



CHHATTISGARH HOUSING AND INFRASTRUCTURE DEVELOPMENT BOARD

Request for Proposal

for

**Selection of Developer for “Redevelopment of land
parcel(s) of total area 5.19 acres at Clubpara,
Mahasamund on license basis”.**

RFP Document - Volume 3

**(Project Information Memorandum cum Detailed Project Report of
Government Facilities for redevelopment of land parcel of total area 5.19
acres at Clubpara, Mahasamund)**

CHHATTISGARH HOUSING AND INFRASTRUCTURE DEVELOPMENT BOARD

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Chhattisgarh eProcurement Website: <https://eproc.cgstate.gov.in>

Project Information Memorandum

1 Introduction

The proposed site at Clubpara, Mahasamund is located in the central part of Mahasamund city, is an important urban pocket that houses government accommodation and associated facilities. Over the years, the area has served as a functional residential zone for government employees and their families, contributing to the administrative ecosystem of Mahasamund. However, with the passage of time, the existing infrastructure has aged, amenities have become inadequate, and the layout no longer meets contemporary urban living standards.

In view of these challenges, the proposed redevelopment aims to transform the Club Para area into a modern, sustainable, and inclusive urban neighbourhood. The project envisions upgrading physical infrastructure, optimizing land use, and integrating essential civic services while preserving the socio-cultural fabric of the community. Through planned interventions in housing, green spaces, road networks, drainage, and public utilities, the redevelopment will enhance livability, improve resource efficiency, and contribute to the city's long-term growth strategy.

2 Site Assessment

2.1 Location and Connectivity

The Club Para area is located within the municipal limits of Mahasamund city, in the state of Chhattisgarh. Strategically positioned in the central urban zone, it enjoys convenient connectivity to major city roads, public transport facilities, and essential civic amenities. The site is in close proximity to administrative offices, educational institutions, healthcare centres, and local markets, making it a well-linked and accessible

Table 1: Club Para to Key Landmarks in Mahasamund

From Club Para	Approximate Distance	Description
Mahasamund Rail-way Station	0.3 km	Club Para is part of the central urban neighbourhoods, likely just a few blocks from the station—supported by the proximity of local shops (348 m) on Station Road.
Belsonda (Industrial/Suburban Area)	5 km	Belsonda lies on the outskirts and is approximately 5 km from the city centre.
Raipur (State Capital)	56 km	As per city relations, Mahasamund is about 56 km south-east of Raipur.
Barnawapara Wildlife Sanctuary	57 km	Exact distance from Club Para isn't specified, but the sanctuary is located within Mahasamund district (~245 km ²).

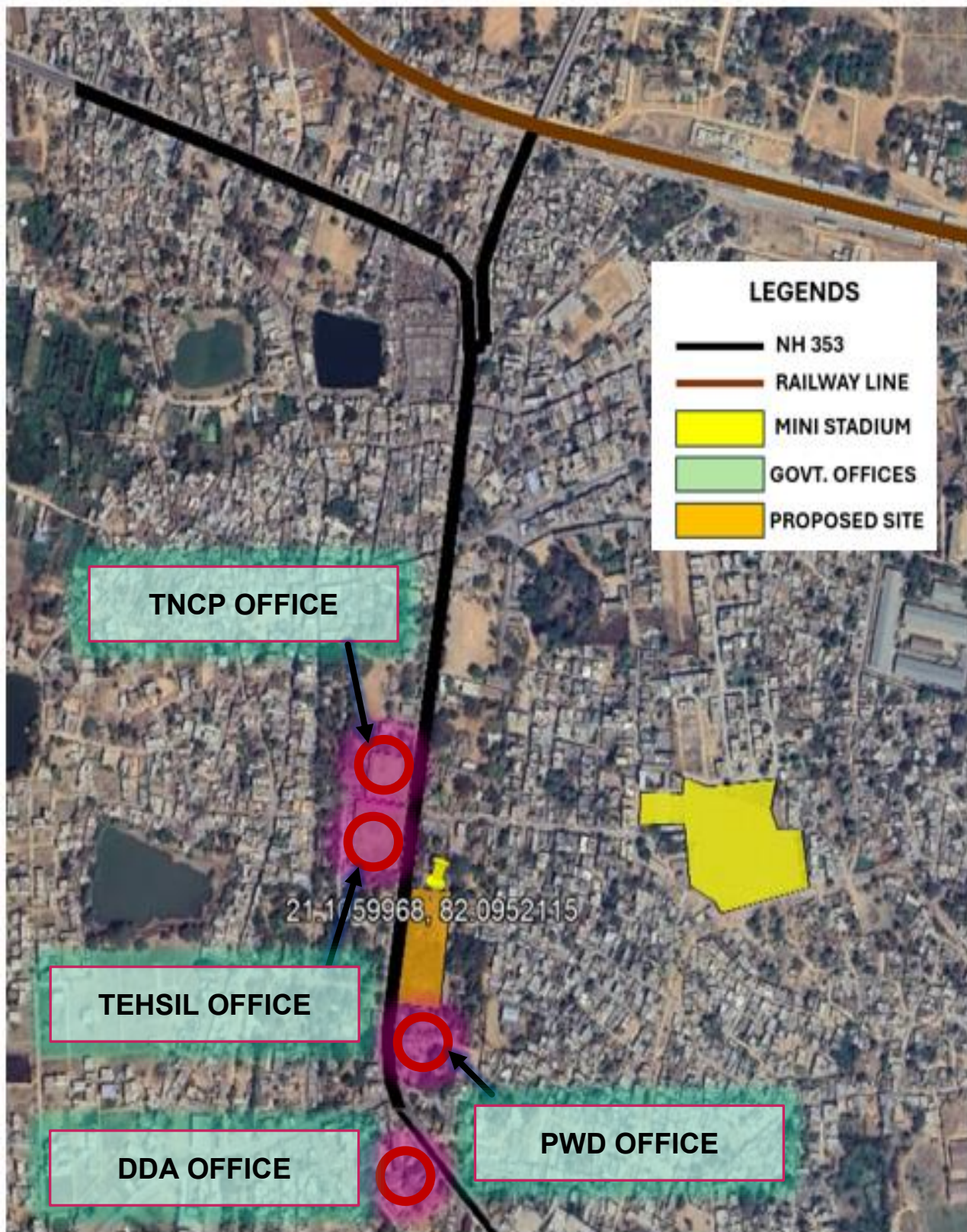


Figure 1: Connectivity of Proposed Site

2.2 Situation Analysis

The project site presently comprises **48 Government Accommodation Department (GAD) quarters** constructed approximately **50–60 years ago**. Over the decades, the buildings have experienced substantial wear and deterioration due to aging structures, outdated materials, and lack of major refurbishment. The quarters are now in a **dilapidated and unsafe condition**, making them unsuitable for continued occupation. Given their structural state, **complete dismantling** of the existing units is necessary to facilitate redevelopment.

In addition to the built structures, the site contains a significant number of **mature trees** that contribute to the local microclimate and green cover. A variety of service utility lines—such as **overhead electrical lines, water supply pipelines, and underground sewerage/drainage networks**—are present within the site boundaries. These existing utilities will require detailed mapping, assessment, and where necessary, relocation or upgrading to align with the proposed redevelopment plan, ensuring minimal disruption during construction and long-term service efficiency.

Existing Site Inventory

S. No.	Existing Feature	Remarks
1	Government Quarters (GAD) (48 Nos.)	Constructed 50–60 years ago; in dilapidated condition, to be dismantled.
2	Mature Trees (100 Nos.)	Various native and ornamental species; to be preserved where possible or transplanted.
3	Sewer Line	Underground network; requires condition assessment and possible replacement.
4	Overhead Electrical Lines	To be relocated or undergrounded during redevelopment.
5	Water Supply Pipelines	Existing lines to be upgraded to meet new demand.
6	Internal Roads	Bituminous/earthen; to be redesigned for improved circulation.
7\	Open Spaces / Vacant Land	Potential for landscaping, community spaces, and amenities.





Figure 2: Clubpara Mahasamund – depilated condition of existing quarters

2.3 Land Use

The designated land use for the Club Para site, as per the prevailing Master Plan of Mahasamund, is **Residential**. Under the existing development control regulations, the permissible **Floor Area Ratio (FAR)** for residential use is **1.25**, with an additional **0.25 FAR** allowable under the special provisions of the **Redevelopment Policy**. This provides a total permissible FAR of **1.50** for the project. The total land parcel earmarked for redevelopment measures **5.19 acres**, offering substantial scope for creating a high-density, well-planned residential complex with integrated commercial and community facilities. By leveraging the enhanced FAR provision, the project can maximize buildable space while ensuring adequate open areas, infrastructure, and amenities to support a sustainable urban living environment. Survey Map is attached in Annexure 1.

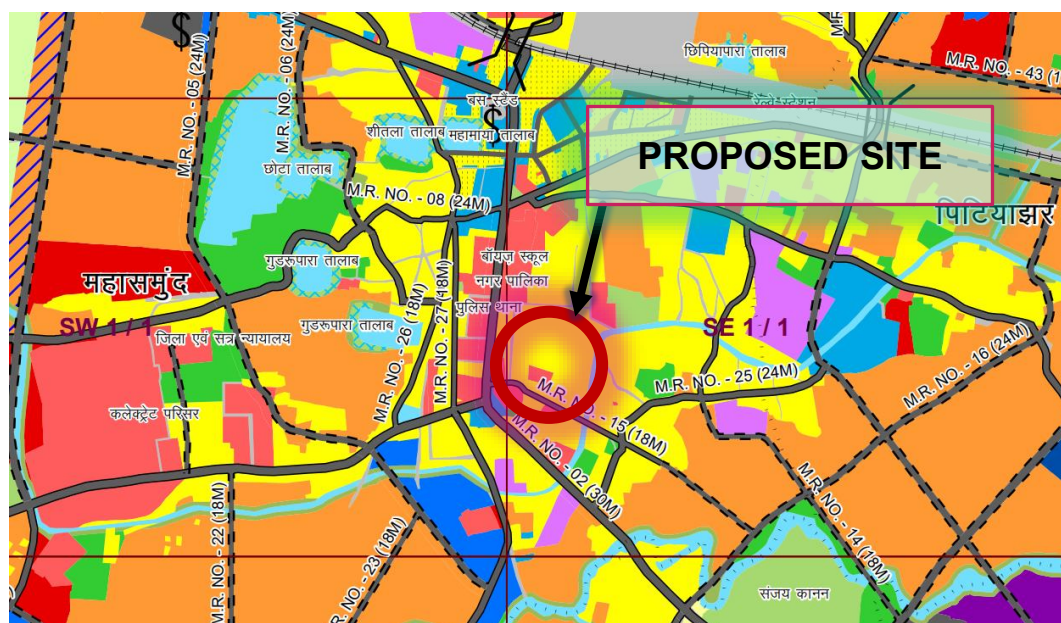


Figure 3: Land Use Map (Source: <https://tcp.cg.gov.in/>)

3 Government Facilities

Under the provisions of the Redevelopment Policy, government residential facilities are being developed at Machewa, Mahasamund, with a proposal for 80 LIG flats. The total estimated project cost was initially ₹5.85 crore, which has now been revised to ₹10.48 crore to include infrastructure development works, architectural and supervision charges, and shifting of the LT line. The originally planned completion period was 12 months.

As per the latest progress review, the work is **85% physically completed** and **75% financially achieved**, with construction activities currently ongoing. Layout Map of 80 LIG is attached as Annexure 2. The detailed abstract of the 80 LIG flats is provided below for your reference.

3.1 Project Cost:

Table 2: Project Cost Abstract (Government Facility in Machewa Mahasamund)

