

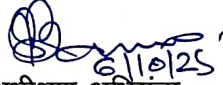
कार्यालय, नगर पालिक निगम कोरबा (छत्तीसगढ़)

रूचि की अभिव्यक्ति (EOI)

फा.क्र. २६०/निर्माण/२०२५

कोरबा/दिनांक ०७/१०/२०२५

नगर पालिक निगम कोरबा क्षेत्रांतर्गत मल्टीलेवल पार्किंग भवन हेतु व्यवक्तियों/फर्म/कंपनियों से "रूचि की अभिव्यक्ति" ऑफर दिनांक ०७.१०.२०२५ से ०४.११.२०२५ सायं ५.३० बजे तक आमंत्रित किया जाता है। ऑफर सील बन्द लिफाफे में स्पीड पोस्ट/रजिस्टर्ड पोस्ट के माध्यम से प्रस्तुत किया जाना है एवं दिनांक ०६.११.२०२५ को प्रातः ११:०० बजे से खोला जावेगा। ऑफर संबंधित विस्तृत जानकारी नगर पालिक निगम, कोरबा के वेबसाईट www.korbamunicipal.in से प्राप्त की जा सकती है।


अधीक्षण अभियंता
नगर पालिक निगम
कोरबा (छ.ग.)

प्रतिलिपि :- प्रोग्रामर, संचालनालय, नगरीय प्रशासन एवं विकास विभाग, नया रायपुर (छ.ग.) को uad.cg.gov.in में अपलोड किये जाने हेतु प्रेषित।

**EXPRESSION OF INTEREST (EoI) FOR LEASING OF RETAIL/COMMERCIAL
OFFICE & RESTAURANT SPACE**

1. The **Nagar Nigam Korba** is the Urban Local Body for the city of Korba in the Indian state of Chhattisgarh. It is responsible for planning, coordinating, supervising, and promoting the planned development of the Korba urban region. The Nagar Nigam oversees civic infrastructure, public services, and developmental activities within the city limits and works in coordination with other local authorities and government agencies. Its primary aim is to ensure systematic urban growth, efficient public service delivery, and sustainable development for the residents of Korba.
2. Nagar Nigam Korba with its office located at Saket Bhawan, I.T.I Chowk, Korba, Chhattisgarh - 495677 (hereinafter referred to as “Authority”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and permitted assigns).
3. Nagar Nigam Korba has developed a property named “**Multilevel Parking**” with the help of District Mining Fund (DMF) near new water tank on canal road, sunaliya chowk, with a configuration of Basement + G + FF + SF + Terrace floors and a total Built-Up Area (BUA) of 16,621.61 sq.m. The building is strategically located in the city center of Korba, offering convenient access and the potential for an efficient and well-connected urban facility.
4. Nagar Nigam Korba’s “Multilevel Parking” is a multi-level car parking building which needs to convert into car parking-cum-commercial complex so as to designed to improve urban mobility and address parking challenges in the city, as well as to cater the commercial needs of the locality for future aspect and essential maintenance requirements of the building. This facility includes both basement and over ground parking, with a capacity to accommodate 256 cars.
5. Nagar Nigam Korba’s “Multilevel Parking” consists of Three floors (Ground+First+Second), One Basement and One Terrace space. The basement and ground floor shall be used for public parking and the Authority intends to lease out the different sizes of shops (Map attached) on remaining two floors ie: First Floor & Second Floor for 30 years lease period on monthly rental basis to the Interested Applicant(s) (refer Para 11. Clause(D)) for running their offices / Business in retail / Commercial Shops / Shops and the **Space of the Terrace Floor** for 30 years lease period on monthly rental basis to the interested applicant(s) for Restaurant / Lounge area spaces in the building. Authority will provide different size of shops on the first and second

floor and only open roof area will be provided on the terrace floor for temporary fabricated construction.

