DIRECTORATE OF INDUSTRIES, CHHATTISGARH

Udyog Bhawan, Ring Road No. 1, Telibandha, Raipur (Chhattisgarh) – 492 006

EXPRESSION OF INTEREST (EOI)

(Revised)

For establishment of Mini-Mall with Multiplexs by private investors under the Chhattisgarh Mini-Mall Investment Promotion Rules, 2025

EOI No. 01/DOI/Mini-Mall/2026 **Date : 23.10.2026**
(EOI Date: 16.10.2026)

1. Background

1.1 The State Government has framed the "Chhattisgarh Mini-Mall Investment Promotion Rules, 2025" under paragraph 12.13(e) of the Industrial Development Policy 2024-30, for the promotion of establishment of Mini-Mall with Multiplex, vide Notification No. GENS-2101/5153/2025-COMM. & INDUS., Nava Raipur Atal Nagar, dated 14 October 2025, published in the Chhattisgarh Rajpatra (Extraordinary) No. 799 dated 14 October 2025 (hereinafter "the Rules").

1.2 Rule 4(1) of the Rules requires the Directorate of Industries, after publication of the Rules in the Gazette, to obtain certificates from the District Administration in respect of eligible urban areas and development-block headquarters other than urban areas in accordance with the conditions of the Policy, and to issue an advertisement inviting applications from private investors for establishment of Mini-Mall with Multiplex.

1.3 Accordingly, the Directorate of Industries, Chhattisgarh invites Expressions of Interest from private investors for the in-principle approval of investment promotion under the Industrial Development Policy 2024-30 on establishment of Mini-Mall with Multiplex in the State.

2. Scope of this EOI

2.1 Expressions of Interest are invited from private investors, individually or as a company/firm/body constituted under law, for the establishment and operation of Mini-Mall with Multiplex in the eligible urban areas and in the development-block headquarters other than urban areas of Chhattisgarh, for which the District Administration has certified that no Multiplex is presently in operation.

2.2 The district-wise list of eligible locations is placed at Annexure-I. An applicant may submit a separate application for each location; a separate set of documents is required for each location.

2.3 "Mini-Mall with Multiplex", as defined in Rule 2(1), means a commercial complex —

- having a carpet area (allottable area) of not less than 8,000 sq. ft., excluding common area and parking area;

- which includes a multiplex, that is, a cinema hall with one or more screens; and
- which also includes other commercial units such as a minimum of five retail stores and a food court (in addition to the retail stores).

3. Eligibility conditions

An applicant and the proposed project must satisfy all of the following conditions:

S. No.	Condition
1.	The project must obtain in-principle approval from the State Level Committee.
2.	The unit shall be treated as eligible only in areas where no Mini-Mall with Multiplex is already in operation. Eligibility on this count shall be determined by a certificate issued by the District Administration of the district concerned.
3.	The multiplex must have a screen of minimum 35 ft. (width) and 15 ft. (height) and seating arrangement for a minimum of 100 persons. The mini-mall must have a minimum of five retail stores, in addition to the food court. Suitable parking arrangement in accordance with the approved map, and fire-safety arrangements, are mandatory.
4.	Only private investors are eligible. The investor must make a minimum fixed capital investment of ₹5.00 crore under this EOI, excluding the cost of land. Fixed capital investment includes building construction, interior, fixtures, furniture, multiplex projection system, escalator, lift, parking infrastructure and fire-safety systems. Cost of land, working capital and pre-operative expenses shall not be reckoned as fixed capital investment.
5.	Where the Mini-Mall with Multiplex is to be established on leased land or in a leased building, the period of lease shall be not less than 11 years.

4. Incentives available to the selected developer

S. No.	Incentive
1.	Full exemption from stamp duty. After issue of the in-principle approval.
2.	Exemption of 100 per cent in land diversion fee (land re-assessment fee) after the in-principle approval.
3.	Reimbursement of land registration fee.
4.	Infrastructure grant at the rate and subject to the ceiling provided in the Policy, sanctioned and disbursed in five instalments as per rule.

5. Obligations of the selected developer

S. No.	Obligation
1.	To be eligible for the investment promotion, the developer must complete the project and commence operation within time line provided under the rule.
2.	The developer shall provide employment to the domicile of the State in its permanent employment in accordance with paragraph 12.19 of the Policy.
3.	The developer shall be responsible for the operation of the Mini-Mall with Multiplex for a minimum of five years from the date of the final sanction of grant.
4.	The management of the mini-mall shall not be transferred to any other person, institution or company for a minimum of five years from the date of the final sanction of grant without the prior permission of the Commissioner / Director, Industries.
5.	The status report showing the progress and facilities relating to the establishment of the Mini-Mall with Multiplex shall be made available to the Directorate of Industries for a period of five years from the establishment.
6.	The developer may sell, or give on rent or lease, the multiplex, retail stores and food court.

Note : Where any fact is concealed or misrepresented, or the grant received is in excess of entitlement, or the work is abandoned midway, the sanction order shall be liable to cancellation after hearing and the amount of grant/exemption shall be recovered together with simple interest at 12.5 per cent per annum, and may also be recovered as an arrear of land revenue.

6. Mode of submission of application

6.1 Applications shall be submitted ONLY online through the Single Window System of the Government of Chhattisgarh at https://invest.cg.gov.in. Applications submitted by post, by hand or by e-mail shall not be entertained.

6.2 The applicant shall register on the portal, log in, select the service "Chhattisgarh Mini-Mall Investment Promotion Rules, 2025 – EOI for establishment of Mini-Mall with Multiplex", complete the online application form and submit it together with the detailed project report.

6.3 The applicant shall upload exactly two documents, each as a single PDF file —

- Document-1 – Pre-Qualification Documents : this PDF shall NOT be password protected and must open without a password.
- Document-2 – Financial Documents : this PDF shall be password protected, the password being set by the applicant.

6.4 The password of Document-2 shall be sent by the applicant by e-mail to invest-support@cg.gov.in from the e-mail address registered on the Single Window System, after

successful submission of the application and as per schedule mentioned in point 8 of this document.

- Subject of the e-mail : "EOI Mini-Mall 2026 – Password – <SWS Application No.> – <Name of applicant>".
- Body of the e-mail : SWS application number, name of the applicant, proposed location, and the password.

6.5 Where Document-2 cannot be opened because the password has not been received, or the password received is incorrect, or the file is corrupt, the application shall be liable to rejection. The Directorate of Industries shall not be responsible for non-receipt of the password or for its receipt after the prescribed time.

6.6 Document-1 should not disclose the proposed investment or any part of the financial proposal. The financial proposal shall be contained in Document-2 alone.

6.7 Both PDF files shall be searchable, legible, serially page-numbered and shall not exceed 25 MB each. Every page shall be signed by the authorised signatory, or the file shall be digitally signed.

7. Documents to be uploaded

7.1 Document-1 – Pre-Qualification Documents (not password protected)

(1) Constitution documents of the applicant — certificate of incorporation / partnership deed / registration certificate, memorandum and articles of association, as applicable.

(2) PAN and GSTIN of the applicant.

(3) Board resolution or power of attorney authorising the signatory.

(4) Documents of title of the proposed site — ownership documents, or registered lease deed / agreement to lease for a period of not less than 11 years, or allotment letter, as the case may be.

(5) Particulars of the proposed site — khasra number, area, ward / village, urban body or development block, location map.

(6) Architectural plan of the proposed mini-mall showing the carpet area, the multiplex with screen dimensions and seating capacity, the retail stores, the food court, the parking arrangement and the fire-safety arrangement.

(7) Detailed project report (descriptive portion, excluding financials) containing the brief outline of the project, selection of site, architectural plan and the figures of likely employment.

7.2 Document-2 – Financial Documents (password protected)

(8) Detailed project report — financial portion, including the details of investment cost.

(9) Item-wise statement of the proposed fixed capital investment covering building construction, interior, fixtures, furniture, multiplex projection system, escalator, lift,

parking infrastructure and fire-safety systems, expressly excluding the cost of land, working capital and pre-operative expenses.

(10) Computation of the proposed investment.

(11) Means of finance — promoter's contribution and term loan, with the sanction letter or in-principle sanction of the financial institution / bank, if any.

(12) Audited financial statements and income-tax returns of the last three financial years, and a net-worth certificate issued by a Chartered Accountant. if three years have not been completed, submission of a CA certificate stating net worth shall suffice.

(13) Statement of the proposed employment, showing the employment proposed to be provided to the domicile of the State in accordance with paragraph 12.19 of the Policy.

8. Schedule

S. No.	Particulars	Date and time
1.	Date of publication of the EOI	16.10.2026
2.	Pre-application (pre-bid) meeting — Directorate of Industries, Udyog Bhawan, Raipur (Hybrid Mode; VC link will be available on invest.cg.gov.in)	22.10.2026, 11:30 A.M. and 29.10.2026, 11:30 A.M.
3.	Commencement of online submission of application on invest.cg.gov.in	23.10.2026, 10:00 A.M.
4.	Last date and time for online submission of application	07.12.2026, up to 5:30 P.M.
5.	Last date for sending the password of Document-2 to invest-support@cg.gov.in (after closing of the application window)	14.12.2026, up to 5:30 P.M.
6.	Meeting of the State Level Committee for approval	Date will be published on invest.cg.gov.in

Note : In accordance with Rule 4(2), a minimum period of 45 days from the date of the advertisement is available for receipt of applications. If not even one application is received within the prescribed period, the Directorate may extend the period by successive periods of 45 days each, and such extension shall be published on invest.cg.gov.in.

9. Scrutiny, evaluation and selection

9.1 Complete applications shall be placed before the State Level Committee constituted as follows :

S. No.	Member	Position
(i)	Commissioner / Director, Industries, or a representative nominated by him	Chairperson
(ii)	Collector of the district concerned or his representative	Member
(iii)	Managing Director, CSIDC, or his representative not below the rank of Chief General Manager	Member
(iv)	Chief Engineer, Public Works Department, or his representative not below the rank of Executive Engineer	Member
(v)	Director, Town and Country Planning, or his representative not below the rank of Deputy Director	Member
(vi)	Director, Urban Administration / Panchayat and Rural Development, or his representative not below the rank of Deputy Director	Member
(vii)	An officer of the Directorate of Industries not below the rank of Deputy Director	Member Secretary

9.2 The quorum of the Committee shall be four. The Committee may invite a subject expert or a special member on any matter, as may be necessary.

9.3 The State Level Committee shall evaluate the applications received and select the eligible applications. Eligible applications shall be categorised on the basis of the proposed investment and their proposals shall be examined technically. Among the eligible applications, the proposal with the highest investment shall be selected by the Committee. In each eligible block, one application — the proposal with the highest investment (H-1) — shall be approved.

9.4 Investment shall be reckoned only on the items mentioned in Rule 3(4). The proposed investment shall be computed on the basis of the Schedule of Rates (SOR) issued by the Public Works Department, or ₹3,000 per sq. ft., whichever is lower.

9.5 On the recommendation of the Committee, the Directorate of Industries shall issue the in-principle approval in favour of the applicant.

10. General terms and conditions

10.1 This EOI is an invitation for applications and does not constitute an offer or a commitment on the part of the State Government or the Directorate of Industries. No right accrues to any applicant merely by reason of submission of an application.

10.2 The Directorate of Industries reserves the right to amend, extend or withdraw this EOI at any stage without assigning any reason. Every corrigendum or addendum shall be published on invest.cg.gov.in and on the website of the Directorate of Industries only, and applicants are advised to check these websites regularly.

10.3 Applicants shall bear their own costs of preparation and submission of applications. No cost shall be reimbursed in any circumstances.

10.4 An application that is incomplete, conditional, or not in conformity with the Rules or this EOI shall be liable to rejection.

10.5 An appeal against any order passed by the Commissioner / Director, Industries shall lie to the Minister-in-charge, Government of Chhattisgarh, Department of Commerce and Industry, within 45 days from the date of communication of the order. The appeal shall be accepted only on payment of an appeal fee of ₹5,000; for an appellant belonging to a Scheduled Caste or Scheduled Tribe, a person with disability, a family or person affected by naxalism or a surrendered naxalite, the appeal fee shall be ₹2,500.

10.6 In the case of interpretation of the Rules, eligibility for reimbursement or any other dispute, the decision of the State Government shall be final and binding.

10.7 This EOI has been issued in Hindi and in English. In the event of any inconsistency between the two versions, the Hindi version shall prevail.

10.8 Any suit under the Rules shall be filed only in a court within the State of Chhattisgarh.

10.9 The provisions of the Chhattisgarh Mini-Mall Investment Promotion Rules, 2025 and of the Industrial Development Policy 2024-30 shall prevail over anything stated in this EOI. Applicants are advised to read the Rules before applying.

11. Contact

Directorate of Industries, Udyog Bhawan, Ring Road No. 1, Telibandha, Raipur (Chhattisgarh) – 492 006

Telephone : …… E-mail : invest-support@cg.gov.in Website : https://invest.cg.gov.in

Additional Director, Industries
Chhattisgarh, Raipur

ANNEXURE-I

District-wise list of eligible locations certified by the District Administration

S. No.	District	Blocks
1.	Khairagarh-Chhuikhadan-Gandai	Khairagarh, Chhuikhadan
2.	Koriya	Sonhat, Baikunthpur
3.	Balrampur	Balrampur, Ramchandrapur, Wadrafnagar, Rajpur, Kusmi, Shankargarh
4.	Kondagaon	Kondagaon, Farasgaon, Keshkal, Baderajpur, Makdi
5.	Manendragarh-Bharatpur-Chirmiri	Manendragarh, Bharatpur, Khadgawan
6.	Kabirdham	Kawardha, Pandariya, Bodla, Sahaspur Lohara
7.	Gariaband	Gariaband, Chhura, Mainpur, Devbhog, Fingeshwar
8.	Narayanpur	Narayanpur, Orchha
9.	Mohla-Manpur-Ambagarh Chowki	Mohla, Ambagarh Chowki, Manpur
10.	Dhamtari	Dhamtari, Nagri, Magarlod, Kurud
11.	Rajnandgaon	Chhuriya, Dongargaon, Dongargarh
12.	Sukma	Sukma, Konta, Chhindgarh
13.	Raigarh	Pusour, Kharsiya, Lailunga, Gharghoda, Dharamjaygarh
14.	Kanker	Antagarh, Bhanupratappur, Charama, Durgkondal, Koyalibeda, Narharpur
15.	Bijapur	Bijapur, Bhairamgarh, Bhopalpattnam