

**NOTICE INVITING EXPRESSION OF INTEREST  
REQUIREMENT OF INDUSTRIAL SHED (ON LEASE BASIS)**

IGL Genesis Technologies Limited (IGTL), A Joint Venture company of Indraprastha Gas Limited and Genesis Gas Solutions Pvt. Ltd., formed to manufacture gas meters and for providing associated solutions & services. IGTL invites proposals for "Ready to move" industrial shed (land and building) having approx. built-up area of 55,000-60,000 SqFt. on lease basis for setting up a Gas Meter manufacturing unit in areas within 150 kms (approximate travelling distance via road) from IGTL office at Room No.1, First Floor, 34/1- Vikas Apartment, East Punjabi Bagh, New Delhi 110026 from interested parties. The requirement is as follows:

Industrial Shed (Pre Engineered Building) having **55,000-60,000 sqft.** built-up area *[having ground coverage and open area in compliance with the applicable Industrial norms. For the open/road area in consideration along with the shed, the 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 road suitable for fully loaded 40 feet ISO container/truck movement, having consistent minimum width on route from the plot to highway with unobstructed access. Applicants with shed area more than 60,000 Sq.ft. can also apply, however the lease rent charges will be restricted to area of 60,000 Sq.ft.

- **Minimum 105 mtr. length** of the Shed & **45 mtr. breadth** of the shed. In case **the more than one shed is offered** for complying with required area the **minimum length & breadth requirement** of each shed will be **105 mtr. & 20 mtr. respectively**
- **Minimum 08 mtr.** clear shed height, insulated & natural ventilated.
- **Minimum 400 mm height** of Industrial Shed floor from road level with dock levelers minimum 02 nos.
- **Trimix floor(s)/road(s) minimum 100 mm thick** for loaded container trailer movement inside the plot
- Construction in accordance to approved drawing from relevant authority
- Fire approval for a manufacturing facility
- **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 both the parties. The security deposit to be paid by the lessee to the lessor shall be equivalent to the initial monthly rental for 03 months. In case mutually agreed to extend the lease period beyond initial 03 years, maximum allowable increase will be @10% for 03 years on the last rental. Either of the parties may terminate the contract beyond the lock in period by serving a notice period of minimum six months.

**Note:** In case an applicant is not owner, but applying through a property broking firm/dealer, he will be required to submit an authorization letter as per the format enclosed in **Annexure –4**. No Brokerage will be paid by the Lessee (IGTL), brokerage if any to be borne by the Lessor only. For attending the EOJ opening, the concerned representative of Lessor needs to carry the original authorization letter along with a Government ID.

Rent will be payable from the date of possession of the shed. For possession of shed, the below to be complied by Lessor within maximum 90 days from of issuance of LOI:

- a. Installed power 470 kw (approx.)
- b. Street and hall LED lighting, 50 Lux minimum
- c. 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.
- d. Two separate Entry & Exit with guard room(s)
- e. Adequate Parking Facilities
- f. Water harvesting & Earth arrester

- g. Domestic(potable) water supply and sanitation for 50 personnel
- h. Office Space for **20 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 **2,500 Sq. Ft.** (included in approx 55,000-60,000 Sq. Ft. shed area)
- i. One room accommodation - 04 nos. for security personnel.
- j. All dues related to utilities (Power, Water, Sewer, Gas, telephone & internet etc.), needs to be cleared till the date of possession and No Dues Certificate (NDC) to be provided before the possession of Shed.
- k. Lessor shall have no objection to Lessee for using/obtaining address proof of the premises for the purpose of Tax/Legal/Product registration/ certification such as but not limited to GST registration or any other statutory/ business requirement.
- l. NOC from Industrial Authority (if applicable) needs to be provided before the possession of Shed.

