



INDIAN OIL CORPORATION LIMITED (Pipelines Division)

Notice for Purchase of land for Additional Compression Facility at Ramanathapuram, Tamilnadu

SRPL/ETBPL/RMD/GEN/101

Indian Oil Corporation Ltd. (Pipelines Division) is seeking applications in Two Bid System i.e., Technical Bid (Part-I) and Price Bid (Part-II) from interested landowners who are willing to sell their land for establishing Additional Compressor Station at Ramanathapuram in the location as detailed below.

S.No.	Village /Panchayat	Taluk	District / State / Pin Code	Size of land required
1	Therkukattur Village/ Valantharavai Group	Ramanathapuram	Ramanathapuram Tamilnadu 623536	200 M x 125 M (if the land parcel is adjacent to existing IOCL Compressor Station at Therkukattur Village) (OR) 225 M X 200 M (if the land parcel is within 02 Km radius of existing IOCL Compressor Station).

Pre-Requisites:

1. The offered land parcels must be contiguous measuring approx. 200mx125m or 225mx200m as tabulated above.
2. Details of Advertisement, Details of instruction to bidders/Selection criteria with weightage scheme/Procedure for selection/Formats of Technical Bid/ Formats of Financial Bid/Evaluation methodology – to be downloaded from <https://www.iocl.com/suppliers-notices>.

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

Technical Bid (Part-I): As per prescribed format

Price Bid (Part-II): As per prescribed format

The 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 inscribed on it.

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 Technical bid and Price bid formats are available at <https://www.iocl.com/suppliers-notices> and bidders may download the same from the link and submit hard copy with relevant details as mentioned above. The application with above details should reach our office within 14 days from the date of publication in newspaper at the following address in closed / sealed envelope:

The Chief Operations Manager, Indian Oil Corporation Limited, Southern Region Pipelines, Gas Compressor Station, Opposite to ONGC GCS, Therku Kattur, Valantharavai, Ramanathapuram 623536, Ph. 04567-220478

General Instructions to Bidders

1. The land shall be adjacent to motorable road with facilities like potable water, sewer line connectivity etc.
2. The land shall be free from high tension lines, power lines, other oil / water pipelines, public road, cremations, burial ground, canal, drainage, railway line, religious structures etc. Proposed land shall be either adjacent to existing IOCL Compressor Station, Therkukattur Village, Valantharavai Panchayat or within 02 Km radius of existing IOCL Compressor Station.
3. The land shall be free from encumbrance (legally through) and should not belong to SC/ST community.
4. The bidder shall arrange for documents like consent to sale and / or agreement to sell along with details of land, family tree in case land ownership obtained parentally, Attested copy of mutation of land, Latest Patta / Chitta / Adangal/ FMB details, Detail of landowner(s)/ Record of rights (ROR), Current rent/tax paid receipt, Attested copy of Title Deed, non-agricultural conversion, income tax clearance, non-encumbrance certificate etc.
5. If the entire parcel of the land does not belong to one owner, then the group of owners who can have plots contiguous to each other and meeting our requirement shall quote through one registered power of attorney holder. However, IOCL shall deal with only the power of attorney holder. Copy of required power of attorney from each owner duly endorsed should be enclosed with the offer.
6. District authorities and other Govt. bodies can also apply against this advertisement and preference will be given to Govt. land, if found suitable.
7. Brokers and property dealers need not apply.
8. IOCL takes no responsibility for delay, loss or non-receipt of documents by post.
9. IOCL reserves the right to reject any or all the offers without assigning any reasons thereof.
10. The offers received shall be evaluated based on the Evaluation methodology given.

Selection Criteria

The following aspects will be considered in Selection Criteria.

- a) **Availability of potable water, electricity and power, approach road, sewer line connectivity, expenditure on land filing / development/ proximity to the existing compressor station shall be considered during inspection of land.**
- b) **Offered plot should be free from high tension overhead power lines, public road/ oil/water pipelines /canals /drainages /religious structure etc.**
- c) **Offered plot should be free from and not adjacent to Railway lines /crematoriums /burial grounds etc.**
- d) **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 will decide for purchase of additional land if required.**

Annexure - B1

Evaluation method for more than one land offers for development of installations

(Qualifying Criteria more than or equal to 80 marks)

Marking as per below shall be adopted for evaluation of offered land. 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:

1. Availability of Electricity/portable water/sewer line

(Marks to be allotted **5** for availability of electricity/portable water/sewer line within 50m of the plot/plots or zero for beyond 50m.)

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)

3. Non-Availability of overhead HT electric line overhead power lines, oil/water pipelines /canals/drainages/public Roads /railway lines (free from & not adjacent to) /crematoriums (free from & not adjacent to) /burial grounds (free from & not adjacent to) /religious structure etc.

(Marks to be allotted **21** for non-availability of facilities as above or Zero for availability)

4. Extent of land filling in the plot

(Marks to be allotted **7** for filling less than 100cm or Zero for filling more than 100cm)

5. Location of land in-part or full on RoU

21 marks for land falling in part on original RoU alignment. Maximum diversion of 1 Km is allowed from original RoU alignment subject to Technical feasibility of acquisition of RoU under P&MP act for the diversion in case of new RoU. The marks will be allotted for such land in proportion to 21 to 0 for diversion of 0 to 1000m (1 Km) respectively for pipeline land.

6. Presence of nala across plot

(Marks to be allotted **6** for no nala or Zero for presence of nala)

7. Technical suitability rating by PJ-Group based on shape, size and degree of suitability to Codal requirement to accommodate facilities

(Pro rata marking to be allotted by PJ-Group)

(Marks to be allotted based on shape, size and degree of suitability to Codal requirement to accommodate facilities in the scale of **0 to 19**)

Total marks obtained in technical section

Total marks 100

Marks obtained

Note: Pro rata marking will not be allotted for any parameter above except point No. 5 and 7.

Format for Submission of Technical Bid

To

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Indian Oil Corporation Ltd

- a. Name of the landowner(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)

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 Patta / Chitta / Adanga/ FMB 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 the 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

.....,

Indian 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 attach 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)

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

Evaluation Methodology

- a) 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.
- b) All technical suitable land offers shall be ranked in order of merit based on marks achieved in technical evaluation (T1, T2, T3…………)
- c) 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.