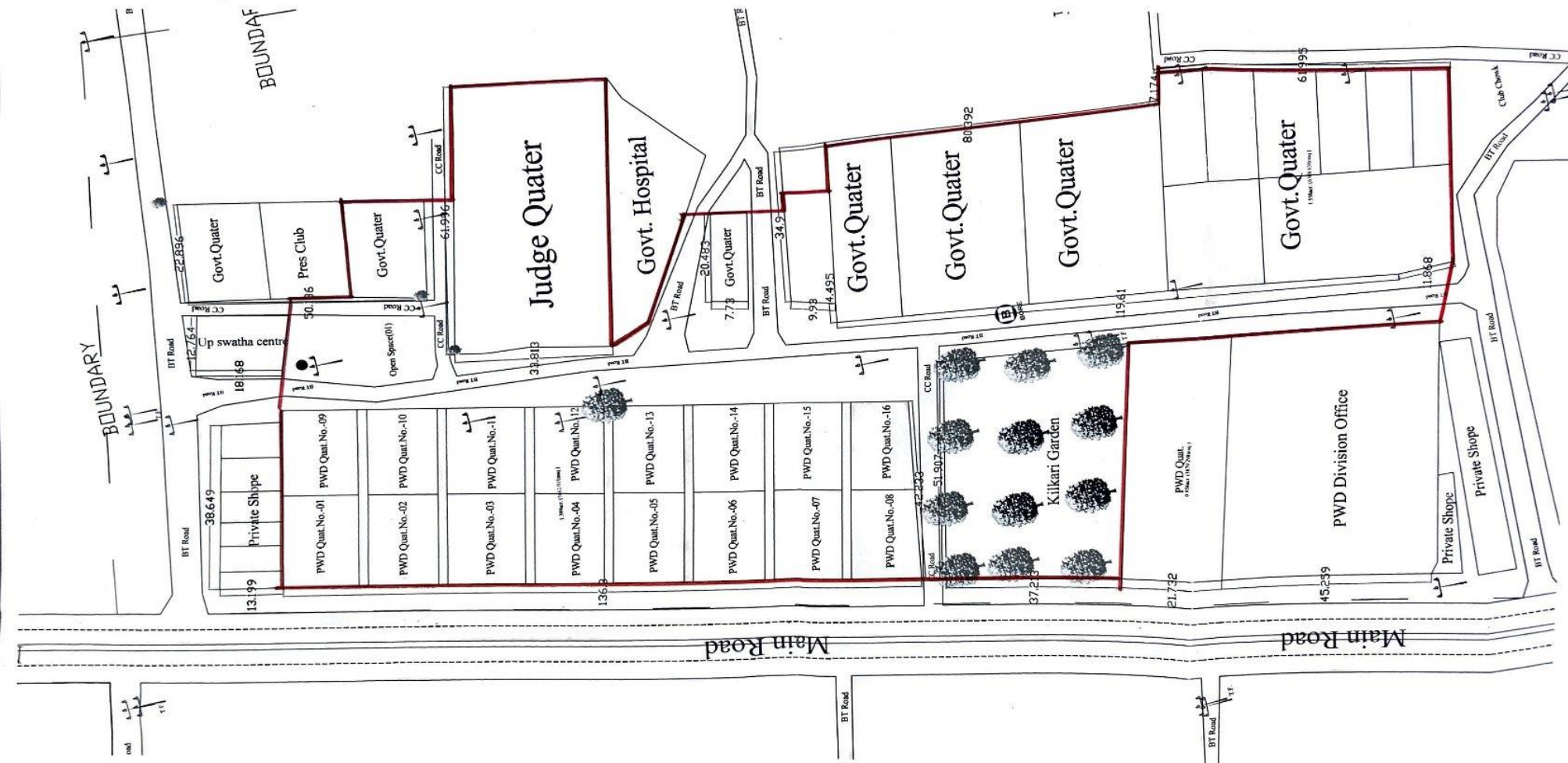
Statement of Expenditure for Redevelopment Scheme at Club Para, Mahasamund (C.G.)

S. No.	Particulars		Amount
1	For Government Facilities		
a	Cost of Construction of 1 Nos LIG Flat as per cost fixation		1345000.00
	Hence for 80 Nos. Flats		107600000.00
		Total (a)	107600000.00
b	Cost of LT Line Shifting		500350.00
		Total (b)	500350.00
	Total (1)	(a+b)	108100350.00
2	For Redevelopment Site at Club Para		
a	Probable amount to be paid to Architect appointed for the project (9 Squares Pvt. Ltd., Indore), Fee paid to TNCP, cost of soil testing, cost of advertisement		2420776.00
		Total (2)	2420776.00
	Grand Total	(1+2)	110521126.00

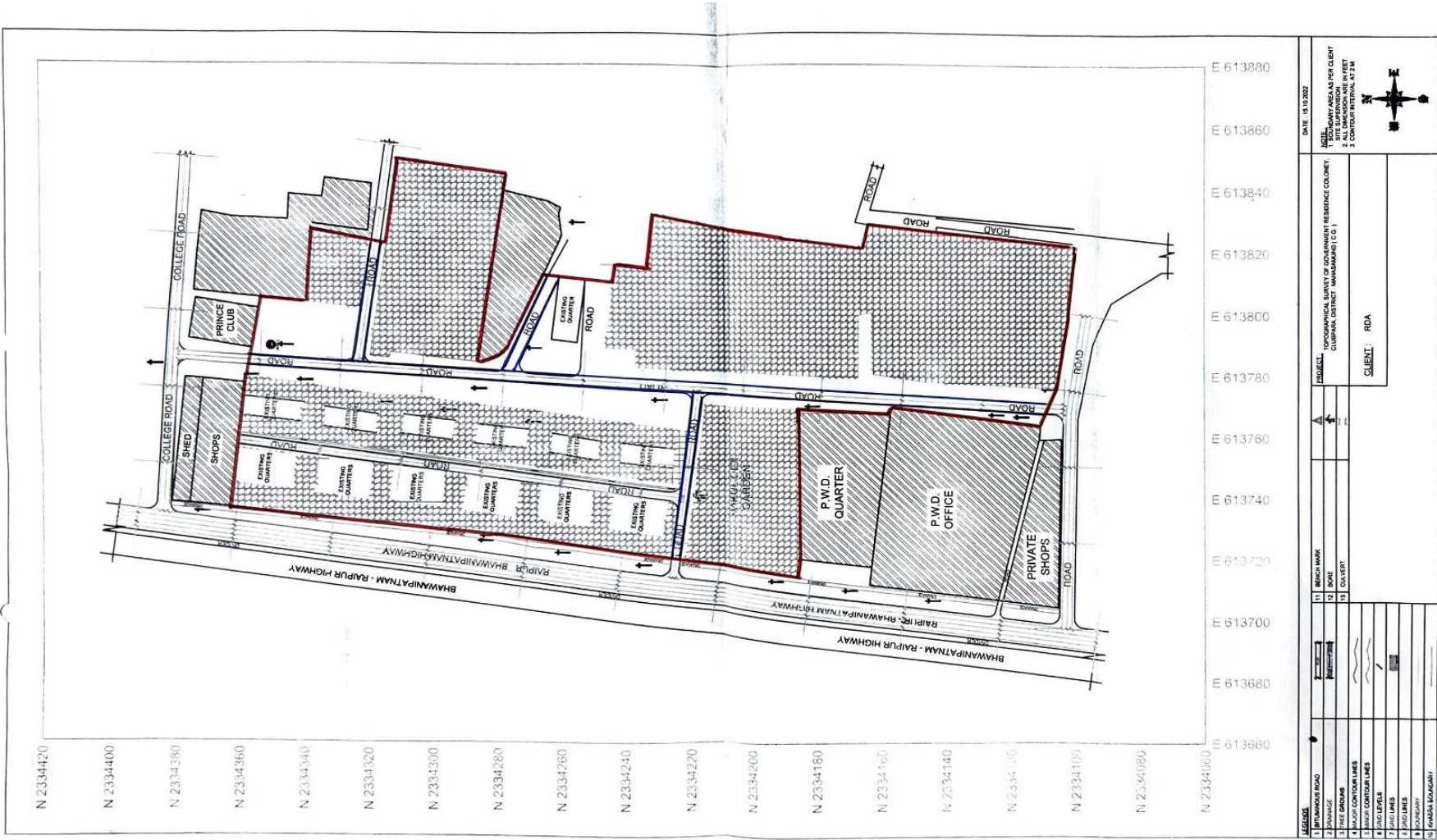
Note: BoQ is Attached as Annexure 3.

3.2 Site Photographs:





PROJECT INFORMATION MEMORANDUM – CLUBPARA, MAHASAMUND



ANNEXURE 1
(Abstract - Cost Estimate)

Table 3: Project Cost Abstract

**Statement of Expenditure for Redevelopment Scheme at Club Para,
Mahasamund (C.G.)**

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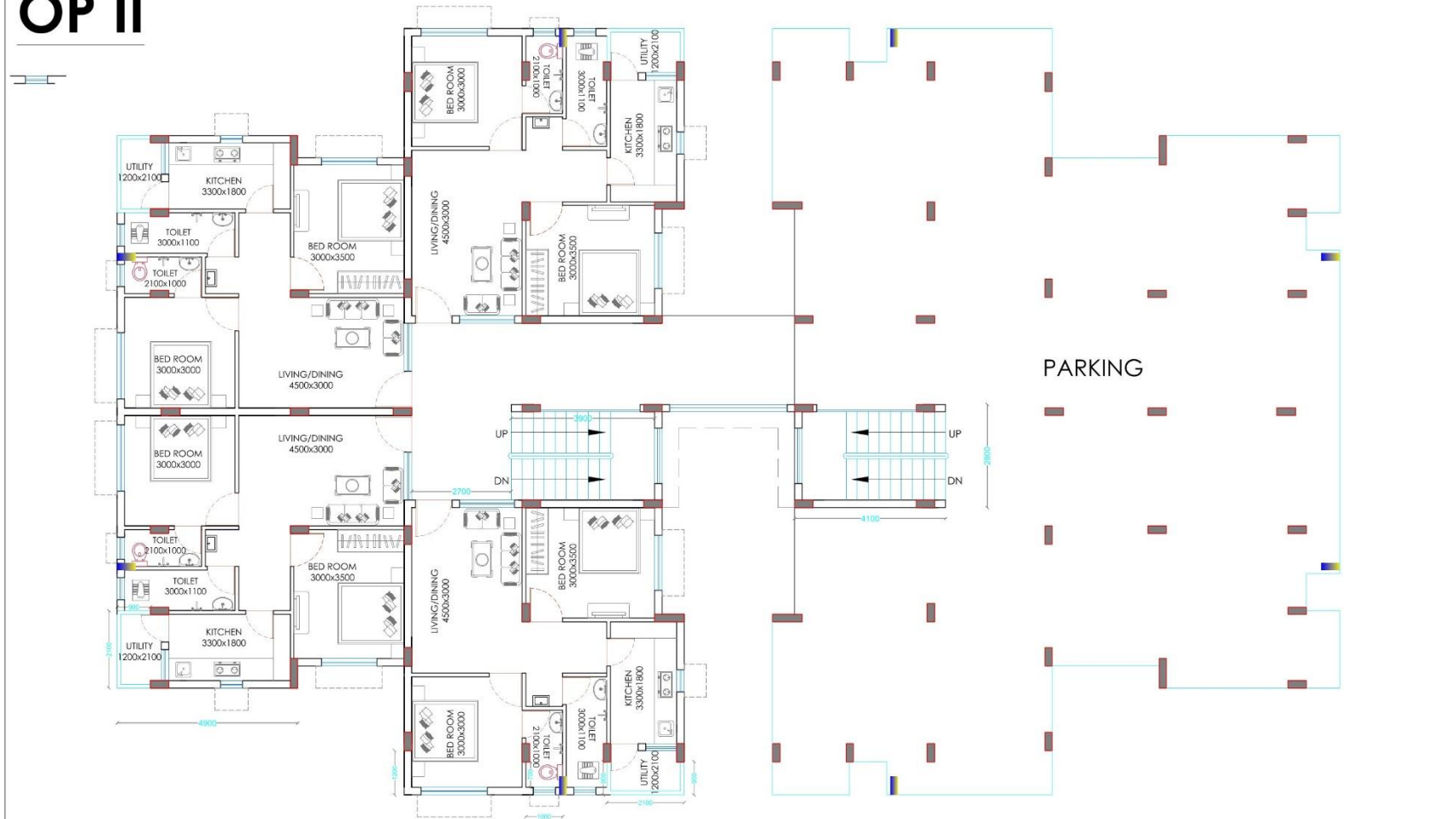
COST FIXATION FOR 80 LIG FLATS AT MACHEWA, MAHASAMUND, (C.G.)					
1.	Name of Work	:-	CONSTRUCTION OF 80 LIG FLATS I/C DEVELOPMENT WORK AT MACHEWA, MAHASAMUND, (C.G.)		
2.	Nos. of Houses	:-	80 NOS LIG FLAT		
3.	Carpet Area	:-	53.13	Sqmt.	571.68 Sqft.
A	Cost of Construction of 80 NOS LIG FLAT upto plinth level			Rs.	6755840.00
	Cost of Construction of 80 NOS LIG FLAT for Balance work (Tender Amount)			Rs.	58550160.00
			Sub Total	Rs.	65306000.00
	Hence for one House			Rs.	816325.00
			Sub Total	Rs.	816325.00
	Add :- Contingencies charges @ 1%			Rs.	8163.25
			Sub Total	Rs.	824488.25
	Add :- Architechtrual Charges @ 2.5%			Rs.	20612.21
	Add :- Supervision Charges @ 8%			Rs.	65959.06
C	Total Cost of Construction		Total	Rs.	911059.52
D	Cost of Plot				
	Cost of Rs per Sqm			Rs.	6200.00
	Cost of Developed Plot		Total	Rs.	329406.00
E	Other Charges				
1	Building Permission Fees			Rs.	3000.00
2	Surcharge @ 1.50/Sqft. Of Plot Area			Rs.	857.52
3	Documentaion Fees			Rs.	2000.00
4	Lease Rent @ 0.30% per year on Cost of Plot for 15 Year			Rs.	14823.27
5	LMC @ 15.00/Sqm of Plot Area per year for 5 years			Rs.	3984.75
6	CSC @ 0.75% of Total Building Cost per year for 5 years			Rs.	30918.31
7	Colony Handing Over Charges			Rs.	10000.00
8	Marketing Charges @ 1% on (B) + (D)			Rs.	11538.94
			Total	Rs.	77122.79
			Total (C+D+E)	Rs.	1317588.31
G	GST				
	Add GST @ 18% on E			Rs.	13882.10
	Add GST @ 1% on F			Rs.	13175.88
					1344646.29
			Say Rs.	13.45	Lacs

