

DEVELOPMENT OF
GEMS & JEWELLERY PARK

Under Public Private Partnership (PPP)/Land Development model

AT RAIPUR, CHHATTISGARH



Invitation for
Expression of Interest
for composite Mix-use
Gems & Jewellery Park
including related Commercial Development

At

Krishi Upaj Mandi Campus, Mandi Road, Pandri,
Raipur, (Chhattisgarh)

**Chhattisgarh State Industrial Development
Corporation Limited (CSIDC)**

1st Floor, Udyog Bhawan, Ring Road No.1, Telibandha,
Raipur (C.G.) – 492006

EXPRESSION OF INTEREST (EoI)

PROJECT BRIEF:

- A) **Land at:** Krishi Upaj Mandi Campus, Madi Road, Pandari, Raipur (Chhattisgarh)
- B) **Purpose:** Gems & Jewellery Park
- C) **Land Area:** 10 Acres (approx.)
- D) **FAR / FSI:** 2.50
- E) **Land Use:** Commercial (including Gems & Jewellery Park) (Leasehold)
- F) **Proposed Proportionate (FAR/FSI Carpet Areas from GF to Upper floors in a same vertical)**
 - i. **(CSIDC: Applicant): Option: 60 : 40**
 - ii. **(CSIDC: Applicant): Option: 50 : 50**
 - iii. **(CSIDC: Applicant): Option:** Any other commercially suitable (please specify): ____ : ____

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 - e. Any other model or combination of all above
13. Project cost including revenue streams to justify preferred PPP model
14. Non-conflicting / non-competitive environment (except in case of non-availability of similar space(s) for sale in CSIDC area)
15. Project details as per annexure

16. **State Agency concerned:**

The Managing Director,

Chhattisgarh State Industrial Development Corporation Limited

1st Floor, Udyog Bhawan, Ring Road No.1, Telibandha, Raipur (C.G.) – 492006

Phone: 0771-6621000 Fax: 0771-2583794

Website: www.csidc.in, Email address: csidc.cg@nic.in, csidc_raipur@yahoo.com

Person concerned:

- A. **Mr. Alok Kumar Trivedi**, Executive Director, CSIDC, Mob: 94252-35401
- B. **For Site & Project related information:**
Mr. S.K. Soni, EE-CSIDC (e-mail: sonisushil_raipur@rediffmail.com), Mob: 9826199509
- C. **Consultants of the Project: M/s ADROIT & CO, New Delhi**
Mr. Raj Kumar Dua, Managing Partner (e-mail: rkdonline@gmail.com),
Mob: 9811113130

NOTICE INVITING EXPRESSION OF INTEREST (EoI)

‘Expression of Interest’ (EOI) is for Planning, designing, financing, construction, development, marketing, operation & maintenance of proposed **“Gems & Jewellery Park Complex on PPP / Land Development model on CSIDC Land (approx. 10 acres) on Leasehold basis at Krishi Upaj Mandi Campus, Mandi Road, Pandari, Raipur (C.G) on freehold basis.**

Land	Area of Land (in Acre)	FAR/FSI Offered	Land use proposed
Krishi Upaj Mandi Campus, Madi Road, Pandari	10.00 (approx.) (Leasehold)	2.50	Commercial (including Gems & Jewellery Park)

S.No.	Event Description	Date(s)
1.	Commencement of Expression of Interest	07.03.2025 at 18:00 hrs.
2.	Last date of receiving queries in writing on mail	17.03.2025 up to 16:00 hrs.
3.	Physical / Online Pre – Bid Meeting: details to be obtained from Mr. S.K. Soni, EE (Mob: 9826199509, Email: sonisushil_raipur@rediffmail.com) (Venue for physical Pre – Bid Meeting :- CSIDC, Meeting Hall, 1 st Floor, Udyog Bhawan, Ring Road No.1, Telibandha, Raipur (C.G.) – 492006)	18.03.2025 at 11:30 hrs.
4.	Reply to queries (received by mail & during pre-bid) and uploading of amendments to EoI, if any	21.03.2025 at 18:00 hrs.
5.	EoI Due Date / last date of submission of EoI	08.04.2025 up to 16:00 hrs.
6.	Opening of EoI and evaluation	08.04.2025 onwards
7.	EoI shall be submitted physically (at the following address) along with a draft of Rs. 11,800/- (including GST) towards cost of EoI in favour of M.D., CSIDC, Raipur from any nationalized bank or schedule bank by the submission due date: The Managing Director, Chhattisgarh State Industrial Development Corporation Limited 1st Floor, Udyog Bhawan, Ring Road No.1, Telibandha, Raipur (C.G.) – 492006 Phone: 0771-6621000 Fax: 0771-2583794 Website: www.csidc.in , Email address: csidc.cg@nic.in , csidc_raipur@yahoo.com	

Interested Applicants may obtain further information regarding this EoI from:

A. For Site & Project related information:

- (i) Mr. S.K. Soni, EE-CSIDC (e-mail: sonisushil_raipur@rediffmail.com)
Mob: 9826199509

B. Consultants of the Project: M/s ADROIT & CO, New Delhi

- (i) Mr. Raj Kumar Dua (e-mail: rkdonline@gmail.com)
Mob: 9811113130

AMENDMENT OF EOI

At any time prior to the Application Due Date, CSIDC may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the EOI by the issuance of Addendum/Corrigendum.

Any Addendum/Corrigendum shall be published on website only and not in news paper, thus issued can be downloaded from the websites of www.csidc.in.

In order to afford the Applicants a reasonable time for taking an Addendum into account / consideration, or for any other reason, CSIDC may, in its sole discretion, extend the Application Due Date.

SITE VISIT AND VERIFICATION OF INFORMATION

Applicants are encouraged to submit their respective Applications after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them for proposing a suitable PPP model, as envisaged.

