



# INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)

Corporate Identity Number (CIN)-L23201DL1998PLC097614

## **NOTICE INVITING EXPRESSION OF INTEREST FOR HIRING OF INDUSTRIAL SHED**

IGL invites proposals from owners of existing Industrial Shed having constructed area of approx. 1,00,000 ~ 1,20,000 Sq.Ft. or Industrial Land/Plot owners (willing to construct a shed as prescribed) on lease basis for setting up a Gas meter manufacturing unit by IGL's proposed JV.

Details are available at [www.iglonline.net](http://www.iglonline.net). Interested parties may go through the detail available on website and submit their proposals in hard copy in the tender box available at Indraprastha Gas Limited, IGL Bhawan, 4, Community Centre, Sector-9, R. K. Puram, New Delhi 110 022, India latest by **17.02.2023 (up to 14:30 HRS)** as per details mentioned in [www.iglonline.net](http://www.iglonline.net).

For any queries, please email at [navdeep.kanwar@igl.co.in](mailto:navdeep.kanwar@igl.co.in), [sonu.sharma@igl.co.in](mailto:sonu.sharma@igl.co.in), [jitu.sarkar@igl.co.in](mailto:jitu.sarkar@igl.co.in)

**HAR EK KAAM DESH KE NAAM**

## EXPRESSION OF INTEREST (EOI)

### **EOI-FOR INDUSTRIAL SHED FOR SETTING UP PROPOSED METER MANUFACTURING PLANT (ON LEASE BASIS)**

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.
- Period of lease 10 years. There shall be a maximum allowable increase @10% on the last rental, after every 03 years
- Minimum 08 mtr. clear shed height, insulated & natural ventilated.
- Minimum 1200 mm height of Industrial Shed floor from road level with dock levelers minimum 04 nos.
- Trimix floor(s)/road(s) minimum 6 inches thick for loaded container trailer movement inside the plot
- Construction in accordance to approved drawing from authority
- Fire approval for a manufacturing facility

For possession of shed, the below shall be complied within 09 months from of issuance of LOI:

- Installed power 800 kw (approx.)
- Street and hall LED lighting, 50 Lux minimum
- Secured boundary wall 2 mtr. ht. from roads + concertina wire
- Two gates with guard room(s)
- Water harvesting & Earth arrester
- Domestic(potable) water supply and sanitation for 50 personal
- Office space for 25 persons
- One room accommodation - 04 nos.

#### **NOTE:**

- i. The title of the offered industrial land and building should be clearly demarcated and marketable.
- ii. The offered industrial land and Shed should be free from any encumbrances/easement, except bank loans.
- iii. Earnest money deposit (EMD) amount of INR 10,000 (Rupees Ten Thousand only) in the form of Demand draft (DD) or Bankers Cheque only.
- iv. Proposal will be submitted directly in the tender box as per details given below

## EXPRESSION OF INTEREST (EOI)

Owners / authorized representatives are advised to send their proposals as per the following:

**Envelope-I: UNPRICED BID** (1 Copy) Super scribing “EOI-FOR INDUSTRIAL SHED FOR SETTING UP PROPOSED METER MANUFACTURING PLANT (ON LEASE BASIS)”

Containing technical bid (detailed proposal consisting of information/document as per **Annexure -1**) along with afore stated earnest money deposit (EMD) in the form of Demand draft (DD) or Bankers Cheque.

**Envelope-II: PRICED BID** (1 copy):- Second envelope containing price bid (unconditional) on lump sum basis rent in Rupees per month (INR/month) plus applicable taxes in the Schedule of Rate (SOR) enclosed as **Annexure-2**. SOR (Schedule of Rates) should be sealed in a separate envelope super scribing ““PRICE QUOTATION-DO NOT OPEN” FOR INDUSTRIAL SHED FOR SETTING UP PROPOSED METER MANUFACTURING PLANT (ON LEASE BASIS)”

The rates are to be filled in the format enclosed herewith as SOR (Schedule of Rates). In case of any deviation to the prescribed terms & conditions, IGL reserves the right not to consider the offer for further evaluation. The date and time of priced bid opening shall be intimated later. The price bids shall be opened subject to legal vetting of the property documents provided along with the unpriced bid. In case the title deed of a bidder is found to be legally unacceptable or the property is found unsuitable as per requirements of IGL, the priced bid of such bidder shall not be opened whatsoever.

**Envelope-III:** Super scribing “EOI-FOR INDUSTRIAL SHED FOR SETTING UP PROPOSED METER MANUFACTURING PLANT (ON LEASE BASIS)” along with the covering letter (format given below)and this envelope will contain Envelope-I and Envelope-II.

