

INDIAN OIL CORPORATION LIMITED
(A Govt of India Undertaking)
Marketing Division-West Bengal State Office

**REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/DIESEL PUMP) IN THE
STATE OF WEST BENGAL**

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 15-Years with renewal option) to Indian Oil Corporation Limited for setting up Retail Outlet at the following locations in the State of West Bengal :

Sr No	DISTRICT	Name of location	Road Type (NH / SH / Expressways / City / Town)	Minimum Frontage of the plot (in Metre)	Minimum Depth of the Plot (in Metre)	Minimum Area of the Plot (in Square Metre)
1	KOLKATA AND SOUTH 24 PARGANAS	Between Dhalai Bridge (Near Shahid Khudiram Metro Station) And Chingrighata Crossing On E.M. Bypass Within Kolkata Municipal Corporation (Including Service Lanes)	City	20	20	400
2	KOLKATA	Between Ruby Crossing And Gariahat Crossing On Rash Behari Avenue/Rash Behari Avenue Connector	City	20	20	400
3	KOLKATA	Between Kalikapur Crossing (On E.M. Bypass) And Prince Anwar Shah Crossing On Prince Anwar Shah Road/Prince Anwar Shah Connector	City	20	20	400
4	KOLKATA AND SOUTH 24 PARGANAS	Between Garia Crossing And Tollygunje Crossing On N.S.C. Bose Road Under Kolkata Municipal Corporation	City	20	20	400
5	NORTH 24 PARGANAS	On Minimum 6 Meter Width Road Within Salt Lake Sector I / II/ III / IV / V Under Bidhannagar Municipality	City	20	20	400
6	NORTH 24 PARGANAS	On Minimum 6 Meter Width Road Within New Town Action Area I / II Under NKDA (Including Service Lanes)	City	20	20	400
7	NORTH 24 PARGANAS	On LHS While Going From VIP Road Crossing (At Haldiram) To City Centre II On Biswa Bangla Sarani Within Bidhannagar Municipality (Including Service Lanes)	City	20	20	400

8	NORTH 24 PARGANAS	Within 8 KMs From Airport Gate No. 3 On Belghoria Expressway Towards Dunlop	National Highway (NH)	35	35	1225
9	KOLKATA	Between Chandani Chowk Metro Station And Sovabazar Metro Station Through Central Avenue	City	20	20	400
10	KOLKATA	Between Institute Of Neuroscience, Kolkata And Shyambazar 5 Point Crossing, On AJC Bose Road/APC Bose Road	City	20	20	400
11	KOLKATA	Within 2 KMs Of Esplanade Mansion On Esplanade East Road/Lenin Sarani Road	City	20	20	400
12	KOLKATA	Within 3.5 KMs From Chingrighata Crossing Towards Ultadanga Flyover On EM Bypass On LHS	City	20	20	400
13	NORTH 24 PARGANAS	Within 7.5 KMs Of Airport Gate No. 1 On VIP Road Towards Ultadanga Flyover Under Bidhan Nagar Municipality	City	20	20	400
14	SOUTH 24 PARGANAS	Between Baruipur Flyover and Puratan Bazar More on Baruipur Kulpi Road SH1	State Highway (SH)	35	35	1225
15	SOUTH 24 PARGANAS	Between Dhalai Bridge (NEAR SHAHID KHUDIRAM METRO STATION) and Kamalgacchi Flyover on EM Bypass Road	City	20	20	400
16	SOUTH 24 PARGANAS	Between Garia Sitala Mandir and Gangajoara Bridge on Garia Gangajoara Road (within Rajpur Sonarpur Municipality)	City	20	20	400
17	NORTH 24 PARGANAS	Between Wireless gate more and saheb colony more on LHS of Kalyani expressway while going from wireless more to saheb colony more	Expressway	35	35	1225
18	Nadia	From Barajaguli Chowmatha to Chakdah Chowmatha on RHS (going from Barajagulia to Chakdah) of NH 12 (old NH 34)	National Highway (NH)	35	35	1225
19	Nadia	From Barajaguli Chowmatha to Chakdah Chowmatha on LHS (going from Barajagulia to Chakdah) of NH 12 (old NH 34)	National Highway (NH)	35	35	1225
20	KOLKATA	From EXIDE More to Tapan Sinha Memorial Hospital, Tollygunge on Ashutosh Mukherjee Rd/SP Mukherjee Rd/Deshpran Sasmal Rd	City	20	20	400
21	KOLKATA	Within 4 Km from Gariahat Crossing on Rash Behari	City	20	20	400

