

**Expression of interest (EOI) (2<sup>nd</sup> call)**

**For URBAN Administration & DEVELOPMENT,**

**Chhattisgarh**

**Installation of Machinery, Operation &  
Management of Garment Factory and Allied  
infrastructure at MUNICIPAL CORPORATION BHILAI  
on Public Private Partnership (PPP) Mode**

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## Disclaimer

- 1- The information contained in this Expression of Interest (EOI) document, or subsequently provided to the Applicant(s), whether in verbal, documentary, or any other form, by or on behalf of the MUNICIPAL CORPORATION BHILAI or any of its employees or advisors, is made available to the Applicant(s) subject to the terms and conditions set forth in this EOI and any other conditions under which such information is provided.
- 2- The primary objective of this Expression of Interest (EOI) is to solicit suggestions and innovative approaches for the comprehensive revamping of the Garment Factory, MUNICIPAL CORPORATION BHILAI, encompassing infrastructure enhancement, installation of machinery, operation and maintenance, and the formulation of a financially sustainable model that ensures mutual benefit for both the private sector partner and the government. It is expressly clarified that participation in this EOI does not confer any preferential rights or advantages in the subsequent tends, process. The final tender (Request for Proposal - RFP) shall remain open to all eligible entities in accordance with the prescribed criteria or can be changed as per client discretion i.e. MUNICIPAL CORPORATION BHILAI and shall not be restricted to participants of this EOI. This EOI does not constitute a tender process or a commitment to award any contract.
- 3- The Client reserves the right, at its sole discretion, to amend, modify, or alter any of the terms, conditions, eligibility criteria, scope of work, or any other provisions of this EOI & the Final RFP, without assigning any reason. Such changes, if any, shall be communicated through a corrigendum/addendum on the designated portal, and shall be binding on all bidders
- 4- This EOI is not an agreement and does not constitute an offer or invitation by Nigam to the prospective Applicant(s) or any other party. The EO I contains various assumptions and assessments formulated by MUNICIPAL CORPORATION BHILAI concerning the Project. These assumptions, assessments, and statements do not claim to encompass all information required by each Applicant. MUNICIPAL CORPORATION BHILAI its employees, and advisors do not assume responsibility for evaluating the financial standing, investment objectives, or specific



Requirements of the Applicant(s). As such, the information provided herein may not be exhaustive, complete, accurate, or adequate. Each Applicant is advised to conduct its own due diligence, verify the accuracy, adequacy, and reliability of the information contained in this EOI, and seek independent professional advice before proceeding further.

- 5- The information contained in this EOI spans a broad range of matters, some of which are subject to legal interpretation. The content herein should not be construed as an exhaustive representation of statutory requirements, nor should it be considered a definitive or authoritative statement of law. MUNICIPAL CORPORATION BHILAI assumes no liability for the accuracy or correctness of any legal interpretations or opinions expressed in this document.
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- 7- MUNICIPAL CORPORATION BHILAI disclaims any liability, whether resulting from negligence or any other cause, for any reliance placed by an Applicant on the contents of this EOI.
- 8- MUNICIPAL CORPORATION BHILAI reserves the absolute right, without any obligation, to update, modify, amend, or supplement any information, assumptions, or assessments presented in this EOI.
- 9- The issuance of this EOI by MUNICIPAL CORPORATION BHILAI to select or short does not imply any obligation on the part of any Applicant(s) solely intended to gauge interest from potential participants. MUNICIPAL CORPORATION BHILAI reserves the right to accept or reject any or all Applications at its sole discretion without assigning any reason.
- 10- All costs incurred by the Applicant(s) in connection with the preparation and submission of the Application, including but not limited to documentation, copying, postage, courier charges, participation in



presentations or demonstrations (if required), Applicant. and other associated expenses, shall be borne solely by the shall not be

Responsible or liable in any manner whatsoever for any such costs or expenses, regardless of the outcome of the EOI process.

### **Notice inviting Expression of interest**

The Bhilai invites Expressions of interest (EOIs) from reputed Companies / Organizations (hereinafter referred to as "Agencies") for encompassing infrastructure enhancement, up gradation, installation of machinery, operation and maintenance, of Garment Factory, MUNICIPAL CORPORATION BHILAI under the PPP Model.