**NOTE:**

- i. The applicant should have clear title over the offered industrial shed.
- ii. The offered industrial land should be free from any encumbrances/easement, except bank/institutional 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 to be submitted along with the application.
- iv. Proposal will be submitted directly in the tender box as per details given below
- v. Owners / authorized representatives are advised to send their proposals as per the following:

**Envelope-I: UNPRICED PROPOSAL :-** Super scribing “UNPRICED PROPOSAL FOR EOI-FOR INDUSTRIAL SHED FOR SETTING UP PROPOSED METER MANUFACTURING PLANT (ON LEASE BASIS)” Containing technical proposal (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 PROPOSAL :-** Second envelope containing price proposal (unconditional) on per Sq. Ft. rent basis in Rupees per month (INR/month) plus applicable taxes and charges in the Schedule of Rate (SOR) enclosed as **Annexure-2**. SOR (Schedule of Rates) should be sealed in a separate envelope super scribing “PRICED PROPOSAL-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, IGTL reserves the right not to consider the offer for further evaluation. The date and time of priced proposal opening shall be intimated later. The price proposals shall be opened subject to legal vetting of the property documents provided along with the unpriced proposal. In case the title deed of an applicant is found to be legally unacceptable or the property is found unsuitable as per requirements of IGTL, the priced proposal of such applicant 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.

- vi. Applicant shall be bound 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

at the time of submission of the proposal with reasoning. Any subsequent request for deviation(s)/change(s) in the above requirements will not be entertained after submission of the proposal. However, applications received with deviations sought by the applicant may not be considered for further scrutiny/ evaluation at the sole discretion of IGTL.

- vii. Any corrigendum/addendum to this EOI will be hosted on IGTL website [www.igtlgenesis.com](http://www.igtlgenesis.com) 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.
- ix. IGTL shall have the right to carry out the Due diligence of the property; the owners to comply with all the requirements and provide relevant documents and necessary support without any additional cost to IGTL.
- x. Following scenarios shall result into outright rejection of the application:
  - a. High tension Power Line passing through the shed or the compound;
  - b. The shed or the compound is in a Low Lying Area (below road level);
  - c. RoW/RoU of Underground utilities passing through the shed or the compound;
  - d. Any litigation on the property.
  - e. Any other points observed during the evaluation/ scrutiny which was not disclosed by the applicant in the proposal.

IGTL reserves the right to amend, modify, annul and cancel this requirement at any stage at its sole discretion. IGTL decision will be final.

**Evaluation:**

Initial evaluation will be based on Technical score wherein all the offers will be evaluated on the Technical assessment criteria as per **Annexure -3**. The applicants with score of more than 60 will only be considered qualified for price proposal opening/further evaluation.

For the price proposal, applicant is required to quote rate on per Sq. ft. basis for the offered property which will be inclusive of maintenance charges, all costs/expenses payable by the applicant in respect of the shed and all existing taxes & statutory dues applicable on the date of proposal submission. **The evaluation will be done on the basis of lowest per square feet rate of the qualified parties. The technically qualified** applicants will be ranked as L-1, L-2, L-3... and so on in ascending order of the per square feet rate quoted by them. Appropriate loadings in offered rates may be considered by IGTL for equitable comparison of offers from different applicants.

Order will be placed on the applicant quoting lowest per square feet cost while meeting all EOI requirements. In case the built-up area of shed offered by the L-1 applicant is more than the required area of 60,000 Sq. ft., no consideration for the higher /differential area will be made over and above the mentioned range of area requirement. Such L-1 applicant will either be required to confirm offering the area as per the requirement (within range of 55,000 to 60,000 sq. ft.) or that he/she is willing to offer the complete area without any additional charges for area exceeding 60,000 Sq. ft. In case on non-acceptance by such L-1 applicant, L-1 offer will be rejected and the same process will be followed for L-2 applicant at L2 rate and so on.

**RATE VALIDITY:**

Rate should be kept valid for **90 (Ninety) days** from the date of opening of EOI, during which the offered property should be exclusively available for IGTL to complete the process, failure to comply with this requirement, EMD will be forfeited.

**PRE OFFER SUBMISSION MEETING:**

28.08.2023 at 14:30 HRS at IGL Bhawan, 4, Community Centre, Sector-9, R. K. Puram, New Delhi 110 022, India. Applicants not able to join in person can join online through MS Teams for which, email request has to be sent with subject “**Participation for Pre Offer Submission meeting**” to [info@iglgenesis.com](mailto:info@iglgenesis.com) by 26.08.2023; Teams invite will be sent on the email id intimated by the applicant.

**EOI SUBMISSION DATE AND TIME:**

31.08.2023 till 14:30 HRS

**EOI OPENING DATE:**

31.08.2023 at 15:00 HRS

**ADDRESS FOR SUBMISSION OF EOI ALONG WITH PROPOSAL SECURITY**

Director –IGTL , C/o Indraprastha Gas Limited, IGL Bhawan, 4, Community Centre, Sector-9, R. K. Puram, New Delhi 110 022, India.

**EMAIL:** [info@iglgenesis.com](mailto:info@iglgenesis.com), [finance@iglgenesis.com](mailto:finance@iglgenesis.com),

**PROPOSAL SECURITY:**

All proposals must be accompanied with an Earnest money deposit (EMD) of amount Rs. 10,000/- against EOI can be submitted in the form of DD/Banker’s Cheque in favour of “IGL Genesis Technologies Limited” payable at New Delhi.

EMD so paid will be refunded to the unsuccessful applicants after the award of work. Offers without EMD will not be considered and will be summarily rejected.

**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 proposals shall be returned back to applicant in un-opened condition marking it as late offer.

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

- Name of the Owner(s) :
- Type of Ownership :
- Submitting Application Directly or Through a representative/ broker : Yes / No
  - In case application submitted Through representative
    - I. Name of representative :
    - II. Address of representative :
    - III. Authorization letter by owner : Yes
    - IV. Any brokerage included in the Offered per sq. ft. rate : Yes
- 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)/Highway :
- 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, Inland Container

Depot (ICD) parking facility : Please Indicate

**Note:** Any other additional relevant information related to the offered property to be enclosed with this technical proposal as a separate document/annexure.

Please indicate the availability of the below mentioned facilities are available, or shall be complied on the date of possession (within 90 days of issuance of LOI):

- Installed power 470 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 roads + concertina wire : Available / Will be provided
- Two separate Entry & Exit 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. (Guard) : Available / Will be provided

**Note:** The above list is indicative and applicants are advised to attach the requisite documents/drawings/photographs etc. in support of their offer. IGTL at its sole discretion may seek additional information/documents apart from site visit for carrying out the evaluation of the proposal received. IGTL 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.

**(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE ALONGWITH EOI/PROPOSAL)**

**ANNEXURE -2**

**SCHEDULE OF RATES**

Subject: Proposal of Industrial Shed having approx. constructed area of 55,000 - 60,000 SqFt.  
on lease basis for setting up a Gas meter manufacturing unit by IGTL.

<b>A</b>	<b>B</b>	<b>C</b>	<b>D= (B*C)</b>	<b>E</b>	<b>F= (D+E)</b>
<b>Particulars</b>	<b>Shed Area (Sq. Feet)</b>	<b># Rate per Sq. Ft. (INR)</b>	<b>Amount Excl. GST (INR)</b>	<b>GST (INR)</b>	<b>Total Amount incl. GST (INR)</b>
<b>Monthly Rental Charges (for the offered property consisting of Industrial shed along with the open area)</b>					

*# Rate to be quoted inclusive of maintenance charges, all costs/expenses payable by the applicant in respect of the maintenance & ownership of the shed and all existing property related taxes & statutory dues applicable on the date of the bid submission.*

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

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

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

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

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

**ANNEXURE - 3**  
**EOI FOR LEASING OF INDUSTRIAL SHED EVALUATION**  
**CRITERIA**

**Evaluation Matrix: TOTAL MARKS 100**

**Evaluation Criteria For Applicants**

**Name of Applicant:**

**Maximum Marks : 100**

S.No	Evaluation Criteria	Maximum Points
<b>1</b>	<b>SHED CONDITION</b>	<b>45</b>
	<b>Possession of Shed</b>	<b>20</b>
<b>1.1</b>	1. Ready to Move [within 15 days] (20/20)	
	2. Handover in 30 days (15/20)	
	3. Handover in 60 days (10/20)	
	4. Handover in 90 days (05/20)	
	<b>Age of Shed</b>	<b>10</b>
<b>1.2</b>	Less than 03 years (10/10)	
	Between 03 - 06 years (7/10)	
	Between 06 - 09 years (4/10)	
	More than 9 years (1/10)	
	<b>Physical Condition of Shed</b>	<b>10</b>
<b>1.3</b>	Well maintained in all respect (10/10) <i>(Flooring, Wall Paints, Insulation, Ventilation, Lights, Office furniture &amp; fixtures, Amenities &amp; Aesthetics etc.)</i>	
	Require 30 days for maintenance/upgradation (07/10)	
	Require 60 days for maintenance/upgradation (04/10)	
	Require 90 days for maintenance/upgradation (01/10)	
	<b>Location of the Shed</b>	<b>5</b>
<b>1.4</b>	In Approved Industrial Area (5/5)	
	In other area with approved Land Usage (3/5)	
<b>2</b>	<b>AVAILABILITY OF UTILITIES</b>	<b>22.5</b>
	<b>Sanctioned Electrical Load</b>	<b>10</b>
<b>2.1</b>	Availability of existing Sanctioned Electrical load more than 450 KW (10/10)	
	Availability of existing Sanctioned Electrical load between 250-449 KW (5/10)	
	Availability of existing Sanctioned Electrical load between 50-249 KW (1/10)	
	<b>Supply Water</b>	<b>5</b>
<b>2.2</b>	Availability of online treated Water Supply through authority (5/5)	
	Availability of water by other means (like borewell, tanker etc.) (3/5)	
<b>2.3</b>	<b>Sewage disposal facility</b>	<b>5</b>



	Availability of Sewage disposal facility maintained by authority (5/5)	
	Availability of septic tank/soak pit for sewage disposal (3/5)	
<b>2.4</b>	<b>Telecommunication &amp; Internet</b>	<b>2.5</b>
	Availability/Feasibility of Telecommunication & High Speed Internet (2.5/2.5)	
<b>3</b>	<b>TRANSPORTATION</b>	<b>10</b>
	<b>Availability of Logistic infrastructure and well connected road network (5/5)</b>	<b>5</b>
<b>3.1</b>	Located on National Highway or within 2 kms of road distance (5/5)	
	Located on State Highway or within 2 kms of road distance (3/5)	
	Located on Other Road or within 2 kms of road distance (1/5)	
	<b>Distance from Inland Container Depot</b>	<b>5</b>
<b>3.2</b>	Inland Container Depot (ICD) with in 10 KM Radius (5/5)	
	Inland Container Depot (ICD) within than10-25 KM Radius (3/5)	
<b>4</b>	<b>MANPOWER FACILATION</b>	<b>22.5</b>
<b>4.1</b>	<b>Availability of ancillary units for plastic injection moulding, sheet metal with Skilled manpower resources for components manufacturing (5/5)</b>	<b>5</b>
<b>4.2</b>	<b>Availability of Public Transport (5/5)</b>	<b>5</b>
	<b>Parking Space</b>	<b>5</b>
<b>4.3</b>	Availability of Parking space for 20 nos. or more four wheelers (5/5)	
	Availability of Parking space for 10-20 nos. of four wheelers (3/5)	
<b>4.4</b>	<b>Security, law &amp; Order consideration for area adjoining the shed with distance from police station (5/5)</b>	<b>5</b>
	<b>Medical Facilities</b>	<b>2.5</b>
<b>4.5</b>	Availability of specialized medical facilities with in 10 KM radius for handling any emergency /accidental injury/trauma cases (2.5/2.5)	
	Availability of specialized medical facilities with in 20 KM radius for handling any emergency /accidental injury/trauma cases (1.5/2.5)	
<b>TOTAL SCORE</b>		<b>100</b>

*Note: Applicant shall be bound 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 at the time of submission of the proposal with proper justification. Requests for deviation(s)/change(s) in the above requirement's will not be entertained after submission of the proposal.*

**The applicant with Technical score of 60 or above will only be considered for further & financial evaluation.**

**ANNEXURE 4**  
**PRO FORMA FOR LETTER OF AUTHORITY**

(On Owner's letter head)

No.

Date:

To,  
Director  
IGL Genesis Technologies Limited,  
c/o IGL Bhawan, 4 Community Centre,  
Sector – IX, R. K. Puram,  
New Delhi – 110022

Sub: EOI Document for Requirement of Industrial Shed (on lease basis)

Sir,

I/ We \_\_\_\_\_ hereby authorize following broker/  
representative(s) to participate in the above-mentioned EOI on my/ our behalf. Any brokerage, if any, payable to  
him will be settled between me/ us and the broker/ representative.

1. Name & Designation \_\_\_\_\_ Signature \_\_\_\_\_

2. Name & Designation \_\_\_\_\_ Signature \_\_\_\_\_

We confirm that we shall be bound by all and whatsoever our broker/ representative(s) shall commit.

Yours faithfully,

Seal and Signature

Name & Designation/ capacity

Note: This letter of authority should be preferably on the letterhead of the owner and should be signed by the owner  
or a person competent and having the power of attorney to bind the owner.

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