COST FIXATION OF LAND FOR 80 LIG FLATS AT MACHEWA, MAHASAMUND (C.G.)						
A	Cost of Raw Land					
	Total Plot Area (Sqm)					7109.64
	Total Cost of Plot (As per collector guideline = 2590.00/Sqm					18413967.60
	TOTAL-A					18413967.60
B	Cost of Development Work					7000000.00
	Add Contingency Charges @ 1%					70000.00
	Sub Total					7070000.00
	Add Architectural Fee @ 2.5%					176750.00
	Add Supervision Charges @ 8%					565600.00
	Total B					7812350.00
	Total (A + B)					26226317.60
	TOTAL SALEABLE AREA (Carpet Area of 1 Flat = 53.13 sqm x 80 Flats)				SQM	4250.40
HENCE AVERAGE RATE OF LAND (PER SQM)						6170.32
C	RECOVERY STATEMENT					
S.N.	TYPE OF HOUSE/PLOT	CARPET AREA OF ONE HOUSE	TOTAL PLOT AREA (SQM)	AVERAGE RATE (PER SQM)	SALEABLE PRICE (PER SQM)	RECOVERY BASED ON SALEABLE PRICE
1	LIG FLAT	53.13	4250.40	6170.32	6200.00	26352480.00
	Total		4250.40	Total Recovery C		26352480.00
				Total Expenditure as per B		26226317.60
				Project Liability (C - B)		126162.40
D	COST OF PLOT					
7	LIG FLAT		6200.00	Rs. Per Sqm		

ANNEXURE 2

(Drawings)

OP II



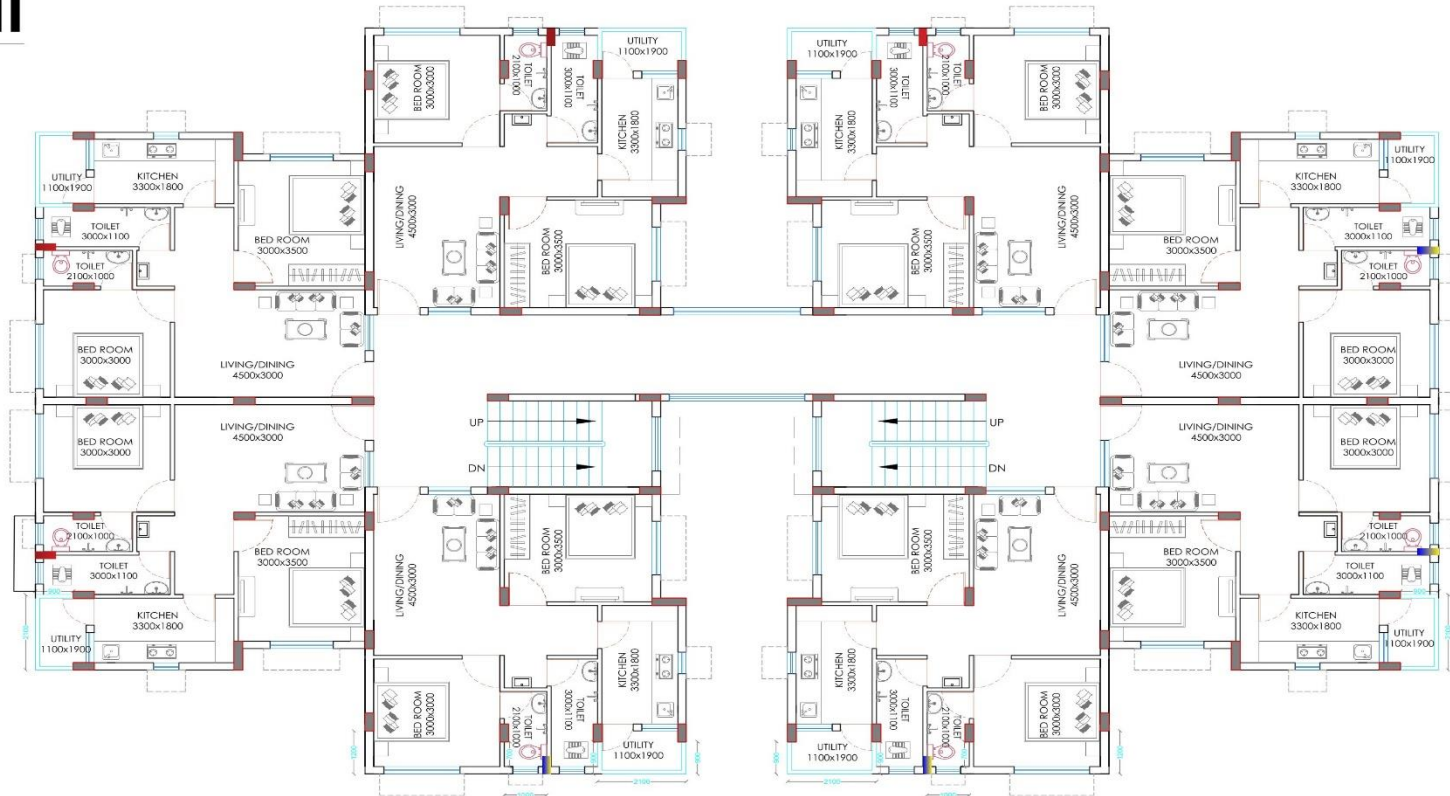
GROUND FLOOR PLAN

**LIG FLAT
G+3**

**PROPOSED REVISED LIG FLAT FOR "ATAL VIHAR YOJNA"
AT MACHEWA MAHASAMUND (C.G.)**

CHHATTISGARH HOUSING BOARD HEAD OFFICE, SECTOR-19, PARYAWAS BHAWAN, ATAL NAGAR NAVA RAIPUR CHHATTISGARH	
PRELIMINARY DRAWING	
DRG NO. LIG FLAT/ PD/1	DATE. 12/04/23
C.L. DOLE ARCHITECT CGHB HEAD OFFICE COA NO. CA/89/12366	DRAWN BY KIRAN SAHU ARCHITECTURE ASSIST. HO

