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OFFICE OF THE NOTIFIED AREA COUNCIL, KUCHINDA

Email:kuchinda_nac@yahoo.com, Website: www.nackuchinda.in

NOTICE INVITING EXPRESSION OF INTEREST (EOI) / TENDER NOTICE
(Notice No.: 3347 NAC/KCD/SHOP-PPP/2026-27, Date: 09-11-2026)

INVITATION OF EXPRESSION OF INTEREST (EOI) / TENDER EXCLUSIVELY FROM BONA FIDE PERMANENT RESIDENTS & LOCAL BUSINESS PERSONS OF KUCHINDA NAC AREA FOR ALLOTMENT OF PROPOSED COMMERCIAL RENTAL SHOPS TO BE CONSTRUCTED UNDER PUBLIC-PRIVATE PARTNERSHIP (PPP) MODE (COST OF CONSTRUCTION PAYABLE IN THREE INSTALLMENTS).

The Executive Officer, Notified Area Council (NAC), Kuchinda, invites sealed Expression of Interest (EOI) / Tender applications in the prescribed format strictly from eligible, bona fide permanent residents and local entrepreneurs residing within the territorial jurisdiction of Kuchinda NAC. The tender invites participation for stage-wise self-financing of construction costs, and rental lease allotment of modern commercial retail shop units to be constructed under Public-Private Partnership (PPP) mode on prime municipal land situated at New Kalyan Mandap Kuchinda NAC . The entire cost of construction for each allotted shop shall be borne by the respective allottee in three (3) structured installments tied directly to physical construction milestones.

1. KEY PROJECT HIGHLIGHTS

Project Name	Construction & Allotment of Commercial Shopping Complex under PPP Mode
Target Allottees	Strictly bona fide permanent residents / local business persons of Kuchinda NAC area only
Executing Authority	Kuchinda Notified Area Council (NAC), Sambalpur, Odisha
Development / Financial Model	Public-Private Partnership (PPP) / 100% Construction Cost Borne by Allottee in 3 Milestones
Estimated Construction Cost	Calculated as per approved Odisha Works Department / Municipal Schedule of Rates (SoR)

Proposed Location	Prime Municipal Commercial Land, Kuchinda NAC (New Kalyan Mandap Kuchinda)
Available Shop Sizes	12'x 16' across Ground & First Floor
Tenure of Lease	15 (Fifteen) Years, renewable on satisfactory performance and compliance with council norms

2. CONSTRUCTION COST PAYMENT SCHEDULE (3 STAGED INSTALLMENTS)

The total construction cost assessed for each shop unit shall be borne entirely by the selected allottee and deposited into the designated NAC Kuchinda Escrow Account strictly in three (3) installments linked directly to construction progress:

Installment	Share (%)	Construction Milestone / Trigger	Payment Due Timeline
1st Installment	**40%**	Initial Allotment & Work Commencement (Foundation / Plinth Level)	Within 30 days from issuance of Provisional Allotment Letter
2nd Installment	**35%**	Completion of RCC Roof Casting / Structural Superstructure	Within 30 days from completion of roof slab casting intimation
3rd Installment	**25%**	Finishing (Brickwork, Plaster, Flooring, Shutters) & Ready for Handover	Prior to physical possession / final lease execution

Default Clause: Failure to deposit any installment within 30 days will attract penal interest @ 12% p.a. for a maximum of 30 days grace period, after which allotment will be cancelled and EMD plus 20% of paid amounts forfeited.

3. SCHEDULE OF TENDER / EOI PROCESS

Date of Issue of EOI Document	From Dt. 11-11-2026 10:00 AM onwards
Last Date & Time for Submission	Dt. 30-11-2026 up to 05:30 PM
Date & Time of Bid Opening	Dt. 01-12-2026 at 11:00 AM
EOI Document Fee (Non-Refundable)	₹ 2,000/- (Rupees One Thousand only) via Demand Draft
Earnest Money Deposit (EMD)	₹ 20,000/- per shop unit (DD in favor of Executive Officer, NAC Kuchinda) (Refundable)
Mode of Submission	Sealed Envelope via Speed Post / Registered Post / Courier Services