6. Nagar Nigam Korba, invites EoI from the Interested Applicant(s) for leasing out the following Warm/Bare shell properties on monthly rental basis on “As is where is” & “As is what is” in following manner:

S. No	Floor	Floor Type	Built-up Area (SQ.M.)	Numbers of Shops
1	First	Constructed Commercial Shops	3932.41	48
2	Second	Constructed Commercial Shops	3932.41	48
3	Terrace	Restaurant/Lounge Roof area Provided for Temporary Fabricated Construction	4090.49	01
Total				

7. In case more than one entity are leased in a particular floor, the parking space will be allocated proportionately to such entities, provided that such allocation would be at the sole discretion of the Commissioner Nagar Nigam Korba.
8. Preference shall be given to Interested Applicants desirous to occupy more than one floor or at least one complete floor, for the ease of efficient and smooth availability of the services points.
9. Interested Applicant fulfilling the eligibility criteria may submit their Expression of Interest (EoI) Floor wise / Shops Wise for the Total Area of interest in the prescribed format along with the requisite documents on or before 04.11.2025 by 4.00 p.m. at the under given address.
10. Interested Applicant can download the EoI document from Nagar Nigam Korba's website: www.korbamunicipal.in . The duly filled EoI may be submitted in a sealed envelope superscribing “**Expression of Interest for leasing of retail/commercial, office & Restaurant Space**” for rent / premium basis of the Multilevel parking building, Nagar Nigam, Korba, Chhattisgarh-495677 and to be delivered to the address “Saket Bhawan, I.T.I Chowk, Korba, Chhattisgarh – 495677”.

11. Detailed process for submission of EoI

- a) Interested Applicant may submit their EoI in the prescribed format provided at Annexure- I (Party's Information), Annexure-II (Annual Turnover), Annexure-III (Floor

Areas of Interest) & other requisite documents at the address mentioned above on or before 04-11-2025 by 4.00p.m.

- b) Interested Applicant(s) may submit EoI based on their total requirement of the space / shops on any one or more number of floors. However, Commissioner Nagar Nigam Korba reserves the right to allot the premises on lease / premium basis to any party at its sole discretion.
- c) The Interested Applicant will have to submit DD (demand draft) of amount Rs 1000/- (One Thousand only) (non refundable) in the name of Commissioner Municipal Corporation Korba (C.G.) & self-attested copies of GST Registration Number, Adhar card, Contact details, PAN Card, Certificate of Incorporation (if applicable), Shops & Establishment Registration, as may be applicable, Board resolution/Authority Letter/Power of Attorney (POA) approving participation and authorization for representing the entity/organization/company along with their EoI.
- d) The following Interested Applicant(s) shall be eligible to submit their EoIs:
 - i. Central/ State PSUs and their subsidiaries/ joint ventures. (for IT/ITES/Bank floors)
 - ii. Scheduled Banks, both Governments owned as well as Private, Co- operative Banks (for IT/ITES/Bank floors)
 - iii. International bodies including Multilateral bodies
 - iv. Reputed IT/ITES companies (for IT/ITES/Bank floors)
 - v. Central/ State Government offices, Autonomous bodies/ Boards/ Councils/ Commissions/ Statutory bodies/ Regulatory bodies etc. running with the budgetary support to Government or controlled by the Government or set-up by a Government Act/Executive order. (for IT/ITES/Bank floors)
 - vi. Reputed private companies or organizations who are in retail/commercial businesses (for Retail/Commercial Use floors)
 - vii. Private entities running eateries/restaurant/lounge area (for Restaurant/Lounge area for terrace floor) and selection of this floor tenant sat the sole discretion of the Commissioner Nagar Nigam Korba by taking additional specifications/ requirements into consideration.

12. General Terms & Conditions towards EoI:

- a) The EoI document may be downloaded from website www.korbamunicipal.in and link for downloading the EoI will be available from 07-10-2025.
- b) The Interested Applicant will have to submit DD (demand draft) of amount Rs 1000/- (One Thousand only) (non refundable) in the name of **Commissioner Municipal**

Corporation Korba (C.G.)

