



HPCL Renewable & Green Energy Limited

(A wholly Owned Subsidiary Company of Hindustan Petroleum Corporation Ltd.)

Requirement of Land in Uttar Pradesh for setting up Compressed Biogas (CBG) Plant

HPCL Renewable & Green Energy Limited (HPRGEL) has proposed to setup multiple CBG Plants in various District of Uttar Pradesh. Only one CBG plant will be established in each tehsil. Sealed offers are invited on a two-bid system i.e. A) Technical Bid B) Financial Bid, from prospective bidders to offer land on long term lease (29 Years)/ sale to HPRGEL. The land should be meeting following conditions:

This advertisement is for lease/ sub-lease/purchase of land for setting up CBG Plants.

The following technical specifications/conditions to be noted:

1. Availability of surplus biomass (Rice Straw/Press Mud/Napier Grass or any other Agri residue which can be used for producing CBG) around offered land.
2. Land for the CBG Plant shall be arranged by Bidder through lease/sub-lease/ sale to HPRGEL for 29 years from the date of lease.
3. The offered land title should be clear, marketable and free of all encumbrances, not subject to litigation or claim/protest, not subject to acquisition proceedings, and suitable for getting registered lease/sub-lease/Sale deed.
4. Leasehold/Freehold type – Government/Private Land shall be accepted. Land can be of Leasehold/Freehold ownership, it can be Government or Private ownership or a combination of both. Bidder to provide contiguous land parcel at one location shall be having a total area of minimum 20 acres and maximum upto 25 acres.
5. The bidder shall arrange the land parcel through Lease/sub-lease/ sale to HPRGEL for period of 29 years. Lease/sub-lease/ Sale deed shall be executed between HPRGEL and the landowner/lessor(s).

6. The property should have a clear and marketable title and the land should be on a motorable road with clear access from across the front. The offered land shall have identified motorable approach road with minimum width of 7 meter from the nearest public road without any obstacle and/or objection of any individual or agency.
7. The frontage of land should be minimum 150 meters & depth of minimum 200 Meters. The Offered land should have regular shape.
8. The offered land in **close proximity (0-5 Km)** to the CNG transmission pipeline network will be preferred and will be given extra weightage during the technical evaluation.
9. The bidders shall arrange for all statutory clearances such as Urban Land Ceiling, **Non-Agricultural Permission**, Income-tax clearance, Nil-Encumbrance Certificate as applicable **after issuance of Lol**.
10. The Offered land shall be free from trees and bushes. Necessary Permission & Cost for removal of trees/bushes shall be borne by the bidder.
11. In case of land belongs to multiple owners or if the entire land does not belong to the bidder, then the group of persons who have plots contiguous to each other meeting Bid requirement can quote through one of the representatives holding Power of Attorney for the others.
12. Lands with Non-Agricultural conversion, particularly industrial Conversion will be preferred. The successful bidders offering Agricultural land shall get the same converted to Non-Agricultural purpose, for use of setting up CBG Plant and other allied purposes at their own expenses and cost, before the registration of lease/ sub-lease/sale deed with HPRGEL.
13. The land proposed for lease/sublease/sale should be clearly partitioned and the tittle document Khatauni /Khasra or any equivalent document or certificate from applicable revenue authority should clearly indicate and confirm the same at the time of registration of lease/sub-lease/sale deed.

14. The land offered must not be in prohibited range of any wildlife protected area or forest area or Défense establishment. There should be no government restriction or otherwise in setting up the CBG Plant on the offered land for lease/sub-lease to HPRGEL. Land coming under green belt shall not be considered for setting up CBG plant.
15. The plot should be free from overhead electrical transmission or telephone lines, product pipelines, water pipelines, canals, drainage, nallahs, Public Road, railway line etc. Plots with overhead electrical HT line of more than 11 KV will not be accepted.
16. The applicant should obtain no objection certificate from other co-owners or parties having interest in the land. In case of Joint/multiple ownership, one of the owners can quote through Power of Attorney from the other owners.
17. The Offered land should be near to the electrical substation for taking dedicated high tension (HT) electrical connection of 33/11 KV for the plant. The distance of nearest substation shall be as close as possible but in no case, should exceed 5 KM aerial distance (or Cable connectivity) from the nearest boundary of offered land.
18. The level of land offered shall be above High Flood Level (HFL) in the area as per topography.
19. The project will be registered under UP biofuel policy 2022. The lease will be registered only after obtaining project approval from UPNEDA.
20. Stamp duty and registration charges will be paid by HPRGEL for the lease/ Sub-lease/sale deed of site.
21. Offers should be submitted in a two-bid system in one sealed envelope, containing two different sealed envelopes for Technical and Financial bid as described under:

A. TECHNICAL BID:

Details of the plot of land offered along with documents if any, must be numbered and signed in all pages and put in a sealed envelope clearly superscribed as "Technical Bid" for District/Tehsil. Technical bid should not have any reference of offer price/cost of land. The Following details should be furnished by the bidder.

- a. Name of the applicant with full address and contact number
- b. Name of the owner/s and co-owner/s of the land.
- c. Technical details as per Form 1(a) as per annexure - 1. It comprises of the details of land i.e., location with geographical coordinates & total area, details of substation for power connection.
- d. Proof of arrangement of land as per Form 1(b) as pre annexure-2, to be submitted on non-judicial stamp paper of Rs.500 value and duly notarized.
- e. Key Plan showing details of the property and boundaries duly signed by bidders and co-owners.
- f. Title document along with consent/NOC from the land owners in attached format as per annexure -3.
- g. Revenue map of the offered site to be attached.
- h. Area offered for Sale/Lease along with dimensions of the plot.
- i. Parcha or its equivalent viz. Khatauni / Khasra or any equivalent document or certificate from revenue official and title deed viz. Sale Deed, Patta with link document etc. establishing the ownership of the land.
- j. Power of Attorney holders should submit a copy of Registered Power of Attorney. Offers received without the documents as stipulated in point no c, d, e, f, g, h, & i (if applicable) will be rejected.

B. FINANCIAL BID:

The financial bid should contain the following:

- a. Please clarify whether the offer is for sale or lease/sub-lease or both:
- b. Expected sale consideration in Rs..... Per Acre. (In case of sale).
- c. Expected basic yearly rental in Rs Per Acre. with enhancement of (%) every years. (In case of lease/ Sub-lease).
- d. The Financial Bid should be placed in a separate sealed envelope and superscribed as "Financial Bid".
- e. Both sealed Technical and Financial Bid envelopes should be put in a third envelope sealed and superscribed as " **Offer for land at DistrictTehsil Name**".
- f. In case Financial Bid is submitted in open condition, application will be outrightly rejected.

22. The offer submitted should be valid for a period of 180 days from the due date or such extended period as may be mutually accepted.
23. HPRGEL takes no responsibility for delay, loss or non-receipt of documents sent by post/ courier. Received quotations are merely offers and do not bind HPRGEL in any manner whatsoever.
24. Land not meeting NH/SH/PWD/Town Planning norms for setting up of CBG Plants are liable to get rejected.
- 25. Suitability of land to be decided on the basis of Technical Evaluation Committee Report.**
26. Bidders will be allowed to submit additional documents within 14 days of seeking clarification from HPRGEL on technical bid.
27. HPRGEL reserves its rights to cancel the entire advertisement or any of the location ('s') advertised at any stage without assigning any reason.
28. Separate offer should be given for each parcel of land.
29. Interested parties may submit the sealed envelope with their offer at the box specified for the purpose at the address indicated below by the due date 24.05.2025 & time 15:00 hrs. The offers received after the due date and time will not be considered. The technical bid will be opened on 24.05.2025 at 16:00 hrs. at the respective offices. Interested bidders may be present at the time of opening of the technical bid.
30. Address for bid submission is as follows:
- HPCL Renewable & Green Energy Limited
First Floor, C wing, Priyadarshini Building, Eastern Express Highway,
Sion, Mumbai – 400 022
31. For any further clarification during office hours, contact details are as follows:
- Chief Manager – Projects
Mobile No: +91-9082324900

