

Expression of Interest (Eoi)
for
“Selection of Agency for CFC for Proposed Furniture Cluster at
Nava Raipur, Atal Nagar (C.G.) on PPP Mode”
EOI NIT No. 10/CSIDC/E. E/Division-III/2025-26

Issued By:



Chhattisgarh State Industrial Development Corporation Ltd.
1st Floor, Udyog Bhawan, Ring Road No. 1,
Telibandha Road, Raipur-492006
Chhattisgarh

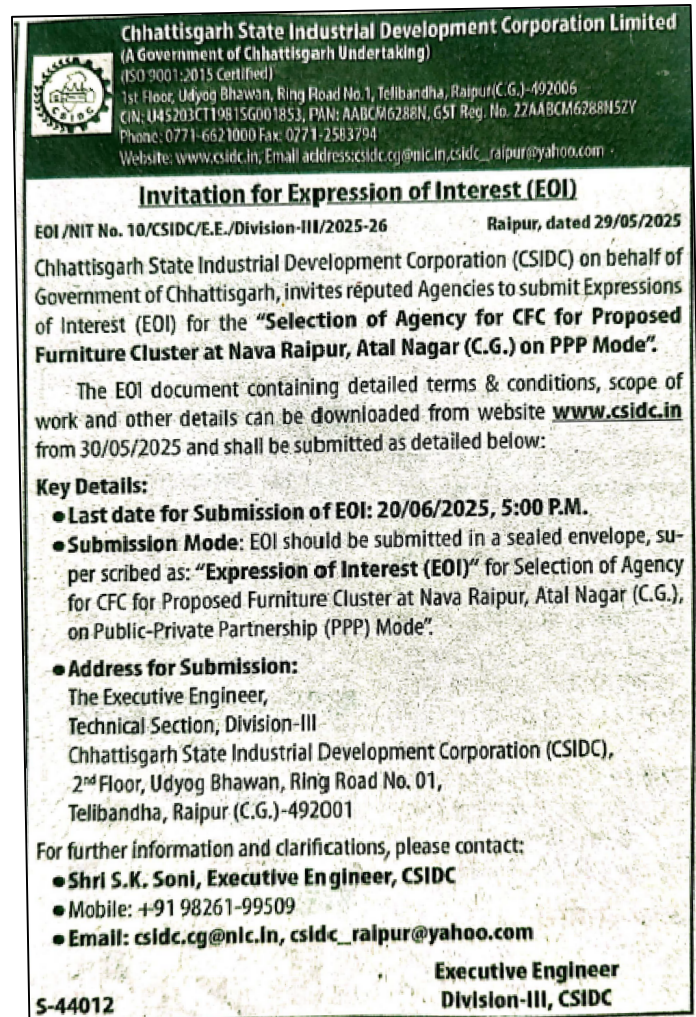
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1. Notice Inviting Expression of Interest (Eoi)

Eoi NIT No. 10/CSIDC/E. E/Division-III/2025-26

Dated: 29/05/2025



Chhattisgarh State Industrial Development Corporation Limited
(A Government of Chhattisgarh Undertaking)
(ISO 9001:2015 Certified)
1st Floor, Udyog Bhawan, Ring Road No.1, Telibandha, Raipur (C.G.)-492006
CIN: U45203CT19815G001853, PAN: AABCM6288N, GST Reg. No. 22AABCM6288MSZY
Phone: 0771-6621000 Fax: 0771-2583794
Website: www.csidc.in, Email address: csidc.cg@nic.in, csidc_raipur@yahoo.com

Invitation for Expression of Interest (EOI)
EOI/NIT No. 10/CSIDC/E.E./Division-III/2025-26 Raipur, dated 29/05/2025

Chhattisgarh State Industrial Development Corporation (CSIDC) on behalf of Government of Chhattisgarh, invites reputed Agencies to submit Expressions of Interest (EOI) for the "Selection of Agency for CFC for Proposed Furniture Cluster at Nava Raipur, Atal Nagar (C.G.) on PPP Mode".

The EOI document containing detailed terms & conditions, scope of work and other details can be downloaded from website www.csidc.in from 30/05/2025 and shall be submitted as detailed below:

Key Details:

- **Last date for Submission of EOI: 20/06/2025, 5:00 P.M.**
- **Submission Mode:** EOI should be submitted in a sealed envelope, super scribed as: "Expression of Interest (EOI)" for Selection of Agency for CFC for Proposed Furniture Cluster at Nava Raipur, Atal Nagar (C.G.), on Public-Private Partnership (PPP) Mode".
- **Address for Submission:**
The Executive Engineer,
Technical Section, Division-III
Chhattisgarh State Industrial Development Corporation (CSIDC),
2nd Floor, Udyog Bhawan, Ring Road No. 01,
Telibandha, Raipur (C.G.)-492001

For further information and clarifications, please contact:

- **Shri S.K. Soni, Executive Engineer, CSIDC**
- **Mobile: +91 98261-99509**
- **Email: csidc.cg@nic.in, csidc_raipur@yahoo.com**

5-44012 **Executive Engineer**
Division-III, CSIDC

Expression of Interest (EOI) is for 'Selection of Agency for CFC for Proposed Furniture Cluster at Nava Raipur, Atal Nagar (C.G.) on PPP Mode' on **CSIDC Land (approx. 30.00 acres)** on Lease/Rent at Nava Raipur, Atal Nagar, Chhattisgarh.

