

Response for the Pre-Bid Query – Flatted Factory, Bhilai

REQUEST FOR PROPOSAL (RFP) - 194946

(RFP No: CSIDC/ Flat. Fac./RFP/03/2026 Dated 08/07/2026)

Grant of Leasehold Rights on

(approx.) 4.571 Acres (Approx. 18,500 Sq.Mtr.) of Land for Flatted Factory under PPP mode at Industrial Estate, Bhilai, Durg (Chhattisgarh)

S.No	Suggestion Received	CSIDC Response
1.	Land: 99-year lease to be retained by CSIDC.	No change is proposed. The provisions of the RFP regarding land lease and development rights shall prevail.
2.	Funding: 100% funding by CSIDC (or through government-supported financing).	No change is proposed. The provisions of the RFP regarding project financing shall prevail.
3.	Developer: Selection through Quality and Cost-Based Selection (QCBS) instead of highest upfront premium.	No change is proposed. The bidder selection methodology specified in the RFP shall prevail.
4.	Construction: Fixed-price EPC contract with performance guarantees.	No change is proposed. The construction requirements and contractual framework provided in the RFP shall prevail.
5.	Operations: 20-year Operation & Maintenance (O&M) contract with Key Performance Indicators (KPIs).	No change is proposed. The operation and maintenance provisions specified in the RFP shall prevail.
6.	Marketing: Appointment of the developer as the exclusive leasing/marketing agent.	No change is proposed. The marketing and leasing provisions specified in the RFP shall prevail.
7.	Revenue: Revenue to be collected by CSIDC with agreed revenue sharing and performance bonuses.	No change is proposed. The revenue model and payment mechanism specified in the RFP shall prevail.
8.	Anchor Occupancy: CSIDC to secure 20–30% occupancy through government agencies, industrial associations, incubators, or public institutions before completion of construction.	No change is proposed. The provisions relating to project development, marketing, and occupancy as specified in the RFP shall prevail.

The responses have been provided after due examination and shall form an integral part of the bidding process. Bidders are requested to take note of the same while preparing and submitting your bid.