

**ADVERTISEMENT FOR PROCUREMENT OF LAND****MARKETING DIVISION****ODISHA STATE OFFICE****INDIAN OIL CORPORATION LIMITED****REQUIREMENT OF LAND FOR RETAIL OUTLET (PETROL/ DIESEL PUMP) IN THE STATE OF ODISHA****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:

<b>SR NO</b>	<b>DISTRICT</b>	<b>LOCATION</b>	<b>DIVISIONAL OFFICE</b>	<b>NH/ SH/ CITY/ TOWN</b>	<b>MINIMUM PLOT SIZE IN METERS (FRONTAGE X DEPTH)</b>
1	Dhenkanal	From P.M. S.H.R.I. Jawahar Navodaya Vidyalaya, Sarang, Dhenkanal to Baisingha GP Govt High school on LHS on NH 53	Bhubaneswar	NH	35 X 35
2	Dhenkanal	From Tata Steel, Gate No.1, Meramundali, Dhenkanal to Kantanali Bypass Chhak, Dhenkanal on LHS on NH 55	Bhubaneswar	NH	35 X 35
3	Dhenkanal/ Angul	From Tata Steel, Gate No.1, Meramundali, Dhenkanal to Katada Bus Stop, Angul on LHS on NH 55	Bhubaneswar	NH	35 X 35
4	Khordha	Jaydev Vihar Square to Raghunathpur Bridge on Nandankanan Road	Bhubaneswar	CITY	30 x 17
5	Khordha/ Cuttack	Raghunathpur Bridge to Trishulia Square on Nandankanan Road/ Barang Road/ MDR77	Bhubaneswar	CITY	30 X 30
6	Khordha	Between Infocity Police Station and DN Wisdom Tree Global School, Chandaka via Patharagadia on road with width of 60ft or above	Bhubaneswar	CITY	30 X 30
7	Khordha	Between Chhatabar Square (on Khordha-Pitapalli Road) and Guhira Square (on NH16) via Badaraghunathpur	Bhubaneswar	CITY	30 X 30
8	Khordha	From KIIT Square to Shirdi Sai Baba Temple via Shikharchandi, Infocity Square on Technology Corridor Road	Bhubaneswar	CITY	30 X 17
9	Khordha	Within Bhubaneswar Municipal Limits, on Major Road (Width of 30m or Above)	Bhubaneswar	CITY	30 X 17
10	Khordha	From DN Regalia Square to Khordha Collector Office Square on NH16 excluding flyovers (LHS)	Bhubaneswar	NH	35 X 35
11	Khordha	From DN Regalia Square to Kalinga Studio Square via Kalinga Nagar Bus Stand and Naka Gate	Bhubaneswar	CITY	30 X 17