EOI may be downloaded from	NAC Kuchinda website: **https://nackuchinda.in/tenders/** **& District website: https://sambalpur.odisha.gov.in/**

4. ELIGIBILITY CRITERIA (LOCAL RESIDENT MANDATE)

- **Strict Local Residency Mandate:** The applicant must strictly and mandatorily be a bona fide resident of the Kuchinda NAC area. Bids from applicants outside the municipal ward limits of Kuchinda NAC shall be rejected outright without technical evaluation.
- **Mandatory Proof of Residence:** Applicants must enclose self-attested copies of: (a) Aadhaar Card, with registered address inside Kuchinda NAC ward limits (b) Voter ID card with registered address inside Kuchinda NAC ward limits, and (c) Recent Municipal Holding Tax receipt.
- **Financial Capability for 3 Installments:** Valid PAN Card, active bank account statement (past 6 months) or bank solvency/guarantee certificate demonstrating sufficient financial capacity to clear all three construction installments and regular lease rentals.
- **One Unit per Household Rule:** Strictly one shop unit will be allotted per family / household within Kuchinda NAC to ensure fair economic distribution across municipal wards.
- **Non-Defaulter Status:** The applicant must not have any defaulted municipal taxes, lease arrears, or pending litigation with Kuchinda NAC or any government authority.

5. COMPREHENSIVE TERMS AND CONDITIONS

- **Public-Private Partnership (PPP) Mode:** The commercial shopping complex shall be executed under PPP mode on municipal land. Construction shall be executed by NAC Kuchinda / authorized concessionaire, while 100% of the individual shop unit construction cost is financed by the allottee in 3 milestone installments.
- **Transparent Allotment Process:** In case the number of eligible local applicants exceeds available shop units, allotment will be conducted strictly through a transparent public lottery / draw-of-lots in the presence of the Committee and applicants.
- **Prohibition of Sub-letting & Third-Party Transfer:** The allotted shop must be run personally by the allottee. Sub-letting, transferring, subleasing, or transferring leasehold rights to third parties is strictly forbidden and will result in immediate lease cancellation and forfeiture of all deposits.
- **Recurring Monthly Lease Rent:** Upon physical possession, the allottee shall pay the prescribed monthly rental and municipal service fees fixed by the NAC Council, subject to standard periodic revision every 3 years.
- **Permissible Commercial Usage:** The shop unit shall strictly be utilized for lawful retail, commercial, or professional service purposes. Hazardous, polluting, or illicit activities are strictly prohibited.

- **Timely Milestone Payments:** All three installments must be released strictly within 30 days of milestone achievement intimation. Delay in payments beyond grace periods shall empower the Authority to forfeit rights and re-tender the unit.
- **Municipal Authority Reserved Rights:** The Executive Officer, NAC Kuchinda, reserves the absolute right to modify, accept, or reject any application or cancel the entire tender process without assigning any reason whatsoever.

6. APPLICATION SUBMISSION CHECKLIST

Interested persons must submit their sealed proposals superscribed: "EOI FOR ALLOTMENT OF RENTAL COMMERCIAL SHOP UNDER PPP MODE (LOCAL RESIDENT - 3 INSTALLMENT PAYMENT) – NOTICE NO: NAC/KCD/SHOP-PPP/2026-27"

- **Duly filled and signed Application Form (Annexure-A).**
- **Non-refundable Tender Fee DD of ₹ 2,000/- and EMD DD of ₹ 20,000/-.**
- **Valid Voter Identity Card as Municipal Ward Proof.**
- **Self-attested copies of Aadhaar Card, and PAN Card.**
- **Copy of latest Municipal Holding Tax receipt.**
- **Bank Statement (past 6 months) / Solvency Certificate verifying capability to pay 3 installments.**
- **Affidavit in original affirming non-defaulter status, acceptance of 3-installment payment schedule, and compliance with 'One Shop Per Household' rule.**

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3348 /NAC Date. 09-11-2026

Copy forwarded to the Dy. Director (Advertisement)-cum-Secretary to Govt. , I & PR Department, Odisha, Bhubaneswar with a request to get it published in two leading Oriya Daily News Paper for one day & single edition only at an early date for wide circulation of the Tender Call Notice. Complimentary copy of the News Papers containingthe Tender Call Notice may be sent to this office for reference and record. The bill will be submitted to the Executive Officer, Notified Area Council, Kuchinda for payment.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3349 /NAC Date. 09-11-2026

Copy submitted to the DIO, NIC, Sambalpur / DeGM, Sambalpur for information & with a request to upload the same in the district website.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3350 /NAC Date.09-11-2026

Copy submitted to the Collector& District Magistrate, Sambalpur / Project Director, DUDA, Sambalpur for favour of kind information.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3351 /NAC Date.09-11-2026

Copy submitted to the Sub-Collector, Kuchinda / Additional Chief Engineer P.H. Circle, Sambalpur-cum-ILW Kuchinda NAC / Block Development Officer, Kuchinda /Tahsildar, Kuchinda/ Project Administrator, ITDA, Kuchinda /Executive Engineer, R&B/SE, RWD, Kuchinda /AEE, MI, Kuchinda /AE, PHEO Kuchinda for favour of kind information with a request to kindly exhibit this tender call notice in their Notice Board.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3352 /NAC Date.09-11-2026

Copy submitted to the Chairman / Vice-Chairman / All Councilors, NAC Kuchinda for kind information.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3353 /NAC Date.09-11-2026

Copy submitted to the tender Committee, NAC Kuchinda for favour of kind information.
Copy to AE/ME/Accountant/Cashier/Work Section, NAC Kuchinda for information.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

Memo No. 3354 /NAC Date.09-11-2026

Copy forwarded to the MIS Computer Programmer, NAC Kuchinda to upload the tender documents in the web portal of Kuchinda NAC www.nackuchinda.in.

09/11/2026

Executive Officer
Notified Area Council, Kuchinda

ANNEXURE – A

APPLICATION FORM

Pass Photo

APPLICATION FOR ALLOTMENT OF COMMERCIAL RENTAL SHOP (PPP MODE)
(FOR BONA FIDE RESIDENTS OF KUCHINDA NAC AREA ONLY)

1. Name of the Applicant (in Block Letters):	
2. Father's / Husband's Name:	
3. Permanent Address (with Ward No. of Kuchinda NAC):	
4. Aadhaar Card Number:	
5. Voter ID (EPIC) Number & Ward No.:	
6. Resident Certificate No. & Date (Tahasil Kuchinda):	
7. Contact Details:	Mobile: Email:
8. Proposed Commercial Nature / Trade:	
9. Undertaking to Bear Construction Cost in 3 Installments (40% - 35% - 25%):	[ ] YES, I explicitly agree to the milestone payment schedule
10. Details of Application Fee (₹ 2,000/-):	DD No: Date: Bank:
11. Details of EMD (₹ 20,000/-):	DD No: Date: Bank:
12. Bank Account Details (for verification/refund):	A/C No: IFSC: Bank:

Attached with Application Form

- Duly filled and signed Application Form (Annexure-A).
- Non-refundable Tender Fee DD of ₹ 2,000/- and EMD DD of ₹ 20,000/-.
- Valid Voter Identity Card as Municipal Ward Proof.
- Self-attested copies of Aadhaar Card, and PAN Card.
- Copy of latest Municipal Holding Tax receipt.
- Bank Statement (past 6 months) / Solvency Certificate verifying capability to pay 3 installments.
- Affidavit in original affirming non-defaulter status, acceptance of 3-installment payment schedule, and compliance with 'One Shop Per Household' rule.

DECLARATION & UNDERTAKING BY APPLICANT

I, Sri/Smt. _____, Son/Daughter/Wife of _____, hereby declare that I am a permanent bona fide resident of Ward No. _____ under Kuchinda NAC. I explicitly confirm and undertake that I will bear the entire construction cost of the allotted commercial shop unit in three (3) installments (40% on allotment/commencement, 35% upon completion of RCC roof slab casting, and 25% prior to physical possession/handover) as stipulated by NAC Kuchinda. I further declare that neither I nor any member of my household holds another municipal shop under this scheme. I agree that in case of any default in payment of installments within stipulated timeframes or if any submitted document is found false or misleading, my allotment shall be summarily cancelled and deposited funds/EMD forfeited by NAC Kuchinda.

Date:_____ _____

Place: Kuchinda Full Signature of the Applicant

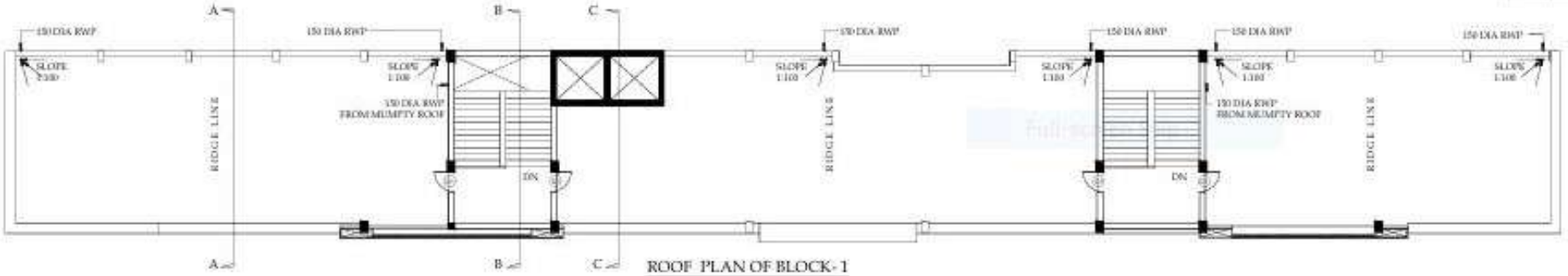
Sl.no	Block	Floor	Item	Area (in sqm)	Area (in sqft)	Dimention (in m)	Dimention (in ft)
1	BLOCK 1	GROUND FLOOR	SHOP 1	17.7	191	3.65 X 4.85	12' X 16'
2			SHOP 2	17.7	191	3.65 X 4.85	12' X 16'
3			SHOP 3	17.7	191	3.65 X 4.85	12' X 16'
4			SHOP 4	17.7	191	3.65 X 4.85	12' X 16'
5			SHOP 5	17.7	191	3.65 X 4.85	12' X 16'
6			SHOP 6	17.7	191	3.65 X 4.85	12' X 16'
7			SHOP 7	17.7	191	3.65 X 4.85	12' X 16'
8			SHOP 8	15.31	165	3.65 X 4.2	12' X 13'-8"
9			SHOP 9	15.31	165	3.65 X 4.2	12' X 13'-8"
10			SHOP 10	17.7	191	3.65 X 4.85	12' X 16'
11			SHOP 11	17.7	191	3.65 X 4.85	12' X 16'
12			SHOP 12	17.7	191	3.65 X 4.85	12' X 16'
13			SHOP 13	10.2	110	3.65 X 2.40	12' X 8'
14			SHOP 14	10.2	110	3.65 X 2.40	12' X 8'
15			SHOP 15	10.2	110	3.65 X 2.40	12' X 8'
16			SHOP 16	10.2	110	3.65 X 2.40	12' X 8'
17			SHOP 17	10.2	110	3.65 X 2.40	12' X 8'
18			SHOP 18	10.2	110	3.65 X 2.40	12' X 8'
15		1ST FLOOR	SHOP 1	18	191	3.65 X 4.85	12' X 16'
16			SHOP 2	18	191	3.65 X 4.85	12' X 16'
17			SHOP 3	18	191	3.65 X 4.85	12' X 16'
18			SHOP 4	18	191	3.65 X 4.85	12' X 16'
19			SHOP 5	18	191	3.65 X 4.85	12' X 16'
20			SHOP 6	18	191	3.65 X 4.85	12' X 16'
21			SHOP 7	15	165	3.65 X 4.2	12' X 13'-8"
22			SHOP 8	15	165	3.65 X 4.2	12' X 13'-8"
23			SHOP 9	18	191	3.65 X 4.85	12' X 16'
24			SHOP 10	18	191	3.65 X 4.85	12' X 16'
25			SHOP 11	18	191	3.65 X 4.85	12' X 16'
26			SHOP 12	18	191	3.65 X 4.85	12' X 16'
27			SHOP 13	18	191	3.65 X 4.85	12' X 16'
28			SHOP 14	18	191	3.65 X 4.85	12' X 16'

BLOCK-1 FLOOR PLAN (G+1)

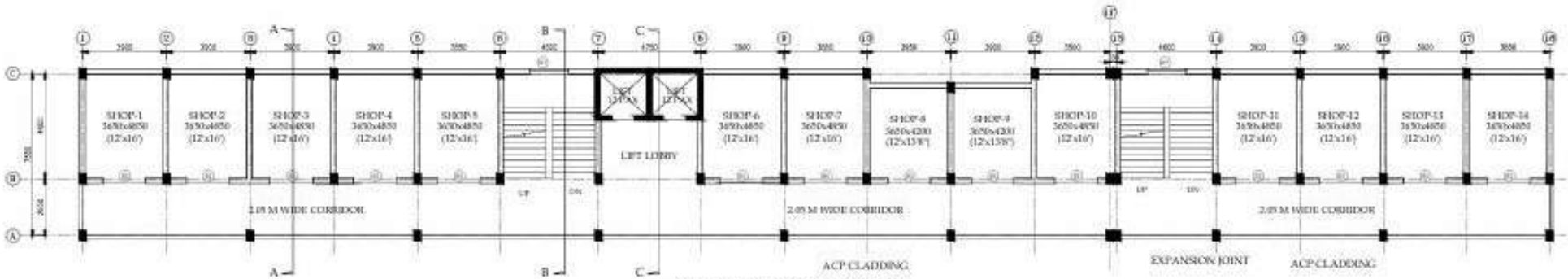
FLOOR TO FLOOR HEIGH-3.75M

BU AREA- 1089.4 SQM / 11726.30 SQFT

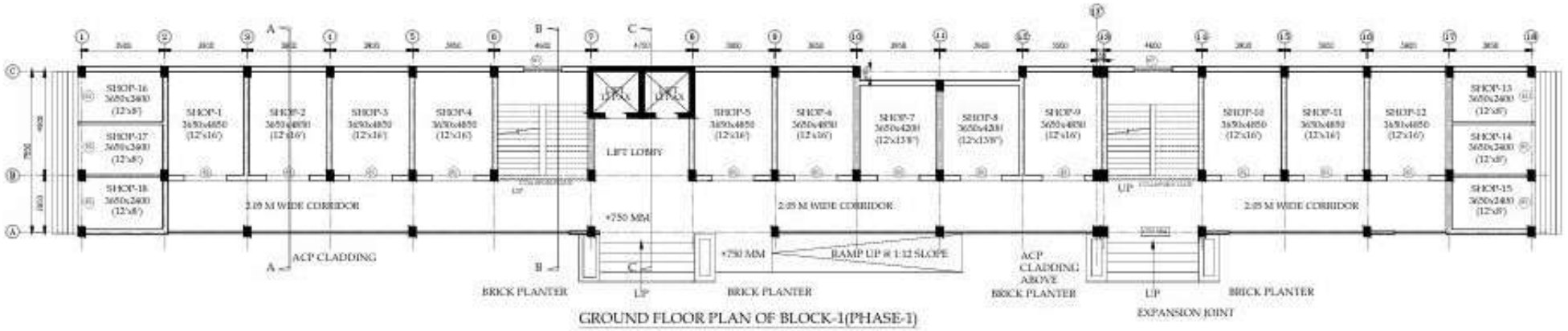
MKD	SIZE	SILL	LINTEL
BS	2000X2400	——	+2400
D	2000X2400	——	+2400
D1	900X2100	——	+2100
D2	750X2100	——	+2100
W1	1800X1650	+750 FROM LANDING	+2400 FROM LANDING
W2	900X600	+1500 FROM LANDING	+2100 FROM LANDING



ROOF PLAN OF BLOCK- 1



1ST FLOOR PLAN OF BLOCK- 1



GROUND FLOOR PLAN OF BLOCK-1(PHASE-1)