DISCLAIMER

The information contained in this Expression of Interest (Eoi) (hereinafter referred to as "Eoi") document or subsequently provided to the Bidders, is subject to the terms and conditions set out in this Eoi document.

The purpose of this Eoi document is to provide the Bidders with information to assist the formulation of the project technical and financial eligibility and also to formulate project bid documents based on proposals received, discussions held and project requirements anticipated by CSIDC. This Eoi document does not purport to contain all the information for all the persons, and it is not possible for CSIDC, their employees or any of its agencies/consultants/advisors to consider the business/investment objectives, financial situation and particular needs of each Applicant who reads or uses this Eoi document. Each Applicant should conduct its own investigations and analysis, and should check the accuracy, reliability and completeness of the information in this Eoi document and where necessary obtain independent advice from appropriate sources. CSIDC, their employees or any of its agencies/consultants/advisors make no representation or warranty and shall incur no liability under any law, statute, rule or regulation as to the accuracy, reliability or completeness of the Eoi document.

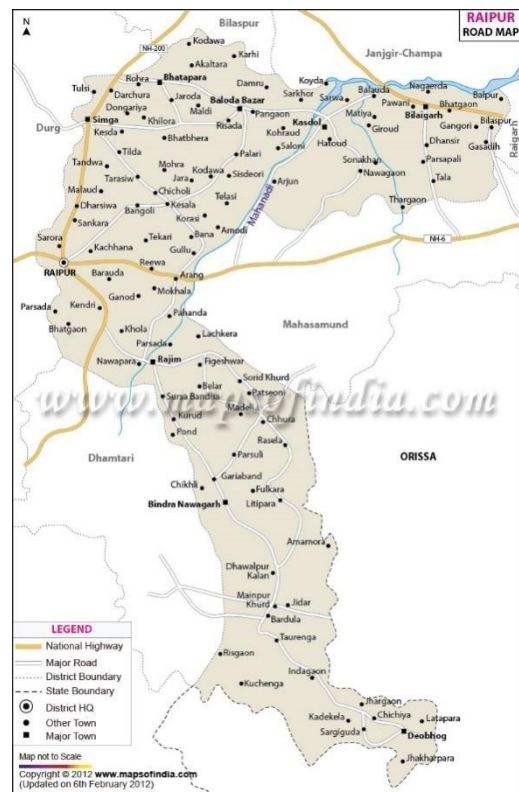
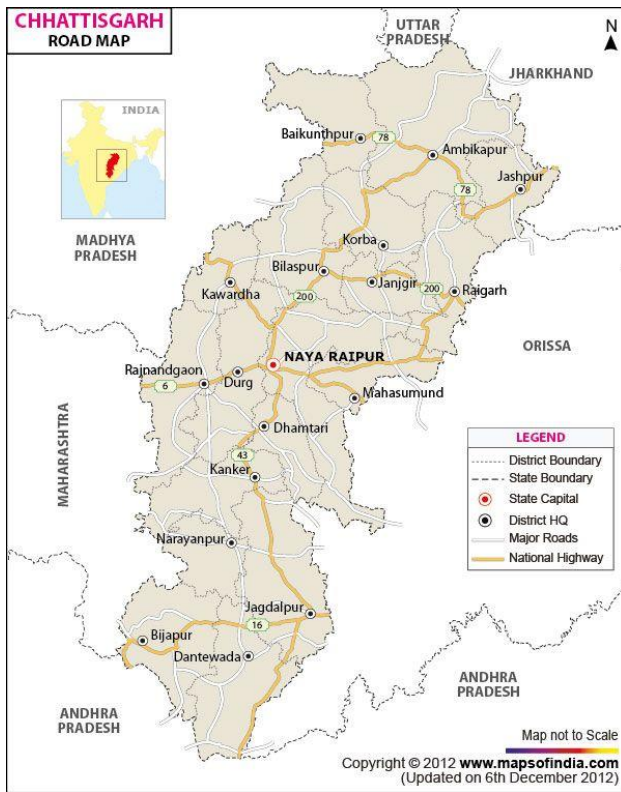
CSIDC may in its own discretion, but without being under any obligation to do so, update, amend or supplement the information in this Eoi document and may even annul further process.

CITY ANALYSIS / DEMOGRAPHICS

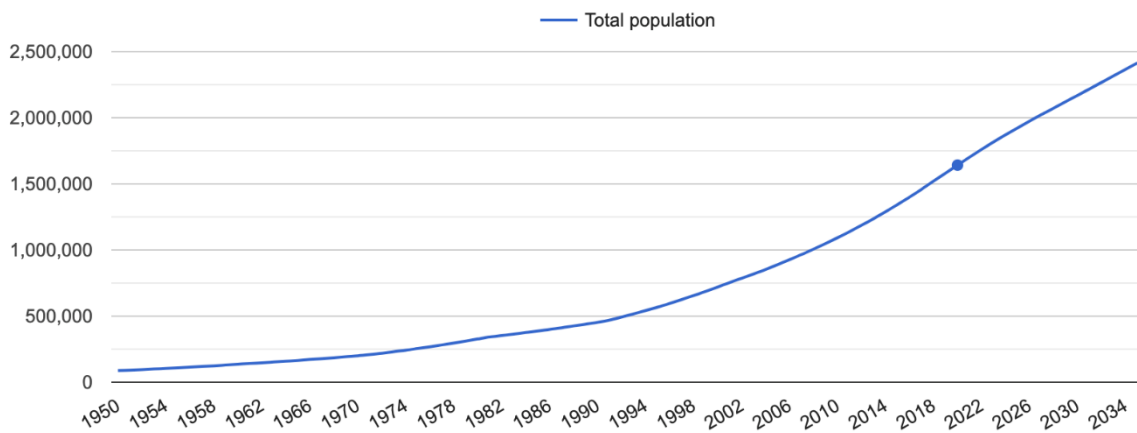
Location & Demographics

Raipur is the capital city of the Indian state of Chhattisgarh. Raipur is also the administrative headquarters of Raipur district and Raipur division, and the largest city of the state. It was a part of Madhya Pradesh before the state of Chhattisgarh was formed on 1 November 2000. It has exponential industrial growth, and has become a major business hub in central India.

