committee for its suitability and shall be prioritized for acceptance as per format of evaluation.
7. Government guidelines shall be followed while identifying the land suitability.
8. Brokers and Property dealers need not apply.

The dimensions and location of the Land shall be assessed by a constituted committee for its suitability and prioritized for acceptance.

Interested land owners are required to apply with the following details in two bid system as mentioned below:

Technical Bid (Part-I): To be submitted in separate envelope consisting of following documents **other than the cost** offered for the land:

- 1) Name of land owner 2) Father's Name 3) Address: Village, Post office, Police Station, Pin code, District 4) Telephone No. 5) Land Details – Mouza, Plot No. Khasra no, Plot area(in Sq.m). P.S., District 6) Photo copies of documents of the said land along with Title deed/Patta/Revenue Receipts/Latest non-encumbrance certificate.

Price Bid (Part-II): To be submitted in separate envelope consisting of:

- 1) Cost of offered land (Cost per Square meter or per acre as well as Total cost).

Above two envelopes containing the Technical Bid (Part-I) and Price Bid (Part-II) should be put together in a large envelope duly sealed with Name & Address.

The cost offered by the party shall not appear in any manner in the Part-I (Technical Bid). The expression of Interest would be liable for rejection if cost appears in any manner in Part-I (Technical Bid).

The application with above details should reach our office within Fourteen (14) days from the date of publication in newspaper at the following address in closed/sealed envelope:

Office of Senior Manager (CGD), Western Region Pipelines (WRPL),
City Gas Distribution, Plot No. 17 & 18, Near Aditya Tractor, Yashodeep Nagar, Ambad Road, Jalna, Maharashtra- 431203
Mob.: 07042279922



— Stretch on which land is required

Evaluation method for land offers for development of City Gate Station and other CGD facilities having area less than equal to (\leq) 5000 sq. meter

The marking scheme shall be as per below (Marks allotted for all type of land based on few technical parameters – 100 marks)

A. Distribution of marks for different technical parameters are as per following

	Marks allotted	Marks obtained
1. Availability of Electricity (Marks to be allotted 5 for availability of Electricity within 50m of the plot/plots or Zero for beyond 50m.)	+5/0	+
2. Availability of approach road (Marks to be allotted 21 for availability of motorable access Road connecting to the plot/ plots or Zero for no access Road/additional land required for access Road)	+21/0	+
3. Non-availability of overhead HT electric line, overhead Power lines, oil/ Water pipelines/canals/drainage/public roads/ railway lines (free from & not adjacent to)/ Crematoriums (free from & not adjacent to)/burial grounds (Free from & not adjacent to)/religious structures etc. (Marks to be allotted 21 for non-availability of facilities as above and Zero for availability)	+21/0	+
4. Distance of land from Tap off point (Following marks to be allotted for land parcel with distance from tap off point (CGS)/steel line (DRS)/ Housing Hub (for Decompressor unit – DCU) :	+40/-	+
<ul style="list-style-type: none"> a) Adjacent land from Tap-off (incl. across the abutting road on either side) point = 40 b) Land up to (\leq) 200m from Tap-off point = 35 c) Land more than ($>$) 200m and less than equal to (\leq) 1000m from Tap-off point = 30 d) Land more than ($>$) 1000m and less than equal to (\leq) 2.5 km from Tap-off point = 27 e) Land more than ($>$) 2.5 km and less than equal to (\leq) 4.0 km from Tap-off point = 23 f) Land more than ($>$) 4.0 km from Tap-off point = 21 		
5. Extent of land filling in the plot (Marks to be allotted 3 for filling less than 100cm or Zero for filling more than 100cm)	+3/0	+
6. Technical suitability rating by PJ-Group/CGD based on shape, size and degree of suitability to Codal requirement to accommodate facilities (Pro rata marking to be allotted by PJ-Group/PJ-CGD)	+10/-	+
Total marks obtained in Technical section	+ 100	+

Note:

- Except point no 4 & 6, either full marks or zero marks to be given.
- For point no 4, marks between 21 and maximum (40) can be awarded as per the conditions specified.
- For point no 6, pro rata marks can be awarded between 0 to 10.

