



HPCL LNG Limited

REQUEST FOR PROPOSAL

FOR

**LAND IN KODINAR TOWN OF GIR SOMNATH DISTRICT OF GUJARAT
STATE FOR DEVELOPING TOWNSHIP FOR HPCL LNG LTD, CHHARA
LNG TERMINAL**

RFP NO.	HPLNG/SITE/0132
RFP DATE	27 Mar 2025
BID DUE DATE (Both Technical Bid & Priced Commercial Bid)	28 Apr 2025

TENDER NOTICE

Tender for Land in Kodinar Town of Gir Somnath District of Gujarat State for developing township for HPCL LNG Ltd., Chhara LNG Terminal.

THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIP

Sr. No.	DESCRIPTION	
1	Company / Owner	HPCL LNG Limited
2	Tender No.	HPLNG/SITE/0132
3	Tender Date	27 Mar 2025
4	Description	Purchase of Land in Kodinar Town of Gir Somnath District of Gujarat State.
5	E.M.D	INR 2,00,000/-
6	Delivery Schedule/Contract Period	Outright Purchase
7	Last date for raising query/clarification on the Bidding Document	NA
8	Last date & time for submission of Bids, by hand delivery, RPAD, SPEED POST or Email (password protected files) only.	28 Apr 2025
9	Date of Opening of Technical Bids	29 Apr 2025 or any other date as finalized by HPLNG.
10	Price of Tender Document	Nil
11	Type of tender	Public
12	Qualification Criteria	As per Tender conditions.
13	Validity of Offer/Bids	180 Days from last date for submission of Tender documents as specified above or such other extended bid submission date agreed by HPLNG.

14	Performance Bank Guarantee & Security Deposit	NA
15	Bids to be addressed to:	<p>Head - Contracts & Procurement HPCL LNG Limited Priyadarshini Building, 5th Floor, A Wing, Sion-Trombay Road, Eastern Express Highway, Sion, Mumbai - 400022 Email: procurement@hplng.in</p>
16	Others	<p>In case a Revised priced bid is initiated for this tender, at a later date during any stage of the Tender process, it shall be incumbent upon the bidder to submit revised bids for the specified items/entire tender. In the absence of revised Bids from the Bidder within specified time period, the original bid submitted by the Bidder shall not be considered for evaluation.</p> <p>HPLNG reserves the right to reveal the contents of the Bids/Offer/any other documents, submitted by the Bidder/interested parties, during the Bid opening process.</p>

HPCL LNG Limited
(100% Subsidiary of Hindustan Petroleum Corporation Ltd)

TENDER NO.: HPLNG/SITE/0132

THIS ADVERTISEMENT IS FOR PURCHASE OF LAND AND NOT FOR DEALERSHIP

REQUIREMENT OF LAND IN KODINAR TOWN OF GIR SOMNATH DISTRICT OF GUJARAT STATE FOR DEVELOPING TOWNSHIP FOR HPCL LNG LTD, CHHARA LNG TERMINAL.

1. HPCL LNG Ltd a 100% subsidiary of HINDUSTAN PETROLEUM CORPORATION LIMITED (HPCL) an integrated Oil Company. HPCL LNG Ltd is engaged in receiving LNG, storage and re-gasification of LNG.
2. HPLNG is interested in outright purchase of a minimum of 5 Acres land.
3. This advertisement is for purchase of land only and this land is intended for developing township/ colony for HPLNG.
4. The plot of land offered shall be having feasibility of establishing assured water supply from bore well or any other source water throughout year.