As per reports of Census India, population of Raipur in 2011 is 1,010,433. The estimated current metro area population of Raipur in 2025 is 16,41,000 and city population is 14,75,000. This is expected to grow to 19,57,000 and 17,58,000 respectively by 2031.



Raipur Urban Area Population Graph



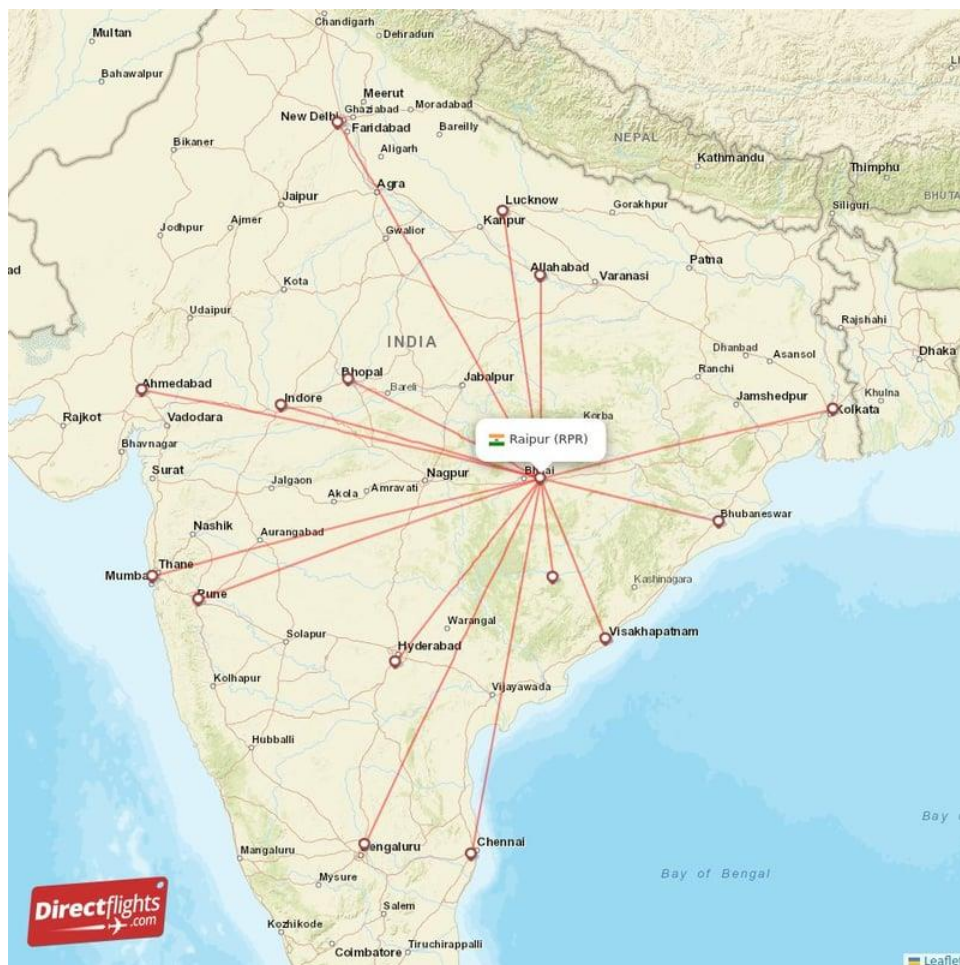
Linkages and Connectivity

Raipur is located centrally in the state of Chhattisgarh. Also, the city is land locked while well connected to the other parts of the country through efficient road, rail and air networks. Owing to its geographical location, the city is very well connected to the district headquarters, tehsils and development blocks with good roads and rail networks.

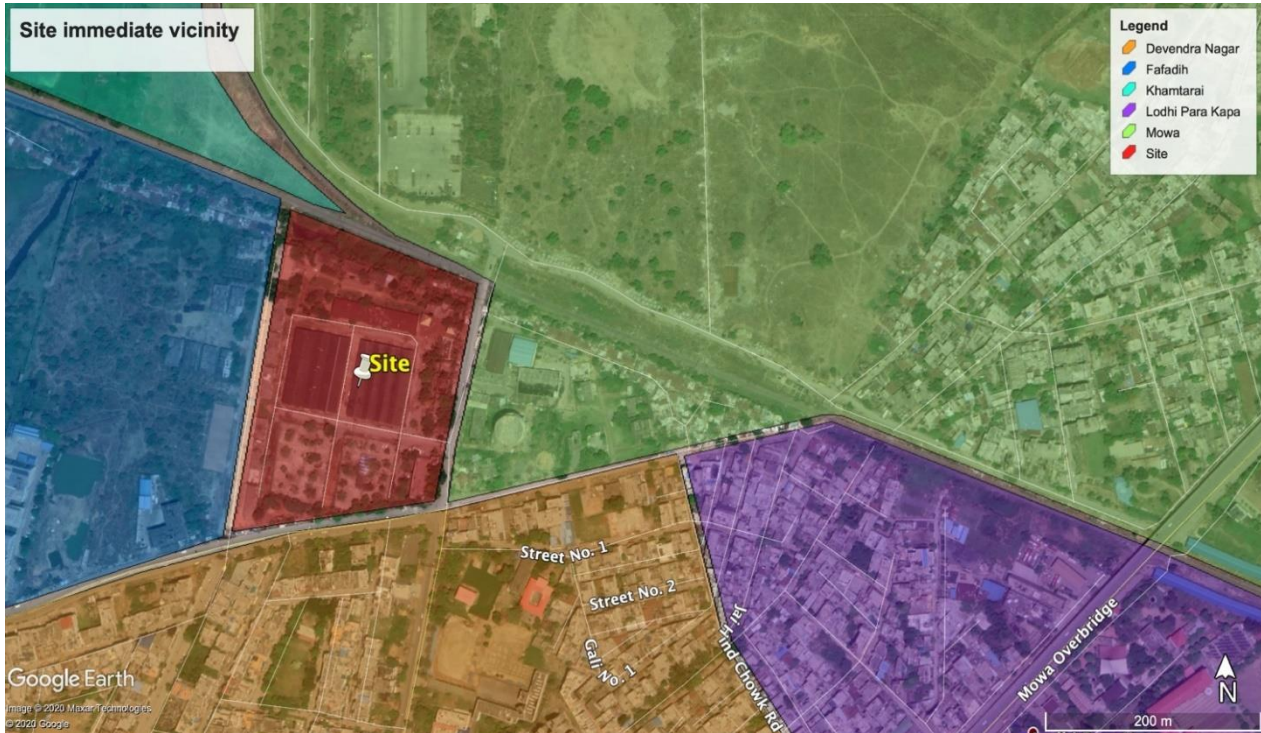
All the important Towns of the region like Bilai (25 km), Durg (41 km), Rajnandgaon (70 km), Bilaspur (115 km), Jagadapur (297 Km), Nagpur (284 km), Jabalpur (369 km) and Bhopal (712 km) are connected with Raipur by road.