SR NO	DISTRICT	LOCATION	DIVISIONAL OFFICE	NH/ SH/ CITY/ TOWN	MINIMUM PLOT SIZE IN METERS (FRONTAGE X DEPTH)
12	Khordha	Kalinga Studio Square to Chandaka Square on Khadagiri-Chandaka Road	Bhubaneswar	CITY	30 X 30
13	Jajpur	From Brahmani Bridge, Balipasi to Gate No. 8, TATA Steel Plant, Kalinganagar on RHS on NH 53	Bhubaneswar	NH	45 X 45
14	Puri	Daya River Bridge near Dhauli to Mangalpur Govt Hospital on LHS on NH 316	Bhubaneswar	NH	35 X 35
15	Jajpur	From Firestation Chhak to Military Chhak, Danagadi on Bypass Road	Bhubaneswar	CITY	30 X 30
16	Cuttack	CDA Sector 7, Sector 8, Sector 9, Sector 10, Sector11 in Cuttack on the adjacent road with minimum 30 feet width	Bhubaneswar	CITY	30 X 17
17	Balasore/ Bhadrak	Budabangala Barunei Bridge, Balasore to Panikoili NH 16 - NH 20 junction on NH 16	Bhubaneswar	NH	75 X 60
18	Ganjam	From Pukudibandha Junction to Karapadu Toll Plaza on LHS side on NH-16 under Odisha	Bhubaneswar	NH	35 X 35
19	Sundergarh	Vedvyas to Biramitrapur on RHS on NH-143	Sambalpur	NH	35 X 35
20	Bargarh	Between Padamashree Krutartha Acharya Insititute of Engineering and Technology, Chakerkend to Sohela Police Station, Sohela Towards Sohela on NH-53	Sambalpur	NH	35 X 35
21	Kalahandi	Within 3 km from Maa Tarini Temple Ghantbaheli and 9th Indian Reserve Batallion Camp Gate, Jaring towards Junagarh on NH-26	Sambalpur	NH	35 X 35
22	Balangir	Within 5 km from Collector Office, Balangir towards Bargarh on NH-26	Sambalpur	NH	35 X 35
23	Sambalpur	Within 5 km from Khinda Chowk towards Jharsuguda on SH-10	Sambalpur	SH	30 X 30
24	Sambalpur	Within 10 kms from Rengali Tehsil office towards Ainthapali Chowk LHS on SH-10	Sambalpur	SH	30 X 30
25	Jharsuguda	Between and Beherapat Chowk Bhasma, Towards Rourkela on RHS on SH-10	Sambalpur	SH	30 X 30
26	Rayagada	Within 12 km from State Bank of India Muniguda towards Ambodola on Rayagada - Bhawanipatna Highway Along SH-6	Sambalpur	SH	30 X 30
27	Rayagada	Within 13 km from Amlabhata Chowk towards Koraput on Rayagada - Koraput Highway along NH-326	Sambalpur	NH	35 X 35
28	Rayagada	Within 5 km from Bikrapur Chowk on SH-4 along Gunupur - Bangi -Paralakhemundi Road	Sambalpur	SH	30 X 30

SR NO	DISTRICT	LOCATION	DIVISIONAL OFFICE	NH/ SH/ CITY/ TOWN	MINIMUM PLOT SIZE IN METERS (FRONTAGE X DEPTH)
29	Bargarh	Between Attabira College, Attabira to Godbhaga Chowk, Godbhaga towards Godbhaga on LHS on NH-53	Sambalpur	NH	35 X 35
30	Sundergarh	Vedvyas to Biramitrapur on LHS on NH-143	Sambalpur	NH	35 X 35
31	Sambalpur	Within 10km from Barkote Chowk towards Keonjhar on NH-53	Sambalpur	NH	35 X 35
32	Bargarh	Between Sohela Police Station, Sohela to Luhurachati towards Luhurachati on LHS on NH-53	Sambalpur	NH	35 X 35
33	Koraput	Within 4 km from village Sunki towards Visakhapatanam on RHS on NH-26	Sambalpur	NH	35 X 35
34	Sundergarh	Rajamunda Chowk to Main Gate of JSW Narayanposhi on RHS on NH520	Sambalpur	NH	35 X 35
35	Sundergarh	Vedvyas Chowk to Rajamunda chowk on RHS on NH143	Sambalpur	NH	35 X 35
36	Keonjhar	Within 12 kms from KM Stone number 164 on NH 20 near Ghatgaon Bypass Chowk towards Anandapur on LHS on NH - 20	Sambalpur	NH	35 X 35
37	Keonjhar	Within 5 kms from Barpada Chowk towards Byasanagar on LHS on NH -20	Sambalpur	NH	35 X 35
38	Jharsuguda	Within 4KM from Talpatia Chowk towards Sundargarh LHS on SH-10	Sambalpur	SH	30 X 30
39	Jharsuguda	Within 4KM from Beherapat Chowk towards Kherual Bridge on LHS on SH-10	Sambalpur	SH	30 X 30
40	Koraput	From Village Kundraguda to Village Kaliaguda on NH 26 towards Nowrangpur	Sambalpur	NH	35 X 35
41	Koraput	From Kuhudigam Primary School to Village Chandili on NH 63 towards Jagadalpur	Sambalpur	NH	35 X 35
42	Malkangiri	From Village Pangam to Village Pandripani CHC on NH 326 towards Malkangiri	Sambalpur	NH	35 X 35
43	Malkangiri	From KM Stone No-489 to Km Stone No-494 on RHS in NH 326 towards Motu	Sambalpur	NH	35 X 35
44	Balangir	Within 5 km from Collector Office, Balangir towards Bargarh on NH-26	Sambalpur	NH	35 X 35
45	Nuapada	Within 12 km from Collector Office, Nuapada on NH-353	Sambalpur	NH	35 X 35
46	Keonjhar	From Guali Chowk to Bhadrasahi Chowk on LHS while going from Koira to Bhadrasahi on NH 520 , Dist Keonjhar	Sambalpur	NH	35 X 35
47	Keonjhar	From Kalapahara Chowk, Joda to Remuli Chowk on LHS while going from Joda to Keonjhar on NH 520	Sambalpur	NH	35 X 35

