



## **Chhattisgarh State Industrial Development Corporation Limited**

# **Expression of Interest (Eoi) for Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Patan, Durg on PPP mode.**

EOI/NIT No. 08/CSIDC/E.E./Division-III/2025-26

Raipur, dated 22/05/2025

## **Chhattisgarh State Industrial Development Corporation Limited**

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

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## 1 DISCLAIMER

- 1.1 Chhattisgarh State Industrial Development Corporation (CSIDC) for and on behalf of Chhattisgarh State Minor Forest Produce Co-Operative Federation Ltd. invites reputed Agencies to submit Expressions of Interest (EOI) for the **“Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Tehsil-Patan, District-Durg (C.G.) on PPP Mode”**.
- 1.2 Though adequate care has been taken while preparing this Eoi the Bidders shall satisfy themselves that the document is complete in all respects. Intimation of any discrepancy shall be given to this office immediately. If no intimation is received from any Bidder within seven days from the date of notification, it shall be considered that the document is complete in all respects.
- 1.3 The information contained in this tender whether subsequently provided to the bidders, (“Bidder/s”) verbally or in documentary form by Chhattisgarh State Industrial Development Corporation Ltd (CSIDC)(henceforth referred to as “CSIDC” or Authority in this document) is provided to Bidders on the terms and conditions set out in this document and any other terms and conditions subject to which such information is provided.
- 1.4 Chhattisgarh State Industrial Development Corporation Ltd (CSIDC) reserves the right to modify, amend or supplement this document.
- 1.5 While this document has been prepared in good faith, neither CSIDC nor their employees or advisors or consultants make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document, even if any loss or damage is caused by any act or omission on their part.
- 1.6 The issue of this document does not imply that CSIDC is bound to select a Bidder or to appoint the selected bidder (as defined hereinafter), and CSIDC reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever and annul the tender process.
- 1.7 The Bidder shall bear all its costs associated with or relating to the preparation and submission of the filled response as require under this document, bid including but not limited to preparation, copying, postage, uploading delivery fees, expenses associated with any demonstrations or presentations which may be required by CSIDC. All such costs and expenses will remain with the Bidder, and CSIDC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation for submission of the Bid, regardless of the conduct or outcome of the selection process.
- 1.8 The CSIDC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
- 1.9 The CSIDC and its employees or advisors or consultants make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the tender and any assessment, assumption, statement or information contained therein or deemed to form part of this tender or arising in any way in this selection process.

- 1.10** The CSIDC also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Bidder upon the statements contained in this tender.
- 1.11** The CSIDC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this Tender.

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## 2 NOTICE INVITING EXPRESSIONS OF INTEREST (EOI)

	<b>Chhattisgarh State Industrial Development Corporation Limited</b> (A Government of Chhattisgarh Undertaking) <b>(ISO 9001 : 2015 Certified)</b> 1st Floor, Udyog Bhawan, Ring Road No.1, Telibandha, Raipur(C.G.) – 492006 CIN : U45203CT1981SG001853, PAN : AABCM6288N, GST Reg. No. 22AABCM6288N5ZY Phone : 0771-6621000 Fax : 0771-2583794 Website : www.csidc.in, Email address:csidc.cg@nic.in,csidc_raipur@yahoo.com
<b>Invitation for Expression of Interest (EOI)</b>	
EOI/NIT No. 08/CSIDC/E.E./Division-III/2025-26	Raipur, dated 22/05/2025
Chhattisgarh State Industrial Development Corporation (CSIDC) for and on behalf of Chattisgarh State Minor Forest Produce Co-Operative Federation Ltd. invites reputed Agencies to submit <b>Expressions of Interest (EOI)</b> for the <b>“Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Tehsil-Patan, District-Durg (C.G.) on PPP Mode”</b> .	
The EOI document containing detailed terms & conditions, scope of work and other details can be downloaded from website <a href="http://www.csidc.in">www.csidc.in</a> from 26/05/2025 and shall be submitted as detailed below :	
<b>Key Details:</b>	
<ul style="list-style-type: none"><li>• <b>Last date for Submission of EOI :</b> 16/06/2025, 5:00 P.M.</li><li>• <b>Submission Mode:</b> EOI should be submitted in a sealed envelope, super scribed as: <b>“Expression of Interest (EOI)”</b> for Selection of Agency for OPERATE MAINTAIN AND TRANSFER (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Tehsil-Patan, District-Durg (C.G.), on Public-Private Partnership (PPP) Mode”.</li><li>• <b>Address for Submission:</b> The Executive Engineer, Technical Section, Division-III Chhattisgarh State Industrial Development Corporation (CSIDC), 2<sup>nd</sup> Floor, Udyog Bhawan, Ring Road No. 01, Telibandha, Raipur (C.G.)-492001</li></ul>	
For further information and clarifications, please contact:	
<ul style="list-style-type: none"><li>• <b>Shri S.K. Soni, Executive Engineer, CSIDC</b></li><li>• <b>Mobile:</b> +91 98261-99509</li><li>• <b>Email:</b> <a href="mailto:csidc.cg@nic.in">csidc.cg@nic.in</a>, <a href="mailto:csidc_raipur@yahoo.com">csidc_raipur@yahoo.com</a></li></ul>	
<b>Executive Engineer</b> Division-III, CSIDC	

