



# IndianOil



Marketing Division

Karnataka State Office

## REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE STATE OF KARNATAKA

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) to Indian Oil Corporation Limited for setting up Retails Outlets at the following locations.

**TABLE 1**

Sr No	District	Location	DO	NH/SH/CITY /TOWN	Minimum Plot Size in meters (Frontage X Depth)
1	Bangalore Urban	Gubbalala Main Road	Bangalore	City	25 X 25
2	Bangalore Urban	On Hennur Bagalur Road Between ORR Junction and Bagalur	Bangalore	City	25 X 25
3	Bangalore Urban	Basavanagudi	Bangalore	City	20 X 20
4	Bangalore Urban	J.P.Nagar	Bangalore	City	20 X 20
5	Bangalore Urban	BTM Layout	Bangalore	City	20 X 20
6	Bangalore Urban	Banashankari	Bangalore	City	20 X 20
7	Bangalore Urban	Banerghatta Main Road	Bangalore	City	20 X 20
8	Bangalore Urban	Rashtriya Vidyalaya Road	Bangalore	City	20 X 20
9	Bangalore Urban	Kanakpura Main Road	Bangalore	City	20 X 20

Sr No	District	Location	DO	NH/SH/CITY /TOWN	Minimum Plot Size in meters (Frontage X Depth)
10	Bangalore Urban	MARTHAHALLI BRIDGE TO SARJAPURA CROSS ON ORR	Bangalore	City	20 X 20
11	Bangalore Urban	MARTHAHALLI BRIDGE TO TIN FACTORY ON ORR	Bangalore	City	20 X 20
12	Bangalore Urban	MARTHAHALLI BRIDGE TO VARTHUR CIRCLE	Bangalore	City	20 X 20
13	Bangalore Urban	From Goreguntepalya Circle to Laggere On Outer Ring Road	Bangalore	City	20 X 20
14	Bangalore Urban	On LHS From Nagasandara to Nice Road Junction on Tumkur Road	Bangalore	City	20 X 20
15	Bangalore Urban	HSR LAYOUT	Bangalore	City	25 X 25
16	Bangalore Urban	Wipro Junction to Bettadasanapura (via Thogur cross) on Neeladri road or Bettadasanapura main road	Bangalore	Town	25 X 25
17	Bangalore Urban	Begur	Bangalore	City	25 X 25
18	Bangalore Urban	Koramangala	Bangalore	City	25 X 25
19	Bangalore Urban	Between Belahalli Cross to Thanisandra Signal on Thanisandra Main Road	Bangalore	City	25 X 25
20	Bangalore Urban	On any Road in RT Nagar, Hebbal, Ganga Nagar and Vishwanath Neganahalli	Bangalore	City	25 X 25
21	Bangalore Urban	Within BBMP Ward Limits of Amruthahalli, Byatarayanapura, Thanisandra and Jakkuru	Bangalore	City	25 X 25
22	Bangalore Urban	Within BBMP Limit of Chowdeshwari Ward, Kempegowda Ward, Yelahanka Satellite Town Ward (Not on NH) and Atturu layout ward	Bangalore	City	25 X 25
23	Bangalore Urban	Within BBMP Ward Limits of Kodigehalli, Vidyaranyapura and Dodda Bommasandra	Bangalore	City	25 X 25
24	Bangalore Rural	On RHS of NH 48 From Madavara Metro Station to Nelmangala Toll Plaza	Bangalore	NH	35 X 35

Sr No	District	Location	DO	NH/SH/CITY /TOWN	Minimum Plot Size in meters (Frontage X Depth)
25	Chikkaballapur	On LHS of NH44 from Andhrapradesh border at Bagepally towards Bangalore	Bangalore	NH	35 X 35
26	Bangalore Urban	SILK BOARD JUNCTION TO ELECTRONIC CITY TOLL ON NH 44	Bangalore	NH	35 X 35
27	Bangalore Urban	electronic city toll plaza to Tamilnadu border on NH 44 on LHS	Bangalore	NH	35 X 35
28	Bangalore Urban	electronic city toll plaza to Tamilnadu border on NH 44 on RHS	Bangalore	NH	35 X 35
29	Dharwad	On NH-48, From RTO Office, Gabbur to Narendra Toll Plaza towards Pune, (LHS while travelling from Bangalore to Pune)	BELGAUM	NH	35 X 45
30	Dharwad	On either side of Gokul Road (Connecting Hosur Cross BRTS Station to NH-48 via airport), Within Hubli-Dharwad Municipal Corporation	BELGAUM	City	20 X 20
31	Dharwad	On either side of Old PB road, From Rani chennama Circle, Hubli to Navanagar BRTS Bus stop	BELGAUM	City	20 X 20
32	Belgaum	Between Hotel Sankam (Gandhi Nagar) and Sambra Airport on Belagavi- Bagalkot Highway within Belagavi City Corporation limits	BELGAUM	City	20 X 20
33	Dharwad	On either side of Old PB road, From Superintendent of Police office,Dharwad to Sattur BRTS bus stop	BELGAUM	City	20 X 20
34	CHIKMAGALUR	Within Chikmagalur Municipal Town limit on NH	MANGALORE	City	20 X 20
35	CHIKMAGALUR	Within Sringeri Town Panchayat Limit	MANGALORE	City	35 X 35
36	DAKSHINA KANNADA	Between Lady Hill Circle to PVS Circle on MG Road within Mangalore WML	MANGALORE	City	20 X 20