- c) In any case, the EoI received beyond the stipulated date and time will not be accepted.
- d) Applications which are incomplete in any respect including submission of certified copies of documents as asked for or those that are not consistent with the requirements as specified in this document or those that do not adhere to formats, wherever specified, may be considered non-responsive and may be liable for rejection and no further correspondences will be entertained with such entities. However, Commissioner Nagar Nigam Korba reserves the right to ask for any other documents in addition to the documents submitted by the party.
- e) Bare submission of EoI does not qualify any party for allotment of premises. Selection of suitable parties shall be based on the evaluation of responses received in EoI.
- f) Nagar Nigam Korba may in its absolute discretion, update, amend or supplement the information, assessment or assumption contained in this EoI.
- g) Commissioner Nagar Nigam Korba reserves the right to accept or reject any or all the offers without assigning any reasons thereof. No contractual obligation whatsoever shall arise from the EoI process unless and until a formal Lease Deed is executed between Nagar Nigam Korba and the Interested Applicant.
- h) ContactPersons: In case of any query, you may contact the following officials: Shri Suresh Barua, Supritending Engineer (9993596521), Shri Piyush Rajput, Building officer (7999601227)
- i) All corrigenda or extension of scheduled dates or change in specifications or any other information will be uploaded for the information of the prospective Interested Applicant on Nagar Nigam Korba Website: www.korbamunicipal.in.
- j) Interested Applicant will be allowed to inspect the aforesaid property on any working day till the last day of submission of EoI within Office Hours i.e., 10 am to 5 pm with prior intimation. Interested Applicant may contact the following officials to facilitate the site visit: Shri Suresh Barua, Supritending Engineer (9993596521), Shri Piyush Rajput, Building officer (7999601227)
- k) The interested Applicant should make their own independent inquiries and satisfy themselves about the access to the various floors / shops for getting the floor spaces furnished/finished.
- l) Commissioner Nagar Nigam Korba reserves the right to decide not to lease or to lease only a part of the premises or to decide the date of start of lease or to reject any or all offers, without assigning any reasons.
- m) Commissioner Nagar Nigam Korba reserves the right to call for any clarification/

Additional papers/documents required for scrutiny from anyone interested in occupying the space in the building.

- n) The period of lease shall initially be for 30 (Thirty) years extendable to one another term of 30 years with the mutual agreement in writing, by both the parties as per the final decision of the commissioner.
- o) As per the going rates in the vicinity area of the similar spaces, Nagar Nigam Korba expects the Minimum Rent / Premium and additionally 15% maintenance charges will be charged on monthly rent for the Common Area Maintenance (CAM) of the building.
- p) The entities shall express their interest for the floor numbers/areas/shops they are interested in to occupy in the given format. The payment of rent/premium shall be by electronic mode only and no separate receipt shall be issued for each payment, but an annual statement shall be given, if required.
- q) The monthly lease Rent shall be payable by 7th of each month and first such payment shall be made on or before the date of execution of the lease Deed.
- r) The lessee shall be required to deposit Six Months gross rent as Security Deposit within 30 days from date of issue of LoI (Letter of Intent) which shall be refunded at the time of termination of lease without any interest after deducting pending dues & services, damages to the property, if any.
- s) Lease Deed is to be executed by lessee within 15 days of issue of letter of Intent by Nagar Nigam Korba.
- t) The failure in the payment of rent on the given time duration will be liable to apply a penalty @ 50% of the rent amount compounded each month till the date of payment of the penalty+rent.
- u) The lease deed shall be registered, and the expenses shall be borne by the lessee. The said property shall be used for the intended purposes only and commissioner nagar nigam korba reserved the right for finalizing the purpose of the lease shops/spaces/areas.
- v) The floors on offer for renting are in the form of Warm/Bare shells which will be furnished by the Interested Applicant as per their needs and uses. The furnishings/ installation may include like partitions, false ceiling, internal electrical wiring/fixtures, establishment of stand-alone data centre, finished flooring, furniture, and fixture etc. No modifications allowed to the building structure, toilets, power line systems etc., and an approval from Nagar Nigam Korba is required for the interior works.
- w) The Applicant shall be given a rent-free period of 2 months, from the date of signing of lease deed to execute the interior works (on approval from Nagar Nigam Korba) for the irrented office space/premises. No extension of this period will be given for any reason

whatsoever.