- 2.1 Chhattisgarh State Industrial Development Corporation (CSIDC) for and on behalf of Chattisgarh State Minor Forest Produce Co-Operative Federation Ltd. invites reputed Agencies to submit Expressions of Interest (EOI) for the **“Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Tehsil-Patan, District-Durg (C.G.) on PPP Mode”**.
- 2.2 **Mode of Project:** The Project is envisaged to be develop on Operate, maintain, market & transfer basis of Public Private Partnership (PPP) mode. The Agency shall transfer back the project assets along with the Plant and machinery after completion of license period or before the expiry of the license agreement or extension as the terms may be.
- 2.3 The details of the Ayurvedic Aushadhi Manufacturing Factory i.e., brief description of the infrastructure, facilities available, area of the land, location, address and other relevant information are provided in this document.
- 2.4 Eoi document along with Bid Form containing submission requirements etc., can be seen and downloaded from CSIDC website [www.csidc.in](http://www.csidc.in). The Bidders are requested to submit their Expression of Interest in a sealed envelope super scribed as **“Expression of Interest (EOI) for Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Patan, Durg on PPP mode.”**

**2.5 Address of Submission:**

Executive Engineer, Division-03,  
Chhattisgarh State Industrial Development Corporation Ltd (CSIDC),  
**Udyog Bhawan, Ring Road No.-1,**  
**Telibandha, Raipur, 492006 Chhattisgarh, India**

**2.6** Decision of the Managing Director, CSIDC to declare any of the Bidder to have or have not qualified for further round of the Bidding Process will be final and accepted to the bidders.

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### 3 EOI PROPOSAL SCHEDULE [IMPORTANT DATES]

S.No.	Particular	Description
1.	Date of Issue of Eoi document, available on CSIDC website <a href="http://www.csidc.in">www.csidc.in</a>	07/06/2025
2.	Date of Pre Bid Meeting	16/06/2025 at 12:00 PM Venue : Chhattisgarh State Minor Forest Produce (T&D) Co-operative Federation Limited (CGMFP) "Van Dhan Bhawan", Sector - 24, Nava Raipur Atal Nagar (C.G.).  Pre-Bid Meeting can be attended through virtual/physical mode. The link to attend the pre-bid meeting on virtual platform will be notified 03 days prior to the scheduled pre bid meeting date, on the official website of CSIDC <a href="http://www.csidc.in">www.csidc.in</a> .
3.	Pre-Bid Queries via Email	Through Email : <a href="mailto:csidc.cg@nic.in">csidc.cg@nic.in</a> , <a href="mailto:csidc_raipur@yahoo.com">csidc_raipur@yahoo.com</a>
4.	Last Date of Submission of Pre-bid query	17/06/2025
5.	Contact Detail of Concerned Official of CGMFPFED	Ambikesh Dubey Contact Mobile Number - 8328011484
6.	Contact Detail of Concerned Official of CSIDC	S.K. Soni, Executive Engineer, Contact Mobile Number - 9826199509
7.	Last Date of Submission of EOI Proposal	27/06/2025
8.	Address for Submission of EOI Proposal through Registered/Speed Post only	Executive Engineer, Division-03, Chhattisgarh State Industrial Development Corporation Ltd (CSIDC), <b>Udyog Bhawan, Ring Road No.-1, Telibandha, Raipur, 492006 Chhattisgarh, India</b>
9.	Date & Time of Opening of EOI Proposals	11.30 AM on 30/06/2025

