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NICDC
NATIONAL INDUSTRIAL CORRIDOR DEVELOPMENT CORPORATION
India Reimagined

REQUEST FOR EXPRESSION OF INTEREST

Empanelment of Private Developers for Development of Factory as a Service Facilities across NICDC Industrial Nodes

EOI Reference No.: EOI/NICDC/29102026

Particular	Details
Issued by	National Industrial Corridor Development Corporation Limited (NICDC), 17th Floor, Hindustan Times House, 18–20 Kasturba Gandhi Marg, New Delhi – 110001
Date of issue	As per GeM
Submission deadline	As per GeM
Submission mode	GeM Portal only
Nature of EOI	Eligibility-based empanelment; no project award, land allotment or binding commercial offer

1. Purpose and Invitation

The National Industrial Corridor Development Corporation Limited (NICDC), under the Department for Promotion of Industry and Internal Trade (DPIIT), invites Expressions of Interest (EOI) from private developers for the development of ready-to-move factory facilities under a Factory as a Service (FaaS) model at industrial nodes of the National Industrial Corridor Development Programme (NICDP).

The principal objective is to empanel credible, technically experienced and financially capable private developers who can finance, develop and manage ready-to-move factory facilities. Empanelment is based on minimum eligibility and verification, without a numerical cap or comparative ranking.

Objectives of this EOI:

i. Identify and empanel qualified developers capable of delivering industrial built space at NICDC nodes.
ii. Establish a pool of eligible developers for consideration in subsequent project-specific procurement processes.
iii. Understand preferred locations, indicative investment and land requirements, and feasible modes of private-sector engagement.

NICDC will also collect non-binding indications of node preferences, potential investment scale and preferred commercial arrangements. These inputs will support the selection and structuring of potential pilot projects.

2. Background and Proposed Facilities

NICDP supports planned industrial cities and manufacturing clusters along industrial corridors. NICDC works with State Governments and project SPVs on planning, infrastructure development and investment facilitation. The suitability and timing of factory facilities will depend on each node's land, connectivity, infrastructure readiness and market demand.

The proposed Factory as a Service (FaaS) approach enables manufacturing enterprises to obtain usable factory premises without first acquiring land and constructing their own buildings. It can reduce entry time and upfront premises-related investment, particularly for MSMEs, new manufacturers and businesses expanding to additional locations.

The facilities may take different forms depending on tenant demand and local conditions:

i. Standalone factory sheds or modular industrial units;
ii. Multi-tenant factory complexes or flatted factories;
iii. Shared infrastructure and services such as internal circulation, utilities, fire safety, security and maintenance.

"Ready-to-move" refers to the premises and services defined for the project; tenants would ordinarily provide production machinery, process-specific fit-outs and applicable operating approvals.

3. Indicative Scope and Commercial Approach

Indicative Modes of Engagement and Commercial Models

NICDC may consider lease-based development, revenue-sharing arrangements, joint ventures and models involving separate investors or operators. These indicative modes are described below; applicants may express preferences without providing binding commercial terms.

Applicants may indicate one or more of the following indicative modes of engagement. These are alternatives for market consultation, not pre-approved transaction structures. The choice of model, allocation of responsibilities, land rights, public contributions and selection process will be determined separately for each project.

a. **Lease-Based Private Development and Operation**
The concerned land-owning authority or State/Project SPV may grant a long-term lease or other permitted development rights over an identified site. The private developer would ordinarily arrange financing, design and construction, market and lease the factory premises, and operate and maintain the facilities. Investment may be recovered through tenant rentals and agreed service charges, subject to the project agreement and applicable land policy.

b. Development with Revenue Sharing

A private developer may finance, develop, lease and operate the facilities under an arrangement involving a fixed land-related payment, a share of defined project revenues, or a combination of both. The basis for revenue sharing, treatment of rentals and service charges, minimum commitments, reporting and audit provisions would be specified at the project-specific RFP stage. Applicants need only indicate whether such a model is of interest.

c. Joint Venture Development

A project-specific joint venture between an eligible public entity and a private developer or investor may be considered, subject to applicable approvals. Contributions may include permitted land or development rights, equity, financing, development expertise or operational capabilities. Shareholding, valuation of contributions, governance, funding obligations and exit arrangements would be determined at the project stage.

d. Development with a Separate Investor or Operator

Applicants may propose arrangements in which investment, development and operations are undertaken by different entities. For example, an institutional investor may provide capital, an industrial developer may design and deliver the facilities, and a specialist operator may manage leasing and common services. Applicants should identify the intended roles of the participants. Eligibility and consortium conditions under this EOI continue to apply.

Applicants may also suggest another legally permissible structure, including a combination of the above, with a brief explanation of its rationale and any enabling support sought. Indicative preferences may be recorded in Form E. Detailed financial proposals, project designs and binding commercial commitments are not required at the EOI stage.

The indicative responsibilities of a private developer may include:

i. Assessing demand, selecting suitable factory formats and planning phased development;
ii. Preparing designs, arranging financing, and constructing and commissioning facilities;
iii. Marketing premises, securing tenants and administering lease or rental arrangements;
iv. Operating and maintaining buildings, common utilities and shared services;
v. Obtaining approvals within the developer's assigned scope and coordinating with public authorities.

NICDC and the relevant State/Project SPV will assess site suitability, demand, infrastructure and phasing before inviting project-specific proposals. Land rights, responsibilities, performance requirements and commercial terms will be set out in the relevant RFP and project agreements.

4. Eligibility Criteria

	Particulars	Minimum requirement criteria	Documents to be submitted
4.1	Eligible applicants	Eligible Indian or foreign legal entities, either individually or as part of a permitted consortium, may participate subject to applicable Indian laws, FDI/FEMA regulations, and must have a functional office in India with authorization to undertake and perform the proposed work in India.	Kindly submit the Entity Profile and Declarations in the prescribed Form B, along with supporting documents such as the Certificate of Incorporation/ Registration, GST Registration Certificate, PAN, and any other relevant documentary evidence in support of the eligibility criteria.
4.2	Development experience in last 15 years from the end bid submission date	At least 10 lakh sq. ft. constructed, operational and occupied built-up area, and this should consist at least one project with 2 lakh sq ft or more of manufacturing use within the same project.	For experience credential claimed, the Bidder shall mandatorily submit the relevant Work Order/Letter of Award (LoA)/GeM Contract/Agreement, along with the corresponding Completion proof. The supporting documents shall be uploaded in sequence, with the relevant contract document immediately followed by its corresponding Completion proof. Further, the Details of completed projects and the corresponding

			attributable area should also be provided in Form D.
4.3	Average annual turnover	At least ₹100 crore, averaged over FY 2023–24, FY 2024–25 and FY 2025–26.	To be submitted as per financial summary (Form C)
4.5	Parent / group support	Financial credentials of a qualifying parent/group entity may be relied upon where it is identified and undertakes financial support and responsibility.	A duly signed self-undertaking confirming such financial support and responsibility shall be submitted.
4.6	Consortium	Up to three members, with a designated Lead Member. Roles and attributable technical/financial credentials must be identified.	Forms B–D and commitments as requested.
4.7	Debarment and conflicts	No current disqualification by government agencies; disclose material conflicts, litigation and regulatory matters.	Declarations in Forms A and B.
4.8	Operating experience in last 15 years from the end bid submission date	At least one park operated for 3 years or more; and portfolio occupancy of 50% or more.	For experience credential claimed, the Bidder shall mandatorily submit the relevant Work Order/Letter of Award (LoA)/GeM Contract/ Agreement, along with the corresponding Completion proof. The supporting documents shall be uploaded in sequence, with the relevant contract document immediately followed by its corresponding Completion proof. Further, the details shall also be submitted in Form D.
4.9	Blacklisting / No conviction A self-certified document should be provided.	Submit a sworn undertaking declaring that bidder have not been blacklisted by any Central/State Government agency, Public Sector Undertaking (PSU), or regulatory body in the last 3 years and the bar subsists as on the date of the Proposal Due Date as follows: "We hereby solemnly affirm and undertake that our firm/company has not been blacklisted, debarred, banned, suspended, or declared ineligible for participation in any procurement process by any Ministry/Department of the Government of India, State Government, PSU, Autonomous Body, Statutory Authority, or under any GeM contract, as on the date of bid submission". "We further undertake that in case the above declaration is found to be false or misleading at any stage, the Buyer shall be at liberty to reject our bid, terminate the contract, and take appropriate action as per GeM terms & conditions, applicable procurement rules, and Government guidelines".	**Self-undertaking is required to be submitted.**

Note: NICDC reserves the right to seek additional documents or clarifications for verification and confirmation, as required.

5. Application submission and Evaluation

Applicants shall submit their proposals exclusively through the GeM portal in the prescribed Forms A–E, preferably compiled into a single PDF, along with all supporting documents and project records required under the Technical Bid. NICDC reserves the right to seek additional evidence or clarifications before finalizing empanelment.

In the case of a consortium, a single application shall be submitted through the Lead Member, with Forms B and C for each consortium member and Form D for each member whose experience is relied upon.

Applications received after the scheduled bid submission end date and time shall not be accepted.

Applicants shall also submit their Financial Bid through the GeM portal, in accordance with the applicable provisions of the portal, for procedural purposes. The Financial Bid shall be submitted after carefully reviewing the complete scope of work and shall comprise a lump-sum price for the entire scope of work.

The financial quote submitted at this stage shall be for reference purposes only and shall not be considered for qualification, empanelment, financial evaluation, comparative financial ranking, or award of any work. Empanelment shall be based solely on the technical evaluation of applications against the prescribed eligibility criteria as clause 4 above. Empanelment letters shall be issued separately to applicants meeting the prescribed technical requirements.

NICDC shall not be bound by, nor shall it have any obligation to accept, the financial quote submitted at this stage for the purpose of awarding any work at a subsequent stage. The final scope-specific commercial terms and financial consideration, as applicable, shall be determined through the subsequent process involving only empaneled applicants, in accordance with the applicable terms and conditions and the requirements of NICDC.

All applications and related documents shall be in English. Foreign-language supporting records requested at verification shall be accompanied by a certified English translation.

Queries (if any) to be sent to tanmaya.garnaik@nicdc.in on or before schedule pre-bid meeting date as per GeM bid document. The Clarifications, corrigenda and addenda shall be published on GeM portal. No earnest money or processing fee is payable.

All applicants meeting the applicable eligibility requirements specified under Clause 4 (Eligibility Criteria) and completing the prescribed verification shall qualify for empanelment. No numerical cap, comparative ranking, execution-record score, or operating-experience score shall apply. NICDC reserves the right to seek clarifications or invite applicants for a presentation for discussion purposes only; such presentations shall not carry any marks.

6. Conditions of Empanelment

Empanelment creates no right to a project, land allotment, exclusivity, negotiation or reimbursement of application costs. NICDC or the concerned State/Project SPV may notify project-specific selection processes, technical requirements, financial offers and commercial terms separately, in accordance with applicable procurement rules.

NICDC may amend, suspend, withdraw or cancel this EOI by published notice, subject to applicable requirements. Indian law governs the EOI, and the courts at New Delhi shall have exclusive jurisdiction over disputes arising from it.

NICDC may use application information for evaluation, empanelment and project structuring, and may share it with relevant government bodies, project SPVs and advisors for those purposes. Applicants may identify commercially sensitive information. Disclosure obligations under the Right to Information Act, 2005 and other applicable laws remain unaffected.

The proposed panel validity is 24 months from the date of the empanelment notice. Empaneled entities shall report material changes and update financial information annually. NICDC may reassess eligibility following such changes and may remove an entity for material misrepresentation or loss of eligibility after giving it an opportunity to respond. NICDC may refloat the EOI through a published notice.

Annexure I — Form A: Application and Declaration

(On Applicant / Lead Member letterhead)

To: National Industrial Corridor Development Corporation Limited.

Subject: Application for empanelment under GeM Bid No. _____.

I/We apply for empanelment as a private developer for Factory as a Service facilities at NICDC industrial nodes. I/We declare that:

a. the signatory is authorised to submit this application on behalf of the Applicant / consortium;
b. the information in Forms A–E is accurate and complete to the best of our knowledge, and supporting records will be supplied when requested;
c. the Applicant and consortium members meet the stated eligibility requirements, except for any expressly disclosed qualifications;
d. all material debarments, conflicts of interest, litigation and regulatory matters have been disclosed in Form B; and
e. we accept the EOI conditions and understand that empanelment does not confer a project award, land rights, exclusivity or any entitlement to future procurement.

Applicant / Lead Member: _____ Authorised signatory: _____

Designation: _____ Signature / seal: _____ Date: _____

Annexure II — Form B: Applicant Profile

Particular	Applicant response
Name and legal form of Applicant / Lead Member	[Applicant to provide: Enter the registered name and specify whether this is an individual applicant or consortium lead.]
Registered address, incorporation details and PAN, CIN, GST or foreign equivalent	[Applicant to provide: Provide registered office address, incorporation date and applicable registration identifiers.]
Authorised signatory, designation, telephone and e-mail	[Applicant to provide: Name the authorised contact and provide working telephone and e-mail details.]
Business activities and relevant group/parent entities	[Applicant to provide: Briefly describe ownership, parent/group entities and relevant businesses.]
Consortium members, roles and proposed participation (if applicable)	[Applicant to provide: List consortium members and their proposed roles; state “Not applicable” if applying individually.]
Developer/ Consortium member responsible for development experience	[Applicant to provide: State the name of Consortium member and proposed role in developing, financing, leasing or operating FaaS facilities.]
Parent/group financial support relied upon (if applicable)	[Applicant to provide: Identify any parent/group entity whose financial credentials are being relied upon.]
Current debarments; material past restrictions; conflicts, litigation and regulatory matters	[Applicant to provide: Disclose material litigation, conflicts, regulatory actions or debarment; state “None” if not applicable.]
Current material Government engagements (if applicable)	[Applicant to provide: List material current government engagements and their status; state “None” if not applicable.]

Complete one Form B for the Applicant and each consortium member. Fill in every field; write “Not applicable” where a field does not apply. Each consortium member shall confirm the Form A declarations and authorize the Lead Member to submit the response.

Member / entity: _____ Authorised signature: _____ Date: _____

Annexure III — Form C: Financial Summary

Enter turnover for each of the three completed financial years in ₹ crore and indicate whether figures are audited or provisional. Complete a separate Form C for each consortium member. Identify any parent/group entity relied upon for financial eligibility.

To be certified by the Statutory Auditor or a practicing Chartered Accountant with valid UDIN.

S. No.	Financial Year	Annual Turnover (INR)	Net Worth (INR)
1	FY 2023-24		
2	FY 2024-25		
3	FY 2025-26		
	Average annual turnover	[sum of the above divided by three]	—
UDIN			
Name of the firm and registration number			
Name and membership number of the signatory			
Signature and seal			

Foreign applicants: identify reporting dates and the conversion rate used, with its date and source. Supporting audited accounts, auditor certification and any parent/group financial undertaking may be requested during verification.

Annexure IV — Form D: Relevant Development Experience

List each completed qualifying project relied upon for the 10 lakh sq. ft. minimum. Enter the attributable completed built-up area, not planned or ongoing area. **EPC-only contracts do not qualify.** Add rows as necessary; provide record references but no attachments at initial submission.

Project / location	Facility type	Qualifying developer and role	Completed built-up area (sq. ft.)	Completion FY	Record reference
[Project name, city/state]	[e.g., industrial shed / logistics park]	[Entity and developer role]	[Completed area only]	[FY of completion]	[Certificate / proof of record]
[Project name, city/state]	[e.g., industrial shed / logistics park]	[Entity and developer role]	[Completed area only]	[FY of completion]	[Certificate / proof of record]
[Project name, city/state]	[e.g., industrial shed / logistics park]	[Entity and developer role]	[Completed area only]	[FY of completion]	[Certificate / proof of record]
[Project name, city/state]	[e.g., industrial shed / logistics park]	[Entity and developer role]	[Completed area only]	[FY of completion]	[Certificate / proof of record]
[Project name, city/state]	[e.g., industrial shed / logistics park]	[Entity and developer role]	[Completed area only]	[FY of completion]	[Certificate / proof of record]

Total qualifying completed area: _____ sq. ft.

O&M/ leasing experience if any : _____sq. ft.

Annexure V — Form E: Node and Commercial Preferences

Complete one row for each preferred NICDC node. Provide indicative land and investment ranges, preferred mode of engagement and any principal conditions or public support sought. These are non-binding indications; detailed technical and commercial proposals are not required.

Preferred NICDC node in decreasing order of preference	Land required (acres, indicative)	Investment range (₹ crore)	Preferred model / role	Key conditions or public support sought
[Select node from Annexure VI]	[Approx. acres]	[Approx. ₹ crore range]	[e.g., lease / revenue share / JV]	[Major conditions, or "None"]
[Select node from Annexure VI]	[Approx. acres]	[Approx. ₹ crore range]	[e.g., lease / revenue share / JV]	[Major conditions, or "None"]
[Select node from Annexure VI]	[Approx. acres]	[Approx. ₹ crore range]	[e.g., lease / revenue share / JV]	[Major conditions, or "None"]
[Select node from Annexure VI]	[Approx. acres]	[Approx. ₹ crore range]	[e.g., lease / revenue share / JV]	[Major conditions, or "None"]
[Select node from Annexure VI]	[Approx. acres]	[Approx. ₹ crore range]	[e.g., lease / revenue share / JV]	[Major conditions, or "None"]

Other optional suggestions (if any): _____

Annexure VI — Indicative NICDC Industrial Nodes

S. No.	NICDC Industrial node	State	NICDC Corridor
1	Dholera Special Investment Region	Gujarat	Delhi–Mumbai Industrial Corridor (DMIC)
2	Shendra–Bidkin Industrial Area (AURIC City)	Maharashtra	DMIC
3	Integrated Industrial Township, Greater Noida	Uttar Pradesh	DMIC
4	Integrated Industrial Township, Vikram Udyogpuri	Madhya Pradesh	DMIC
5	Industrial Area, Dighi Port	Maharashtra	DMIC
6	Industrial Area, Jodhpur Pali Marwar	Rajasthan	DMIC
7	Integrated Manufacturing Cluster, Khurpia	Uttarakhand	Amritsar–Kolkata Industrial Corridor (AKIC)
8	Integrated Manufacturing Cluster, Rajpura Patiala	Punjab	AKIC
9	Integrated Manufacturing Cluster, Hisar	Haryana	AKIC
10	Integrated Manufacturing Cluster, Prayagraj	Uttar Pradesh	AKIC
11	Integrated Manufacturing Cluster, Gaya	Bihar	AKIC
12	Krishnapatnam Industrial Area	Andhra Pradesh	Chennai–Bengaluru Industrial Corridor (CBIC)
13	Tumakuru Industrial Area	Karnataka	CBIC
14	Industrial Area, Kopparthy	Andhra Pradesh	Visakhapatnam–Chennai Industrial Corridor (VCIC), part of the East Coast Economic Corridor (ECEC)
15	Industrial Area, Orvakal	Andhra Pradesh	Hyderabad–Bengaluru Industrial Corridor (HBIC)
16	Industrial Area, Zaheerabad	Telangana	Hyderabad–Nagpur Industrial Corridor (HNIC)
17	Industrial Area, Palakkad	Kerala	CBIC Extension (Kochi)
18	Industrial Area, Virudhunagar (PM MITRA)	Tamil Nadu	Tamil Nadu Industrial Node
19	Industrial Area, Dhar (PM MITRA)	Madhya Pradesh	DMIC

The list is indicative, not exhaustive.