DIRECTORATE OF INDUSTRIES, CHHATTISGARH

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

EXPRESSION OF INTEREST (EOI)

(Revised)

For establishment of Private CBSE Schools by private investors under the Rules framed for promotion of private investment in schools under the Industrial Development Policy 2024-30

EOI No. 02/DOI/CBSE-School/2026 **Date : 23.10.2026**
(EOI Date: 16.10.2026)

1. Background

1.1 The State Government has issued Rules for the promotion of private sector investment in schools under the Industrial Development Policy 2024-30, vide Notification No. GENS-2101/5121/2025-COMM. & INDUS., Mantralaya, Mahanadi Bhawan, Nava Raipur Atal Nagar, dated 14 October 2025 (hereinafter "the Rules").

1.2 Rule 4(1) of the Rules requires the Directorate of Industries, within 90 days of 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 CBSE schools.

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 Private CBSE Schools in the State.

2. Scope of this EOI

2.1 Expressions of Interest are invited from private investors, individually or as a company / society / trust / firm / body constituted under law, for the establishment and operation of a Private CBSE School in the eligible unserved urban areas, or within a radius of 10 km from a development-block headquarters, of Chhattisgarh, for which the District Administration has certified that no private CBSE school 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 Under Rule 3(2) of the Rules, the school proposed to be established must be a school from class 1 to class 12 recognised by the Central Board of Secondary Education (CBSE), with a minimum capacity of 500 students.

3. Eligibility conditions

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

S. No.	Condition
1.	The school shall be situated in an unserved urban area, or within a radius of 10 km from any development-block headquarters, as certified by the District Administration.
2.	The school shall be from class 1 to class 12, recognised by the CBSE, with a minimum capacity of 500 students.
3.	The school shall obtain recognition of the CBSE up to class 12 within five years from the date of its first operation.
4.	The premises shall have the arrangement of hostel, library, smart class, laboratories and sports facilities.
5.	For receiving the grant, the school shall necessarily maintain the student-teacher ratio in accordance with the National Education Policy.
6.	Eligible fixed capital investment includes the school building, infrastructure for education, equipment for smart classes, laboratory, sports infrastructure, hostel and mess. Land, working capital and pre-operative expenses shall not be reckoned in this capital expenditure.
7.	The project must obtain in-principle approval from the State Level Committee.

4. Incentives available to the selected investor

4.1 After the in-principle approval, the unit shall, on the basis of its investment, be eligible for the investment promotion mentioned under Annexure 7/8 of the Industrial Development Policy 2024-30. The procedure for exemption, grant or reimbursement shall be in accordance with the respective rules issued by the Government under the Industrial Development Policy 2024-30

4.2 For the issue of the service activity certificate and the continuity certificate, a joint site inspection shall be conducted by the Chief General Manager / General Manager/ Manager, District Trade and Industry Centre and the District Education Officer.

5. Obligations of the selected investor

S. No.	Obligation
1.	The school shall obtain recognition of the CBSE up to class 12 within five years from the date of its first operation.
2.	The school shall maintain the arrangement of hostel, library, smart class, laboratories and sports facilities in the premises.
3.	The student-teacher ratio shall be maintained in accordance with the National Education Policy throughout the period of the grant.

S. No.	Obligation
4.	The unit receiving investment promotion shall comply with the obligations mentioned in the respective exemption / grant / reimbursement rules.

Note : Where the unit does not comply with any rule or condition, recovery of the exemption, grant or reimbursement may be effected in accordance with the procedure laid down in the respective exemption / grant / reimbursement rules.

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 "Private CBSE School – EOI under Notification No. GENS-2101/5121/2025-COMM. & INDUS. dated 14.10.2025", 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 CBSE School 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 corrupt file 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 / society or trust registration certificate / partnership deed, memorandum and articles of association or trust deed, as applicable.

(2) PAN of the applicant, and GSTIN where applicable.

(3) Resolution of the board or managing committee, or power of attorney, authorising the signatory.

(4) Documents of title of the proposed site — ownership documents, or registered lease deed / agreement to lease, 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, and the distance of the site from the development-block headquarters.

(6) Architectural plan of the proposed school showing the classrooms for classes 1 to 12, the student capacity, the hostel, the library, the smart classes, the laboratories and the sports facilities.

(7) Detailed project report (descriptive portion, excluding financials) containing the brief outline of the project, selection of site, architectural plan, proposed student capacity, class-wise sections, proposed teaching and non-teaching staff with the student-teacher ratio as per the National Education Policy, and the figures of likely employment.

(8) Undertaking that recognition of the CBSE up to class 12 shall be obtained within five years from the date of first operation of the school.

7.2 Document-2 – Financial Documents (password protected)

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

(10) Item-wise statement of the proposed fixed capital investment covering the school building, infrastructure for education, equipment for smart classes, laboratory, sports infrastructure, hostel and mess, expressly excluding land, working capital and pre-operative expenses.

(11) Computation of the proposed investment.

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

(13) 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.

(14) Statement of the proposed employment, including the teaching and non-teaching staff proposed to be engaged.

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) of the Rules, 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 period may be extended 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

S. No.	Member	Position
(vi)	Director, Urban Administration / Panchayat and Rural Development, or his representative not below the rank of Deputy Director	Member
(vii)	Director, Public Instruction, or his representative not below the rank of Joint Director	Member
(viii)	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, in which the presence of the member mentioned at Sl. No. (vii) shall be compulsory. 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 (Rule 4(5)). In each eligible block, a maximum of three applications, selected on the basis of the proposed investment, shall be approved.

9.4 Investment shall be reckoned only on the items mentioned in the Rules. The proposed investment shall be computed on the basis of the Schedule of Rates (SOR) issued by the Public Works Department, or ₹2,000 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 applicants.

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 or by the State Level Committee shall lie to the Secretary-in-charge, Government of Chhattisgarh, Department of Commerce and Industry, within 45 days from the date of communication of the order. Where there is delay in filing the appeal, the Secretary-in-charge may consider and decide to condone such delay. The appeal shall be accepted only on payment of an appeal fee of ₹5,000 (plus applicable tax); for cases relating to a Scheduled Caste or Scheduled Tribe, a person with disability or a family or person affected by naxalism, the appeal fee shall be ₹2,500 (plus applicable tax).

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 Rules 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 : (0771) 2583652-54 E-mail : invest-support@cg.gov.in Website : https://invest.cg.gov.in

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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 (KCG)	Chhuikhadan
2.	Koriya	Sonhat,
3.	Kondagaon	Farasgaon, Keshkal, Baderajpur, Makdi
4.	Surajpur	Premnagar, Ramanujnagar
5.	Manendragarh-Bharatpur-Chirmiri (MCB)	Bharatpur, Khadgawan
6.	Kabirdham	Sahaspur Lohara, Bodla
7.	Gariaband	Fingeshwar
8.	Narayanpur	Orchha
9.	Mohla-Manpur-Ambagarh Chowki	Mohla, Ambagarh Chowki, Manpur
10.	Dhamtari	Magarlod
11.	Rajnandgaon	Chhuriya
12.	Sukma	Sukma, Konta, Chhindgarh
13.	Kanker	Durgkondal, koyalibeda, Narharpur
14.	Bijapur	Bijapur, Bhairamgarh, Bhopalpattnam