Objective:

The objective of this assignment is to invite proposals from eligible agencies to establish and operate a Public-Private Partnership (PPP) model for the Common Facility Centre (CFC) (area approx. 1.50 acres of land) for the Furniture Cluster proposed at Nava Raipur Atal Nagar, Chhattisgarh. The initiative is supported by the Chhattisgarh State Industrial Development

Corporation (CSIDC) on behalf of Government of Chhattisgarh to enhance competitiveness, value addition, and skill development in the furniture sector.

The selected PPP agency will be responsible for the seamless procurement and installation of machinery, operation, management, and utilization of sector-specific facilities, infrastructure, and support services provided at the CFC. Basic infrastructure, i.e. RCC slab/workshop sheds, will be provided by the CSIDC and all the required equipment, machinery shall be provided by the PPP agency.

CSIDC invites eligible agencies, as per **EoI NIT No. 10/CSIDC/E.E/Division-III/2025-26 Dated 29/05/2025**, to submit the proposals in accordance with the specified Terms and Conditions outlined in this Expression of Interest (EoI).

Address for correspondence

S.K. Soni,
Executive Engineer – (III),
Chhattisgarh State Industrial Development Corporation Ltd.,
1st Floor, Udyog Bhawan, Ring Road No.-1,
Telibandha Road, Raipur-492006
Chhattisgarh
Phone: 0771-6621000
Fax: 0771-2583794
Email: csidc.cg@nic.in, csidc_raipur@yahoo.com

2. 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 in the formulation of the project’s 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.

3. Project Site Details

Component	Details
Project Location	Nava Raipur Atal Nagar, Chhattisgarh
Park Name	Furniture Cluster
Furniture Cluster Area	30 Acres (approx.)
CFC Allocation - Furniture Cluster	1.50 Acres (approx.) (250 ft. x 260 ft.)
Supporting Infrastructure in the Furniture Cluster	Roads (18 m & 24 m wide), Green/Open Areas, Parking, STP/ETP, Substation, Water Supply, Admin Building and dedicated parking within the cluster
Proposed Size of CFC Facility Campus	1.5 acres (250 ft. x 260 ft.) approx. including construction, parking and shed area

4. Bid Details

Particulars	Details
EoI NIT No. & Release Date	10/CSIDC/E. E/Division-III/2025-26 Dt. 29/05/2025
Department Name	Chhattisgarh State Industrial Development Corporation (CSIDC)
Description of EoI	Selection of Agency for CFC for Proposed Furniture Cluster at Nava Raipur, Atal Nagar (C.G.) on PPP Mode
EoI Opening Date	10/06/2025
EoI End Date	30/06/2025
Pre-Bid Queries via email	Through email: csidc.cg@nic.in , csidc_raipur@yahoo.com
Last date of receiving queries in writing by email	20/06/2025
Reply to queries (received by email)	Pre-Bid queries received on or before 20/06/2025 will be replied and uploaded on the website only within 3 days
Address of Communication & Submission of EoI proposals	<p>S.K. Soni, Executive Engineer, Division – (III) CSIDC Mob: +91 98261 99509, Chhattisgarh State Industrial Development Corporation (CSIDC), 2nd Floor Udyog Bhawan, Ring Road No.-1, Telibandha, Raipur, 492006 Chhattisgarh Tel: +91-771-6621000 Email: csidc.cg@nic.in , csidc_raipur@yahoo.com</p> <p>(The proposals must be submitted through registered post/speed post only & should reach on above address by 03/07/2025 Positively).</p>

5. Amendment in 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 the website only and not in newspaper; 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 EoI proposal submission due date, which shall be published on website www.csidc.in only.

6. Site Visit and Verification of Information

Applicants are encouraged to submit their respective proposals 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.

7. Terms of Reference (ToR)

I. Introduction

Chhattisgarh, referred to as the “**Heart of India**,” is a rapidly developing state known for its rich natural resources, vibrant culture, and a strong focus on inclusive and sustainable development. With over 45% forest cover, the state has a rich tradition of woodcraft and furniture-making, reflecting the skilled craftsmanship of its people, in tribal communities and modern infrastructure.

As part of its modernization journey, Chhattisgarh has developed Naya Raipur—the state’s new capital—spanning over 24,000 acres. Designed as a smart and sustainable city, Naya Raipur is equipped with world-class infrastructure and is emerging as a hub for governance, commerce, and innovation. With the city now in its development phase, there is a growing demand for high-quality furniture to support residential, institutional, and commercial establishments.

The furniture sector in Chhattisgarh has significant potential, enriched by the skills and artistry, each contributing unique designs, techniques, and traditional craftsmanship. With rising demand both within the state and across national markets, the sector is well-positioned for growth. However, the sector faces several challenges, including **limited access to modern technology, lack of standardized production processes, inadequate design and testing facilities, and skill gaps among artisans and small enterprises.**

To cater the new opportunities and unlock the sector’s full potential, the Government of Chhattisgarh through Chhattisgarh State Industrial Development Corporation (CSIDC), aims to establish a **Common Facility Centre (CFC) for the Proposed Furniture Cluster**. It aims to serve as a **one-stop hub** for furniture manufacturers, MSMEs, and artisans, providing shared access to advanced machinery, tools, design services, testing facilities, storage and training programs.

II. Objectives of the project

The objectives of the project are:

- To enhance the productivity, quality, and competitiveness of manufacturers in the Furniture cluster through access to common facilities.
- To promote value addition, processing, branding, and market linkages and promote exports.

- To facilitate skill development, employment, and capacity building for local artisans and workers.
- To generate sustainable livelihoods for artisans, workers, SHGs, MSMEs, and Large-scale industries of this Sector.
- To foster innovation and design excellence through technology adoption.

Through this initiative, the Govt. of Chhattisgarh through Chhattisgarh State Industrial Development Corporation (CSIDC) aims to position itself as a leading hub for sustainable and value-added furniture manufacturing in India, contributing to **“Make in India,” “Vocal for Local,” and the state’s vision of “Viksit Rajya for Viksit Bharat @ 2047”**.

III. Eligibility Criteria

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 5 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, or any other applicable registration/license document. A Joint Venture/Consortium is also allowed with a maximum of 2 members.

Technical & Financial Eligibility - Eligible Project (mandatory submission with relevant documentary evidence)

- i. The bidder should have experience in a similar nature of project/work on PPP mode in the last 10 years.

OR

- ii. The bidder may be a business entity in the field of furniture manufacturing in last minimum 5 years with an average annual turnover of INR 5 Cr. in any last 3 complete financial years out of 2020-21, 2021-22, 2022-23, 2023-24 & 2024-25. In support of turnover, a CA-certified certificate must be submitted along with the EOI proposal.

IV. Financial Model

The financial model for CFC will be preferred over this model:

- The selected bidder shall pay a fixed lease /rent amount as agreed between both parties. The lease/rent amount shall remain fixed for the duration of the lease term and shall not be contingent upon the actual usage or profits earned by the PPP.

V. Applicant Details (On bidder letterhead)

Sr. No.	Information required to be submitted	
I.	Name of the Bidder	
II.	Type of the Bidder (such as incorporated company, LLP, proprietary/partnership firm, cooperative society, or trust)	
III.	Country of Incorporation (in case of a firm)	
IV.	Address of the corporate headquarters and its branch office(s), if any, in India:	
V.	Income Tax P.A.N. (scanned copy)	
VI.	Goods and Services Tax Identification Number (GSTIN) (scanned copy)	
VII.	Date of Incorporation or Commencement of Business	
VIII.	Turn over	
IX.	Telephone/Mobile Number	
X.	FAX Number	
XI.	Email Address	

8. Documents to be submitted with EOI

Documents to be submitted with EOI Selection of PPP Agency for CFC for Proposed Furniture Cluster at Nava Raipur, Atal Nagar (C.G.) on PPP Mode are listed below:

Sr. No.	Documents required to be submitted
1.	Certificate of Incorporation/Registration
2.	PAN Card of the firm
3.	GST Registration Certificate
4.	Company Profile / Brochure
5.	Contract Agreement/Certificates of work done in a similar nature in the last 10 years in PPP or similar nature of projects or running a furniture manufacturing unit as per the eligibility criteria
6.	Non-Blacklisting Certificate
7.	Signed copy of this EOI
8.	Proposed Layout of CFC in an area of 1.5 acres (250 ft. x 260 ft.) size of plot, mentioning the type of structure (in RCC slab/shed) and built-up area along with other in-campus facilities required for the proposed CFC

9. Evaluation of the suggestion provided by the Prospective Bidders

All suggestions and feedback submitted by applicants will be carefully evaluated by CSIDC to identify innovative the feasible solutions for project implementation and successful operation. CSIDC reserves the right to incorporate, modify, or adapt the suggestions received into final Request for Proposal (RFP) document.

The evaluation will prioritize suggestions that demonstrate:

- I. Practicality and alignment with the project's objectives.
- II. Innovation in operations, and quality services to be provided to manufacturing units in the furniture cluster
- III. Feasibility in terms of timelines, cost-effectiveness, and scalability.

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.
