



Marketing Division

Gujarat State Office

## REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL / DIESEL PUMP) IN THE STATE OF GUJARAT AND UT OF DNH

This advertisement is **ONLY** for Purchase / Long Lease of land and **NOT** for appointment of Dealership

Sealed offers are invited in two separate envelopes, (one containing the technical details of the site and the other containing the financial offer) from interested parties holding valid and clear marketable title of land in possession, on 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, preferably 30 years) to Indian Oil Corporation Limited for setting up Retails Outlets at the following locations:\

Sr No	District	Location	Divisional Office	NH / SH / CITY / TOWN	Minimum Frontage (in Meters)	Minimum Depth (in Meters)	Minimum Area of Site (in Square Meters)
1	Ahmedabad	Within 2 Kms from Hathijan Circle towards Hirapur Chowkdi	Ahmedabad	CITY	20	25	500
2	Ahmedabad	Jashodanagar Chowkdi to CTM	Ahmedabad	CITY	20	25	500
3	Ahmedabad	On Sindhubhavan Road from S.G. Highway to S.P. Ring Road on LHS	Ahmedabad	CITY	20	25	500
4	Ahmedabad	On Sindhubhavan Road from S.G. Highway to S.P. Ring Road on RH	Ahmedabad	CITY	20	25	500
5	Ahmedabad	On Karnavati Club Road from SP Ring Road to SG Highway on LHS	Ahmedabad	CITY	20	25	500
6	Ahmedabad	On Karnavati Club Road from SP Ring Road to SG Highway on RHS	Ahmedabad	CITY	20	25	500
7	Ahmedabad	Shantigram Circle to Gota Cross Road on SG Highway on LHS	Ahmedabad	CITY	20	25	500

8	Ahmedabad	Shantigram Circle to Gota Cross Road on SG Highway on RHS	Ahmedabad	CITY	20	25	500
9	Ahmedabad	Sanathal Circle to Ujala Circle	Ahmedabad	CITY	20	25	500
10	Ahmedabad	Hathijan Circle to Jashodanagar	Ahmedabad	CITY	20	25	500
11	Mehsana	Mehsana - within Municipal limit	Ahmedabad	TOWN	20	25	500
12	Ahmedabad	Between ONGC to Koba Circle	Ahmedabad	CITY	20	25	500
13	Ahmedabad	SANATHAL CHOKADI TO SHILAJ CIRCLE ON SP RING ROAD LHS	Ahmedabad	CITY	20	25	500
14	Ahmedabad	SANATHAL CHOKADI TO SHILAJ CIRCLE ON SP RING ROAD RHS	Ahmedabad	CITY	20	25	500
15	Gandhinagar	From KH 0 Circle to KH 7 Circle on KH Road	Ahmedabad	TOWN	20	25	500
16	Gandhinagar	From Tapovan Circle to Bhat Circle on Sardar Patel Ring Road	Ahmedabad	CITY	20	25	500
17	Ahmedabad	Within CENTRAL Zone of Ahmedabad Municipal Corporation, AHMEDABAD	Ahmedabad	CITY	20	25	500
18	Ahmedabad	Within East Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Gomtipur/Odhav/Vastrapur/Bhaipura Hatkeshwar)	Ahmedabad	CITY	20	25	500
19	Ahmedabad	Within East Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Amraiwadi/Ramol Hathijan/Nikol/Virat nagar)	Ahmedabad	CITY	20	25	500
20	Ahmedabad	Within NORTH Zone of Ahmedabad Municipal Corporation, AHMEDABAD	Ahmedabad	CITY	20	25	500

21	Ahmedabad	Within NORTH WEST Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward- Gota/ Chandlodiya/Ghatlodiya)	Ahmedabad	CITY	20	25	500
22	Ahmedabad	Within NORTH WEST Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward- Thaltej/Bodakdev)	Ahmedabad	CITY	20	25	500
23	Ahmedabad	Within SOUTH Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward- Behrampura/Indrapuri/Isanpur/Vatva)	Ahmedabad	CITY	20	25	500
24	Ahmedabad	Within SOUTH Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Khokhra/ Maninagar/Danilimda/Lambha)	Ahmedabad	CITY	20	25	500
25	Ahmedabad	Within SOUTH WEST Zone of Ahmedabad Municipal Corporation, AHMEDABAD	Ahmedabad	CITY	20	25	500
26	Ahmedabad	Within West Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Ranip/Sabarmati/Naranpura)	Ahmedabad	CITY	20	25	500
27	Ahmedabad	Within West Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward-Chandkheda Motera/SP Stadium/Nava Vadaj)	Ahmedabad	CITY	20	25	500
28	Ahmedabad	Within West Zone of Ahmedabad Municipal Corporation, AHMEDABAD (Ward- Navrangpura/Paldi/Vasna)	Ahmedabad	CITY	20	25	500

29	Banaskantha	From Village Mota Mesra (Taluka:Tharad) to Khoda Border Check post on NH 68, On LHS while moving from Village Mota Mesra towards Khoda Border Check post.	Ahmedabad	NH	72	-	6071 (Minimum 1.5 Acres)
30	Junagadh	Within 2 KM of Majevasi Gate in Junagadh City	Rajkot	TOWN	20	25	500
31	Devbhoomi Dwarka	Within 3 km from Dwarkadhish Temple towards Kuranga, Dist. Devbhoomi Dwarka, Gujarat	Rajkot	TOWN	20	25	500
32	Bhavnagar	Bhavnagar to Mahua LHS on NH51, Dist. Bhavnagar	Rajkot	NH	35	35	1225
33	Rajkot	From Kishanpara Circle to Raiyagram on Raiya Road, Dist. Rajkot, Gujarat	Rajkot	CITY	20	25	500
34	Rajkot	From Madhapar Circle to Gondal Chokdi on 150 Ft ring road, Dist. Rajkot, Gujarat	Rajkot	TOWN	20	25	500
35	Rajkot	Between Mahila College Circle and Kataria Maruti Arena Showroom on Kalwad Road, Dist. Rajkot, Gujarat	Rajkot	CITY	20	25	500
36	Rajkot	From Hotel The Fern Residency to Greenland Chokdi on Kuvadva Road, Dist. Rajkot, Gujarat	Rajkot	CITY	20	25	500
37	Kutch	Within 1.5 KM of Hiralal Parekh Circle, Gandhidham towards Gopalpuri on Rambug Road Dist. Kutch, State: Gujarat	Rajkot	TOWN	20	25	500
38	Bhavnagar	In Bhavnagar City within Municipal Limits	Rajkot	CITY	20	25	500
39	Jamnagar	Within 2 Km from Amber Chok towards Bedi Bandar on bedi road, Dist. Jamnagar	Rajkot	CITY	20	25	500

40	Rajkot	In Gondal Town within Municipal Limit	Rajkot	TOWN	20	25	500
41	Morbi	On LHS of NH-27 between NAVASADURLKA and Maliya while going from Morbi to Maliya	Rajkot	NH	72	-	6071 (Minimum 1.5 Acres)
42	Surat	Within 3 KM from Pramukh Swami chowk in Katargam, Within SMC Limit	Surat	CITY	20	25	500
43	Surat	From Udhna to Madhuvan circle on Dindoli Road, Within SMC Limit	Surat	CITY	20	25	500
44	Surat	Anywhere on Surat - Dumas road, from Athwa gate to Surat Airport gate, Within SMC Limit	Surat	CITY	20	25	500
45	Surat	Anywhere on Udhna - Magdalla road, Within SMC Limit	Surat	CITY	20	25	500
46	Surat	On Outer ringroad, from dukhiya na darbar junction to Anthem Circle	Surat	CITY	20	25	500
47	Surat	From Palsana to Palod on NH48	Surat	NH	35	35	1225
48	Surat	From Hazira police station to Magdalla chokdi	Surat	NH	35	35	1225
49	Surat	Within 2 KM from Palanpur Jakatnaka circle, Within SMC Limit	Surat	CITY	20	25	500
50	Vadodara	Within 4 KM of Gurudwara ArjanDev ji, Tarsali, Vadodara	Surat	CITY	20	25	500
51	Vadodara	Within 3 KM of Mahavir Chowk, Vadodara	Surat	CITY	20	25	500
52	Vadodara	Within 4 KM of Swaminarayan Gurukul circle, Vadodara	Surat	CITY	20	25	500
53	Vadodara	Within 4 KM of Gotri Circle, Vadodara	Surat	CITY	20	25	500
54	Vadodara	Within 2 KM of Bright Day School, Vasna, Vadodara	Surat	CITY	20	25	500
55	Vadodara	Within 4 KM of Kala Ghoda Circle, Vadodara	Surat	CITY	20	25	500

56	Vadodara	Within 2 KM of Kirti Stambh, Vadodara	Surat	CITY	20	25	500
57	Vadodara	Between Dumad Chowkdi and Jambua Bridge on NH48	Surat	NH	35	35	1225
58	Surat	From Abrama Circle to Anthem Circle On New Outer Ring Road	Surat	CITY	20	25	500
59	Surat	On Lashkana - Kholvad Road	Surat	CITY	20	25	500
60	Surat	Within 3KM of Gruham Circle	Surat	CITY	20	25	500
61	Surat	From Udhna gam to Sachin on Udhna - Sachin Road on while going towards Sachin, Within SMC Limit	Surat	CITY	20	25	500
62	Surat	Anywhere on second VIP Road, Within SMC Limit	Surat	CITY	20	25	500
63	Narmada	From Sagbara to Nawapada on NH753B	Surat	NH	35	35	1225
64	Daman	On coastal Highway (NH 848 B) within Daman	Surat	NH	35	35	1225
65	Valsad	Within 10 KM from Vapi Char Rasta on NH 48	Surat	NH	35	35	1225
66	Dadra and Nagar Haveli	Between Surangi and Velugam on NH 848 A	Surat	NH	35	35	1225
67	Dadra and Nagar Haveli	Within Silvassa municipality limits	Surat	TOWN	35	35	1225
68	Dadra and Nagar Haveli	Between Samarwarni Char rasta to Khadoli police outpost on NH 848 A	Surat	NH	35	35	1225
69	Vadodara	Within East Zone of Vadodara municipal limit	Surat	CITY	20	25	500
70	Vadodara	Within West Zone of Vadodara municipal limit	Surat	CITY	20	25	500
71	Vadodara	Within North Zone of Vadodara municipal limit	Surat	CITY	20	25	500
72	Vadodara	Within South Zone of Vadodara municipal limit	Surat	CITY	20	25	500
73	Bharuch	Within Ankleshwar municipality limit	Surat	TOWN	20	25	500
74	Bharuch	Within Panoli GIDC Estate	Surat	TOWN	20	25	500

75	Bharuch	Within Ankleshwar GIDC Estate	Surat	TOWN	20	25	500
76	Surat	FROM MAHARASTRA BORDER TO SONGADH ON NH-53, DISTRICT - TAPI, STATE - GUJARAT	Surat	NH	72	-	6071 (Minimum 1.5 Acres)
77	Surat	On LHS from Hazira to Palsana Chowkdi on NH-53 (Old-NH6)	Surat	NH	72	-	6071 (Minimum 1.5 Acres)

**The following may kindly be noted:**

- Plot size mentioned in the advertisement is minimum eligibility criterion. Plot of bigger size can be taken subject to availability and requirement of Indian Oil Corporation Ltd.
- The land offered on a National Highway should not be within 1 km radius from Toll Bridge / NH-SH-MDR Crossing and should preferably be at least 1 km away from the nearest existing Retail outlet on the same side.
- Within City / Town limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a Retail Outlet.
- For locations within City / Town limits, more than one site can also be taken subject to commercial viability of the site / site potential.
- Frontage of the plot of land should be abutting the main 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.
- 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 / gas / optical fibre 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 requirement 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 / 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 IndianOil, 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 / Electrical lines / transformers, etc.
- Brokers / Property Dealers need not apply.

- IndianOil takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind IndianOil in any manner.
- IndianOil reserves the right to reject any or all the offers without assigning any reasons thereof.

## **OFFERS SHOULD BE SUBMITTED IN DOUBLE-BID SYSTEM AS UNDER:**

### **(A) TECHNICAL BID:**

Details of the plot of land offered, along with copies of documents duly signed, is to be submitted. Technical bid should **not** contain details of proposed price of land / reference of cost of land. Bidder should submit the following details:

1. Name of the owner(s) of the land.
2. Key plan showing details of the Property situation of the plot.
3. Area offered for sale / lease along with dimensions of the plot.
4. '7/12' Extracts or its equivalent viz. Khatoni, Jamabandi, Khasra, Girdawari etc. and the 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 as stipulated above, are liable to be rejected.

**NOTE: The Technical bid should be placed in a separate envelope and marked as "TECHNICAL BID".**

### **(B) FINANCIAL BID:**

Financial Bid should contain the following details:

- I. Whether the offer is for sale or for lease or for either sale or lease.
- II. In case of sale, expected Sale Consideration in Rupees
- III. In case of lease, expected Lease rental per month in Rupees and period of lease (in years).

**NOTE: The Financial bid should be placed in a separate envelope and marked as "FINANCIAL BID".**

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

**BOTH THE TECHNICAL BID & FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN PUT IN 3<sup>rd</sup> ENVELOPE AND SEALED DULY SUPERSCRIBED AS "OFFER FOR LAND AT \_\_\_\_\_ (Location name)"**

Interested parties may apply on or before the due date & time indicated below at the following address:



For S. No. 01 to 29	Divisional Retail Sales Head, Indian Oil Corporation Limited, Ahmedabad Divisional Office, Indian Oil Bhawan, 205, Near Sola Highway, Ahmedabad 380060
For S. No. 30 to 41	Divisional Retail Sales Head, Indian Oil Corporation Limited, Rajkot Divisional Office, Indian Oil Bhawan, Race Course Ring Road, Rajkot 360001
For S. No. 42 to 77	Divisional Retail Sales Head, Indian Oil Corporation Limited, Surat Divisional Office, Indian Oil Bhawan, Ghod-dod Road, Near BSNL Office, Surat 395001

**Last date for submission of bid is **29.05.2025** at 17:00 hrs. at above addresses. 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.**

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