



# Chhattisgarh State Industrial Development Corporation Limited

## **PRE-BID QUERIES RESPONSE DOCUMENT**

For

For Expression of Interest (EOI)

**(EOI/NIT No. 16/CSIDC/E.E./Division-III/2024-25 Raipur, Dated 06/03/2025)**

For

**“DEVELOPMENT OF GEMS AND JEWELLERY PARK AT KRISHI UPAJ MANDI  
CAMPUS, MANDI ROAD PANDRI, RAIPUR (C.G.) ON PUBLIC-PRIVATE  
PARTNERSHIP (PPP)/LAND DEVELOPMENT MODEL MODE”**

Dated : 05/05/2025

This Document serially numbered from page number 01 to 07

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**PRE BID QUERIES RESPONSE**

REF : EOI/NIT No. 16/CSIDC/EE/Division-III/2024-25 Raipur, Dated 06/03/2025

REPLIES TO QUERIES MAILED BY APPLICANTS (ONLY THREE) FOR CSIDC “GEMS & JEWELLERY PARK PROJECT”

PRE-BID MEETING HELD ON 18.03.2025 AT 11.30 AM AT 1<sup>ST</sup> FLOOR, CSIDC OFFICE, UDYOG BHAWAN, RAIPUR.

| S. No. | EOI Reference / Clause             | Contents as per EOI  | Amendment / Modification Request   | CSIDC Response to Query  |
|--------|------------------------------------|--|--|--|
| 1.1    | Clause 6 A of Eoi on Page 15 of 21 | <p>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;</p> <p>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;</p> <p align="center"><b>OR</b></p> <p>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;</p> <p align="center"><b>OR</b></p> <p>c) In case of three projects in an area of at least 15 acres of land with minimum</p> | <p>A. Details of completed Projects (Development/Construction of a 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;</p> <p>a) <b>In case of single project having minimum built up area not less than 4.50 Lakh Sq. ft and the Project Value is not less than Rs. 200 Crore;</b></p> <p align="center"><b>OR</b></p> <p>b) <b>In case of two projects having Total Built up area not less than 5.50 Lakh Sq. ft and each Project value is not less than Rs. 125 Crore</b></p> <p align="center"><b>OR</b></p> <p>c) <b>In case of three projects having Total Built up area not less than 6.50 Lakh Sq. ft. and each Project Value is not less than Rs. 100 Crore;</b></p> | <p>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;</p> <p>a) In case of single project in an area of at least 6 acres of land with minimum carpet area of 6 Lakh sq. ft. (as defined in RERA / Concerned Sanctioning Authority) and the project value should not be less than Rs. 200 Crores (excluding land price);</p> <p align="center"><b>OR</b></p> <p>b) In case of two project in a cumulative area of at least 8 acres of land with minimum cumulative carpet area of 8 Lakh sq. Ft. (as defined in RERA / Concerned Sanctioning Authority) where each project must not be less than 2.50 acres of land with carpet area of at least 2.50 lakh sq. ft. each and the projects cumulative value should not be less than Rs. 225 Crores while each project value should not be less</p> |

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|        |  | 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;  |  | than Rs. 75 Crores (excluding land price);<br><b>OR</b><br>b) In case of three projects in a cumulative area of at least 10 acres of land with minimum cumulative carpet area of 10 Lakh sq. ft. (as defined in RERA / Concerned Sanctioning Authority) where each project must not be less than 2.50 acres of land with carpet area of at least 2.50 lakh sq. ft. each and the project cumulative value should not be less than Rs. 250 Crores while each project value should not be less than Rs. 75 Crores (excluding land price).   |
|        |  | <b>Same as above</b>   | <b>Can Financial Technical or Turnover criteria be Revised by CSIDC?</b>   | <b>Same as above</b>   |
| 1.2    | Note of Clause 6 A of Eoi on Page 15 of 21 | Note:<br>i. Development means Conceptualize, design, finance, build and market<br>ii. Construction shall mean responsibility for physical construction of an owned project or project of other business entities as a contractor.<br>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 Centers etc.), Mix-use Commercial. | Note:<br>i. Development means Conceptualize, design, finance, build and market<br>ii. Construction shall mean responsibility for physical construction of an owned project or project of other business entities / <b>Govt. Departments / Semi-Govt. / PSUs as a Prime contractor including allied Services and Development Work.</b><br>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 Centers etc.), Mix-use Commercial. | Note:<br>i. Development means Conceptualize, design, finance, build and market<br>ii. Construction shall mean responsibility for physical construction of an owned project or project of other business entities / <b>Govt. Departments / Semi-Govt. / PSUs as a Prime contractor including allied Services and Development Works, as a Contractor.</b><br>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 Centers etc.), Mix-use Commercial. |