- x) All the services such as electricity, air conditioning, solid waste disposal, water supply etc. will be provided at one source for the rentable floor/area. The applicants will be charged as per the smart metering, and they have to pay the charges as billed by the Nagar Nigam Korba.
- y) The lessee shall be required to pay all charges such as building maintenance, electricity, air conditioning & water charges etc. The licensee shall pay the property tax and building insurance only.
- z) Internal Security, Guard and housekeeping for the premises shall be the responsibility of the lessee.

13. Disclaimer:

- a) The purpose of this document is to provide the Parties, with relevant information to assist the formulation of their EoI. Each Party should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. Nagar Nigam Korba, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.
- b) Nagar Nigam Korba 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 EoI.
- c) The issue of this EoI, does not imply that the Nagar Nigam Korba is bound to select a Party. No contractual obligation whatsoever shall arise from the EoI process unless and until a formal contract is signed and executed between Nagar Nigam Korba and the Interested Applicant(s).
- d) Nagar Nigam Korba reserves the right not to proceed with the EoI or invite it afresh with or without amendments at any stage without assigning any reasons thereof, or to change the process or procedure to be applied.



**COMMISSIONER
NAGAR NIGAM KORBA**

ANNEXURE-I - DETAILS OF THE INTERESTED APPLICANT

No	Description	Details (as applicable)
1	Name of the Applicant.	
2	Address	
3	Contact Details	
	a) Name of Contact Person	
	b) Tel. No. with STD Code	
	c) Mobile No.	
	d) E-mail Id	
4	PAN No./TAN No./CIN No./GST Regn. No./Shops & Establishment Regn. No. (Enclose copy of each document)	
5	Type of entity A) Indian Govt. Company/Public Sector Undertaking	
	B) Central/State Govt.	
	C) Private	
6	Company Registration Details	
7	Activities of the Entity	
8	POA/Authorization Letter (to be submitted)	
9	Any other information or remarks which the entity thinks are appropriate to disclose as per the transparency norms may be mentioned here.	
10	Demand Draft Details:	