Procedure for Selection of Land

1. Selection of land should be based on the recommendations by a committee consisting of officers from IOCL.
2. Selection Criteria :
 - a) Availability of portable water, electricity and power, approach road, sewer line connectivity, expenditure on land filling/development are to be considered during inspection of land.
 - b) Offered plot should be free from high tension power lines, public road / oil / water pipelines / canals / drainages / religious structures etc.
 - c) Offered plot should be free from and not adjacent to Railway lines / crematoriums / burial grounds etc.
 - d) Land should be adjacent to motorable public road.
 - e) There may be a situation where additional land is required to be purchased because of irregular shapes, multiple owners, approach problems etc. In such cases, the Land selection committee may recommend purchase of additional land giving adequate justification.

Format for Submission of Technical Bid

To,

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Indian Oil Corporation Ltd

- a. Name of the landowners(s):
- b. Father/Spouse Name(s):
- c. Address (Permanent) :
- d. Address for Correspondence:
- e. Age :
- f. Male/Female :
- g. Aadhaar no. :
- h. Plot No or survey no offered for sale:
- i. Plot bounded by plots (East.....
West.....
North.....
and South.....)
- j. Size/Area of plot – (in sq. mtr.)
- k. Freehold/ Lease hold
- l. In case of Lease hold (mention years of lease i.e. lease)
- m. **Lease Renewable** : YES/NO
- n. If Yes, then No of years for which the same is renewable
- o. **Lease Cancellable** : YES/NO
- p. Title Deed/ Lease Deed No and date
- q. Mutation No and date
- r. Current rent/tax paid receipt No and Date

I hereby declare that all the information mentioned in the application are true.

(Signature or Left hand Thumb impression- to be attested
by Gazetted officer/Registered medical practitioner)

List of documents to be attached as below:

1. Consent of sale and/or agreement to sell along with details of land - Mandatory
2. Family Tree in case land ownership obtained parentally – Optional
3. Attested copy of mutation of land – Optional
4. Latest Khasra, Khatauni/Chakbandi details – Optional
5. Detail of Landowner(s)/ Record of Rights (ROR) – Optional
6. Current rent/tax paid receipt – Optional
7. Attested copy of Title deed / Lease Deed of Seller – Optional
8. Consent for Sale permission from Competent authority , wherever applicable – Optional

9. Non-encumbrance Certificate of land issued by legal consultant or by State Government – Optional
10. 7/12 extracts of land in case available in the State – Optional
11. Any other document as deemed fit , whereby ownership of seller is established

Documents marked as optional shall be required at the stage of evaluation. They need to be provided by seller as and when required by the Corporation. Non-submission of such documents as such would render the bid non-responsive.

Note: To be submitted in sealed separate envelope, named as Technical Bid.

Format for Submission of Financial Bid

To

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India Oil Corporation Ltd

- a. Name of the landowner:
- b. Father/Spouse Name :
- c. Address (Permanent) :
- d. Address for Correspondence:
- e. Age :
- f. Male/Female :
- g. Aadhaar no. :
- h. Plot No offered for sale:
- i. Plot bounded by plots (East.....
West.....
North.....
and South.....)
- j. Size/Area of plot – (in sq. mtr.)
- k. Rate of plot per sq. mtr. or rate per decimal/cent (in Rupees) offered for sale

- l. Total amount of plot offered for sale (in Rupees) -
- m. Bank Details (as per attached format) – Optional
- n. Cancelled Cheque – Optional

I hereby declare that all the information mentioned in the application are true.

(Signature or Left hand Thumb impression- to be attested by
Gazetted officer/Registered medical practitioner)

Note: To be submitted in sealed separate envelope, named as Financial Bid.

Evaluation Methodology

For Land area less than or equal to (\leq) 5000 Sq. meter:

1. All offered land shall be evaluated based on marking scheme of different selection criteria. Minimum 80% marks to be secured for qualification of land in technical suitability.
2. All technical suitable land offers shall be ranked in order of merit based on marks achieved in technical evaluation (T1, T2, T3...)
3. Negotiation shall be carried out with T1 land offer. In case of failed negotiation, the next best suitable land offer (T2) shall be considered for negotiation and so on.