Sr No	District	Location	DO	NH/SH/CITY /TOWN	Minimum Plot Size in meters (Frontage X Depth)
37	DAKSHINA KANNADA	Between Mangaladevi temple to Nehru circle on Mangaladevi Temple road within Mangalore WML	MANGALORE	City	20 X 20
38	DAKSHINA KANNADA	KPT junction to Kottara chowki on NH 66 on either side	MANGALORE	NH	35 X 35
39	HASSAN	Within Hassan city Municipal limit	MANGALORE	City	25 X 25
40	HASSAN	CHANNARAYAPATNA TOWN(WITHIN MUNICIPAL LIMITS)	MANGALORE	City	35 X 35
41	SHIMOGA	Between Shimoga Bus Stand and PESIT College on NH-69 on Either Side ( Old NH-206)	MANGALORE	NH	35 X 35
42	UDUPI	Udupi town (within Municipal limits)	MANGALORE	City	30 X 30
43	UTTARA KANNADA	DANDELI VILLAGE(DANDELI HOBLI & TALUK) WITHIN DANDELI TOWN LIMITS NOT ON NH& SH	MANGALORE	City	30 X 30
44	Davanagere	Davanagere City - Sangoli Rayanna Circle to KJ Hyundai Showroom on Old PB Rd	BELLARY	City	20 X 20
45	Davanagere	Davanagere City - Jayadeva circle on Hadadi Road within 4 KM	BELLARY	City	20 X 20
46	Bellary	Bellary City Within Municipal Limits	BELLARY	City	20 X 20
47	Bidar	From Telangana border to Gadavanti village, on LHS of NH65	BELLARY	NH	35 X 35
48	Bidar	From Gadavanti village to Telangana border, on LHS of NH65	BELLARY	NH	35 X 35
49	Bidar	From Maharashtra border to Molakera village, on LHS of NH65	BELLARY	NH	35 X 35
50	Bidar	From Molakera village to Maharashtra border, on LHS of NH65	BELLARY	NH	35 X 35
51	Gulbarga	From Kalaburagi Central Bus stand to Jagat Circle (via timmapuri circle) on either sides	BELLARY	City	20 X 20

Sr No	District	Location	DO	NH/SH/CITY /TOWN	Minimum Plot Size in meters (Frontage X Depth)
52	Gulbarga	From Jagat Circle to D-MART Gunj (via supermarket main road) on either sides	BELLARY	City	20 X 20
53	Mysore	Between Mysore Ring Road and Siddalingpura Village on LHS towards Bangalore on NH 275 Mysore Bangalore Expressway	Mysore	NH	35 X 35
54	Mysore	Mysore City limits, On KRS road	Mysore	City	30 X 30
55	Mysore	Mysore City limits, On Hunsur road	Mysore	City	30 X 30
56	Mysore	Mysore City limits, On Ring road	Mysore	City	35 X 35

**The following may kindly be noted:**

1. 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.
2. Within City/Town limits, plots of smaller dimensions can also be considered, provided they are suitable for setting up a retail outlet.
3. For locations within City/Town limits, more than one site can also be taken subject to commercial viability of the site/ site potential.
4. Frontage of the plot of land should be abutting the Highway / main road, with proper approach road to the plot of land.
5. For lands falling on NH, the bidder will ensure that the plot of land offered meets the requirement of MORTH/NHAI.
6. One applicant can apply for one or more sites in the same location or multiple locations advertised.
7. Any establishment like Govt./Semi-Govt./ Private Companies, Partnership Firms, Sole Proprietorship, Educational Trust with clear marketable title can also apply.
8. In case of joint ownership of the property, all the individual owner / owners need to sign on the application or submitting notarized affidavit in the name of one of the owners of the property to sign the application
9. The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion. Income Tax clearance. Non-encumbrance certificate etc.
10. Land should be preferably leveled, more or less at Road level, in one contiguous lot.

11. The plot should be free from overhead high Tension power line, product/water pipeline / canals / drainage / nullahs / public road / railway line etc.
12. 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.
13. 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.
14. 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.
15. District authorities and other Government bodies can also apply against this advertisement. Preference will be given to Government land if found suitable.
16. As estimated by Indian Oil, 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.
17. Brokers / Property Dealers need not apply.
18. 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.
19. IndianOil reserves the right to reject any or all of the offers without assigning any reasons thereof.
20. In case of dispute, English version of this advertisement will be final.

**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.

Offer 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.

**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 SHOULD BE SEALED SEPARATELY AND THEN PUT IN 3<sup>rd</sup> ENVELOPE AND SEALED DULY SUPER SCRIBED AS "OFFER FOR LAND AT \_\_\_\_\_ (Location) "**

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

Sl. No.	Serial Number of Advertised stretch in Table 1	Address for submission of Bid / application	Contact number
1	1 to 28	Divisional Retail Sales Head, <b>Bangalore Divisional Office</b> , N. 29, First Floor, Indian Oil Bhawan P. Kalinga Rao Road (Mission Road), Bangalore, Karnataka -560027	9667283456
2	29 to 33	Divisional Retail Sales Head, <b>Belgaum Divisional Office</b> , IndianOil Bhavan, Khanapur Road, Tilakwadi, Belgaum, Karnataka-590006	8291923940
3	34 to 43	Divisional Retail Sales Head, <b>Mangalore Divisional Office</b> , IndianOil Bhavan, Abbakka Nagar, Kottara, Kuloor Ferry Road, Mangalore, Karnataka-575006	8307531330
4	44 to 52	Divisional Retail Sales Head, <b>Bellary Divisional Office</b> , No.65, Ist Floor, Infantry Road, Cantonment, Bellary, Karnataka-583104	9498339218
5	53 to 56	Divisional Retail Sales Head, <b>Mysore Divisional Office</b> , #L 36 / A, 1 <sup>st</sup> Floor, B.N. Road, Mysore Trade Centre, Opp KSRTC Bus Stand, Mysore, Karnataka-570001	9444085632

**Last date for submission of bid is 23.06.2025 at 17:00 hrs. 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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