SR NO	DISTRICT	LOCATION	DIVISIONAL OFFICE	NH/ SH/ CITY/ TOWN	MINIMUM PLOT SIZE IN METERS (FRONTAGE X DEPTH)
48	Keonjhar	From Katalpasi Chowk to Necedaghar Chowk on LHS while going from Joda to Keonjhar on NH20	Sambalpur	NH	35 X 35
49	Keonjhar	From Belda Chowk to Turumunga Chowk on LHS while going from Keonhar towards Turumunga , on NH 49	Sambalpur	NH	35 X 35
50	Keonjhar	From Jagmohanpur Chowk to Sanghagra on LHS on NH 49 while going from Keonjhar towards Sambalpur	Sambalpur	NH	35 X 35
51	Keonjhar	On LHS from Kuntala Chowk to Turumunga Police station on NH-49 (old NH-6) Via Keonjhar new NH bypass in the district of Keonjhar	Sambalpur	NH	35 X 35

The following may kindly be noted:

- Plot size mentioned in the advertisement is the 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.
- The bidder will ensure that the land offered meets the requirements of NHA1 in the case of land on National Highway.
- 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.
- 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.
- 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 A TWO BID SYSTEM AS UNDER :**

(A) TECHNICAL BID : Details of the plot of land offered, alongwith copies of documents, duly signed is to be submitted under the Technical Bid. Technical Bid should not have any reference of offer price / cost of land. The following details should be furnished by the bidder :

- 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 alongwith 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 stipulated above are liable to be rejected.

**NOTE : THE TECHNICAL BID SHOULD BE PLACED IN 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 (in years).

**NOTE : THE FINANCIAL BID SHOULD BE PLACED IN SEPARATE ENVELOPE AND MARKED 'FINANCIAL BID'.**

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

BOTH THE TECHNICAL AND FINANCIAL BID ENVELOPES SHOULD BE SEALED SEPARATELY AND THEN PUT IN A THIRD ENVELOPE AND SEALED DULY SUPERSCRIBED AS "OFFER FOR LAND AT..... (Name of the location)"

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

**For Sl. No. 1 to 18**      **Divisional Retail Sales Head, Bhubaneswar Divisional Office, Indian Oil Corporation Ltd (MD), 2nd Floor, Indian Oil Bhawan, A/2, Chandrasekharpur, Bhubaneswar -751 024 , Dist : Khurda, Odisha**  
[ Contact No. 0674-2745854 ]

**For Sl. No. 19 to 51**      **Divisional Retail Sales Head, Sambalpur Divisional Office, Indian Oil Corporation Limited (MD), Kainsir Road, Ainthapali, Sambalpur – 768 004, Dist : Sambalpur , Odisha**  
[ Contact No. -0663-2950319 ]

Last date for submission of bid is **16.06.2025** 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.