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## 4 SCOPE OF WORK

### 4.1 Project Site actual Photographs













## 4.2 Brief Introduction, Salient Feature and Project Detail

S.No	Particulars	Detail
(a)	About Minor Forest Produce Sector of Chhattisgarh	<p>The Minor Forest Produce (MFP) sector in Chhattisgarh plays a pivotal role in the state's economy, particularly for its tribal and rural communities. With approximately 44% of its geographical area under forest cover, the state boasts a rich biodiversity, supporting over 67 commercially valuable MFP species such as Mahua, Tamarind, Chironji, Sal Seed, Lac, and various medicinal herbs.</p> <p>Chhattisgarh is continuously progressing in the production, collection, and development of minor forest produce, emerging as a leading and model state in the country. This unit is establishing a new identity for the organized processing of these forest products.</p>
(b)	Development Agency	<p>CSIDC (Chhattisgarh State Industrial Development Corporation) has been appointed as agency for the Development of Project i.e., construction of civil, electrical, plumbing, and associated infrastructure components required for the establishment of Ayurvedic Aushadhi Unit.</p> <p>All major civil, electrical, plumbing, and associated infrastructure works have been successfully completed.</p>
(c)	Institutional Framework of The Chhattisgarh State Minor Forest Produce (Trading & Development) Co-operative Federation Ltd.,	<p>The Chhattisgarh State Minor Forest Produce (Trading &amp; Development) Co-operative Federation Ltd., headquartered in Raipur, is the apex body overseeing the MFP sector. <b>Operating through a three-tier cooperative structure, it comprises 33 district unions and approximately 916 primary forest produce societies and collection centers across the state.</b></p> <p>Chhattisgarh's MFP sector exemplifies a successful model of integrating environmental sustainability with economic development. Through institutional support, fair trade practices, and innovation, the state continues to empower its forest-dependent communities, ensuring both ecological balance and economic prosperity.</p>
(d)	About Jamgaon Patan (M), District Durg, Chhattisgarh	<p>Village-Jamgaon (M), Block-Patan, District-Durg located in the heart of Chhattisgarh State, has transformed from a village into the site of Central India's largest and most advanced central processing unit. This facility will serve as a unique processing hub in Central India, offering a new industrial identity to the forest-rich state of Chhattisgarh.</p> <p>Jamgaon (M) is situated in the Patan block of Durg district, Chhattisgarh.</p>

		<p><b>Road Connectivity</b> - The village is approximately 29 km from Durg, 11 km from Patan, and 19 km from Raipur, the state capital. The Site is well connected with National and State Highways through Godadih-Raipur Road.</p> <p><b>Rail Connectivity</b> - The nearest Major Railway Stations are Durg and Raipur which are approximately 32 and 20 kms respectively from the Project Site</p>
(e)	GPS Coordinates	21.151952, 81.523418 <a href="https://maps.app.goo.gl/RkopJZVdaEpMCjTk7">https://maps.app.goo.gl/RkopJZVdaEpMCjTk7</a>
<b>(f)</b>	<b>About Project</b>	
1.	Total Area of the Project	27.87 acres
2.	Total Civil and Infrastructure Cost (approx.)	₹ 37.00 crore
3.	Production Form	Powder, Syrup, Oil, Avaleha (herbal jam), Ayurvedic and Unani medicines or any other suggestion from the Selected agencies/bidders.
4.	Technology	Modern production using pharmaceutical-grade equipment or any other suggestion from the Selected agencies/bidders.
5.	Current Status of the Civil Construction work	<p>Completed Civil infrastructure and building construction Works :-</p> <ul style="list-style-type: none"> <li>• Entry and Exit Gate</li> <li>• Entry/Quarantine Building.</li> <li>• Pre-Processing Building.</li> <li>• Material Storage Building.</li> <li>• Main Plant Building.</li> <li>• Finished Goods Warehouse.</li> <li>• Admin Building</li> <li>• Power Sub-station</li> <li>• Overhead Tank and Sump well</li> <li>• Connecting Roads &amp; Drain within the Premise.</li> <li>• Parking Area</li> <li>• Sewerage connection and underground soak pit</li> <li>• Boundary wall and Plantation</li> </ul>
(g)	Mode of Development	Procurement & installation of machinery, Operations and maintenance of machinery and infrastructure of the premise (including, civil, electrical, mechanical & any other allied infrastructure), marketing of the final produce product is proposed to be managed through a private operator under the PPP (Public-Private Partnership) model.
(h)	Current Status of the Project Site	Amla, Bael and Jamun juice and allied products processing is being temporarily carried out in one

		building block of the Ayurvedic medicine unit.
(i)	<b>Infrastructure Availability</b>	
1.	Electricity Connection with wattage capacity	1000 KVA transformer
2.	Electrical Fixtures (Including CCTV, Fan, Lights etc)	Fixtures available and have provision for installation, bidders can verify the number and product features during site visit
3.	Water Connection and source of water	Underground with 3 Borewells
4.	ETP	80 KLD (Under Construction)
5.	Over Head Tank	3,00,000 Ltr
6.	Sump	6,00,000 Ltr

#### 4.3 Detailed area of the Ayurvedic Aushadhi Factory, Jamgaon, Patan-M, District-Durg

S. No	Building	Size (mtrs)	Area of Building (sq mtr)
1.	Main Plant	(90.4 x 46.05)	4162.92
2.	Asava Arishta Unit	(25.8 x 25.75)	664.35
3.	Raw Material Store	(25.17 x 20.60)	518.6
4.	Pre-Processing Unit	(25.30 x 20.60)	521.18
5.	Entry Quarantine	(24.0 x 15.25)	320.25
6.	Finished Goods Store	(26.40 x 15.75)	415.8
7.	Toilet Block	(14.70 x 7.70)	113.19
8.	Canteen/Admin	(19.95 x 13.85)	276.3
9.	Substation Building	(12.96 x 8.73)	113.19
10.	OHT (Overhead Tank)	(11.90 x 10.50)	114.45
11.	Sump Well	(18.75 x 9.72)	182.25
12.	Road [Bituminous Top]	0.880 km	880.00 Mtr.

#### 4.4 Main Objective of the Project

The primary objective behind the **Selection of Agency for Machinery Installation, Operation and Maintenance of Ayurvedic Aushadhi Factory on PPP mode** is to strengthen the processing infrastructure for minor forest produce in the region. Through this initiative, the government seeks to generate employment, enhance the economic value of forest-based resources, and promote the socio-economic development of rural and tribal communities.

The facility has been specifically designed to handle a variety of minor forest produce with the goal of adding value to these raw materials. By doing so, the initiative aims to improve

the livelihoods of forest dwellers and local populations of the State of Chhattisgarh by contributing to both economic growth and sustainable development. **The selected bidder shall be required to finalize the operational methodology, specifications of machinery to be procured, and any proposed infrastructure modifications or upgrades, in close consultation with and subject to the approval of the Concerned officials from CSIDC and CGMFPFED.**

**Detailed objective and brief description of the Scope of Work required from the Selected Agency :-**

**1. Engagement of Agency for Operation and Maintenance of the Ayurvedic Aushadhi Factory.**

The EOI seeks to identify and onboard a professional agency with proven expertise in managing similar nature of Infrastructure Projects in India and abroad. The selected agency will be responsible for the seamless Procurement & installation of machinery, Operations and maintenance of machinery and infrastructure of the premise (including, civil, electrical, mechanical & any other allied infrastructure), marketing of the final produced product is proposed to be managed through a private operator under the PPP (Public-Private Partnership) model.

**2. Development of Sustainable Revenue Models, Project Structuring and License Period for Financial Viability**

- The EOI emphasizes the need to design, implement, innovative and develop sustainable revenue models to ensure the Ayurvedic Aushadhi Factory long-term financial viability. These models may include revenue generation through contract manufacturing, production of various Ayurvedic and Unani Medicines, Marketing, Branding and Promotion.
- The focus will be on promoting Minor Forest Produce by providing sustainable and affordable solutions to the market.
- To provide employment and economic empowerment to tribal and forest-dwelling communities.
- Development of Viable Financial Models: Design flexible PPP models, such as Operate Maintain and Transfer (OMT), Build Operate Transfer (BOT), Design Build Finance Operate Transfer (DBFOT) or any other suitable model, proposed by the bidder.
- License Period: Provide period of tenure of the license to be given to the selected bidder. **A Proposed license period for a project would be 15 to 20 years, with an option for extension based on performance and mutually agreed terms and conditions.**

**3. Ayurvedic Aushadhi Factory Setup and Design**

(a) **Project Planning, Design & Layout:** Review the detailed design and layout provided by CSIDC, the Operator shall further provide input on the modification on Project Planning, Design & Layout for successful operation of the Ayurvedic Plant. The Operator shall prepare plan to enhance workflow, minimize cross-contamination risks, and improve operational efficiency, ensuring compliance with industry best practices.

(b) **Process Flow Analysis:** The Operator will prepare a detailed designing of the production process of Ayurvedic Aushadhi Factory.

- (c) **Machinery, Equipment and other ancillary selection, procurement and installation:** The Operator will procure and install machines involved in manufacturing of Ayurvedic medicines at Ayurvedic Aushadhi Factory at its own cost. The Operator shall also ensure that the machinery meets Ayurvedic processing requirements, complies with regulatory standards prescribed by government agencies, and is capable of meeting increased demand.

#### 4. Raw Material Handling and Preparation

- (a) **Raw Material Quality assessment:** The Operator shall procure raw materials such as herbs, oils, and minerals to ensure they meet the standards required for Ayurvedic formulations and marketing.
- (b) **Storage and Standardization:** The Operator will implement processes for the proper preparation, cleaning, and standardization of raw materials to ensure consistency in the materials required for the further processing of the final product.
- (c) **Storage Solutions:** The Operator will have appropriate storage methods and systems for raw materials at the dedicated premises in the Ayurvedic Aushadhi Factory to maintain their potency and prevent contamination, considering environmental conditions such as temperature, humidity, light, and accessibility to the raw materials.

#### 5. Needs Assessment and Equipment/Machinery Selection for Ayurvedic Aushadhi Factory

- (a) **Identify Requirements:** The Operator will begin by assessing the specific needs of the Processing Units, such as the type of Ayurvedic products to be manufactured as per the market assessment and demand forecast, production volume, quality standards and disposal of the waste material after final processing.
- (b) **Select Appropriate Machinery:** Based on these requirements, the operator will prepare detailed report with technical specification for procurement of all the suitable machinery required at Ayurvedic Aushadhi Factory, Patan, the factors can be taken under consideration are:
- Type of processing (e.g., extraction, grinding, blending, drying, mixing)
  - Capacity and scalability of the machinery
  - Compatibility with existing systems (if applicable)
  - Compliance with Ayurvedic and regulatory standards (e.g., GMP, AYUSH, FSSAI)
  - Availability in the market and warranty and service support.

#### 6. Site Planning and Review of Layout Design

- (a) **Optimal Machine Placement:** The operator will integrate all the machinery as per the site plan and layout provided by CSIDC, he can further provide his suggestion on the modification required in the existing layout, the authority will discuss with the technical consultant with the recommendation provided by the Operator. The operator shall ensure that processes flow smoothly from one machine to the next (e.g., raw material preparation, extraction, filtration).

(b) **Utility Requirements:** The Operator will prepare a detailed report on the power, water, air, and other utilities required by the machinery and ensure that the infrastructure can support the new equipment. The cost associated with procurement of all the utilities services will be borne by the Selected Operator.

(c) **Compliance with Safety Standards:** The Operator will also provide a detailed document on the machinery being proposed for installation in the CPU Patan, ensuring that all the machinery complies with safety standards, minimizes potential hazards, and provides a safe working environment for the staff.

## 7. Installation Planning, Machine setup and Coordination

(a) **Co-ordination with Suppliers and Vendors:** The Operator will work closely with machinery suppliers and vendors to coordinate the delivery, installation, and commissioning of the equipment. The cost associated in procurement, installation, operation and maintenance of the machinery will be borne by the Operator. The operator will ensure that all components are delivered on time and in proper condition and installed according to the installation manual provided by the OEM. The installed machinery will be handed over back to CSIDC post completion of the license period.

(b) **Configuration and Calibration:** The integrator will ensure that the machinery is configured and calibrated correctly as per the manufacturer specifications.

(c) **Logistics Coordination:** The operator will oversee the transportation, unloading, and positioning of the machinery at the designated locations within the Ayurvedic Aushadhi Factory facility.

## 8. Manufacturing Process Optimization

(a) **Standard Operating Procedures (SOPs):** The Operator will develop and standardize SOPs for key Ayurvedic Aushadhi Factory processes (e.g., herb extraction, tincture preparation, powdering, formulation blending, filtration, etc.), ensuring adherence to quality and regulatory standards.

(b) **Process Control & Monitoring:** The Operator will operate Ayurvedic Aushadhi Factory plant in-process control to monitor critical parameters such as temperature, time, pressure, pH, and consistency throughout the manufacturing process.

(c) **Efficiency Improvement:** The Operator will identify bottlenecks or inefficiencies in the Ayurvedic Aushadhi Factory and prepare measures to optimize the bottlenecks in the manufacturing process. The operator will be responsible for any delay in installation, operation, maintenance and marketing of the products intended to manufacture in the Ayurvedic Aushadhi Factory situated at Jamgaon (M), Patan.

(d) **Process Automation:** The Operator shall insure and implement process automation solutions, wherever applicable in the manufacturing process.

## 9. Quality Assurance and Control

- (a) **Quality Control Systems and assurance:** The Operator will prepare design and implement quality control (QC) systems for the Ayurvedic Aushadhi Factory that monitor the quality at various stages of processing – **raw material inspection, during manufacturing, and final product testing.**
- (b) **Testing Protocols:** The Operator will adhere to the testing protocols as per GMP, AYUSH, FSSAI. The operator shall ensure the final product meets Ayurvedic and regulatory standards for purity, potency, and safety.
- (c) **Consistency in Formulations:** The Operator will prepare detailed report/SoP that will help in developing the systems and checks to ensure that formulations are consistent across batches while respecting the Ayurvedic principles of balance and harmony in ingredients. The detailed SoP shall be drafted in due consultation with the Doctor specialized in the manufacturing of the Ayurvedic medicines and other products. The Operator will also submit the detailed report/SoP to CSIDC.