Raipur is well connected through National Highway & State Highway. NH 6 connecting Mumbai-Kolkata passes through Raipur and NH. 43 connect it to Visakhapatnam. Four Major intercity roads link Raipur with the surrounding region. Of these, NH-200 (towards Bilaspur) and NH-43 (towards Visakhapatnam) pass through the city in the north-south direction. The NH-6 passes through the city in East West direction road. SH-6 links Raipur with Dhamtari where it connects with NH-43. Raipur lies on the route between Mumbai and Kolkata and daily direct trains connecting Delhi, Kolkota, Hyderabad, Chennai and Mumbai run from the city.

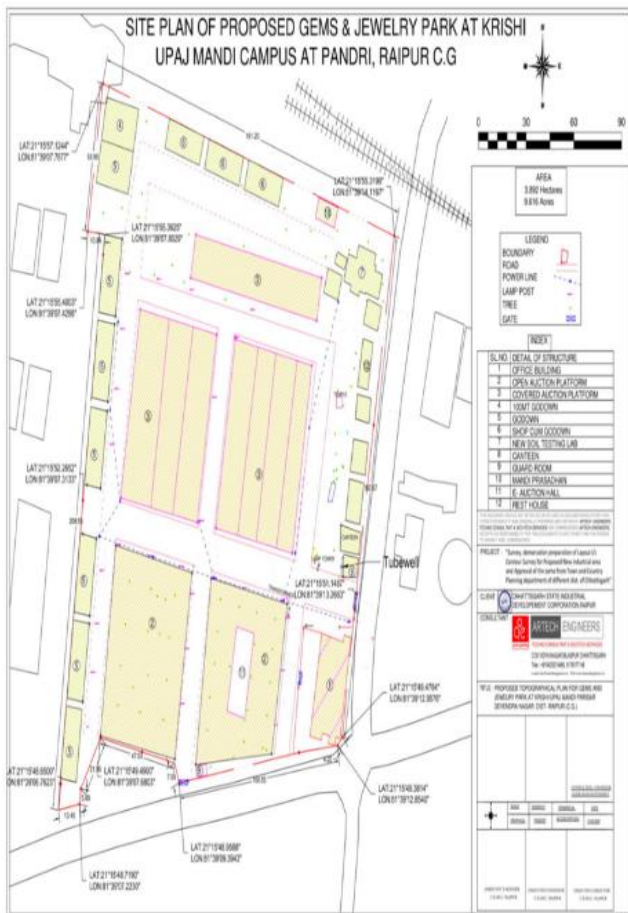
Raipur is connected with regular flights to New Delhi, Mumbai, Kolkata, Chennai, Bengaluru, Bhubaneswar, Hyderabad, Ahmedabad, Goa, Pune, Nagpur, Vishakhapatnam, Bhopal, Indore, Jaipur, Allahabad, Lucknow, Jharsuguda and Utkela etc. Many such flights are marked in map below:



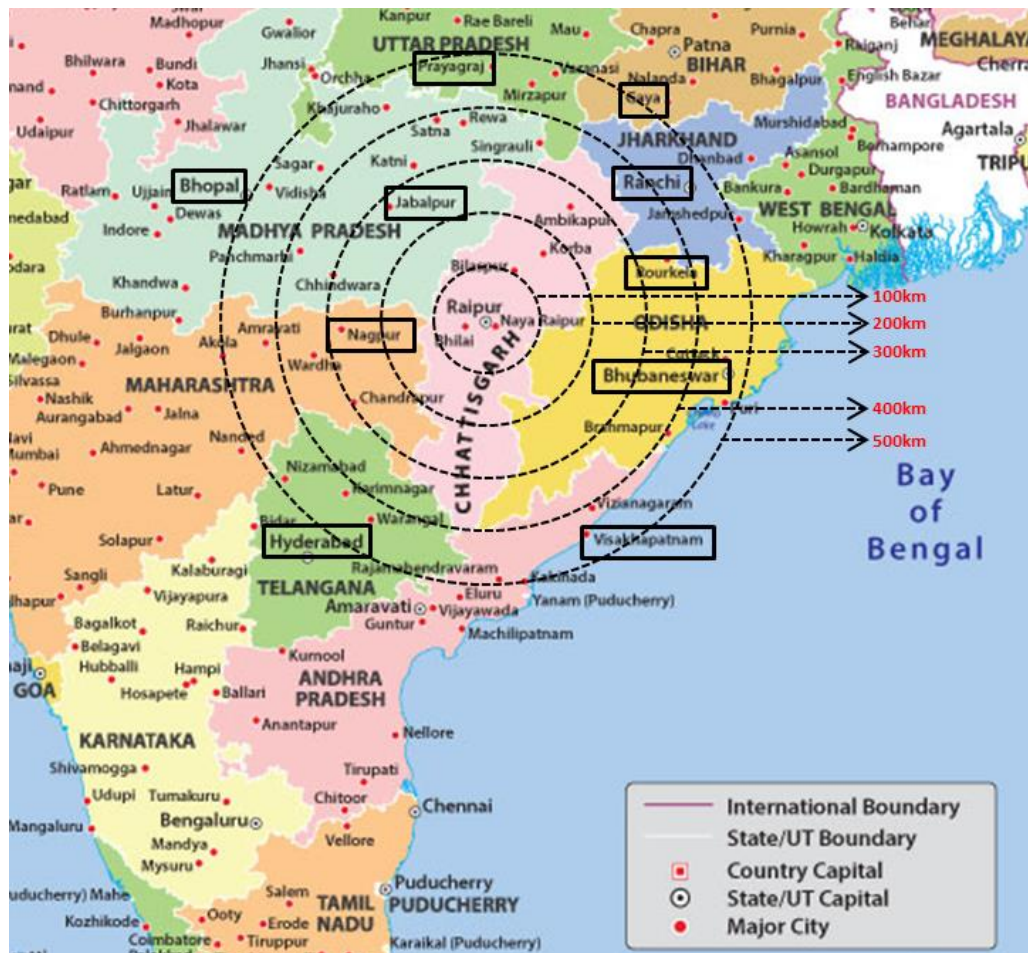
Site vicinity



Site Map and Road connectivity around



Catchment Areas in and around the State



Site Photographs (in and around)



Opportunities for all Stakeholders

JEWELLERS COMMUNITY & WORKERS

- Dedicated retail & wholesale market for Jewellers
- Raipur to cater to nearby catchment areas in and around the state
- Increase in quality & growth in Sales for Jewellers
- Increased productivity along with enhanced safety for workers to cater to Jewellery hub
- Lost Gold recovery to increase profitability for workshops
- Saving of Indirect costs & hardships with utmost security
- Status elevation of Jewellers community
- Better working conditions for Workers

DEVELOPER

- Great Business Opportunity for Developers
- Perpetual recurring income model
- Operation & Maintenance income life long
- Additional business/rentals from allied activities
- Adding opportunities through technology & innovation

GOVERNMENT

- Excellent Facility for the Jewellers & Public etc.
- Increase in Direct & Indirect Tax collections
- **Greater Employment Opportunities for People of CG**
- **Training & skill development for upcoming generation**
- Enhanced labour safety & satisfaction
- Probable reduction in theft and burglary cases due to high security arrangements
- Indirect economic development from Visitors
- Hassel free Operation & Maintenance by Developer
- Help making Chhattisgarh an attractive destination to become jewellery business hub for nearby States

PUBLIC / PEOPLE

- Dedicated central Jewellery market locally
- Certified and hallmarked jewellery
- Multiple options available at competitive price
- Allied products / services / facilities available under one roof
- Safe & secured environment around for shoppers
- Entertainment & Food to enhance experience
- Green & healthy environment to add experience
- First of its kind dedicated jewellery hub in Raipur (CG) and central & Eastern India

CONCEPTUALIZATION – FEATURES :

The objective of this project is to successfully develop a composite commercial mix-use development including setting up of “Gems & Jewellery Park” in Raipur Chhattisgarh on BOT/BOOT/DFBOO or any other suitable PPP / Land Development model and to attend to all technical, legal, commercial and financial aspects etc. The Applicant has to assist CSIDC by adopting the BOT/BOOT/DFBOO or any other suitable PPP / Land Development model appropriate for the Project and continue to associate with CSIDC through agreement signing, financial close of the project, implementation process, marketing the project and till the project is finally complete, operational after handing over to the actual users/traders.

The project will be spread over around 10 acres plot at the Krishi Upaj Mandi Campus at Pandri, Raipur CG. The project is expected to see a real estate investment of more than 1000 crores apart from a business investment of approx. 1500-2000 crores plus and generate employment and will boost especially the Gems & Jewellery trade in and around the State. The project will enhance Gems & Jewellery wholesale/manufacturing, investment & export growth apart from projecting it as a marriage destination mall which will enhance the overall economic growth of Chhattisgarh State.



- The Gems & Jewellery Park is the first ever collaborative hub dedicated to building an integrated ecosystem to provide effective support to Jewellery wholesalers / manufacturers, traders, customers & workers under one roof.
- The project will include Gems & Jewellery units for all categories including large, medium & small retailers / shops as well as international units to cater to export markets.
- It will house areas like shopping arenas, restaurants, design centres, training facilities, technology upgrading centre and better working conditions for karigars, craftsmen & workers within the premises including allied service sector and shall cater to the wedding shopping needs of the visitors under one roof as a composite mix-use commercial development.
- The most remarkable feature of any shopping arena will be the atrium which usually doubles as a vast meeting point. It adds to the grandiose of the experience and to the enjoyment of the Wedding Mall visitors.
- The space will be connected with walkways surrounded by pockets of green to provide as resting and meeting spaces.



Reference images – Shopping center - Tambon Bang Kaeo, Thailand

Salient features of Gems & Jewellery Park Raipur

- The Gems & Jewellery Park will be part of composite mis-use commercial development on around 10 acres of land parcel
- This will be central India's 1st Gems & Jewellery Park
- First of its kind in PPP / Land Development model
- Commercial units along with workshops and commercial allied support services
- Infrastructure like internal roads with street lighting, drainage, rain water harvesting, water & electricity supply, water treatment plant, STP, high security system, disaster management system, telecom line, solar energy, green effects & sit outs areas etc.
- Improved working conditions for workers and artisans/kaarigars
- Mix-use commercial Development
- Employment generation
- 100% secure environment
- Proximity to Airport, GE Road and prominent markets and Malls like Pandri, City Centre & Ambuja Malls etc.
- Increase in quality & productivity of Jewellery products and projected as Wedding Mall
- Make Indian jewellery industry competitive in the locally, nearby states and internationally



Reference images – Tokyu Plaza Omotesando – Tokyo, Japan (left), Złote Tarasy Warsaw, Poland (above)

‘Expression of Interest’ (EOI)

Subject: ‘Expression of Interest’ (EOI) is for Planning, designing, financing, construction, development, marketing, operation & maintenance of proposed **“Gems & Jewellery Park Complex on PPP / Land Development model on CSIDC Land (approx. 10 acres) on Leasehold basis at Krishi Upaj Mandi Campus, Mandi Road, Pandri, Raipur (C.G).**

1. **Applicant:** For the purpose of this EOI an "Applicant" shall mean and include, subject to any modification through Instructions to Bidders (ITB), an entity which may be an individual, a registered partnership firm, a registered limited liability partnership firm (LLP), a registered co-operative society, a registered trust, a public or private limited company incorporated and registered in India under the Companies Act, 1956 or a foreign company duly incorporated in that country applying for the relevant Project(s), either individually or in consortium with other such entities, subject to compliance with applicable laws, policies and guidelines of Government of India, such entities being permitted to Bid and execute the Project(s) as per their object of businesses specified in their charter/registration/incorporation documents and the like and shall include its / their authorized representatives, successors and permitted assigns. For the purpose of this definition, a Proprietary firm will fall under the category of ‘individual’.

2. Applicant Details:

- (a) Name:
- (b) Country of incorporation:
- (c) Address of the corporate headquarters and its branch office(s), if any, in India:
- (d) Date of incorporation and / or commencement of business:

3. Details of individual(s) who will serve as the point of contact / communication for the Authority:

- (a) Name:
- (b) Designation:
- (c) Company:
- (d) Address:
- (e) Telephone & Mobile Number:
- (f) E-Mail Address:
- (g) Fax Number:

4. In case of a Consortium (maximum consortium members allowed are three):

- (a) The information above (1-3) should be provided for all the Members of the Consortium.
- (b) Information regarding the role of each Member (including Lead member) should be provided as per table below:

Sl. No.	Name of Consortium Member	% Shareholding	Role*	Share of work in the Project
1.				
2.				
3.				

* The role of each Member, as may be determined by the Applicant, should be indicated.

5. Brief description and background of the Applicant including details of its main lines of business and proposed role and responsibilities in this Project for all members in case of consortium should be provided in separate sheets.
6. **The Applicant should meet both technical and financial requirements as mentioned below:** The Lead Member in case of Consortium should hold at least 51% equity while other members should hold at least 10% of the equity (for consideration of Technical Eligibility) and 26% of the equity (for consideration of Financial Eligibility) in case of consortium. In case of Consortium, separate information is to be provided for each member of the consortium who's technical / financial eligibility is being claimed.

A. Details of completed Projects (Development/Construction of a Real Estate either residential and/or commercial except plotted development) **for Technical Experience of Applicant in last 10 financial years till FY 2024-25:** Technical Experience to be met by the Applicant or Technical Member (at least 10%) including rest by the other members, in case of Consortium;

- a) In case of single project in an area of at least 8 acres of land with minimum carpet area of 8 Lakh sq. ft. (as defined in CGRERA) and the project value of not less than Rs. 200 crores;
- b) In case of two projects in an area of at least 12 acres of land with minimum cumulative carpet area of 12 Lakh sq. ft. (as defined in CGRERA) where each project must not be less than 5 acres with carpet area of at least 5 Lakh sq. ft. each and the project value should not be less than Rs. 150 crores each;
- c) In case of three projects in an area of at least 15 acres of land with minimum cumulative carpet area of 15 Lakh sq. ft. (as defined in CGRERA) where each project must not be less than 4 acres with carpet area of at least 4 Lakh sq. ft. each and the project value should not be less than Rs. 125 crores each;

(List of best maximum 20 projects to demonstrate technical experience):

Sl. No.	Name of Client and Project/ Work nature	Percentage of participation of Bidder in the project	Carpet & Land Area of the Project	Date of start / appointed date of project	Value of contract as per Agreement /LOA	Value of work completed	Balance value of work to be completed, if any	Date of Completion/ Anticipated date of completion
			in Sqm		Rs. in Crore	Rs. in Crore	Rs. in Crore	
1	2	3	4	5	6	7	8= (6-7)	9
1								
2								
3								
4								
5								

Note:

- i. *Development means Conceptualize, design, finance, build and market*
- ii. *Construction shall mean responsibility for physical construction of an owned project or project of other business entities as a contractor.*
- iii. *Real Estate Project would include development of residential projects (such as Townships, Housing Colonies, Apartments / Group Housing, Cottages / Villas etc.) Commercial / Retail projects (such as Malls, Shopping & Office Complexes, Town / District Centres etc.), Mix-use Commercial.*

B. Details of Financial Capacity:

- a) Minimum Net worth of Rs. 200 Crores to be met by the Applicant or Lead Member (at least 51%) including rest by the other members (at least 26%), in case of Consortium;

OR

- b) Average Minimum Turnover of Rs. 500 Crores to be met by the Applicant or Lead Member (at least 51%) including rest by the other members (at least 26%), in case of Consortium;

a) Financial Capacity of the Applicant (Cash Accruals and Net worth) (In Rs. crore):

Applicant type	Net Cash Accruals*					Net Worth
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1**
Single entity Applicant or Lead Member (Separately for all other members of the Consortium)						
TOTAL						

* Net cash accrual of applicant or any constituent of the consortium should not be in minus.

**Year 1 means the latest completed audited financial year, preceding the application.

Calculation of Net Worth for Financial Year: 31.03.2024		
Particulars		Amount (Rs. in Cr)
	Subscribed and Paid up Equity / Capital (including Equity / Security Premium)	
Add	General Reserves	
Less	Revaluation Reserves	
Less	Accumulated Losses	
Less	Miscellaneous expenditure not written off	
Less	Accrued liabilities not accounted for	
Less	Intangible Assets	
TOTAL NET WORTH		

OR

- b) **Minimum Average Annual Total / Gross Turnover** of the Applicant during the last 3 (three) audited financial years preceding the EoI submission date i.e. 2021-22, 2022-23 & 2023-24 should not be less than Rs. 500 Crores from any business activity.

Name of Bidder / Each Member of the Consortium (Lead Member holding at least 51% equity):

S. No.	Head	Total / Gross Turn-Over, as per audited accounts (Rupees in Crores)
1	Financial Year 2021-22	
2	Financial Year 2022-23	
3	Financial Year 2023-24	
4	Sum of Total / Gross Turnover of Three Years	
5	Average Annual Total / Gross Turnover (Gross Total ÷3)	

7. The Applicant can propose any suitable model for the proposed Gems & Jewellery Park project proposed on PPP mode, as suitable and commercially viable for the Applicant, CSIDC / C.G. and the Public / Users of the facilities as mentioned below:

- i. **(CSIDC: Applicant): Option: 60 : 40** (carpet area, as defined under CGRERA)
- ii. **(CSIDC: Applicant): Option: 50 : 50** (carpet area, as defined under CGRERA)
- iii. **(CSIDC: Applicant): Option:** Any other commercially suitable (please specify): ___ : ___

- I) Option i / ii / iii, as above of the ground coverage (carpet area) and area on all upper floors (in the same vertical block), as per applicable FAR/FSI norms, allowed at the entire land parcel for following specified G&J project requirements / usage by CSIDC;**

While proposing any suitable PPP / Land Development model by the applicant, the prime consideration is to be given to the development of Gems & Jewellery Park for the which the subject land is allocated and which is the need of the Saraffa traders, the Government of Chhattisgarh and the people of the State and the nearby States. In view of this the Applicant has to keep in mind to provide the following minimum requirements for Gems & Jewellery Park traders (retail), wholesalers, manufacturers, workshop area and allied commercial required by the community with A-class construction with all amenities and facilities, in accordance with NBC-2016 and all other applicable Codes & Standards, as mentioned hereunder:

- a) Area in sq. ft. (as per Option i / ii / iii, above) on G+3 floors for retail traders (carpet sizes minimum **360 (12'x30')**, **720 (18'x40')** & **1440 (24'x60')** sq. ft. size (in the same vertical on G+3 floors) to cater to all small, medium and large traders in the industry. GF & FF shops have to be of 20' height and the rest floor height has to be minimum 12'. Each G+3 floors should have small eating / coffee & tea joints to cater to the needs of common public while shopping;
- b) 4th Floors Area:
 - I. Minimum 15,000 sq. ft. carpet area on 4th floor (in the same vertical of G+3 floors) for convention / trade meetings, banqueting and exhibition requirements. A separate entry / exit of this area along with lifts and associated infrastructure may be planned to provide privacy to the retail / wholesale traders areas and common public using such areas;
 - II. Rest of the carpet area in sq. ft. left on 4th floor for wholesale traders;
- c) Area in sq. ft. (as per Option i / ii / iii, above) on 5th, 6th & 7th floors (in the same vertical of G+4 floors) for wholesale traders / importers & exporters, Couriers / AANGARDIAS, as per need and requirements of the trade etc.;
- d) Rest of the FSI / FAR area on upper floors (in the same vertical of G+7 floors) if the Gems & Jewellery community need & potential / appetite is there to absorb;
- e) Separate workshop area of at least 10000 sq. ft. (carpet area) on ground floor coverage and similar area on each floor up to at least 10th floors (unless demand / need & potential / appetite is there to absorb by the G&J community) with a workshop size of at least 500 sq. ft. (25'x20') size. Centralised LPG gas connection in workshop areas, may be at the roof top for safety and aesthetics point of view;
- f) Apart from the above, the Applicant has to consider parking requirements (ECS required whether in basement or in a separate standalone multi-level parking structure and may be along with automated parking), as per FAR consumed including common areas including toilets (Males/Females), change rooms for staff, strong common area security systems with centralised control, centralise air-conditioning system (in shops and common areas), common strong-room areas, specific safety and security aspects / requirements of traders for goods

(safe loading / unloading) coming in & out of their establishments / complex, fire-fighting systems & instruments including fire-escapes, stairs, lifts & escalators etc. and infrastructure development of the whole project like electricity, power backup, water, STP, Communication – Data & Voice, Central Utility Building, Training Centre & Skill Development Institute, Health Club etc. apart from required clearances & approvals etc. as may be essential to make the project operational and commercially viable.

8. Applicant's Area: Rest of the of the ground coverage (carpet area), after considering the carpet and the common areas mentioned at serial no. 7 above, and area on upper floors, as per applicable FAR/FSI norms, allowed at the entire land parcel (apart from the specified G&J project requirements / usage by CSIDC, as specified above);