5. Eligibility Criteria for Participation

- 5.1. Sealed offers are invited from absolute and exclusive owners or co-owners for transfer of plot or land by way of outright sale to HPCL LNG Limited. Any individual owner or joint owners of land can bid for the sale of land as per tender documents. Any party having clear and marketable title may take part in the bidding on the following terms and conditions mentioned in this tender document.
- 5.2. Property Shall have clear and marketable title without any encumbrance. The search to be conducted for the last 30 years. Also to submit the copies of awards passed by PWD division on their land acquisition and their growth plans for the next 20 years near the proposed land site.
- 5.3. **In the case of land Owner is Minor**, bid / offer shall be submitted by Guardian of Minor which shall be accompanied by permission letter from District Judge for consideration of bid for evaluation.
- 5.4. **In case of Joint Owners**, or if the entire land does not belong to one owner, then the group of owners who have plots contiguous to each other, meeting our requirement can quote through one of them holding Power of Attorney (in the form and format attached as Format-III) for the others giving specific power to deal with the land, create interest therein, execute necessary

documents with respect to transfer of right, title and interest by way of sale and to do all documentation for completion of said transaction. If the joint owners include sisters, brothers (married or unmarried), the consent in a legal form to be annexed.

- 5.5. **Land owned by Company or co-operative society** is also acceptable, subject to application being made by authorized officials supported by necessary Board Resolution / Resolutions.
- 5.6. **Those who offer Agricultural / Commercial land** shall convert the same to Non-Agriculture (NA) / Residential at their own expense. The bidder to note that Agriculture / Commercial land if offered, payment will be made after conversion of the offered land to NA only. Such expenses and coordination to be entirely in the scope of the bidder. The land to be converted to NA for residential usage.
- 5.7. **Land Mortgaged** to the financial institution or to any private parties through registered mortgage deed requires to be redeemed before execution of Sale Deed. Bidders of such land are required to submit NOC from the Mortgagee for sale of the land.
- 5.8. In case of SC / ST bidders, they have to submit clearance of competent authority as per relevant Act.
- 5.9. District Authorities and other Government Bodies and instrumentalities of Government can also apply against these advertisements. Preference shall be given to Government bodies, if found suitable.

6. How to submit the bids

- 6.1. Sealed offers are invited on a two-bid system i.e. **(A) TECHNICAL BID (B) FINANCIAL BID** from absolute and exclusive owners or co-owners for transfer of plot or land by way of outright sale to HPCL LNG LTD to set up Township for the employees of HPCL LNG Ltd, Chhara Terminal or any other purpose as decided by HPLNG.
- 6.2. Technical Bid and Financial Bid shall be put in separate closed envelope with clear mention on top of the cover as **TECHNICAL BID” & FINANCIAL BID”** with HPLNG tender number on respective envelope. Further both the envelopes shall be put in one big envelope with address to below contact detail:

Contracts and Procurement Department
HPCL LNG Limited
Priyadarshini Building, 5th Floor, A Wing,
Sion-Trombay Road, Eastern Express Highway,
Sion, Mumbai - 400022

- 6.3. Final bid envelope can be submitted by post or by hand as mentioned at the above address.
- 6.4. The offer submitted should be valid for a period of minimum 180 days from the due date or such extended period as may be mutually accepted.
- 6.5. Bidder also can submit password protected bids (Technical & Commercial) in email. Bidder shall send two separate files Technical Bid and Financial Bid separately with individual password. Password shall be shared in separate email for the Technical Bid. Password for Financial Bid shall be shared after technical evaluation and upon confirmation from HPLNG.