#### **10. Regulatory Compliance as per the Central and State Government Protocols.**

- (a) **Health & Safety Protocols:** The Operator shall adhere to the guidelines and safety protocols notified/issued by various State and Central Government entities. The documents related to the protocols shall be provided to the employees engaged in the Ayurvedic Aushadhi Factory. The protocol shall provide detailed and elaborative approach and methodology involved in equipment handling, hazardous material management (e.g., chemicals or heat), and emergency procedures.
- (b) **Regulatory Compliance:** The operator shall adhere to all the regulatory compliance notified/issued by various State and Central Government entities. This may include but not limited to AYUSH, FSSAI, GMP, and other local or international standards.
- (c) **Environmental Controls:** The Operator will adhere to the guidelines issued by CPCB, SPCB or any other concerned State or Central Government agencies with respect to air quality, temperature, humidity, and noise, all of which can influence both product quality and worker safety.
- (d) **Eco-Friendly Practices:** The Operator shall ensure that eco-friendly practises should be implement in Ayurvedic Aushadhi Factory to reduce waste, improve energy efficiency, and minimize environmental impact. This can include energy-efficient machines, waste recycling, and using sustainable packaging for the final product.
- (e) **Waste Management:** The operator will also develop and implement strategies for the proper disposal or reuse of by-products, residues, and waste from the manufacturing processes, ensuring compliance with environmental regulations and guidelines prescribed by Central and State Government Agencies.

#### **11. Technology and Digitalization**

- (a) **Digital Process Monitoring:** The Operator may integrate digital technology and sensors, allowing for faster adjustments and better control over product quality and final product outcome.
- (b) **Technology Upgrades:** The Operator may adopt advanced technologies for automation, monitoring, and optimization of manufacturing processes within the Ayurvedic Aushadhi Factory.

## 12. Transfer back of the Unit to CGMFP Fedration

- (a) **Machinery and associated facilities:** The Operator will transfer back the machinery and all the associated facilities/allied infrastructure to CGMFP Fedration in workable condition post completion of the License period.
- (b) **Skill Development and Training:** The Operator will conduct skill development and training session to CGMFP Fedration designed employees during the transition period (post completion of License period to 3 months)
- (c) **Operational manual and SOPs:** The Operator shall provide all the operational manuals and SoPs to CGMFP Fedration including detail of the machinery installed in the Ayurvedic Aushadhi Factory, service intervals, detail of the concerned OEM operator, service provider etc.

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## 5 ELIGIBILITY CRITERIA

### 5.1 Eligibility of Bidders

**5.1.1** The bidder must be a single entity, such as an incorporated company, LLP, proprietary/partnership firm, cooperative society, or trust, and **must have been in existence for a minimum of 10 years. The Bidder must enclose** Certificate of Incorporation, Registration Certificate as applicable, Memorandum of Association, Articles of Association, Trust Deed as applicable, Aadhaar Details, PAN No., GSTN, IT Returns/Financial statements for last 5 years as applicable, Ayush, FSSAI Registration/License, GMP Registration or any other applicable registration/license document.

**5.1.2** A Joint Venture/Consortium is allowed with a maximum of 2 members. If a bidder submits an Expression of Interest (Eoi) as part of a Joint Venture and qualifies for the Second Round of the bidding process (RFP stage), the Consortium is eligible to submit a bid. However, once qualified for the RFP stage, the bidder will not be allowed to change the members of the Consortium. If any changes to the Consortium members are discovered during the evaluation of the Bid in the RFP stage, the bidder will be disqualified.

### 5.2 Technical Eligibility - Eligible Project (mandatory submission with relevant documentary evidence)

**5.2.1** The bidder should have a minimum of 5 (five) years of experience in the operation and maintenance of Ayurvedic, pharmaceutical, or FMCG units/factories/industries.

**5.2.2** The bidder should have successfully managed or executed similar nature/type of eligible project with a project cost of INR 20 Crore in the last 5 (five) financial years ending 31<sup>st</sup> March 2025. The bidder should submit documentary evidence of the detail of the work carried out in the period ending 31<sup>st</sup> March 2025.

### 5.3 Financial Eligibility

**5.3.1** The bidder should have a minimum average annual turnover of INR 25 Crore (Rupees Twenty-Five Crore Only) or more during the last three financial years: 2021-22, 2022-23, and 2023-24. As proof of turnover, the bidder must submit scanned copies of the financial statements, audited or certified by a Chartered Accountant, along with the Eoi submission.