		Ave/Chetla Road towards Majherhat				
22	KOLKATA	Within 7 Km from Taratala Flyover More on James Long Sarani towards Joka	City	20	20	400
23	KOLKATA	Within 6 Km from Karunamoyee Bridge on Mahatma Gandhi Rd towards Joka	City	20	20	400
24	KOLKATA	From Alipore More to Taj Bengal Hotel (Alipore Rd) on Alipore Road	City	20	20	400
25	Nadia	From Payrandanga More (KM Stone 73) to Adwaita path (KM Stone 92) on LHS of old NH 34 (new NH 12) while going towards Krishnanagar	National Highway (NH)	35	35	1225
26	Nadia	On LHS of NH 34(new NH 12) between KM stone 150 to KM stone 165, while going from Gachha to Plassey	National Highway (NH)	35	35	1225
27	Paschim Bardhaman	From Bhagat Singh More to Indo American More via Fuljhore-Steel park-Vivekananda Hospital Road within Durgapur Municipal limits.	City	20	20	400
28	Paschim Bardhaman	On NH19 (Old NH2) from Gandhimore ,City Centre to Darjeeling More Flyover (LHS)	National Highway (NH)	35	35	1225
29	Paschim Bardhaman	On NH19 (Old NH2) from Gandhimore ,City Centre to Darjeeling More Flyover (RHS)	National Highway (NH)	35	35	1225
30	Paschim Bardhaman	On LHS of NH19 (Old NH2) between Topline Bus Stop to Duburdih Check Post while going from Kolkata to Delhi	National Highway (NH)	35	35	1225
31	Paschim Bardhaman	On LHS of NH19 (Old NH2) between Duburdih Check Post to Topline Bus Stop while going from Delhi to Kolkata	National Highway (NH)	35	35	1225
32	Murshidabad	On LHS of NH-12 (Berhampore Bypass Road) within 10KM from New Bhagirathi River Bridge towards Farakka	National Highway (NH)	35	35	1225
33	Murshidabad	On RHS of NH-12 (Berhampore Bypass Road) within 10KM from New Bhagirathi River Bridge towards Farakka	National Highway (NH)	35	35	1225

34	Darjeeling / Jalpaiguri	Between Bhakti Nagar Checkpost And Sevoke More On Either Side Of Sevoke Road While Moving From Bhakti Nagar Checkpost Towards Sevoke More	City	30	30	900
35	Darjeeling / Jalpaiguri	Between Hotel Central Plaza And Noukaghat Panchanan Chowk On Either Side Of Hill Cart Road And Burdwan Road While Moving From Hotel Central Plaza To Noukaghat Panchanan Chowk Via Air View More, Jhankar More And Bbd More	City	30	30	900
36	HOOGLY	On LHS of NH19 between Dankuni Toll Plaza and Singur Bridge while travelling from Dankuni Toll Plaza towards Singur	National Highway (NH)	35	35	1225
37	Howrah	On either side of NH16 between Kona Expressway Crossing to Joypur Bill	National Highway (NH)	35	35	1225
38	PASCHIM MEDINIPUR / JHARGRAM	On LHS of new NH-49 (old NH-6) between KM Stone 138 to KM Stone 177 while travelling from Kharagpur to Jharkhand Border.	National Highway (NH)	60	35	6071
39	Howrah / Purba Medinipur / Paschim Medinipur	On LHS of NH16(old NH6) while travelling from Dhulagarh Toll Plaza and Kharagpur Chowrangee Crossing	National Highway (NH)	60	35	6071
40	Howrah	Between RNRC Ghat Road and Shalimar Station on Grand Truck Road Dist.: Howrah	City	20	20	400
41	Howrah	Between Hanskali Pole and Narayana Super speciality Hospital on Andul Road Dist.: Howrah.	City	20	20	400

THE FOLLOWING MAY KINDLY BE NOTED:

- This advertisement is for procuring the suitable land only by way of outright Sale / Lease and not for appointment of Retail Outlet Dealership or giving/causing any right to anyone offering its/his/her land to claim any interest of any nature whatsoever like partnership or commission etc. in running the Retail Outlet as the same shall be operated and run exclusive by the corporation. The Corporation however reserves its right to change the operations of the Retail Outlet from COCO to dealership basis or any other arrangement at its own discretion.
- Offered land will be evaluated as per prevailing guidelines of the Corporation for its technical suitability. Offered land should meet the frontage (in meter) requirement as well as area requirement (in Square meter) with additional condition that at least at one point

perpendicular depth to the frontage should be equal to the mentioned depth after leaving Right of way (ROW) line of the road.