Email ID : procurement@hplng.in

7. Technical Requirement of Land:

- 7.1. The required land is 5 Acre. It shall not be less than 5 Acre in total. HPLNG may procure land over and above 5 Acre but not greater than 8 Acre in total. The mentioned requirement for 5 to 8 Acre land for township excludes required land for approach road to be offered by the Bidder as per the terms mentioned below.
- 7.2. The Land shall have a clear 8 mtr wide approach from the National or State Highway. In case public approach road is not available, the Bidder shall propose the land for private 8 mtr wide approach road. The tentative plan for the approach road to be submitted along with Technical Bid. For avoidance of doubt, the price of the final land parcels for the approach road is deemed to be included in the line-item no. 1 of the Financial Bid and there shall be NO extra/additional cost to HPLNG in this regards.
- 7.3. The Bidder, shall procure and covert the final land for private 8 mtr wide approach road, within 60 days after confirmation on selection of land by HPLNG. The final approach road may differ from the proposed approach road, subject to acceptance of HPLNG. However, HPLNG will not be responsible for any risk and cost due to change in proposed plan for approach road.
- 7.4. The land shall be a minimum of 100 Meter and maximum 600 Meter away from National Highway with clear private approach road of minimum 8 meter.
- 7.5. Proposed Land shall be situated under the following only:
- 7.5.1. Kodinar Nagar Palika
 - 7.5.2. Kadvasan Gram Panchayat
 - 7.5.3. Vadnagar Gram Panchayat

7.6. The bidder shall submit all the statutory clearances such Urban Land Ceiling, Nil Encumbrance Certificate etc. and all expenses towards the same shall have to be borne by the bidder.

7.7. Plots of Land is desired with respect to below:

7.7.1. Availability / provision of Electricity and Water connection

7.7.2. Shape of offered land as square / rectangular

7.7.3. Level of offered land with respect to nearest National or State Highway

7.8. Low lying plots maximum upto 1 Meter depth (only) from road level. In case of plots required land filling (not beyond 1 meter), the price bid of such low-lying plot will be loaded with the cost of earth filling calculated at the rate of Rs. 650/- per Cu. Meter (inclusive of GST) and same will loaded in overall cost of bidder.

8. Evaluation Criteria:

8.1. After opening of Technical Bid, HPLNG Technical Committee will visit the offered land for technical evaluation. Bidders to note that financial Bid will not be opened for technically rejected land by HPLNG Technical Committee. The Financial Bid will be open for technically shortlisted bidders only.

8.2. Technically accepted offered land shall be evaluated by HPLNG based on below mentioned basic parameters:

i. Financial bids of those technically feasible sites shall be opened.

ii. Bidders will be arranged L1, L2, L3, etc., based on the price offered for Line no. 1 i.e., *“5 Acres land as per scope document along with separate 8 Meter wide approach road from National or State Highway”* as per **Format II - Financial Bid**.

iii. Negotiation and finalization of the rates will be processed with the party.

iv. Actual sale deed for the offered land including land for approach road shall be concluded after HPLNG gets the required NOC and other pertinent approvals from the District, Corporation/Gram Panchayat, and NHAI Administration as applicable.

v. The landlord shall offer documentary evidence for obtaining such approvals.

8.3. Bidders to note that rate quoted as mentioned in Format-II - Financial Bid shall be considered for financial evaluation.

8.4. The price of low-lying plot (acceptable upto 1 meter to match the average adjacent level of road) will be loaded with the cost of earth filling calculated at the rate of Rs. 650/- Cu.M.

8.5. Short listed land with respect to this tender document and above parameters will be considered for further scrutiny and finalization. The final decision will be taken at the sole discretion of HPLNG.

9. Scope of Work of Bidder

9.1. Minimum 5 Acre land for township as per technical detail mentioned in point no. 7 of this tender document.

9.2. Barbed Wire Fencing on full border of offered land to be provided at cost inclusive.

10. Rejection Criteria

10.1. Land offered by dealer / property dealer shall be rejected.

10.2. Land coming under greenbelt/CRZ/Gauchar shall be rejected.

10.3. Land coming under social, scheduled or notified forest area will be rejected.

10.4. The land offered with parcel size below 5 acres shall be rejected.

10.5. Land having water body / water pipeline shall be rejected.

10.6. The plot nearby cemetery / graveyard / cremation shall be rejected.

10.7. Non-submission or lack of information in the submitted document as per the requirements mentioned in this Tender Document, such bids shall be rejected.

10.8. HPLNG takes no responsibility for delays, loss or non-receipt of documents sent by post / courier or any other mode.