- v. Applicant shall be guided by the above requirements. However, if the applicant is not able/unwilling to comply with any of the requirement(s) it has to be declared in the covering letter during the submission of the proposal with proper justification. Request for deviation(s)/change(s) in the above requirement's will not be entertained after submission of the proposal.
- vi. 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.
- vii. Any corrigendum/addendum to this EOI will be hosted on IGL website [www.iglonline.net](http://www.iglonline.net) and no separate intimation shall be issued. Applicants are advised to regularly visit the website for any update.
- viii. All the expenses towards the submission of the proposal including documentation and associated activities shall be borne by the applicant.

IGL reserves the right to amend, modify, annul and cancel this requirement at any stage at its sole discretion.

## EXPRESSION OF INTEREST (EOI)

### **RATE VALIDITY:**

Rate should be kept valid for **90 (Ninety) days** from the date of opening of EOI.

### **EOI SUBMISSION DATE AND TIME:**

17.02.2023 till 1430 HRS

### **EOI OPENING DATE:**

17.02.2023 till 1500 HRS

### **ADDRESS FOR SUBMISSION OF EOI ALONG WITH BID SECURITY**

HOD (C&P and Stores), C&P Department, Indraprastha Gas Limited, IGL Bhawan, 4, Community Centre, Sector-9, R. K. Puram, New Delhi 110 022, India.

**EMAIL:** navdeep.kanwar@igl.co.in, sonu.sharma@igl.co.in, jitu.sarkar@igl.co.in,

### **BID SECURITY:**

All bids must be accompanied by a bid security of amount Rs. 10,000/-

Bid security against EOI can be submitted) in the form of DD/Banker's Cheque in favour of "Indraprastha Gas Limited" payable at New Delhi.

Bid security so paid will be refunded to the unsuccessful bidders after the award of work. offers without Bid Security will not be considered and will be summarily rejected.

### **RECEIPT OF EOI:**

The EOI will be received as under:

- Directly being put in tender box (available at IGL Bhawan) by bidders (Address mentioned above)

### **LATE EOI / SUBMISSION OF EOI AFTER THE OPENING DATE AND TIME**

All EOI received after the notified time and date of closing of EOI from the tender box will be treated as late EOI and shall not be considered for evaluation. Such late bids shall be returned back to bidder in un-opened condition marking it as late bid. Bid Security if received shall be returned back to bidder.

EXPRESSION OF INTEREST (EOI)

| <b>EOI EVALUATION CRITERIA</b>            |  |                       |  |
|---|--|-----------------------|--|
| <b>Evaluation Matrix: TOTAL MARKS 100</b> |  |                       |  |
| <b>Evaluation Criteria For Applicants</b> |  |                       |  |
| Name of Applicant:                        |  |                       |  |
| Maximum Marks : 100                       |  |                       |  |
| <b>S.No</b>                               | <b>Evaluation Criteria</b>   | <b>Maximum Points</b> | <b>Description</b>   |
| <b>1</b>                                  | <b>Shed distance from IGL Bhawan</b><br>1. Less than 50 kms (15.1 to 20/20)<br>2. Between 50-75 kms (10.1 to 15/20)<br>3. Between 76-100 kms (5.1 to 10/20)<br>4. Between 101-150 kms (1.0 to 05/20)   | <b>20</b>             | Preferable distance of the shed, within 150 kms (approx.) travelling distance via road from IGL Bhawan Plot no. 4 , sector -09 R.K puram, New Delhi - 110022   |
| <b>2</b>                                  | <b>Time for Construction of new shed/condition of existing shed</b><br><b>A. For shed to be constructed new in compliance with all the EOI requirements within time period of :</b><br>-<br>1. Ready for possession within 05 months (7.5 to 10/10)<br>2. Ready for possession within 06 to 07 months (5.1 to 7.5/10)<br>3. Ready for possession within 08 to 09 months (1.0 to 5.0/10)<br><br><p style="text-align: center;"><b>OR</b></p> <b>B. Age and Condition of the existing shed</b><br>1. Less than 5 years, well maintained & ready for possession within 02 months (7.6 to 10/10)<br>2. Less than 5 years but requires maintenance & would be ready for possession within 03 to 05 months (5.1 to 7.5/10)<br>3. More than 5 years, well maintained & ready for possession within 02 months (5.1 to 10/10)<br>4. More than 5 years but but requires maintenance & would be ready for possession within 03 to 05 months (1.0 to 5.0/10) | <b>10</b>             | For possession of shed, the below shall be complied after issuance of LOI:<br><ul style="list-style-type: none"> <li>· Installed power 800 kw (approx.)</li> <li>· Street and hall LED lighting, 50 Lux minimum</li> <li>· Secured boundary wall 2 mtr. ht. from roads + concertina wire</li> <li>· Two gates with guard room(s)</li> <li>· Water harvesting &amp; Earth arrester</li> <li>· Domestic(potable) water supply and sanitation for 50 persons</li> <li>· Furnished Office space for 25 persons</li> <li>· One room accommodation (for guards) - 04 nos.</li> </ul> |

EXPRESSION OF INTEREST (EOI)

| S.No | Evaluation Criteria  | Maximum Points | Description   |
|------|--|----------------|---|
| 3    | <b>Compliance with EOI requirements</b>  | 10             | EOI REQUIREMENTS  |
|      | Compliance with all the EOI requirements (10/10)   |                | <ul style="list-style-type: none"> <li>· 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.</li> </ul> |
|      | Compliance with majority of EOI requirements (6.1 to 9.0/10)   |                | <ul style="list-style-type: none"> <li>· Minimum 08 mtr. clear shed height, Insulated &amp; natural ventilated.</li> <li>· Minimum 1200 mm height of Industrial Shed floor from road level with dock levelers minimum 04 nos.</li> </ul>  |
|      | Partrial compliance with EOI requirements (1.0 to 6.0/10)  |                | <ul style="list-style-type: none"> <li>· Trimix floor(s)/road(s) minimum 6 inches thick for loaded container trailer movement inside the plot</li> <li>· Construction in accordance to approved drawing from authority</li> <li>· Fire approval for a manufacturing facility</li> </ul>   |
| 4    | <b>Site Conditions</b>   |                |   |
|      | i. Existing industries/Industrial environment including basic infrastructure like Grid power, Water, Sewage, roads, telecommunications, law & order, medical facilities etc. | 20             |   |
|      | ii. Availability of manpower (skilled/unskilled) and ancilliary units for components manufacturing   | 10             |   |
|      | iii. Distance from the highway/main sector road  | 7              |   |
|      | iv. Added features like corner plot/ motorable road/more than one approach   | 7              |   |
|      | v. Connectivity -ease of commuting/availability of public transport means  | 6              |   |

## EXPRESSION OF INTEREST (EOI)

| S.No | Evaluation Criteria  | Maximum Points | Description |
|------|--|----------------|-------------|
| 5    | <b>Logistics/supply chain aspect</b>                                       |                |             |
|      | i. Distance from Inland Container Depot (ICD)                              | 5              |             |
|      | ii. Availability of transportation for raw materials & finished good means | 5              |             |
|      |  | <b>100</b>     |             |

**Note:** Applicant shall be guided by the above requirements. However if the applicant is not able/unwilling to comply with any of the requirement(s) it has to be declared in the covering letter during the submission of the proposal with proper justification. Requests for deviation(s)/change(s) in the above requirements will not be entertained after submission of the proposal.

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.

**PRICE EVALUATION-** the total evaluated prices of all the qualified applicants will be worked out as per criteria defined in EOI document.

The offer with the lowest evaluated price (Fm) shall be given financial score (Sf) of 100 points. The financial scores of other applicants shall be computed as follows:

$Sf = 100 \times Fm / F$ , Where F= the total evaluated price of the concerned applicant.

2.0 The total score shall be obtained by weighing the combined technical and financial scores and adding them as follows:

$S = St \times Tw + Sf \times Fw$ , Where :

S = Total Score

St = Technical score

Sf = Financial Score

Tw= Weight assigned to EOI Evaluation Criteria score i.e. 0.60

Fw = Weight assigned to lowest evaluated price score i.e. 0.40

The applicant with Technical score of 60 or above will be considered for Financial proposal evaluation

The successful applicant shall be the applicant having the highest score(s). In the event two or more applicant have same score in the final ranking, the applicant with higher/highest technical score shall be considered as successful applicant. In the case two or more applicant

## EXPRESSION OF INTEREST (EOI)

have same score in the final ranking and technical score , the applicant with lower timeline for providing the industrial shed will be considered as successful applicant.



EXPRESSION OF INTEREST (EOI)

To  
HOD (C&P and Stores)  
Indraprastha Gas Limited  
IGL Bhawan, 4, Community Centre  
Plot no. 04, Sector-09 R.K.Puram  
New Delhi -110022

Sir,

Sub: Submission of Bid in response to IGL's EOI dated \_\_\_\_-February-2023 in newspaper

In response to your EOI, I/we are hereby submitting the proposal for providing industrial shed on lease basis, whose details are as attached in the format provided with the EOI.

The EMD for INR 10,000 (Rupees ten thousand only) in the form of DD/Banker's Cheque bearing number \_\_\_\_\_ dated \_\_\_\_\_ issued by (Bank) \_\_\_\_\_ in favour of " Indraprastha Gas Limited" payable at New Delhi is enclosed with the proposal.

Thanking You

Yours Truly

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Place & Date: \_\_\_\_\_

Mobile no.: \_\_\_\_\_

Email id: \_\_\_\_\_

EXPRESSION OF INTEREST (EOI)

**ANNEXURE 1**  
**TECHNICAL PROPOSAL**

- Name of the Owner(s) :
- Type of Ownership :
- Address of the Industrial Shed :
  
- Google Coordinates of plot :
- Year of Construction of shed :
- Area of the Plot (in sq. ft.) :
- Dimensions of the plot (i.e: Length & Breadth in Feet) :
- Area of the Shed (in sq. ft.) :
- Dimensions of the shed (i.e: Length & Breadth in Feet) :
- FAR allowed & covered :
- Height of the shed (in mtrs.) :
- Insulation/Ventilation status : Natural/ Induced
- Name & width (in mtrs.) of the Road(s) plot is located. :
- Name & width (in mtrs.) of the Adjoining/Approach Road(s) :
- Height (in mm) of Industrial Shed floor from road level with dock levelers :
- Trimix floor(s)/road(s) thickness (in inches) :
- Availability of Approved drawings From Authority : Yes / No
- Availability of Fire approval for Manufacturing facility : Yes / No
- Any other facility near or inside the property like transportation Connectivity, ICD, parking facility : Please Indicate

Please indicate the availability of the below mentioned facilities are available, or shall be complied on the date of possession (within 30 days of issuance of LOI):

- Installed power 800 kw (approx.) : Available / Will be provided
- Street and hall LED lighting, 50 Lux minimum : Available / Will be provided
- Secured boundary wall 2 mtr. ht. from

## EXPRESSION OF INTEREST (EOI)

- roads + concertina wire : Available / Will be provided
- Two gates with guard room(s) : Available / Will be provided
- Water harvesting & Earth arrester : Available / Will be provided
- Domestic(potable) water supply and sanitation for 50 personal : Available / Will be provided
- Office space for 25 persons : Available / Will be provided
- One room accommodation - 04 nos. : Available / Will be provided

### **Note:**

1. The above list is indicative and applicants are advised to attach the requisite documents/drawings/photographs etc. in support of their offer. IGL at its sole discretion may seek additional information/documents apart from site visit for carrying out the evaluation of the proposal received. IGL may require detailed examination /inspection/health assessment of the offered shed of shortlisted property before concluding the evaluation for which the property owner may be required to extend necessary assistance/access for engaging agencies on need basis.
2. Applicant shall be guided by the requirements (mentioned in “EOI for Industrial shed-Requirements”). However, if the applicant is not able/unwilling to comply with any of the requirement(s) it has to be declared in the covering letter during the submission of the proposal with proper justification. Request for deviation(s)/change(s) in the above requirement’s will not be entertained after submission of the proposal.
3. 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.

EXPRESSION OF INTEREST (EOI)

**ANNEXURE -2**

**SCHEDULE OF RATES**

Subject: Proposal of Industrial Shed having approx. constructed area of 1,00,000~1,20,000 SqFt. on lease basis for setting up a Gas meter manufacturing unit by IGL's proposed JV company

| S.No. | Brief Description of Industrial Shed  | Area of shed offered (in Sq.Ft) | Lump Sum Amount (INR/Month) | Applicable Tax (INR/Month) | Total Amount incl Tax (INR/Month) |
|-------|---|---------------------------------|-----------------------------|----------------------------|-----------------------------------|
| 1.    | <ul style="list-style-type: none"><li>Industrial Shed (Pre Engineered Building) having built-up area between 1,00,000 ~ 1,20,000 sqft. (max 60% ground coverage) located on min 18 mtr. wide road,</li><li>Having minimum 08 mtr. clear shed height,</li><li>minimum 1200 mm height of Industrial Shed floor from road level with dock levelers,</li><li>minimum 6" trimix floor(s) / road(s) for loaded container trailer movement inside the plot,</li><li>Construction as per approved drawings having fire approval for manufacturing facility.</li></ul> |                                 |                             |                            |                                   |

*Total Amount (inclusive of taxes) to be quoted in word*

**Note: For Further details, refer EOI hosted on [www.iglonline.net](http://www.iglonline.net)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Place & Date: \_\_\_\_\_