- Within city limits, plots of smaller dimensions can also be considered, provided they are meeting statutory norms and are suitable for setting up a Retail Outlet.
- For locations at Sl no. 38 & 39 above , applicant(s) may also provide a plot of minimum frontage 35 metre & minimum depth of 35 metre (area-1225 sq metre) , however preference shall be given to the applicant(s) who have provided plot of minimum area 1.5 acres (6071 sq metre) and with minimum frontage 60 metre and minimum depth 35 metre.
- Frontage of the plot of land should be abutting the highway / main road, with proper approach road to the plot of land. There should not be any other land between ROW line of the road and offered plot.
- The bidder shall arrange for all statutory clearances such as Urban Land Ceiling, Non-Agricultural conversion, Income Tax clearance, Non-encumbrance certificate etc.
- The bidder will ensure that the land offered meets the requirements of NHAI in case of land on National Highway.
- If more responses are received in any location, more than one site can also be taken subject to commercial viability of the site.
- 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 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.
- One applicant can apply for one or more sites in the same location or multiple locations advertised .
- Those offering Agriculture land shall convert the same to Non-Agriculture, 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 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.
- Brokers / Property Dealers need not apply.
- Indian Oil takes no responsibility for delay, loss or non-receipt of documents send by post / fax. Received quotations are merely offers and do not bind Indian Oil in any manner.
- Indian Oil reserves the right to reject any or all of the offers without assigning any reasons thereof.
- Indian Oil reserves the right to cancel any or all of the above locations without any notice or assigning any reasons thereof.
- In case of dispute, English version of this advertisement will be final

OFFERS SHOULD BE SUBMITTED WITH FOLLOWING DETAILS:

The offers should be submitted in a two bids system as under :

- (A) TECHNICAL BID** (Technical Bid should not have any reference of offer price/cost of land) .

Details of the plot of land offered, alongwith copies of documents, duly signed is to be submitted with details as given under:

- 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 ,Khatian , Parcha 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 Stipulated above are liable to be rejected.

NOTE : THE TECHNICAL BID SHOULD BE PLACED IN A SEPARATE ENVELOPE AND MARKED 'TECHNICAL BID'.

(B) FINANCIAL BID: The financial bid should contain the following :

- i) 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 'FINANCIAL BID'

Both of these bids should be placed in separate sealed envelopes and marked as TECHNICAL & FINANCIAL BIDS on top of respective envelopes and then both of these envelopes to be put in a third envelope sealed & duly super scribed as **"OFFER FOR LAND AT _____"** (name of the location / District)".

Interested parties may apply by the due date & time indicated below at the following address:

For Locations from Sl. No. 1 to 26	Indian Oil Corporation Limited , Kolkata Divisional Office , IBP House , 34-A Nirmal Chandra Street , Opposite-Hind Cinema , Kolkata-700013. Phone : 8575025010.
For Locations from Sl. No. 27 to 33	Indian Oil Corporation Limited, Durgapur Divisional Office, Red Cross Road, City Centre, Durgapur, District – Paschim Bardhaman, West Bengal – 713216. Phone : 0343-2546829.
For Locations from Sl. No. 34 to 35	Indian Oil Corporation Limited, Siliguri Divisional Office, Paribahan Nagar, PO-Matigara, Siliguri, District : Darjeeling, West Bengal – 734010. Phone :0353-4051513.
For Locations from Sl. No. 36 to 41	Indian Oil Corporation Limited , Haldia Divisional Office , 4 th Floor , Webel IT Park , Post- Debhog , Near City Centre , Haldia , District-Purba Medinipur , West Bengal - 721657. Phone : 03224 – 455476 / 454477.

Last date for submission of bid is 19.06.2025 at 1700 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.