ANNEXURE-II - ANNUAL TURNOVER FOR THE LAST 3 YEARS

S. No.	Year	Turnover in Rs. (Cr)
1	2023-24	
2	2024-25	
3	2025-26	

**ANNEXURE-III - FLOOR/AREA OF INTEREST
TO SUBMITTED BY THE INTERESTED PARTY AS PER
THE BELOW FORMAT**

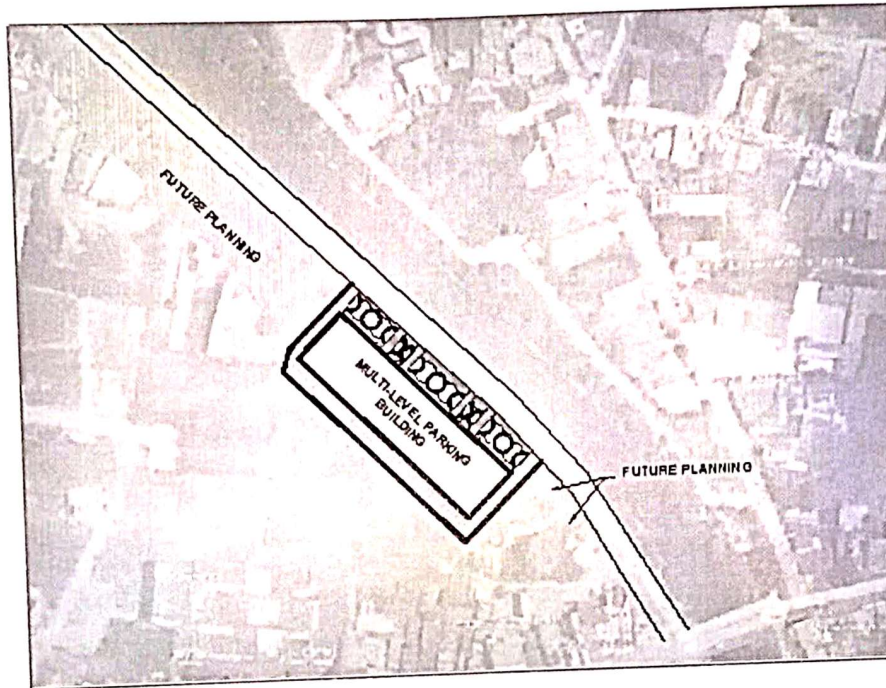
Floor wise area statement is as under:

Floor No.	Built-up Area (SQ.M.)	Intended area to be Taken on lease by the entity (SQ.M.)	Applicant Preference of the floor & Quoting Rate in Rupees Per SQ.M. (Rs.)
First			
Second			
Terrace			
Total (sqm)			

Date:
Place:

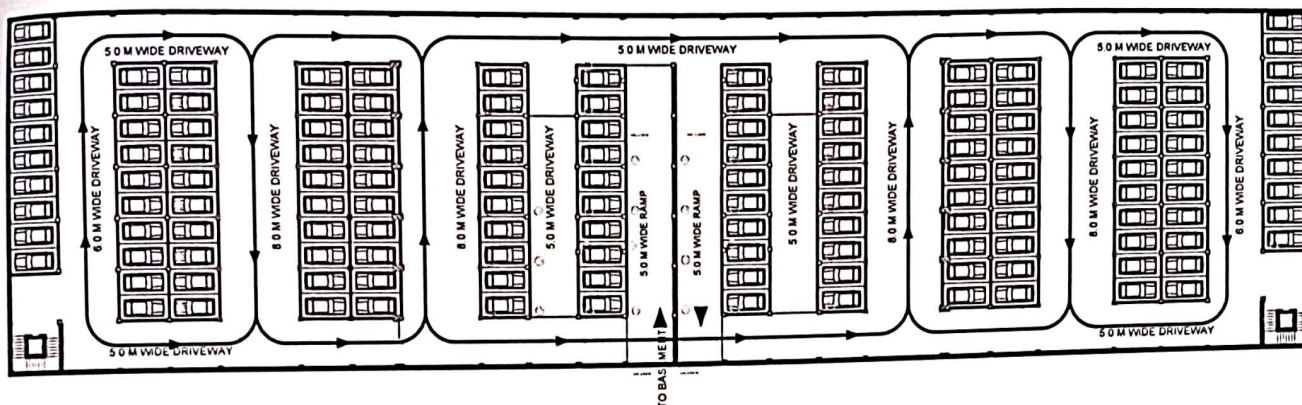
Signature of authorized person
Full Name & Designation:
Company's Seal

