

**Department of Food, Civil Supplies & Consumer Affairs, Punjab
Punjab State Grains Procurement Corporation (PUNGRAIN)
Anaaj Bhawan, Sector 39C, Chandigarh**

EXPRESSION OF INTEREST

Director Food, Civil Supplies & Consumer Affairs, Punjab-cum- Managing Director Pungrain invites Expression of Interest (Eoi) from interested parties for hiring of Covered Godowns/ Warehouses available with them in various districts of Punjab for storage of wheat/ Foodgrains during FY 2022-23 by the State Procurement Agencies (SPAs) of Punjab, namely, Pungrain, Punsup, Markfed, PSWC, initially for one year, which may be further extended as per requirement of agencies.

2. The detailed guidelines including specifications of godowns and rent rates for hiring of various categories of covered godowns are available on the Department's website <https://foodsuppb.gov.in>.

3. All the interested godown owners can submit their offers in the prescribed format which can be downloaded from the above website. The offers can be submitted in the office of the respective DFSC-cum-District Manager Pungrain till 2:00 PM on 29.03.2022 or through e-mail on storage.fcs@punjab.gov.in. They are also advised to regularly check the website <https://foodsuppb.gov.in> for any addendum/ corrigendum and updates in this regard.

Director, Food, Civil Supplies &
Consumer Affairs-cum-Managing
Director, Pungrain

FORMAT FOR OFFERING COVERED GODOWNS

From

To

District Manager,
PUNGRAIN, _____ (District)

Subject: Offer for giving Covered Godown on hiring.

Dear Sir/Madam,

Reference to the public notice that appeared in the press on 24.03.2022 inviting of expression of interest for hiring Covered Godowns by State Procurement Agencies for storage of wheat w.e.f. RMS 2022-23.

I/We hereby offer to give my/our Covered Godown in District _____ as per the guidelines issued by the State Govt.

Category of Godown (Scientific or Ordinary)	
Name of the Godown	
Location/Complete Address	
Jamabandi/Mutation of Girdawari duly certifying that the Godown property is existing in the name of owners/Co-owners	
Capacity of Godown (in MTs)/Covered Area (in sq.m)	
No. of Chambers	
Capacity offered for hiring (in MTs)	
Type of Ownership (Sole Proprietor/ Co-ownership/ Partnership Firm/ Company/ Society)	
Complete details of the owners/ partners/ directors along with their Address (Attach Partnership/Co-ownership deed) Note: Use extra sheet, if required	
Weighbridge available, if yes, capacity in MT	
CCTV cameras available, if yes, no. of cameras	
Whether Land/Godown Hypothecated with any bank/ Financial institute. If yes, details:	
Any other additional Information	

I/we hereby declare that the above mentioned Covered Godown possesses all the prescribed facilities as mentioned in the guidelines issued by the State Government. I/we undertake to abide by all the terms & conditions regarding the hiring of Covered Godowns as issued by the State Government/ Agency.

Yours sincerely,

Date:

Authorized signatory with
Complete Address and Seal

Government of Punjab

Department of Food, Civil Supplies & Consumer Affairs

Subject: Guidelines for hiring of godowns/ warehouses by State Procurement Agencies (SPAs) for storage of foodgrains, primarily wheat w.e.f. RMS 2022-23.

As on 13.03.2022, 31.07 LMT Central Pool wheat stocks are lying stored with SPAs in open plinths/covered godowns. Starting 1.4.2022 onwards, 132 LMT wheat stocks (including 8.70 LMT DCP wheat) are expected to be purchased by the State Procurement Agencies and the FCI in the State. In order to ensure safe storage of Central Pool & DCP wheat stocks, the guidelines for hiring of Covered godowns by State Procuring Agencies (SPAs) are as under:-

- 1) GOI/FCI has decided to stop use of CAP storage from RMS 2022-23 and directed State Govt.'s to create maximum covered space by hiring/construction of godowns in the State to accommodate maximum wheat stocks in the covered.
- 2) To augment the total storage capacity required by each SPA, the respective District Food supplies Controller, on behalf of all State procurement agencies in the district, would receive offers from private parties for hiring of Covered godowns for a period of one year which may be further extended as per requirement of agencies. Such hired godowns can be vacated by the SPA at any time by giving one months' notice in advance.
- 3) While assessing their requirement of Covered godowns, District Managers of all SPAs would take the following factors into consideration :
 - Existing/Likely Stocks at the time of commencement of procurement of wheat.
 - Expected storage centre wise procurement/storage in the district
 - Expected monthly off take/movement of foodgrains in the next one year;
 - Present covered storage capacity available with the SPA (owned & hired which is to be continued for next year)
 - It must be ensured that all the existing owned and already hired covered capacity with the respective SPA is optimally utilized.
- 4) The District Manager of the concerned SPA must ensure/ exercise financial prudence while hiring the storage space and would also ensure optimum utilization of the covered Storage capacity in his/ her district.
- 5) The Category and the Storage capacity of any covered godown to be hired by any State procuring agency (SPA) will be determined at the time of mandatory pre-inspection of that covered godown by the teams constituted for this purpose by the respective SPA in each district. The Storage capacity will be calculated on the basis of 150 MT i.e. 3000 bags of wheat weighing 50 kg each constituting a stack of wheat. However, in case at the time of actual storage of wheat, if there are any stacks of more than 150 MT or 3000 bags/ over capacity utilization, no extra rent would be paid.
- 6) The District Manager of the concerned SPA would ensure the Storage worthiness of each covered godown to be hired in his/ her respective district. Pre-inspection should be conducted to ascertain the storage worthiness & capacity of the godown and ensure that all the mandatory specifications/ conditions are adhered to.

- 7) In case of any dispute regarding the category of godown or capacity determined at the level of District Manager of the concerned SPA, the same shall be got re-verified / re-inspected through an officer/ committee appointed by the MD of the concerned agency. The decision of MD in this regard will be considered final.
- 8) Preference would be given to the Scientific covered godowns over the ordinary Covered godowns, for hiring & storage of wheat. All the existing/newly hired covered godowns should be used for storage of central pool wheat stocks and the DCP stocks may be stored in covered only if sufficient covered capacity is available after the storage of all the Central pool wheat stocks.
- 9) The rent payable to the godown owner would be inclusive of property tax, minor/major maintenance of roads and buildings, water and electrical installations and other charges as per the terms of agreement to be executed. All statutory taxes including GST shall be applicable as per the provisions under the relevant Act.
- 10) The hiring SPA would pay the due electricity & water charges, as applicable during the period of custody/ hiring of the godown. However, the owner party would be responsible for regular maintenance. All outstanding dues/arrears of water and electricity bills at the time of hiring shall be the responsibility of the godown owner and will not be paid by SPA.
- 11) The rate of rent for hiring the covered godowns would be uniform for all the SPAs as mentioned below in these guidelines.
- 12) The District Manager of the concerned SPA must ensure before signing any agreement with the godown owner that the agreement is as per the policy of the State Government and the necessary terms & conditions are incorporated in the agreement keeping in mind all the contingencies. It must be ensured that the agreements with all the hired godown owners are signed latest by 30th June of respective year of hiring.
- 13) In case the godown owner wishes to mortgage/sell the godown premises during the period of hiring, he will inform the concerned SPA prior to that. In any case the godown owner shall not mortgage/hypothecate the wheat stocks/stock articles stored in its premises during the period of hiring or until complete liquidation of stocks.
- 14) District Managers of all SPAs shall send the compiled report of total required & hired storage space at each storage centre in their district to their respective Headquarters in the prescribed format before the commencement of wheat procurement season.
- 15) The DMs of the concerned SPAs shall monitor the implementation of these guidelines from the selection of the location, hiring of godowns and sanction of rates. They will also monitor actual utilization of storage capacity hired by the SPA on regular basis to ensure optimum utilization of the storage capacity hired by the agency.
- 16) Such Covered Godowns which are already hired by the SPAs need not submit fresh offer for hiring for RMS 2022-23.

- 17) The detailed specifications of Covered Godowns to be hired and rent rates thereof are given below:

I. SCIENTIFIC COVERED GODOWNS (CATEGORY –A)

These godowns are to be utilized for storage of wheat / foodgrains only, as far as possible and not for stock articles. The stock articles may be stored in ordinary covered godowns/raised open plinths as per availability.

- A. Rent Rate for scientific covered godowns with both weighbridge and CCTV installed in the godown premises= Rs 1.72 per quintal per month on Capacity Basis (CB).**

A1. Rent rate for scientific covered godowns with weighbridge but CCTV not installed in the godown premises= Rs 1.70 per quintal per month

A2. Rent rate for scientific covered godowns without weighbridge but CCTV installed in the godown premises= Rs 1.52 per quintal per month

A3. Rent rate for scientific covered godowns having neither weighbridge nor CCTV installed in the godown premises= Rs 1.50 per quintal per month

Note: Both the weighbridge and CCTV should be in working condition and calibrated from time to time by the godown owner. Further, the godown owner will facilitate providing live feed of CCTV to the concerned agency as & when required.

B. SPECIFICATIONS

- i. **SITE:** The site for the Scientific Covered godown should be preferably near Railway Station or Marketing Yard. It should be absolutely safe from any kind of flood or leakage from roof and linked with pucca road for movement of trucks or carts.
- ii. **SIZE OF GODOWN:** Internal dimension of the godown.
204' 4 x 70', 204' x 47'6" ,170' x 70' , 170' x 47'6" , 136' x 70' , 136' x 47'6" ,
102' x 70' or 102 x 47' 6"
- iii. **WALLS:** 13'6" thick brick wall 1:6 cement sand mortar
- iv. **COLUMNS:** RCC columns to bear the load of trusses and roofing.
- v. **PLINTH HEIGHT :** Preferably 2'3" above from finished internal roads. The plinth should consist of a platform constructed 2'3" above the ground level around the plinths. The top of the plinths shall consist of bricks on edge paving sand ground over 4" thick rammed brick aggregate 1.1/2" gauge ". The brick paving should be finished with cement pointing 1:4. The toe wall should consist of 9" thick brick wall in mud mortar finished with cement pointing from outside .
- vi. **FOUNDATIONS:** Foundations for the filler wall as well as RCC columns should be strong enough to withstand the loads including wind forces incident on the structure. All foundations would be taken to affirm soil below.
- vii. **TRUSS HEIGHT:** Truss height 5.6 Mt from the level to bottom of the cross truss.
- viii. **PLASTERING :** Inside and outside of the godowns-Plaster 12.5mm thick.
- ix. **FLOOR:** 50 mm thick cement concrete, over the base.
- x. **FINISHING:** With whitewash in proper manner inside the godowns.
- xi. **VARNDHA :** 3' wide and 10' long verandah including 9" cantilever.
- xii. **ROADS:** Brick on edge paved roads having width 12 Mt. between two godowns, verandha 9Mt. From godown verandah to B/wall in proper slope for drainage.
- xiii. **BOUNDARY WALL:** 6' height 9" thick boundary wall in brick work with 13 " thick pillars @ 8' C/C with Zig- Zag above DPC boundary wall with 2' height angle iron posts and 10 rows of barbed wire fencing.

- xiv. **BOUNDARY WALL GATE AND WICKET GATE:** Main gate 16' wide and wicket gate 4' wide.
- xv. **OFFICE BLOCK AND CHOWKIDAR QUARTER**
There should be a a room each for Office & Chowkidar Quarter
- xvi. **ELECTRICITY & LIGHTING:** A working electricity connection in the name of the owner individual/ firm should be available. Suitable and adequate fluorescent light fitting should be installed at the inside and outside the godown complex.
- xvii. **WATER SUPPLY:** Submersible pump to lift the water to overhead PVC tank with sufficient storage capacity office block.
- xviii. **DRAINAGE SYSTEM:** Suitable drainage system for the rain water should be provided so as to avoid accumulation of rain water/ water.
- xix. **WEIGHBRIDGE:** A weighbridge of minimum 60 MT capacity should be installed inside the godown premises.
- xx. **CCTVs:** CCTVs with monitoring system should be installed at the entry/ exit of the Godown and inside the chambers covering each stack.

II. OLD COVERED GODOWNS (CATEGORY –B)

A. RENT RATE: Rs 1.00 per quintal per month on Storage Capacity Basis (SCB)

In addition to above, Rs 0.20 per quintal per month would be paid if weighbridge is installed in the godown premises & Rs 0.02 per quintal per month for CCTVs installed. Both the weighbridge and CCTV should be in working condition and calibrated from time to time by the godown owner. Further, the godown owner will facilitate providing live feed of CCTV to the concerned agency as & when required.

B. SPECIFICATIONS

- i. **SITE:** The site for the Covered godown preferably near Railway Station or Marketing Yard. It should be absolutely safe from any kind of flood or leakage from roof and linked with pucca road for movement of trucks or carts.
- ii. **SIZE OF GODOWN:** Internal dimension of the godown in any size sufficient for wheat stacks/ storage of wheat.
- iii. **WALLS:** Thick brick wall with cement sand mortar.
- iv. **COLUMNS:** RCC columns to bear the load of trusses and roofing.
- v. **PLASTERING:** Inside and outside walls of the godowns should be properly plastered.
- vi. **FLOOR:** 50mm thick cement concrete over the base OR The floor should consist of bricks finished with the cement pointing.
- vii. **FINISHING:** With whitewash in proper manner inside the godowns
- viii. **ELECTRICITY & LIGHTING:** A working electricity connection in the name of the owner individual/ firm should be available. Suitable and adequate fluorescent light fitting should be installed at the plinth complex.
- ix. **BOUNDARY:** The entire premises should be enclosed by a boundary wall of brick masonry 4' 6" height with wire fencing of 2'3" with 4 strands on barred wire with angle iron pots at the rate of 8' centre to centre properly embedded in the wall with 1:2:4 plane cement concrete block of 9" x 9".
- x. **DRAINAGE SYSTEM:** Suitable drainage system for the rain water should be provided so as to avoid accumulation of rain water.
- xi. **CHOWKIDAR QUARTER:** The chowkidar quarter shall be a single room and provision for the drinking water should also be made in the campus.