OP II

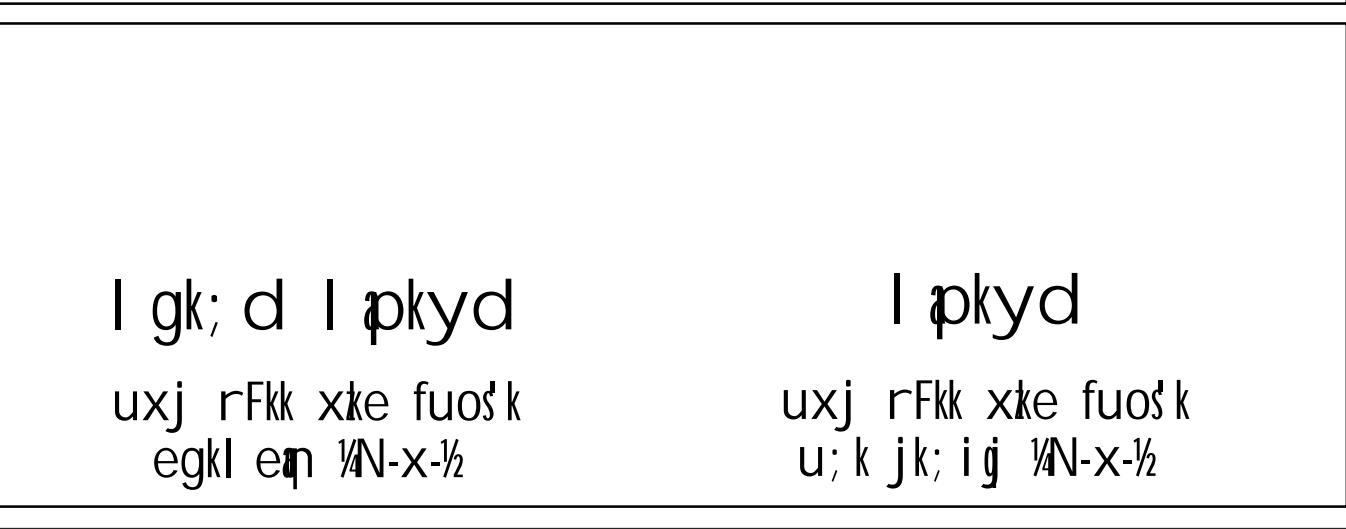
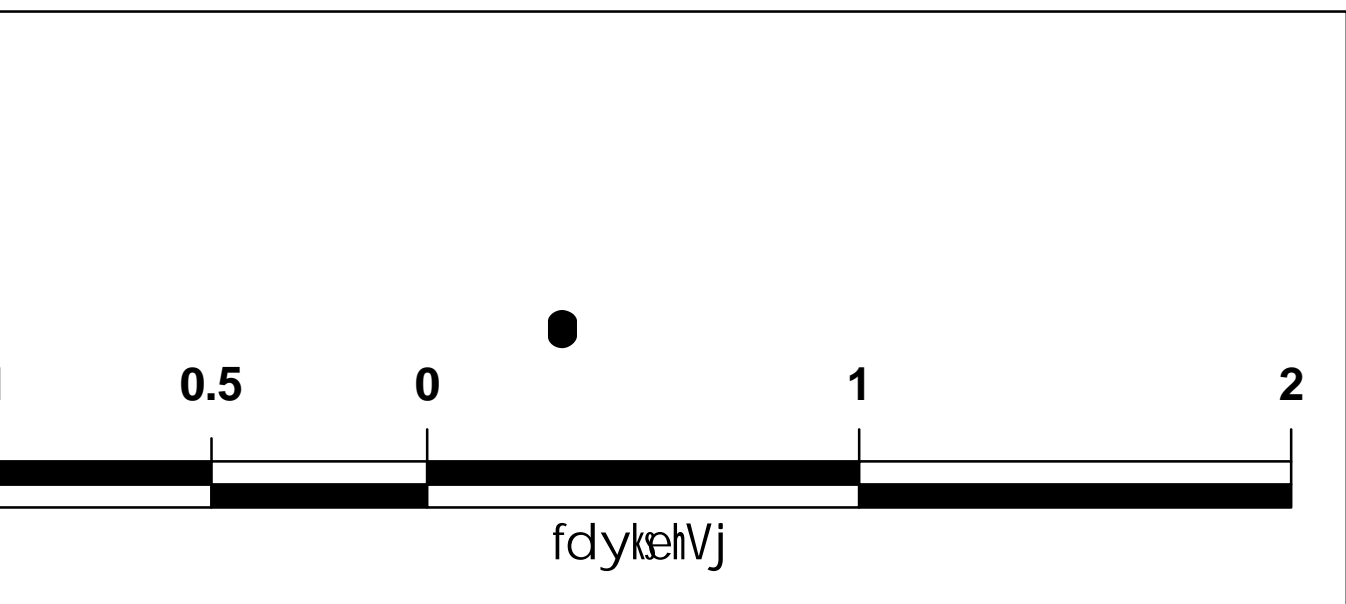
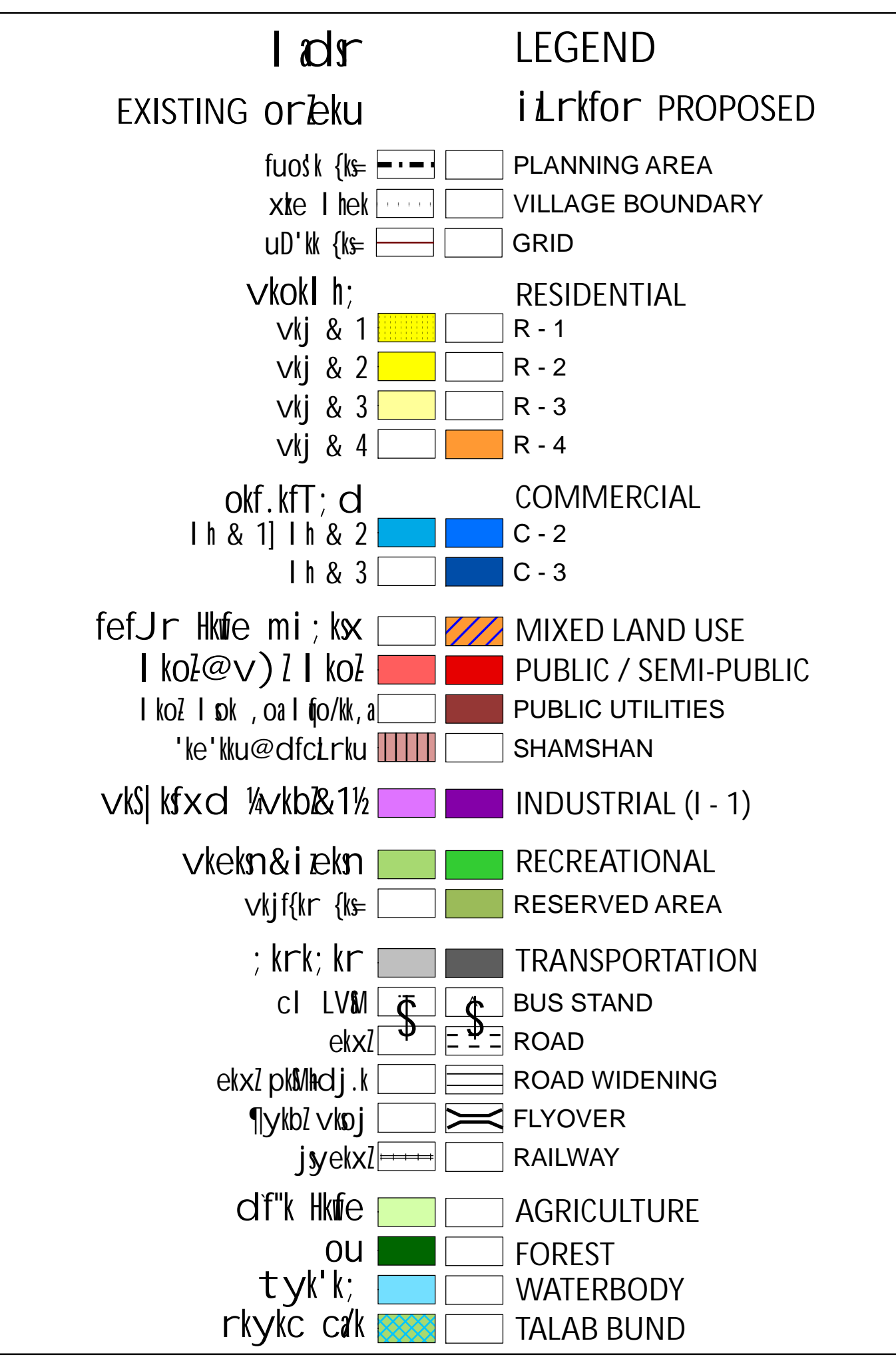
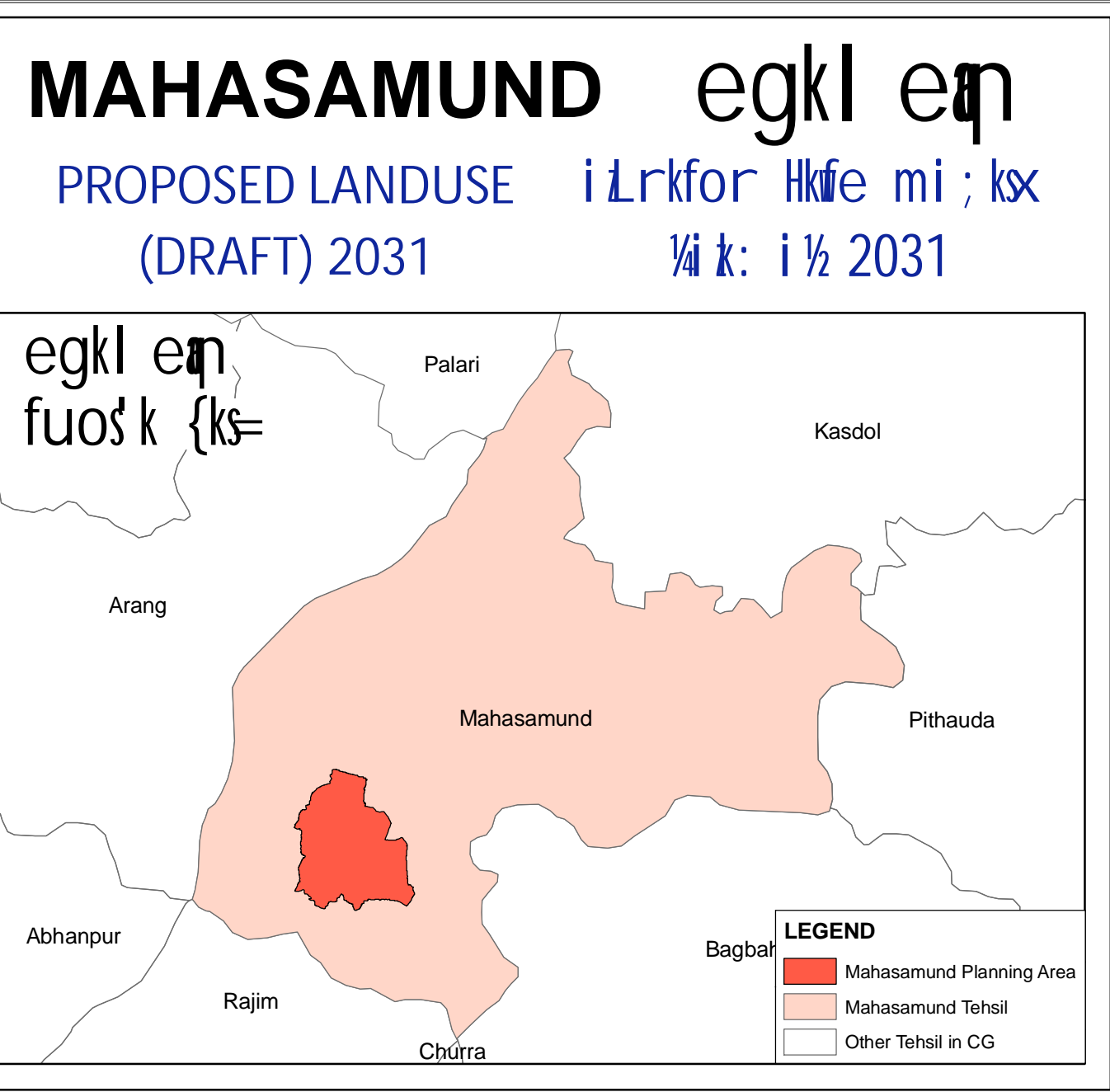