Annexure – 1

Form 1(a): CBG Plant Details

Dear Sir/Madam,

We hereby furnish the following details regarding the proposed CBG plant:

Sl No	Description		Bidder's Input Project
1	Land details:	Location	
		Total Area in Acres[#]	
		Latitude & Longitude of any point on frontage of offered land	
		Consent/NOC from the land owners (Yes/No)	
		Govt Leasehold Land in Acres[#] AR (G)	
		Pvt Leasehold Land in Acres[#] AR (P)	
2	Substation Availability	Name of Primary Substation	
		Voltage rating & capacity of substation	
		Arial Distance of Substation from the Offered Land	

We confirm that following points are complied and accepted:

- The aforesaid details shall be as per specification. Bidder must submit the co-ordinates of CBG Plant location in the geographic format (2 digits Each for degree, minutes and seconds, up to 2nd digit place after seconds eg: 28° 03' 25.20" N, 73° 15' 14.40" E).
- Type of acceptable land shall be as mentioned in technical Specifications & amendments thereof.
- In case a bidder does not provide the above details and / or provide the incomplete details as sought in this Attachment, their bid shall be liable to be rejected.

Signature

Printed Name

Designation

Seal

FORM 1(b)

UNDERTAKING BY BIDDER FOR LAND

(On Non-Judicial Stamp Paper of Rs. 500 value and duly notarized)

We,..... a sole proprietor/partnership firm/company incorporated under the having its registered/main office at (The Bidder) hereby declare and undertake on day of..... for providing **“LAND on lease/sublease/sale for proposed Compressed biogas (CBG) plant in District....., Tehsil.....”** to HPCL RENEWABLE AND GREEN ENERGY LIMITED (HPRGEL) as follows:

- 1) The Bidder has submitted bid for HPRGEL for **“LAND on lease/sublease/sale for proposed Compressed biogas (CBG) plant or any other purpose as decided by HPRGEL in District....., Tehsil.....”** vide advertisement dated
- 2) For the above-mentioned bid submitted by Bidder, a land admeasuring acre situated at(location) has been arranged by the Bidder to be given on lease/sub-lease/sale to HPRGEL, if the Bidder is successful in its bid. The details of the land are enclosed at Schedule-I of this Undertaking.
- 3) The offered land title is clear and free of all encumbrances, marketable, not subject to litigation or claim/protest, not subject to acquisition proceedings and suitable for registered lease/sub-lease.
- 4) The lease/sub-lease deed/ Sale deed shall be executed between HPRGEL and the landowners/lessors of the offered land. The landowners/lessors of the offered land are ready and willing to give the land on lease/sub-lease to HPRGEL for 29 years for setting up the CBG Plant, if the bidder is successful in its bid.
- 5) In the event any of the above declarations and undertakings is found to be untrue, HPRGEL shall be within its rights to take any and all actions against the Bidder as per the terms and conditions of the advertisement date

Signature of the Bidder

Full name

Stamp & Date

Schedule – 1

Particulars of the location of Land offered for lease/sub lease/ Sale in favor of HPRGEL i.e Village/Tehsil/District	Name of Landowner	Khasra No	Area of the Land	Type of Land (Agricultural/Non-Agricultural)	Title Document (Revenue record/ sale deed/, lease deed/gift deed/ partition deed etc.)

Annexure – 3

Consent/ NOC from land owner(s)

I (Name) S/o/W/o is having
land admeasuring (Area) acres in Khasra No/Plot No/Gata Noat
Village....., Tehsil.....in District.....
of Uttar Pradesh.

I do hereby, declare that I have given consent to
.....(Individual/Firm Name/ Power of Attorney holder) and
having no objection to long term lease /sale of above-mentioned land to HPCL Renewable &
Green Energy Limited for the purpose of setting up CBG Plant or any other purpose as decided
by HPCL Renewable & Green Energy Limited.

I am executing this declaration to be submitted to the concerned authorities of the Company.
I hereby state that whatever is stated herein above are true to the best of my knowledge.

Signature :

Name :

Contact Number: