

**EOI- Corrigendum to “Notice to Invite EOI published on 24.06.2022”
Towards Land for
Setting up of LNG/LCNG station(s) by IGL on Golden Quadrilateral (GQ) highway**

Indraprastha Gas Limited, a leading City Gas Distribution company invites “Expression of Interest” (EOI) towards land for setting up of LNG/LCNG stations on following two models on Golden Quadrilateral highway in IGL GAs:

- i. **COCO model** on Private or Government lands on Long Term Lease (From Land owners or Registered lease holders) or on outright purchase basis.
Or
- ii **CODO model** on Private lands on Long Term Lease basis (From Land owners or Registered lease holders)

Indraprastha Gas Limited (IGL) is a City Gas Distribution Company authorized for retailing of CNG & PNG in Delhi, Noida, Greater Noida, Hapur, Ghaziabad, Rewari, Karnal, Kaithal, Gurugram, Muzaffarnagar, Shamli & part of Meerut, Ajmer, Pali & Rajsamand, Fatehpur, Hamirpur and part of Kanpur.

We invite applications to expand our CGD network for setting up LNG/LCNG Stations in Greater Noida (Gautam Budh Nagar), Rewari, Gurugram, Kanpur & Ajmer.

1. **Details of the Land Required:**

- Plot Size: Approx. 4000 sqm or above in size. preferably rectangular in shape.
- Frontage: 60 meters or above. The plot should fulfill the guidelines of the concerned civic authorities
- Front Road Width: Shall be as per norms of National Highway / State Highway / Master Plan of local bodies / Minimum ROW required for setting up of LNG/LCNG Station
- Distance from other fuel station: As per updated NHAI / Authority guidelines.
- Bye Laws to follow: Norms laid in updated NHAI circular /guidelines for setting up of fuel station on National Highways, Building Byelaws issued by concerned authorities, updated policy/guidelines for setting up of LNG-LCNG Station / Petrol Pump issued by State Government / Authority.

Note: Details of stretches where land is sought is available at www.iglonline.net

2. **The selection process:**

COCO model on Private or Government lands on Long Term Lease (From Land owners or Registered lease holders) or on outright purchase basis.

or

CODO model on Private lands on Long Term Lease basis (From Land owners or Registered lease holders)

Weightage for Selection of land under these models shall be as per following evaluation criteria:

- 2.1 Total purchase price/lease rental for the offered land – 40% (lease rent/purchase price as offered by applicants).

- 2.2 Evaluation of offered land as per evaluation criteria mentioned below: 15%.
- 2.3 Sale Potential of respective offered land– 45%

3. Company Owned Company Operated (COCO)

- 3.1 Company to acquire the land on allotment by Govt. bodies/ purchase / long term lease basis. Company to set up, operate and maintain LNG/LCNG stations under this model.
- 3.2 This model will apply on the following types of land:
 - 3.2.1 Land allotted by various land holding authorities either by lease/license or perpetual lease.
 - 3.2.2 Land purchased by IGL either through direct purchase or auction.
 - 3.2.3 Land taken on lease by IGL for setting up Retail Station.
- 3.3 Preference would be given to procure the land from Government bodies. However, despite making the efforts in the respective GA, if Govt. land is not available or after having unable to secure the land through auction mode (wherever applicable), land may be taken from Private Land Owners on outright purchase or on long term lease for a minimum period of 20 years with renewal option of another 10 years. Land plots having clear title only would be considered after due diligence report. In such cases Change of Land Use in to commercial (Fuel Station) category and charges such as impact fee/development charges etc. demanded by any authority to be arranged by the land owner.
- 3.4 Land Rental: In case of Govt. Land, land rent is fixed by land holding authority. For private land, the annual land rental fixed at the time of entering into lease agreement shall be maximum 5% of circle rate prevalent at that time. Registration shall be done after CLU and rental payment will start after that.
- 3.5 Land Rental Increase: In Govt. land case, rent increment is fixed by land owning authority. For private land, there shall be incremental increase @ 10% on the last rentals after every three years.
- 3.6 Registration Charges: In case of Govt./private land, registration charges, if any, will be borne by IGL.
- 3.7 All COCO model Retail Stations shall be Operated as per the current policy of appointing a DGR sponsored Ex-Defence Officers on Operator basis.

The land will be taken by IGL on Long Term Lease (From land owners or Registered lease holders) /Purchase basis only. Agreement to Lease applications will not be considered. If on a particular stretch application of outright purchase / Long term lease are available, then preference would be given to outright purchase application.

4 Company Owned Dealer Operated (CODO)-Private Land:

- 4.1 Under this model, the Dealer will operate the Retail Station, after IGL has taken the land on long term lease from the owner or the lessee by way of sub-lease for a minimum period of 20 years and pay the dealer commission as defined in Clause 4.8. The lease arrangement shall have a renewal option of another 10 years.

- 4.2 Land: - The land lease will remain valid for full lease term and is independent of dealership agreement. The land shall remain in the possession of IGL for the lease term, in case of termination of dealership agreement by IGL or cancellation / resignation of dealership agreement suo moto by the dealer (lessor). Land plots having clear title only would be considered.
- 4.3 Land Rental: The annual land rental fixed at the time of entering into lease agreement shall be maximum 2.5% of circle rate prevalent at that time. However, there shall be incremental increase @ 10% on the last rentals after every three years.
- 4.4 Registration Charges: Registration charges shall be shared in a ratio of 50:50.
- 4.5 Change of Land Use: Landowner shall get the Change of Land Use (CLU) at his / her own cost. IGL would issue required document/s for obtaining the CLU. Time period for obtaining CLU is 6 months from the date of issue of LOI, however, on receipt of request it may be further extended up to maximum 6 months after reviewing on case to case basis. Beyond 12 months, if any further extension is to be given then based on Senior Level Committee recommendations approval will be taken from the competent Authority.
- 4.6 Security Deposit: The dealer is required to pay an interest free security deposit towards cash collection for an amount equivalent to 5 days' estimated average sale by way of Demand Draft. The periodic review of the cash security deposit would be done twice every year (i.e. in April and October) for incremental sales generated during this period. Security Deposit will be revised upward if more sale is observed. Dealer will also have to submit a bank guarantee of value equivalent to 15% cost of last landed purchase price of equipment (LNG tank, High Pressure LNG Pump, Odoriser, Vaporiser, compressors, dispensers and cascades, etc.) as prescribed by IGL to protect the asset of IGL and will carry no interest. Same would be revised on addition of any equipment.
- 4.7 Dealership Agreement: A separate dealership agreement shall be executed, wherein LNG/LCNG will be sold to the dealer at a price which is equal to retail price less trade commission as agreed. Dealer will sell the same to the retail customers at the retail price decided by IGL. The respective tax liabilities shall be discharged independently by IGL and the dealer accordingly.
- 4.8 Dealership Commission: The dealer shall be paid a trade commission as decided by company from time to time. The amount paid per kg /Ltr may be different for respective GA's.
- 4.8.1 The Trade Commission for CODO model towards setting of LNG/LCNG station in our GAs at five locations on Golden Quadrilateral highway is detailed below:

GAs	Trade Commission (INR) per kg / Ltr.
Rewari	2.65
Gautam Budh Nagar	3.40
Ajmer	2.97
Kanpur	2.97
Gurugram	3.00

4.8.2 The trade commission under CODO model of LNG/LCNG shall be reviewed by IGL from time to time.

Also an amount of Rs. 0.50 per kg of LCNG or per Ltr of LNG across GAs would be charge by IGL from the Dealer under CODO model towards License Fee Recovery (LFR).

4.9 The reimbursement towards Electricity Charges on actual basis.

4.10 Eligibility Criteria:

4.10.1 For Individuals:

4.10.1.1 **Nationality:** Should be Indian citizen.

4.10.1.2 **Age:** As on the date of application (in completed years) not less than 21 years and not more than 55years.

4.10.1.3 **Educational Qualifications:** Minimum 12th pass or recognized equivalent.

4.10.1.4 **Residence:** The applicant shall be the resident of India as per income tax act.

4.11 For Partnership Firms:

The Partnership Firm should be duly registered under Indian Partnership Act or Limited Liability Partnership Act. All partners of the firm should individually fulfil the eligibility criteria as specified at 4.10.1 above and all partners should submit single application form online.

4.12 For Non individual Entities:

4.12.1 **Registered Co-Operative/ Consumer societies:** Registered co-operative/consumer societies registered under Societies Registration Act 1860 are also eligible to apply.

4.12.2 **Organized Bodies:** Organized Bodies such as registered bus/truck associations etc., Charitable Trusts registered with Charity Commissioner of respective State Government and corporate houses i.e. Government Organizations/Bodies, PSUs, and Companies incorporated under Companies Act, 1956 are also eligible to apply.

The land will be taken by IGL on Long Term Lease (From land owners or Registered lease holders) basis only. Agreement to Lease applications will not be considered.

5 Evaluation of site on various parameters:

The technical/commercial suitability of land/site offered by applicants for any location and under any model against this advertisement shall be evaluated based on following evaluation system:

- i) Land in advertised area / stretch
- ii) Land dimension as per requirement
- iii) Land meets Statutory Norms/NHAI (for sites on NH)/ NRC/PWD/PESO/Local Municipality Bodies.

- iv) Land has no HT/LT Electric Line / Telephone line crossing
- v) No School/Hospital/ Residential or other institution attached to plot

Land not meeting any of the above parameters will not be considered and will be rejected. The above parameters can be modified with the approval of the competent authority.

6 At the time of submission of the Application, the Applicant shall submit the Due Diligence Report issued by a competent Advocate. The Due Diligence Report shall contain and be based on the documents mentioned in Clause No. 7. The Due Diligence Report by the Advocate shall specifically certify the ownership title of the land and that the subject land is free from any and all encumbrances.

7 Documents to be attached with DDR for Offered Land:

- A. Khewat/Khatauni/Jamabandi of the subject land certified by the Patwari.
- B. Sale Deed/ Registered lease deed or firm allotment letter issued by government/ semi government bodies. for the proposed land with a lock-in period of 30 years.
- C. Undertaking for the Proposed area
- D. Mutation Records Jamabandi for last 20 years
- E. Layout plan superimposed on Naksha shijra (signed by Owner)
- F. Identity card of land owners of proposed land
- G. Undertaking of CLU
- H. No Litigation Certificate
- I. Indemnity Bond

8 In all cases, site map with dimensions indicating survey no., hissa no., name of the road (NH/SH/Other road), nearest KM Stone, total land area and offered land, as applicable in respect of the plot being offered for LNG/LCNG Station are to be attached.

9 A key plan showing adjoining lands on all 4 sides and ROW of road in front of plot shall be submitted by the applicant.

10 Lottery system process:

10.1 Selection will be held first for the eligible applicants.

10.2 In a stretch/market the random selection process shall be carried out for selecting No. of applicants equal to that of station proposed.

10.3 In case of single applicant in a defined market/stretch, no lucky draw would be carried out, and the applicant would directly be selected for issuance of LOI after Legal Due Diligence clearance and once his application is found acceptable.

10.4 Computer-generated random selection processes:

- a) The selection would be done by Computer-generated random selection processes, wherein the name of the eligible applicants shall be fed in to the online system and then a lottery or random selection shall be done by an outsourced company approved by the competent authority.

- b) The process shall be conducted in presence of the approved committee consisting of any senior government job retired personnel (equivalent to Class I Officer), any one director of IGL other than MD/DC and any one member of ECCP. The result shall be approved by the committee and LOI shall be issued to the eligible candidates after the process of legal due diligence.
- c) All the eligible applicants would be invited for draw of lots in their respective category via e-mail prior to the draw.

11. Location of the Plot, Sketch: The applicant needs to provide the complete address with Khasra no., Kevat no. etc. and attach a sketch of the plot showing shape and dimensions of all sides of plot in metres.

The interested applicants may submit their proposal by **11.09.2022, 17:45 hrs. (IST)** through email at [**iglbdcnp@igl.co.in**](mailto:iglbdcnp@igl.co.in) or by post to V.P. (Business Development, Corporate Strategy & Gas Sourcing), IGL Bhawan, Sector-9, R.K. Puram, New Delhi-110022. In case of any query, please mail on [**iglbdcnp@igl.co.in**](mailto:iglbdcnp@igl.co.in)

Note: All revisions, clarifications, corrigenda, addenda, time extension etc. to the EOI will be hosted on [**www.iglonline.net**](http://www.iglonline.net). Applicants should regularly visit this website to keep themselves updated.