SPECIAL INSTRUCTIONS TO BIDDERS

- 1) The bid form consists of the following documents. i.e.,
 - i) Technical Bid
 - a) Special Instructions to bidders
 - b) Terms and Conditions
 - ii) Price Bid.
- 2) The offers are to be submitted in Two Bid system i.e., Technical Bid (TB) and Price Bid (PB). The Technical Bid consists of all the required information called for in the questionnaire and shall contain, inter alia, the details regarding the property viz., name of the properties, location, area of the plot, usages of the property (title reports to confirm ownership and clear marketability). The Technical Bid will be signed by all the land owner(s). The Technical Bid shall be submitted in sealed cover (Marked Part-I) super scribed with "Technical Bid to sell land for establishing the City Gate Station cum Mother CNG station facility for the proposed City Gas Distribution Project in Geographical area (GA) of Beed, Jalgaon & Jalna districts" with bidder's Name, address, contact nos. and Land details.
- 3) The Price Bid shall contain only financial details i.e. rate per square meter and signed by all the land owner(s). The Price Bid will be placed in sealed cover (Marked Part-II) super scribed with "PRICE BID - DO NOT OPEN" written prominently with land plot Survey No., bidder's name, address and contact no.
- 4) All the two sealed envelopes (Part - I containing Technical Bid & Part-II containing Price Bid) will be placed in a third large envelope and sealed and submitted.
- 5) The large envelope must be super scribe with "Technical & Price bid to sell land for establishing the City Gate Station cum Mother CNG station facility for the proposed City Gas Distribution Project in Geographical area (GA) of Beed, Jalgaon & Jalna districts" and should be submitted.
- 6) Summary

Envelope Part – I (Technical Bid)	Technical details of premises duly filled in all respects with supporting documents, duly signed by land owner(s) on all pages and super scribed with " Technical Bid to sell land for establishing the City Gate Station cum Mother CNG station facility for the proposed City Gas Distribution Project in Geographical area (GA) of Beed, Jalgaon & Jalna districts " be put in this envelope and sealed. The Technical Bid should not contain any mention of the offer price of land. The mention of price in Technical bid will lead to rejection of the total bid.
Envelope Part – II (Price Bid)	Price portion of the offer duly signed by the bidder and super scribed with " PRICE BID - DO NOT OPEN ", shall be submitted separately in sealed envelope. It shall be noted that this part shall contain only PRICES and no conditions whatsoever. Any condition mentioned in Price Bid shall not be considered at the time of evaluation and may lead to rejection of the total bid.
Large Envelope - III	All the two envelopes shall be placed together enclosed in a large envelope super scribed " Technical & Price bid to sell land for establishing the City Gate Station cum Mother CNG station facility for the proposed City Gas Distribution Project in Geographical area (GA) of Beed, Jalgaon & Jalna districts " and submitted.

- 7) The bid shall be completely filled in all respects with requisite information and annexures. Incomplete bid / bids not supported by requisite documents may not be considered. Decision of IOCL, in this regard, shall be final & binding on the bidder.
- 8) All pages of the of bid documents shall be duly signed at the lower right hand corner or signed wherever required in the bid documents by land owner(s).
- 9) All corrections & alterations in entries of bid papers shall be signed in full by bidder(s) & date. No erasers or over-writings are permissible. Use of correcting fluid is strictly prohibited. If the rates are corrected with white/erasing fluid, the bids will be summarily rejected.
- 10) No condition shall be mentioned in Price bid document or Technical bid.
- 11) Bidders should note that their bids should remain open for consideration for a minimum period of 06 (Six) months from the date of opening of Technical Bids.
- 12) The Bid Inviting Authority reserves the right to accept any bid or to reject any or all bids at his sole discretion without assigning reasons thereof.
- 13) After opening of the Technical Bids, if required, clarifications may be sought from the bidders on technical details offered/ submitted by the bidder.

Preferred land location:

1. Land should be in single plot or contiguous.
2. Land should be available in following stretch:
On either side of the village/NH road from NH-753H to Village Gundewadi (connecting NH-753H (Jalna-Bhokardan Road) and Village Gundewadi) – within 0-1.45KM from TEE point of village road and NH-753H. Refer map attached with bid document.
3. Land should preferably be on MDR/NH/SH/Village metal road with approachability for vehicle and Man-Machine
4. Land should be free hold and free from all encumbrances with clear title deed. (Latest Non-encumbrance certificate and document of title deed/patta/revenue receipts to be submitted)
5. Land shall be free from hindrances such as HT lines, electric pole, transformer, any petroleum pipeline, etc.
6. Land should not be in flood prone area and state electricity power connection is to be available nearby.
7. The dimensions and location of the Land shall be assessed by a constituted committee for its suitability and shall be prioritized for acceptance as per format of evaluation.
8. Government guidelines shall be followed while identifying the land suitability.
9. Brokers and Property dealers need not apply.

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

- 1.1 All bidders are requested to submit the bid documents (Technical Bid and Price Bid) duly filled, signed and sealed in with the relevant documents / information.