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| 2      | Clause 6 B of Eoi on Page 16 of 21 | <p><b>B. Details of Financial Capacity:</b></p> <p>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;</p> <p style="text-align: center;"><b>OR</b></p> <p>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;</p> | <p><b>B. Details of Financial Capacity:</b></p> <p>a) Minimum Net worth of Rs. 125 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;</p> <p style="text-align: center;"><b>OR</b></p> <p>b) Average Minimum Turnover of Three Financial Year i.e. 2024-25, 2023-24, 2022-23 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;</p> | <p><b>B. Details of Financial Capacity:</b></p> <p>a) Minimum Net worth of Rs. 175 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;</p> <p style="text-align: center;"><b>OR</b></p> <p>b) Average Minimum Turnover of Three Financial Year i.e. 2024-25, 2023-24, 2022-23 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;</p> |
|        |                                    | Same as above   | Looking ahead of the size of project to be done, Networth should be Rs.150 Cr and financial data for the tender should be consider upto FY.2024-25 certified by statutory auditor.   | Same as above  |
|        |                                    | Same as above   | <b>Can Financial Technical or Turnover criteria be Revised by CSIDC?</b>   | Same as above  |
| 3      | Eoi, Page-14 of 21                 | <p><b>Subject: 'Expression of Interest' (EOI) is for Planning, designing, financing, construction, development, marketing, operation &amp; maintenance of proposed "Gems &amp; 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).</b></p>  | Project Land should be freehold. Lease & Freehold clarities is required.   | CSIDC will offer the constructed built-up area(s) on lease basis and also allow transfer/sub-leasing and mortgage rights to the Allottee(s) of such constructed area(s) after signing of Agreement to Sell with the Developer by the end users after allotment and payment of booking amount, as per CGRERA norms and terms & conditions applicable to such development.   |
|        |                                    | Same as above   | You are offering land on leasehold basis for GJP but we are interested in working on freehold Land. Is this possible land allotment by CSIDC on a  | Built-up area(s) conversion from leasehold to freehold will be allowed to the owners/end-users based on CSIDC existing   |

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|--------|--------------------------------------|---|---|---|
|        |                                      | Same as above   | freehold basis?<br>The land may be allotted to the selected applicant on a freehold basis rather than leasehold. This will improve the project's bankability, enable long-term capital investment, and attract high-quality developers. | policies in this regard and modified from time to time.   |
| 4      | Clause 7 iii of Eoi on Page 17 of 21 | <b>(CSIDC: Applicant): Option:</b> Any other commercially suitable (please specify):<br>__ : __ | Can it be possible to join 0-100 proportionate in PPP Model.  | Project land is offered as per terms & conditions in Eoi.   |
| 5.1    | No reference in Eoi                  | <b>New Clause</b>   | Can we increase the building Hight beyond GF+7.   | This land parcel will be offered on sale through PPP mode based on the responses received from the prospective applicants and as per discussions during Pre-bid meeting held on 18.03.2025.<br><br>The Applicant has to propose based on development norms, as applicable and their self-assessment of site potential.<br><br>The Selling process to the Gems & Jewellery Retailers/Traders will be decided by CSIDC in consultation with the Government of Chhattisgarh and after analysing demand and supply of spaces available for the end users. |
| 5.2    | No reference in Eoi                  | <b>New Clause</b>   | Clarity over premium FAR.   |   |
| 5.3    | No reference in Eoi                  | <b>New Clause</b>   | Any promotional scheme by government for business set up at the proposed site.  |   |
| 5.4    | No reference in Eoi                  | <b>New Clause</b>   | If freehold allotment is possible then what will be the subsidised land price per square feet for us?   |   |
| 5.5    | No reference in Eoi                  | <b>New Clause</b>   | If CSIDC offering Subsidy in the form of INTERIOR OR FIXED AMOUNT PERCENTAGE to Jewellers than what will be the criteria and amount of subsidy.   |   |
| 5.6    | No reference in Eoi                  | <b>New Clause</b>   | What will be the Selling Process?   |   |
| 6.1    | No reference in Eoi                  | <b>New Clause</b>   | Clarities over existing construction at sites and its removal scope.  |   |
| 6.2    | No reference in Eoi                  | <b>New Clause</b>   | Clarification required on proposed MR Road parallel to railway track.   | The Applicant need to make their self-assessment of infrastructure available at and nearby site including site potential  |

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|        |                        |   |   | based on existing land and applicable development norms and market scenario on as-is-where-is basis.  |
| 7.1    | No reference in EOI    | <b>New Clause</b>   | <p><b>Division of Land Based on Area-Sharing Ratio:</b><br/> The applicant may be permitted to divide the total land parcel into two portions as per the area - sharing ratio proposed in its bid:</p> <p>One portion to be developed as the Gems &amp; Jewellery Park, fulfilling CSIDC's specified requirements, and handed over upon completion.</p> <p>The remaining portion to be retained by the applicant, with freedom to undertake residential, commercial, or mixed-use development, in line with local by-laws and market potential.</p> | The Applicant may propose such area bifurcation along with common facilities and amenities to such areas keeping in mind ease of doing operation & maintenance of both the areas independently and jointly too, as a composite project being envisaged as such. |
| 7.2    | No reference in EOI    | <p><b>New Clause</b></p> <p><b>FSI Allocation in Proportion to Area Share:</b><br/> The permissible FAR/FSI for the project site should be allocated between CSIDC and the applicant in the same proportion as the land/build-up area share defined in the bid.</p> |   |   |
| 7.3    | No reference in EOI    | <b>New Clause</b>   | <p><b>Phased Development Allowed:</b><br/> The EOI may allow the project to be developed in multiple phases depending on demand, market absorption, and financial planning, with flexibility in milestone timelines while maintaining overall project delivery standards.</p>   |   |

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| 7.4    | No reference in Eoi    | <b>New Clause</b>   | <p><b>Branding, Marketing, Leasing &amp; Sales Autonomy:</b><br/>The applicant should have exclusive rights to brand, market, lease, and sell spaces developed within its share of the project. The overall project can be promoted as an integrated commercial destination, subject to mutual approval of branding guidelines with CSIDC.</p>   |  |
| 7.5    | No reference in Eoi    | <b>New Clause</b>   | <p><b>Shared Infrastructure &amp; Maintenance Costing:</b><br/>Infrastructure services such as STP, water treatment, power supply, internal roads, security, and other utilities can be developed and maintained as common shared assets. The ongoing operations and maintenance costs may be shared proportionately based on the final area/FSI allocation between CSIDC and the applicant.</p> |  |
| 8      | No reference in Eoi    | <b>New Clause</b>   | <p><b>Right to Mortgage Land for Capital Mobilization:</b><br/>The applicant should have the right to mortgage its allotted portion of the land, along with the associated development rights/FSI, to raise capital for project financing and execution.</p>   | The right to mortgage of applicant's area of land may be allowed one year after the project as a whole is fully completed with Occupation Certificate and CSIDC areas are sold including possession provided to spaces buyers (at least 80% of CSIDC area) |

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