**5.3.2** The bidder should have a positive net worth of INR 10 Crore as on 31st of March, 2025

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## 6 SUBMISSION, EVALUATION AND SITE VISIT

### 6.1 Eol submission

6.1.1 Eol document received as instructed in clause 2.4 and 2.5 of “**Expression of Interest for Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Patan, Durg on PPP mode.**” shall be opened by the authorized official of CSIDC. The Eol document of all the bidders shall be opened in the presence of bidders or their representatives who choose to attend on date & time as mentioned in the document. If such nominated date for opening of Eol document is subsequently declared as a Public Holiday, the next official working day shall be deemed as the date of opening of document.

### 6.2 Eol evaluation

6.2.1 Evaluation of documents will be done by an authorized committee of CSIDC & CGMFP Fedration. The official shall determine the approach and methodologies for the issues, which may arise during the evaluation exercise and have not been addressed in this Eol document. The decision of the officials shall be final and binding on all the Bidders

6.2.2 To facilitate evaluation of Bids, CSIDC may, at its sole discretion, seek clarifications in writing from any Bidder regarding the Eol Proposal.

6.2.3 Even though any bidder may satisfy the above requirement, he would be liable to disqualification if he has:

- i. Made misleading or false representation or deliberately suppressed the information in the form, statements and enclosures required in the eligibility criteria document.
- ii. Record of poor performance such as abandoning work, not properly completing the contract, or financial failures/ weaknesses etc.

6.2.4 After the evaluation of the Eol document is completed, the RFP document will be issued to the qualified bidder for the submission of the Technical and Financial Bids. Based on the recommendations of the committee, the decision of the MD, CSIDC, regarding the shortlisting of the bidder shall be final.

6.2.5 The MD, CSIDC, reserves the right to cancel any bid or annul the bidding process at any time without providing any reason.

### 6.3 Site Visit and Data sharing

6.3.1 Bidders are encouraged to visit the premises to understand the current infrastructure and operational requirements before submitting their proposals. CSIDC & CGMFP Fedration will provide any necessary information to assist interested bidder in preparing and submission their proposal. **Layout plan of the facility is provided at Annexure-II.**

### 6.4 Evaluation of the Suggestion provided by the Prospective Bidders

6.4.1 All suggestions and feedback submitted by applicants will be carefully evaluated by CSIDC & CGMFP Fedration to identify innovative & feasible solutions for project implementation and successful operation.

6.4.2 CSIDC reserves the right to incorporate, modify, or adapt the suggestions received, into final Request for Proposal (RFP) document.

6.4.3 The evaluation will prioritize suggestions that demonstrate:

- i. Practicality and alignment with the project’s objectives.

- ii. Innovation in infrastructure development, operations, and revenue generation.
- iii. Feasibility in terms of timelines, cost-effectiveness, and scalability.

**6.4.4** Applicants whose suggestions are considered valuable may be invited for further discussions or presentations to elaborate on their proposals before the finalization of the RFP document.

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# Annexure I - Technical Bid Form

## Form 1 – Proposal Covering Letter

(To be submitted duly signed by the Bidder or Authorized Signatory on Letter Head)

To,

Managing Director  
Chhattisgarh State Industrial Development Corporation Ltd (CSIDC)  
Udyog Bhawan, Ring Road No.-1, Telibandha, Raipur, 492006 Chhattisgarh, India

Sub: **“Expression of Interest for Selection of Agency for Operate Maintain and Transfer (OMT) of Ayurvedic Aushadhi Factory at Jamgaon (M), Patan, Durg on PPP mode.”**

With reference to your Eoi dated 22/05/2025, I/we, having examined the Eoi documents and understood their contents, hereby submit my/our interest for the aforesaid Project.

1. I/ We acknowledge that the CSIDC will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the agency for the aforesaid Tender **“Expression of Interest for Selection of Agency for Operate Maintain and Transfer of Ayurvedic Aushadhi Factory at Jamgaon (M), Patan, Durg on PPP mode.”** and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
2. I/ We shall make available to the Authority for any additional information it may find necessary or require to supplement or authenticate the Bid and accept all the terms and condition laid down in the Eoi document.
3. I/ We acknowledge the right of the Authority to reject our Bid without assigning any reason.
4. I/ We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract or work by any public authority nor have had any contract terminated by any public authority for breach on our part.
5. I/We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the Tender, without incurring any liability to the Bidders.
6. I/ We believe that we satisfy(s) the Technical & Financial Capacity criteria and meet(s) the requirements as specified in the Eoi document.
7. I/ We certify that in regard to matters other than security and integrity of the country, we or any of our/ their Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Tender or which relates to a grave offence that outrages the moral sense of the community.
8. I/We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our directors/ managers/ employees.

9. I/ We undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the guidelines referred to above, we shall intimate the Authority of the same immediately.
10. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the above-mentioned work and the terms and implementation thereof.
11. In witness thereof, I/we submit this Eol Proposal under and in accordance with the terms of the Eol document and undersigned declare that the statements made, and the information provided in the duly completed application are complete, true, and correct in every detail.

Yours faithfully,

Signature \_\_\_\_\_

Name of the Authorized Signatory with seal \_\_\_\_\_

Name of the Bidder \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Place: \_\_\_\_\_

Dated: \_\_\_\_\_

**Form 2– Bidders Information Sheet**

**(On bidder Letter head)**

<b>1</b>	<b>Details and Address of the bidder:</b>	
(a)	Name of the Bidder:	
(b)	Type of Bidder (such as incorporated company, LLP, proprietary/partnership firm, cooperative society, or trust)	
(c)	Country of Incorporation (in case of Firm):	
(d)	Address of the corporate headquarters and its: Branch office(s), if any, in India:	
(e)	Income Tax P.A.N. (Scanned Copy to be Submitted)	
(f)	Goods and Services Tax Identification Number (GSTIN) (Scanned Copy of certificate of <u>Goods and Services Tax Identification Number to be Submitted</u> )	
<b>2</b>	<b>Details of individual(s) who will serve as the point of contact/ communication for CSIDC and CGMFPFED within the Organization</b>	
(a)	Name	
(b)	Designation	
(c)	Company	
(d)	Address	
(e)	Telephone/Mobile Number	
(f)	Fax Number	
(g)	E-Mail ID	

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### Form 3 – Technical Capacity

#### Details of Experience of Work Completion

(Clause reference 5)

#### Name of the Bidder / Bidder firm:

Experience in Similar nature of assignment as per Clause 5.2	
<b>General Information</b>	
Name of the project	
Client for which the project was executed	
Location (City, District, State)	
Name and contact details of the client	
<b>Project Details</b>	
Description of the project	
Scope of services	
<b>Other Details</b>	
Total cost of the project	
Duration of the project (no. of months, start date,	
Completion date, current status)	
<b>Other Relevant Information</b>	
Work Order/Completion Certificate on the official stationery/letter head of the department/ company/ agency	
Copy of Work Order	

Use Form 3 to provide details of each project separately.

In the absence of requisite details, the information would be considered inadequate and may lead to the exclusion of the particular project(s) in the evaluation of Technical Capability.

Name of Authorised Signatory  
 Signature of Authorised Signatory  
 On and on Behalf of  
 (Name and Seal of Bidder)  
 Designation

**Form 4 – Description of Financial Eligibility of the Bidder**

(clause reference 5.3)

We have verified the relevant statutory and other records of M/s \_\_\_\_\_ (Name of Bidder), and certify that the cumulative gross turnover of M/s \_\_\_\_\_ (Name of the Bidder) in the last three completed financial years is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)

Year wise detail of Annual Gross Turnover is as under:

S. No	Year	Networth	Turnover
1.	FY 2021-22		
2.	FY 2022-23		
3.	FY 2023-24		
	<b>Average Turn-over</b>		

**Note: Net Worth shall mean: (Subscribed and Paid-up Equity + Reserves) less (Re-valuation Reserves + Miscellaneous Expenditure not written off).**

Name & address of Bidder's Bankers:

Signature and Seal of the Statutory Auditor clearly

Indicating their membership number

**Note:** Turnover as brought out in the audited annual financial results is to be indicated in above table and certified by the statutory auditor of the Bidders.

**Enclosed copy of Audited Financial Statement and Income Tax Return for the Last Three Years (Financial Year 2021-22, FY 2022-23 and 2023-24)**

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**Form 5 – Understanding about the Project**

<b>S. No</b>	<b>Particulars</b>
1.	Estimated project cost (CAPEX)
2.	Project key component and Program
3.	What PPP models would you recommend, and why?
4.	What specific infrastructure upgrades do you suggest, considering the current facilities?
5.	Suggested/ preferred PPP structure and what risk-sharing mechanisms do you propose for the PPP model?
6.	Development and operations model (OPEX)
7.	What License Period you would recommend and why? <b>A Proposed license period for a project would be 15 to 20 years, with an option for extension based on performance and mutually agreed terms and conditions.</b>
8.	Broad level approach for Revenue optimization and Operations & maintenance plan for the <b>Ayurvedic Aushadhi Factory</b> .
9.	Any other suggestion

Note: Attach details in Annexure as required

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