- 1.2 All columns of the bid documents must be duly filled in and no column should be kept blank. All the pages of the bid documents are to be signed by the authorized signatory of the bidder. Any correction shall be neatly cut and duly initialled by the bidder. IOCL reserves the right to reject incomplete bids or in case where information submitted / furnished is found incorrect.
- 1.3 In case space in bid document is found insufficient, the bidders may attach separate sheets.
- 1.4 The offer should remain valid at least for a period of 06 (Six) months to be reckoned from the date of opening of "Technical Bid".
- 1.5 There should not be any deviation in terms and conditions as have been stipulated in the bid documents. However, in the event of imposition of any other condition, which may lead to a deviation with respect to the terms and conditions as mentioned in the bid document, the vendor is required to attach a separate sheet marking "list of deviations".
- 1.6 IOCL reserves right to accept or reject any or all the bids without assigning any reason thereof.
- 1.7 Canvassing in any form will disqualify the bidder.
- 1.8 The short-listed bidders will be informed by the Corporation for arranging final site inspection by higher officials of the offered premises.
- 1.9 Income-Tax and Statutory clearances shall be obtained by the bidders at their own cost as and when required.
- 1.10 The bids will be evaluated on equivalent aspects in various parameters like location, amenities available, exclusivity, nearby surroundings, proneness to water logging / flood, approach road etc.
- 1.11 Most competitive rates should be offered.

2 RATES TO BE IN FIGURES AND WORDS

The land owner shall quote in English /Hindi both in figures as well as in words the amount tendered by him in the Form of Schedule of Rates forming part of the Tender Documents, in such a way that interpolation is not possible. If the parties do not quote both in figures and words properly and correctly, their tenders are liable to be rejected. If some discrepancies are found between the rates given in words and figures of the amount shown in the tender, the following procedure shall be applied:

- 2.1.1 When there is a difference between the rate mentioned in figures and words, the rate which corresponds to the amount worked out by the bidder shall be taken as correct.
- 2.1.2 When the rate quoted by the bidder in figures and words tallies but the total amount is incorrect, the rate quoted by the bidder shall be taken as correct.
- 2.1.3 When it is not possible to ascertain the correct rate in the manner prescribed above the rate as quoted in words shall be adopted.

3 CURRENCIES AND PAYMENT

- a) Bidders shall quote their prices in Indian Rupees only.
- b) All payments will be made in Indian Rupees only.
- c) TDS, as applicable, will be deducted as per the Govt. guidelines.
- d) All the payment in Indian Rupees shall be released either through e-banking or Demand Draft only. NO CASH transaction will be made. Successful bidder shall submit details of their Bank Account for e-payment purpose.

4 PLACE OF PAYMENT

All the payments in Indian Rupees only shall be released from the office of the WRPL, Koyali in form of e-payment / demand draft only as detailed below:

**Indian Oil Corporation Limited,
Western Region Pipelines, Koyali
P.O. Jawahar Nagar,
District: Vadodara -391320 (Gujarat State)**

5 OTHERS :

- 5.1 Bid documents as submitted by bidder shall become the property of the IOCL and IOCL shall have no obligation to return the same to the bidder.
- 5.2 The price offered by the bidder shall not appear anywhere in any manner in the Technical Bid.
- 5.3 The bid documents should be sealed properly. The offers received in envelope without proper sealing shall be liable for rejection.
- 5.4 Any legal dispute shall be within the jurisdiction of local court at **Vadodara (Gujarat)**.
- 5.5 Documents furnished along with the offer will be scrutinized after opening of Technical bids and further technical queries may be asked if required. Based on replies received from Bidders further technical evaluation will be done.

6 RIGHT OF IOCL TO ACCEPT OR REJECT BIDS

- 6.1 The right to accept in full or in part/parts the offer will rest with IOCL.
- 6.2 The Land meeting all technical criteria may be considered.
- 6.3 However, **IOCL does not bind itself to accept bid** and IOCL reserves the right to reject any or all of the tenders or any part of a tender so received and no compensation shall be paid for the efforts made by the bidder.
- 6.4 Bids in which any of the particulars and prescribed information is missing or is incomplete in any respect and/or the prescribed conditions are not fulfilled shall be considered non-responsive and are liable to be rejected.
- 6.5 The Bidder should note that the bidding can be abandoned/ cancelled, if IOCL deems fit, without assigning any reason whatsoever. No compensation shall be paid for the efforts made by the land owners.

Place:

Signature of Bidder with Seal

Date: