

		<b>CORRIGENDUM - I</b> <b>EOI-FOR INDUSTRIAL SHED FOR SETTING UP PROPOSED METER MANUFACTURING PLANT (ON LEASE BASIS)</b>			<b>Date: 09.02.2023</b>
Sr. No.	Description	Tender Page No.	Clause/ Para/ Section	Amendment/Addition/Modification/Deletion	
1	IGL invites proposals for industrial shed having approx. constructed area of 1,00,000~1,20,000 SqFt. from owners of Industrial Shed or Industrial Plot (on which an industrial shed, as per Meter manufacturing JV's requirement will be built by the interested party) on lease basis for setting up a Gas meter manufacturing unit by IGL's proposed JV company in areas within 150 kms (approximate travelling distance via road) from IGL Bhawan Plot no. 4 , sector -09 R.K puram, New Delhi -110022 from interested applicants, the requirements are as follows: •Industrial Shed (Pre Engineered Building) area between 1,00,000~1,20,000 sqft. built-up area (maximum 60% ground coverage) Located on minimum 18 mtr. wide container/truck movement road, consistent minimum width on route from this plot to highway with unobstructed access.	02 of 12	Scope of Work	Modification	IGL invites proposals for industrial shed (land and building) having approx. constructed area of 1,00,000~1,20,000 SqFt. from owners of Industrial Shed or Industrial Plot (on which an industrial shed, as per Meter manufacturing JV's requirement will be built by the interested party) on lease basis for setting up a Gas meter manufacturing unit by IGL's proposed JV company in areas within 150 kms (approximate travelling distance via road) from IGL Bhawan Plot no. 4, sector -09 R.K puram, New Delhi -110022 from interested applicants, the requirements are as follows: •Industrial Shed (Pre-Engineered Building) area between 1,00,000~1,20,000 sqft. built-up area [maximum 60% ground coverage, remaining 40% open/road area for which rent should be considered in the quoted rent for shed (as no separate rent will be paid for open/road area to be used exclusively by the lessee) ] , located on minimum 18 mtr. wide container/truck movement road, consistent minimum width on route from this plot to highway with unobstructed access.
2	Period of lease 10 years. There shall be a maximum allowable increase @10% on the last rental, after every 03 years	02 of 12	Scope of Work	Modification	Period of lease 10 years, with an initial lock in period of 03 years. The stamp duty to be paid for the registration purpose to be equally shared by the lessor and the lessee. There shall be a maximum allowable increase @10% on the last rental, after every 03 year. In exceptional circumstances (like breach of contract, change in requirement etc) lessee may terminate the contract by serving a notice period of minimum six months. The security deposit to be paid by the lessee to the lessor shall be equivalent to the initial monthly rental for 03 months.
3	Secured boundary wall 2 mtr. ht. from roads + concertina wire	02 of 12	Scope of Work	Modification	Lockable Property (shed and open/road area) shall be secured by boundary wall 2 mtr. ht. (from roads)+ concertina wire to secure exclusive use by lessee so that no easements, trespass happens.
4	Office space for 25 persons	02 of 12	Scope of Work	Modification	Office Space for 25 persons, ready to use complete with office grade flooring, ceiling, doors/windows, Toilets, Pantry, Electrical supply, HVAC, stable (sound and weather resistant) structure with an expected area of 10,000 Sq. Ft. (included in 1,00,000~1,20,000 Sq. Ft.)
5	IGL at its sole discretion may consider proposal with certain deviation, for which an additional cost to be incurred by IGL to fulfill that requirement(s) for the compliance, will be converted into EMI's for a 10 year period with interest rate @12% p.a. and the EMI amount will be added to the monthly rent for commercial evaluation of the technically qualified applicant	03 of 12	Clause VI of Envelope-III	Modification	IGL at its sole discretion may consider proposal with certain deviation by commercial loading, an additional cost to be incurred by IGL to fulfill that requirement(s) for the compliance, will be converted into EMI's for a 10-year period with interest rate @12% p.a. and the EMI amount will be added to the monthly rent for commercial evaluation of the technically qualified applicant. Price Reduction (Penalty) will be applicable @½% of the total contract value of 1st year, per week of delay or part thereof in completion of work and handover of Industrial shed, subject to a maximum (ceiling) of 5% of total contract value for orders of service contracts.