**SITE PLAN, FLOOR PLANS AND RENDERED VIEWS OF THE “NAGAR
NIGAM KORBA’s MULTILEVEL PARKING” BUILDING**

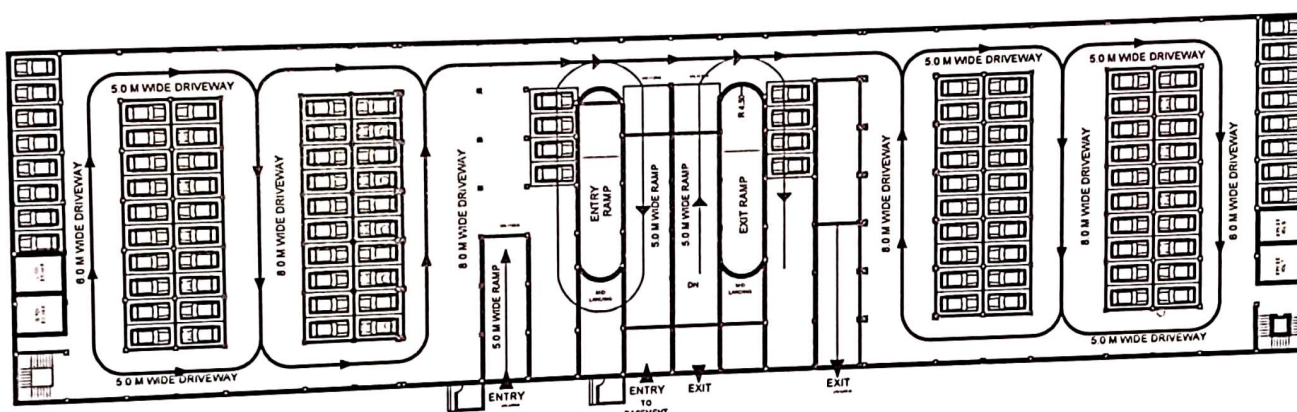


SITE PLAN OF MULTI-LEVEL PARKING BUILDING

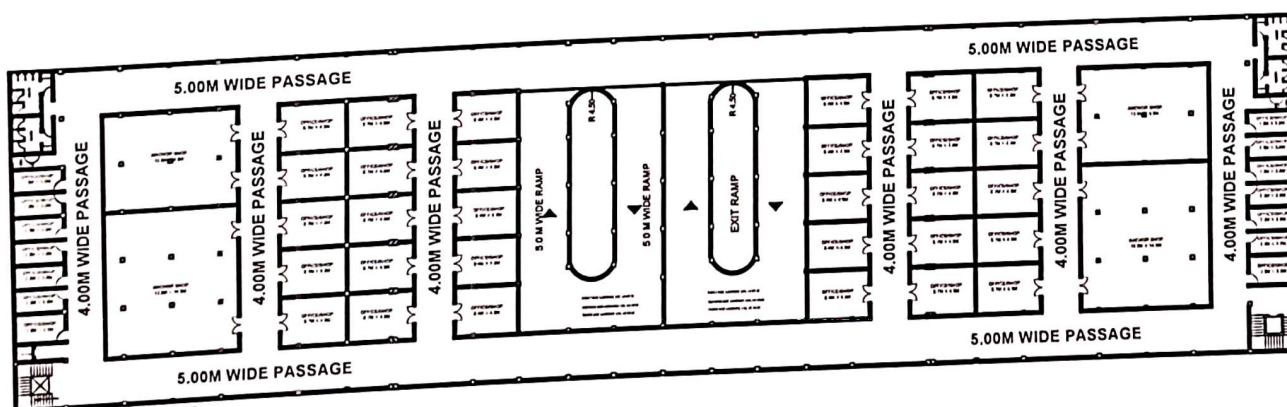
(Note: The attached plans are tentative and the bidder can give suggestions for modification in plans and facilities.)



BASEMENT FLOOR PLAN
(No. of 4-wheeler Parking space – 140)



GROUND FLOOR PLAN
(No. of 4-Wheeler Parking Space – 116)



2.9M X 5M SHOPS - 02
2.3M X 5M SHOPS - 12
13.6M X 14.9M SHOPS - 02
13.6M X 9.9M SHOPS - 02
6.7M X 4.9M SHOPS - 20
6.4M X 4.9M SHOPS - 10
TOTAL NO. OF SHOPS - 48

TYPICAL FLOOR PLAN (FIRST AND SECOND FLOOR)

(Note: The attached plans are tentative and the bidder can give suggestions for modification in plans and facilities.)