- A)** The Applicant is free to use the project land balance/remaining FSI / FAR available if commercially viable, apart from the above minimum requirements, as envisaged for the Gems & Jewellery community, for multiplex cum mall, food courts, banking, courier, packaging, recreational & kids play zone, design centres, open spaces and green landscapes, other local shopping stores to make it a complete marriage shopping destination for the people of the State at large and Raipur in particular. A suitable hotel unit (block/building/upper floors), if technically feasible and commercially viable, with a separate entry/exit may also be planned alongside, in order to provide such facilities to complement the Wedding Mall requirements as such hotel facilities does not exist in this area.
- B)** The Applicant has to provide a layout plan to demonstrate the proposed project planning (specifying Gems & Jewellery area, Applicant's area, Parking & Amenities and common areas etc.) for better understanding and envisaging the amenities and facilities proposed under the proposed PPP model. Anything further, if feasible and appropriate, to substantiate the Applicant's vision/concept may also be provided.
- C)** The Applicant is free to propose any preferential Project PPP Model with reasoning after considering the minimum project requirements as per Serial no. 7 above:
- i. Land Premium (amount & percentage) upfront and in following years along with BG / Escrow mechanism, with / without Marketing Rights for part/entire project
 - ii. Any Lease model proposed for up to 20% of the CSIDC area for G&J Park
 - iii. Revenue Sharing model beyond a certain threshold price specific to each floor
 - iv. Whether any Viability Gap Funding (VGF) is expected, if yes, propose with supported reasonings.
 - v. Annual Payment or a combination of all above.
 - vi. Any other model which Applicant may feel suitable apart from the above proposed models
 - vii. Any concession expected from State Government of Chhattisgarh relating to Ground Coverage, FAR/FSI, Building Height, Parking norms etc. in order to make project commercially viable
 - viii. Any concession proposed to the buyers of G&J Park area of CSIDC
 - ix. Whether parking area up to 40-50% need to be sold (to shop owners/traders) to make the parking occupied and commercially viable with monthly charges to be recovered from such sold parking areas towards operation & maintenance etc.
 - x. Proposed plan to legally structure the PPP model to make it a win-win situation for all stakeholders while buying and later operating & maintaining the project assets.

- D)** The Applicant has to provide the preliminary/stage-1 estimated project details including average cost of construction for Class-A building with all amenities and facilities (as per approved plans by CSIDC before getting approval from competent authorities) as envisaged and detailed herein above. Apart from this the Applicant has to provide a selling price of the carpet area of each floor and an average of all floors. The Applicant is free to propose sharing percentage between CSIDC and the Applicant if the selling price achieved is more than minimum anticipated price whether floor wise / average for the project, so as to allow marketing and selling rights of the entire project to the Applicant including the areas specifically earmarked for Gems & Jewellery traders community.
- E)** The Applicant will not create any conflicting / competitive environment by creating any such area(s) in his owned area in line with specific areas earmarked by CSIDC for Gems & Jewellery traders' community unless the entire such areas are marketed and sold out (no more available for sale) and full sale considerations are recovered by CSIDC in lieu thereof. Moreover, the Applicant will make sure that none of the Gems & Jewellery earmarked area(s) are sold to any other traders/retail/wholesale/workshop community, other than what is specifically allowed by CSIDC in the final Request for Proposal (RfP) document in respect to this PPP project.
- F)** Project proposed Areas, Costs, O&M, Construction period, Defect Liability period, Floor wise Selling price and Average Selling price for such A-class constructed areas (as per Annexure-A enclosed)
- G)** Project Queries: Please send your project related queries, if any, in writing along with the application and/or on mail by the due date of raising queries as listed in table on Page-3 above.

Note:

- a)** Use separate sheets wherever required.
- b)** Applicants shall submit the EOI in the prescribed format, as above, in English language.
- c)** The EOI shall be submitted along with a covering letter together with the desired supporting documents and proofs on the letter head of the Applicant / Consortium together with each page of the Document duly signed by the head or authorised signatory of the Applicant / Consortium under seal of the company.
- d)** **Presentation and any other information to substantiate the capabilities of Applicant.**
- e)** **Date of presentation will be intimated to the Applicants in due course of time, after scrutinising the Eoi proposal and documents.**

A) Land Area: Around 10 Acres (approx.) (Leasehold basis)

B) FAR / FSI: 2.50

C) Proportionate Sales of Areas allowed (between CSIDC: Applicant's): 25 : 15, 50 : 25, 75 : 50 & 100 : 90

#	Particulars	Total	CSIDC	Applicant's	Remarks, if any
1	Carpet Area				
2	Super Built-up Area				
3	Parking Area (ECS)				
4	Compounding Area, if any				
5	Addition FAR/FSI Area, if required				
6	Ground Coverage				
7	Building Height				
8	Parking area in Basement/Separate Block (Multi-level, mechanical, surface etc.)				
9	Other Amenities & Facilities				
10	Cost of Designing, Permissions & Approvals				
11	Cost of A-class Construction (SBA) excluding Parking				
12	Cost of Parking Area Development				
13	Cost of Other Project Infrastructure				
14	Cost of Funds				
15	Debt: Equity Ratio proposed				
16	Expected Return on Investment (RoI)				
17	Cost of Marketing & Sales				
18	Other Costs, if any				
19	Interest Free Maintenance Security (IFMS), if any				
20	Cost of O&M in 1-3 years and 4-6 years with increase YoY				
21	Construction Milestones (Period & Percentage)				
22	Defect Liability Period				
23	Whether interested in O&M of entire area or only Self area				

#	Particulars	Total	CSIDC	Applicant's	Remarks, if any
24	Expected Sale of Areas (Period & Percentage) and Average Selling price OR Floor wise price as under: GF FF SF TF Upper Floors				
25	No Common Area sales allowed and any revenue from common area to be used against Common Area Operation & Maintenance costs to be charged from space/shop owners/users				
26	Any proposed Scheme to Sell / Allocate spaces / areas to Gems & Jewellery Traders and payment stages				
27	Any Leasing model proposed up to 20% of CSIDC area				
28	Escrow Account mechanism for Sale proceeds and Construction linked costs disbursements towards CSIDC area				
29	Self-area Sales proceeds and usage to be as per RERA norms				
30	Proposed Branding of the Project, if any				
31	Proposed Concessions expected from CG, if any				
32	Proposed Concessions expected to be provided to G&J Park Traders/Users, if any				
33	Proposed change in Technical & Financial Eligibility Criteria, if any, with justification				
34	Any other aspect which the Applicant feel to share with CSIDC which will add value to the project and make this PPP model commercially suitable / viable for all Stakeholders during the project stage and entire life of the project				