This initiative is aimed at developing a modern Garment Factory with the objective to generate employment for women, enhancing the operation, revenue and market reach of the Factory. The key project details and the broad scope of work are outlined in this document.

Interested Agencies that meet the minimum qualification criteria specified in this EOI document are invited to submit their complete proposals. Submissions must be made on or before 23-01-2026 by 05:00PM by Registered post Speed post, in a sealed envelope super scribed as:

"Expression of Interest installation of Machinery, Operation & Management of Garment Factory and Allied infrastructure at MUNICIPAL CORPORATION BHILAI on Public-Private Partnership (PPP) Mode"

The sealed proposals should be addressed to:

The Commissioner

MUNICIPAL CORPORATION Bhilai, project cell, Room no 58,

For any queries or clarifications, interested Agencies may contact:

Mr. MUNICIPAL CORPORATION BHILAI Mobile: +91 9907688696 - MUNICIPAL CORPORATION BHILAI

## 1- Factsheet

Sn	Particulars	Details
1	EOI Reference No	Nit no ....
2	Name of Issuer	MUNICIPAL CORPORATION BHILAI
3	Date of issue of EOI	12-01-2026
4	Last date of receipt of queries	28-01-2026
5	Pre-Bid meeting	-
6	Issue of corrigendum if any	-
7	Last date for submission of proposal	28-01-2026
8	Presentation by applicant	-
9	Details for communication	9907688696
10	Opening Date of EOI	29-01-2026

## 2. Introduction

The MUNICIPAL CORPORATION BHILAI invites Expressions of Interest (EOI) from qualified private sector entities to encompassing infrastructure enhancement, up gradation, installation of machinery, operation and maintenance, of Garment Factory located at MUNICIPAL CORPORATION BHILAI, This initiative aims to rejuvenate the facility for fostering economic growth, employment generation, and sustainable development in the region.

The project envisions leveraging private sector expertise for efficient factory operations while creating a conducive ecosystem for MSME to thrive.

### 3. Background of the Garment Factory

The Garment factory, MUNICIPAL CORPORATION BHILAI, located near to MUNICIPAL CORPORATION BHILAI at Khursipar Bhilai. is under the jurisdiction of MUNICIPAL CORPORATION BHILAI. It was established in the year MUNICIPAL CORPORATION BHILAI, however it is nonoperational since MUNICIPAL CORPORATION BHILAI 20XX due to lack of sufficient government orders. The facility spans over MUNICIPAL CORPORATION BHILAI Acre and includes assets like car parking space, factory shed, MUNICIPAL CORPORATION EHILAIX, etc. MUNICIPAL CORPORATION BHILAI has developed it with the intent to create sustainable employment for women through garment production activities. When functional in full capacity, it creates employment opportunity for about 500 people.

Key Features and facilities of the Garment Factory.

Connectivity: The factory is located at MUNICIPAL CORPORATION BHILAI and is accessible by road.

Land availability: The factory is located in ITI ground, Powerhouse Surrounded by boundary wall.

Availability of Machines/Allied infrastructure: The factory is equipped with Municipal Corporation Bhilai

### 4. Objective of the Project

The main objectives of this project are:

Engagement of an experienced and professional agency for encompassing infrastructure enhancement, up gradation, installation of machinery, operation and maintenance, of Garment Factory: Considering the growing garment market it is felt that the current infrastructure available in the Garment factory is inadequate to operate the factory and meet the demand. Further, with the changing market scenario and evolving procurement policies (like introduction of Government as E-Market place) require the factory to relook its business model. Hence, it is felt that private sector participation is required to meet these requirements.



Revitalization of the existing infrastructure and develop new infrastructure:  
Modernize the existing infrastructure and develop new infrastructure and also  
installation of machinery for garment production to align with current industry  
standards and increase the production of the factory creating avenue for  
Employment Generation: Enhance employment opportunities for local  
communities.

Enhancing Skill Development: Foster skill development through training and  
capacity building programs.

Development of a Sustainable Model of revenue generation: Achieve a self  
sustaining and profitable business model. Promote sustainable practices in  
garment manufacturing.

#### 5. Objective of the Assignment

This initiative seeks to leverage private expertise, innovation, and investment  
for infrastructure enhancement, up gradation, installation of machinery,  
operation and maintenance, of Garment Factory revamp the facility into a  
modern, competitive manufacturing unit.

The selected agency will be responsible to partner with the State in  
infrastructure enhancement, up gradation, installation of machinery,  
operation and maintenance, revamping the garment factory and establish a  
self-sustaining profitable business. The appointed/hired agency will be  
engaged with Nagar Nigam Bhilai for the implementation of the project.

#### 6. Purpose of EOI

The purpose of the EOI is to obtain ideas from interested parties related to the  
following for revival of the Garment factory:

Plan for installation of machinery for modernization of infrastructure

Strategy for Operation & Maintenance

Model(s) of Revenue Generation

Marketing Strategy

Scope for Innovation

## 7. Scope of Work

The agency which will be selected through the RFP stage will have to ensure the efficient up gradation, operations, management, maintenance and growth of the Garment factory. The detailed responsibilities will include:

### A. Conduct a comprehensive assessment of the existing infrastructure

#### 1. Site Survey and inspection:

Conduct a detailed analysis of the factory's current condition, including structural integrity, layout, utilities, and safety standards.

Identify areas requiring immediate repair or replacement.

#### 2. Machinery Evaluation .

Assess the condition and functionality of existing machinery if available.

Document obsolete machinery for disposal and identify machinery that can be refurbished. Identify requirements for new machinery

#### 3. Utility and Resource Assessment:

Evaluate power, water, and other utilities.

Identify gaps in infrastructure to support modern manufacturing processes

#### 4. Detailed Reporting.

Submit a comprehensive report on findings, with recommendations and a cost benefit analysis for modernization.

### B. Invest in the modernization and installation/up gradation of machinery and facilities

#### I. Procurement and Installation:

1- Procure advanced, energy-efficient machinery for garment manufacturing, approved by the government. . Ensure proper installation, calibration, and testing of the equipment.

2. Facility Revamp: . Upgrade the factory floor to accommodate new machinery and improve workflow. o Install advanced safety systems (fire, ventilation, etc.).

### 3. Technology Integration

Implement software solutions for production tracking, inventory management, and quality control

### 4. Sustainability Measures:

Adopt environmentally friendly practices, including waste management systems and renewable energy solutions where possible.

## C. Operate and manage the factory efficiently under agreed terms

### I. Production Management

Plan and execute production schedules to meet demand. .

Ensure adherence to quality standards in manufacturing.

### 3. Financial Oversight: .

Maintain transparent financial records and share periodic updates with the government.

### 4. Performance Monitoring:

Set Key Performance indicators (KPIs) to ensure operational efficiency and output.

### 5. Risk Mitigation:

Develop and implement strategies to handle operational challenges such as supply chain issues or market fluctuations.

## D. Develop a marketing and distribution strategy for the manufactured garment



### Market Research and Branding:

Conduct market research to identify demand trends and target markets. Develop a brand identity and promote the factory's products as high-quality, indigenous garment.

### Distribution Network Development:

Partner with retail chains, online platforms, and wholesalers for product distribution.

Develop a robust supply chain to ensure timely delivery to customers.

### Marketing Campaigns:

Launch digital and offline marketing campaigns to boost sales. Leverage trade fairs, exhibitions, and government events for visibility.

### Pricing Structure.

Propose competitive pricing based on production costs and market benchmarks.

## **E, Ensuring regulatory compliance**

### 1. Regulatory Adherence:

- Ensure compliance with all environmental, safety, and labour regulations as mandated by the government.

### 2. Environmental Management:

- Implement proper waste disposal mechanisms, including recycling and minimizing pollutants.
- Conduct environmental impact assessments regularly.

3. Labor Standards:

Ensure adherence to minimum wage laws, working hours, and workplace safety norms.

Maintain employee grievance redressal systems and welfare initiatives.

4. Reporting:

- Submit periodic compliance reports to the government.

**F, Suggest innovative ideas for sustainable revenue model and marketing**

8. Special instructions

The selected agency or consortium shall install machinery, upgrade and operate the facility on lease hold as an independent entity complying with all applicable rules and regulations as applicable. Municipal Corporation Bhilai shall not be responsible for the activities of the selected entity related to installation of machinery, up gradation, operation and maintenance of the property.

Branding and marketing activities shall be carried out by the selected entity under its own name and identity, and shall not use the name, logo, or branding of Municipal Corporation Bhilai in any products, promotional materials or communications.

The selected party is not entitled to claim or avail any benefits under Rule 8 and any other relevant Rules of the Chhattisgarh State Store Purchase Rules 2002 as amended from time to time. The selected agency shall operate independently in all commercial transactions, and no exemptions, privileges, or procurement advantages extended to **MUNICIPAL CORPORATION BHILAI** under state regulations shall be transferable or applicable to the agency.

9. Instructions to Applicants  
a. Eligibility Criteria

interested entities must meet the following criteria:

S. No.	Eligibility Criteria	Supporting Documents
1	<b>Financial Capacity</b>	
1.1	Minimum Net Worth: The Bidder should have a minimum net worth of INR 10 Crores (Rupees Ten Crore) at the close of the preceding financial year. In case of Consortium, the combined net worth of all partners shall be considered.	Certificate from a Chartered Accountant (CA) verifying the net worth of the bidder based on the last audited financial statements.
1.2	Minimum Annual Turnover: The bidder must have a minimum average annual turnover of INR 50 Crore over the last 3 years.	Copies of the audited financial statements for the past 5 years to verify turnover and overall financial stability.
1.3	Bank Solvency Certificate A certificate from a Nationalized bank stating the solvency and credit worthiness of the bidder to prove their financial standing and ability to fund the project.	A certificate from a Nationalized bank
2	<b>Technical Capacity</b>	
2.1	The bidder should have a minimum 5 Years of experience in the manufacturing industry. Experience in garment manufacturing or related sector will be preferable.	Copy of Incorporation certificate or Certificate of registration or MoA, /AoA, Partnership deed as applicable for parties operating manufacturing unit(s) Copies of experience certificates or project completion certificates for relevant projects where bidder has been involved in installation of machinery, upgrading, operating and maintaining similar facilities for others.
2.2	The experience must include machinery installation,	Copies of experience certificates or project completion certificates for



	<p>upgrading, operating or maintaining similar facilities or having successfully implemented PPP models in the past. In case of Consortium, the Lead partner should have relevant experience.</p>	relevant projects.
2.3	<p>The Bidder should have previous experience in managing the sales and marketing of manufactured goods. In case of Consortium, at least one partner should have relevant experience in managing the sales and marketing of manufactured goods.</p>	Copies of invoices/purchase orders fulfilled
2.4	<p>The Bidder should have not been barred by the [Central/ State Government, or any entity controlled by it,] from participating in any project (PPP or otherwise), and the bar subsists as on the date of Application. In case a Bidder is barred, he would not be eligible to submit an application, either individually or as member of a Consortium.</p>	Self-Declaration
2.5	<p>Any Bidder including any Consortium Member or Associate should, in the last 3 (three) years, 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 against the Bidder, Consortium Member or Associate, as the case may be, nor has been expelled from any</p>	Self-Declaration

	project or contract by any public entry nor have had any contract terminated any public entry for breach by such Bidder, Consortium Member or Associate.	
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b. incentives and Support

The Government will provide the following support:

1. Existing land, building, and machinery (if available) on a lease basis
2. Facilitation in obtaining required clearances and permits

c. Submission Process

Interested parties are requested to submit their EoI in the prescribed format, which should include:

- Duly filled and anested Letter of Application (Form 1)
- Company Profile/ Details of the Applicant (Form 2)
- Financial Capacity (Form 3)
- Suggestions by the Applicant (Form 4)
- Proposed Plan

All submissions must be sent to:

**The Commissioner**  
**MUNICIPAL CORPORATION BHILAI**  
**Address**

## 10. Evaluation

The evaluation of EoI submissions will be conducted based on:

- a. All suggestions and feedback submitted by applicants will be carefully evaluated by **MUNICIPAL CORPORATION BHILAI** to identify relevant and feasible solutions for project implementation.
- b. **MUNICIPAL CORPORATION BHILAI** reserves the right to incorporate, modify, or adapt the suggestions received into final Request for Proposal (RFP) document.
- c. Practicality and alignment with the project's objectives.
- d. Technical soundness in strategy proposed for development, operations, and revenue generation.
- e. Feasibility in terms of timelines, cost-effectiveness, and scalability.
- f. Financial strength and proposed plan.

Shortlisted participants will be invited for further discussions to elaborate on their proposal

before submission of a detailed Request for Proposal (RFP).



## 11. Application Formats

### Form 1: Letter of Application

(On the Letterhead of the Applicant, including full post/ address, telephone, and email addresses)

To,

The Commissioner  
MUNICIPAL CORPORATION BHILAI  
Address

Subject: Submission of Expression of Interest (EOI) for the Installation of **Machinery, Operation & Management of Garment Factory and Allied Infrastructure** at MUNICIPAL CORPORATION BHILAI Raipur/Bhilai on Public-Private Partnership (PPP) Mode

Sir,

With reference to your EOI document dated MUNICIPAL CORPORATION BHILAI 2025, we, having thoroughly examined and understood its contents, hereby submit our application, expressing our interest in the proposed project. Our application is unconditional and unqualified.

Enclosed with this letter is the duly completed Expression of Interest (EOI) format as prescribed by MUNICIPAL CORPORATION BHILAI, along with copies of original documents establishing the following:

1. Legal status of the Applicant
2. Principal place of business
3. All necessary documents as required under the EOI

We hereby authorize MUNICIPAL CORPORATION BHILAI and its designated representatives to conduct any inquiries, investigations, or verifications regarding the statements, documents, and information submitted as part of this application. We further authorize MUNICIPAL CORPORATION BHILAI to seek necessary clarifications from our bankers and clients concerning our financial and technical capabilities.

Additionally, this letter serves as an authorization for any individual or designated representative of an institution to provide the requisite information needed to verify the details submitted, including our resources, experience, and overall competence.

This application is submitted with the full understanding that: .  
MUNICIPAL CORPORATION BHILAI reserves the right to accept or reject  
any application, annul the process, and  
reject all applications at its discretion.  
The undersigned hereby declare that the information provided in this  
application is complete,  
true, and accurate in all respects.

Signed:

Authorized Signatory

Designation

Company/Organization Name

Date

## Form 2: Details of the Applicant

### Section 1: Organization Details

- Name of the Entity:
- Type of Entity (e.g., Public Private Company, Proprietorship Firm, Partnership):
- Country of Incorporation:
- Country/ Place of Operations:
- Address:
- Corporate Headquarter:
- Branch Office(s) in India (if any):
- Date of Incorporation/Commencement of Business

### Section 2: Organization Overview

- Brief Description:
- Overview of the organization:
- Main lines of business:
- 

### Section 3: Point of Contact

- Name:
- Designation:
- Organization:
- Address:
- Telephone Number:
- E-Mail Address:

#### Section 4: Previous Experience in Manufacturing and marketing of products

- Project Details:
- Nature of Project:
- Client Name:
- Project Cost:
- Strategic Tie-ups:
- Partner(s):
- Role of Each Partner:
- Location and Total Area:
- Capital Investment in Project:
- Years of Operation:
- Current Status:

**Supporting Documents:** Attach relevant documentation / photographs to substantiate claims including Copies of In corporation Certificate / Firm Registration Certificate, GST Registration, PAN Card. \_\_\_\_\_

#### Form 3: Financial Capacity

Financial Year	Net Worth	Turnover
FY 2022-23		
FY 2023-24		
FY 2024-25		

Signed and Dated by Authorised Signatory

Name of the Entity:



Form 4: Suggestions by the Applicant

S. No.	Particulars
1	Estimated project cost (CAPEX)
2	Project key components
3	What specific infrastructure upgrades, installation of New Machineries do you suggest, considering the current facilities?
4	Suggested/ preferred PPP structure and what risk-sharing mechanisms do you propose for the PPP model?
5	Development and operations model (OPEX)
6	Broad level approach for Revenue optimization and Operations & maintenance plan for the proposed Garment factory
7	Any other suggestion

