

**Bid for selection of Development and Marketing partner for Integrated Industrial Estate  
Chharba,  
NIT no. 68/SIIDCUL/2021**

**Pre Bid Clarifications**

Tender conditions/ queries	Clarification
Net worth as per Bid INR 100 Crores	Net Worth shall be INR 50 Crores
Land Area The area of the plot is 73 Acres approx.	The area of the plot is 60.46 Acres approx.
Saleable Area 42 Acres approx.	Saleable Area 40 Acres approx. excluding Parking area of 7,250 sq. mtrs. approx. which shall be operated by SIIDCUL. Land use as per SIDA norms Industrial: 55% (Maximum) Residential: 4-6% (Maximum) Commercial: 2% (Maximum) Road & Parking: 23% (Minimum) Service / Utility 4% (Minimum) Green/Park: 10% (Minimum)
Reserve Price (Base Land Cost) – Rs 52.00 Crores	Reserved price (Base Land Cost) – Rs 48.00 Crores