10.9. The plot having any kind of electrical line like 11KV / HT line or water canals / product pipelines / drainage / nallahs / public road shall be rejected at any stage of discussion at sole discretion of HPLNG.

10.10. Land not meeting NH / SH / PWD / Town Planning norms for setting up Township / Colony are liable to be rejected.

10.11. At any stage of land acquisition process, if it is found that any of the details / documents furnished by the bidder is false / misleading /

fabricated, his/her bid may be rejected at sole discretion of HPLNG without any intimation to the bidder.

10.12. The land offered shall be registered on bidder's name before publish of this tender. In case, registration date of offered land on bidder's name is after publishing of this tender date, that bid shall be rejected.

10.13. Tenders received without Earnest Money Deposit will be rejected.

11. Process for selection of bidder (Technical + Financial)

11.1. Bids will be considered which are received by HPLNG within stipulated time and as per tender document.

11.2. Site visit by HPLNG Technical Committee for shortlisted land.

11.3. Technically finalization of lands.

11.4. Opening of financial bids for only technically selected bids.

11.5. Selection of L1 party

11.6. Confirmation of land subject to verification of all statutory documents.

11.7. Bidder to complete balance documentation/work (including NA conversion, fencing, approach road) within stipulated time.

11.8. Execution of Sale Deed for selected land including private approach road (if applicable) and Payment.

12. Payment Terms:

12.1. 100% Payment shall be made by Cheque / DD / e-payment mode at the time of registration of sale deed based on pro-rata actual land measurement, for handing over of possession.

12.2. Bidders note that cost of registration, stamp duty, and transfer duty charges shall be borne by HPLNG.

12.3. All prices must be gross of Income Tax. Income Tax Deductions shall be made from final payment as per rules and regulations in force in accordance with the Income Tax Act at the time of payment.

12.4. Withholding Tax at the prevailing rate shall be deducted as per the Indian Income Tax Act. Tax Deduction Certificate shall be issued by HPLNG.

12.5. No cost shall be payable by HPLNG to the bidders for any shifting / demolition of any utility / structure, if any, on the offered land. Bidders shall give confirmation to remove it at his/her own cost before completion of registration of land.

13. Earnest Money Deposit (EMD):

13.1. EMD of Rs. 2,00,000/- shall be submitted along with a technical bid.

13.2. EMD can be given by way of pay order/demand draft or bank guarantee issued by a bank from the list (maintained by Procurement Authorities) of banks whose Bank Guarantees are acceptable to the Corporation or through e-payment.

13.3. EMD will be refunded, without any interest, to the other than lowest evaluated bidder(s) immediately upon finalization of contract

14. Other Terms & Conditions:

Selection of land to be carried out based on HPLNG Technical Evaluation Committee Report, at the sole discretion of HPLNG.

14.1. NOC from Kodinar Municipality / respective Gram Panchayat or any other Gujarat state development authority as applicable for development of Colony / Township to be submitted along with technical bid.

14.2. Document proof for offered land not falling under any forest / green belt / highway expansion / SC/ST ownership or government's rehabilitation program to be submitted along with bid.

14.3. HPLNG may issue public notice in the leading newspapers inviting claims from the public, if any, before entering the conveyance deed / Memorandum of Understanding for the offered property. The bidder should not have any objection for issuance of public notice by HPLNG.

14.4. HPLNG reserves the right to cancel / delay / extend the whole land acquisition process as per the management decision at sole discretion of HPLNG.

14.5. HPLNG does not abide by accepting the lowest bid, final decision will be taken by HPLNG management based on Committee Report.

14.6. Priced bids will be opened for bidders who are qualified in technical evaluation. HPLNG reserves the right to negotiate with an appropriate bidder for finalization of a land.

14.7. Technical Evaluation will be done only after verifying the location by HPLNG, at sole discretion of HPLNG.

14.8. Financial Bid will be opened for the technically qualified bidders only.

14.9. **The Technical Bid is required to be submitted along with attested scanned copies as detailed in formats appended. Technical Bids received without the said documents are liable for rejection without any reference to the party whatsoever. Relevant original documents / certificates shall be produced at the time of execution of sale deed.**

15. Tender Timelines:

15.1. Bids must be submitted within the timeline mentioned in Tender Notice.

16. Checklist for documents to be submitted along with bid:

16.1. All documents mentioned in Format-I Technical Bid and Format II - Financial Bid.

17. Formats of Technical Bid & Financial Bid

17.1. Format I : Technical Bid

17.2. Format II : Financial Bid

Format I : Technical Bid**Section-I : Bid Detail**

1	HPLNG Tender No.	HPLNG/SITE/0132
2	Advertisement Date	27-Mar-25
3	Bids Due Date	28-Apr-25
4	Technical Bid Opening Date	29-Apr-25

Section-II : Bidder Detail

5	Name of Applicant	
6	Address of Applicant	
7	Contact Number Applicant	
8	Email ID of Applicant	
9	Name of Land Owner	
10	Aadhar detail of Land Owner	

Section-III : Land Detail

11	Overall Frontage of Offered Land in Meter	
12	Overall Depth of Offered Land in Meter	
13	Total Area of the Plot Offered in Square Meter	
14	Name of Municipality or Gram Panchayat in which offered land is covered	
15	Survey No./Ward No.	
16	Location Coordinates	
17	Nearest Landmark	

Section-IV : Enclosures

18	Land Ownership Document	
19	Copy of 7/12 8A of offered land	
20	Copy of Extract 6 (NAMUNO 6)	
21	FMB Sketch, including	
22	Details of Approach Road (details of existing public road/proposed plan for private road)	
23	Encumbrance Certificate	
24	Parent Document	
25	Registered Power of Attorney (if applicable)	
26	Non Agriculture Certificate, if available	
27	If Land is not NA, Declaration of land owner for submission of NA certificate as per tender document	
28	Change of Land Use (CLU) Certificate	
29	Colour Photographs of Offered Land	
30	Details of Availability / provision of Electricity and Water connection	
31	Details of Level of offered land with respect to nearest National or State Highway	
32	Earnest Money Deposit (EMD)	

Disclaimer :

I am fully aware and agree that HPLNG will have the right, at its discretion, to decide upon the suitability of the land for setting up of township and thereby accept or reject a site without assigning any reason.

Name of Applicant or Land Owner**Signature**

Format I : Financial Bid

HPLNG Tender No. :	HPLNG/SITE/0132	Tender Date :	27-Mar-25
Bids Due Date :	28-Apr-25	Tech Bid Opening Date :	29-Apr-25

Section I : Bidder Detail

Name of Applicant/Land owner :

Address of Applicant :

Contact No. :

Email ID :

Section II : Land Detail

Municipality / Gram Panchayat Name :

Survey/Ward No. :

Full Address of Offered Land :

Location Coordinates of offered Land :

Nearest Landmark of offered Land :

Section III : Price Detail

Line No.	Description	UOM	Quantity	Unit Rate
1	5 Acres land as per scope document along with 8 Meter wide private approach road from National Highway / State Highway	Lumpsum	1	
2	Additional connected land over and above 5 Acre land	Square Meter		

Note :

I) I am fully aware and agree that HPLNG will have the right, at its discretion, to decide upon the suitability of the land for setting up of township and thereby accept or reject a site without assigning any reason.

II) The rate quoted for line no. 2 shall not be greater than rate quoted for line 1 (derived per square meter price)
(1 Acre = 40.47 Square Meter),

III) Bid will be rejected, in case, price offered for Line 2 is greater than price derived in Line1 of above table.

Disclaimer :

I am fully aware and agree that HPLNG will have the right, at its discretion, to decide upon the suitability of the land for setting up of township and thereby accept or reject a site without assigning any reason.

Name of Applicant or Land Owner

Signature