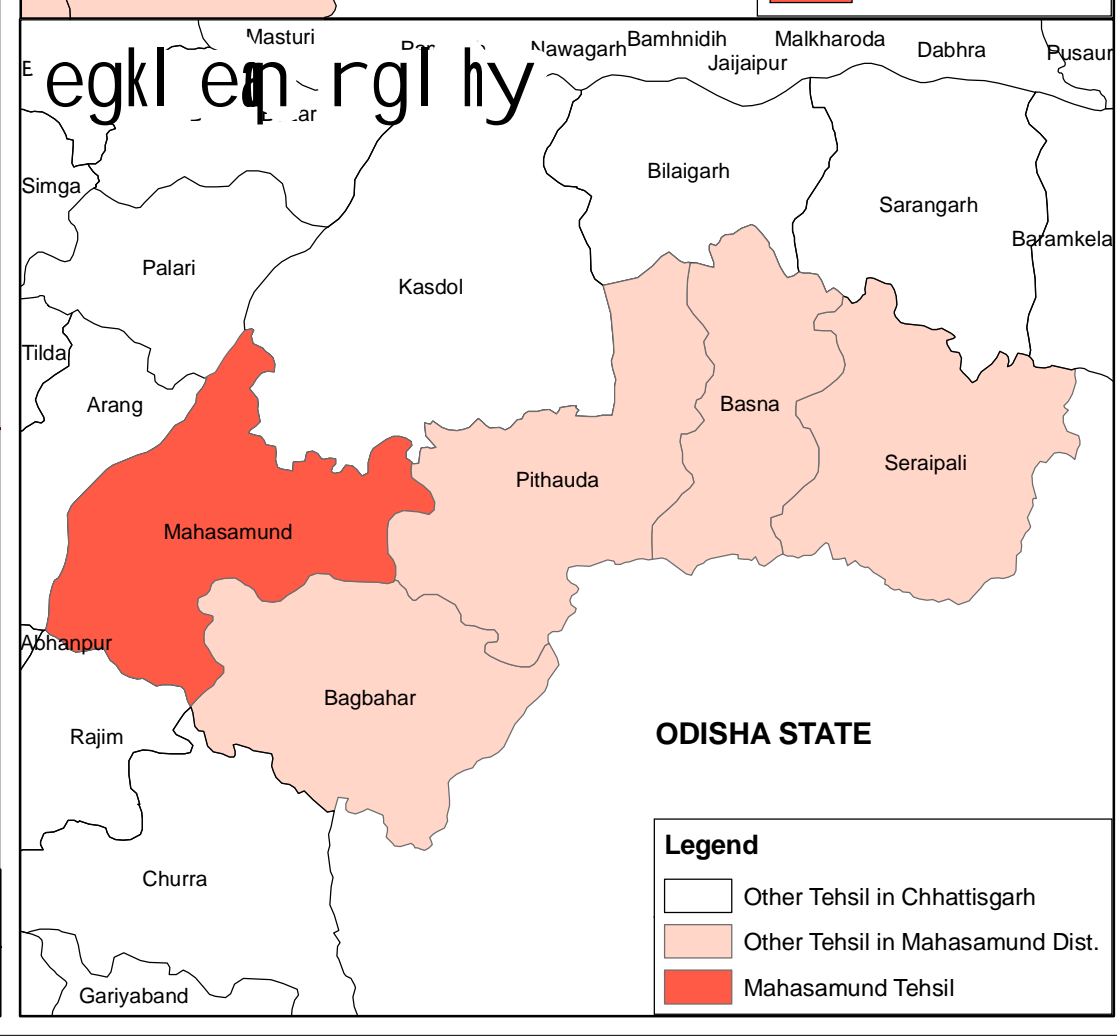
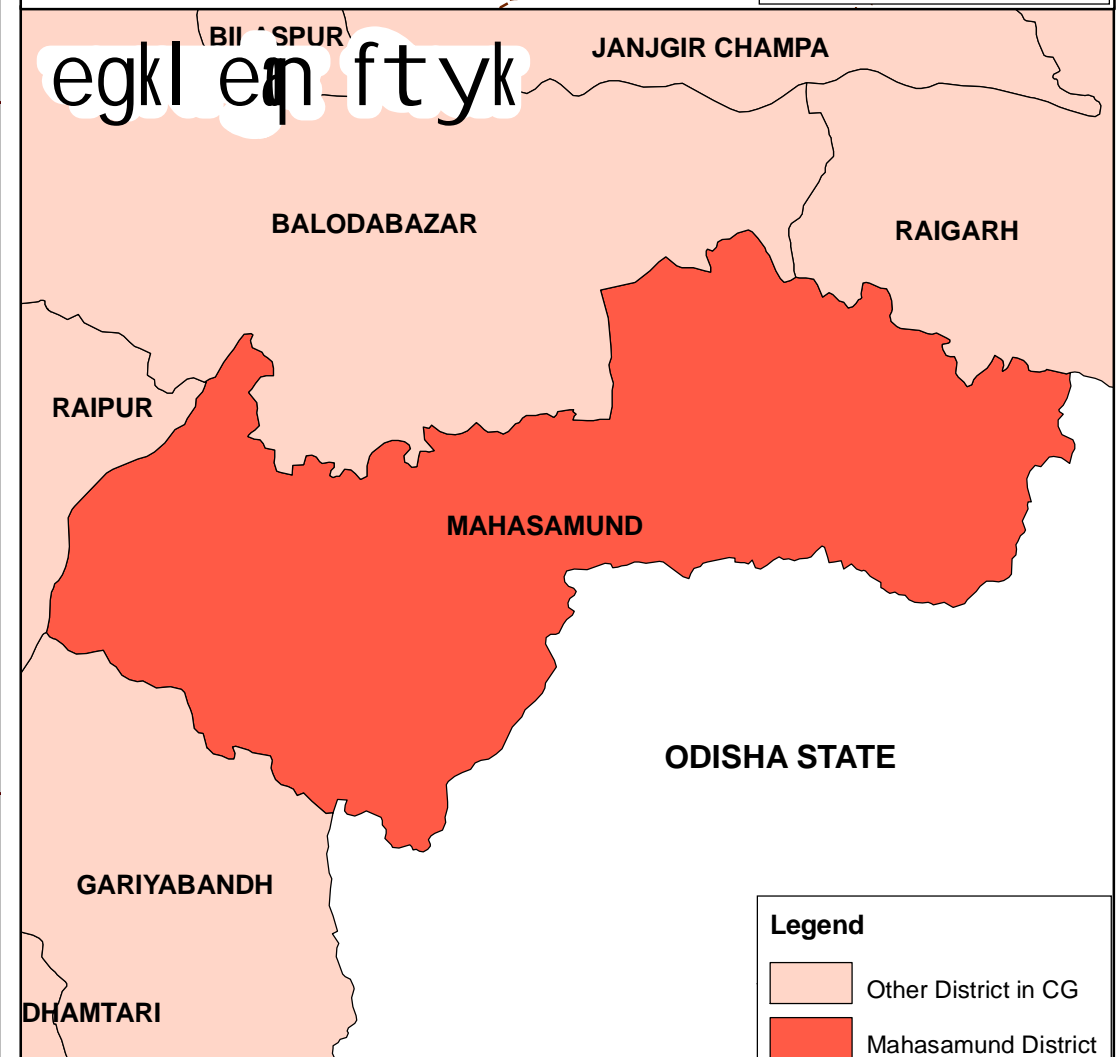
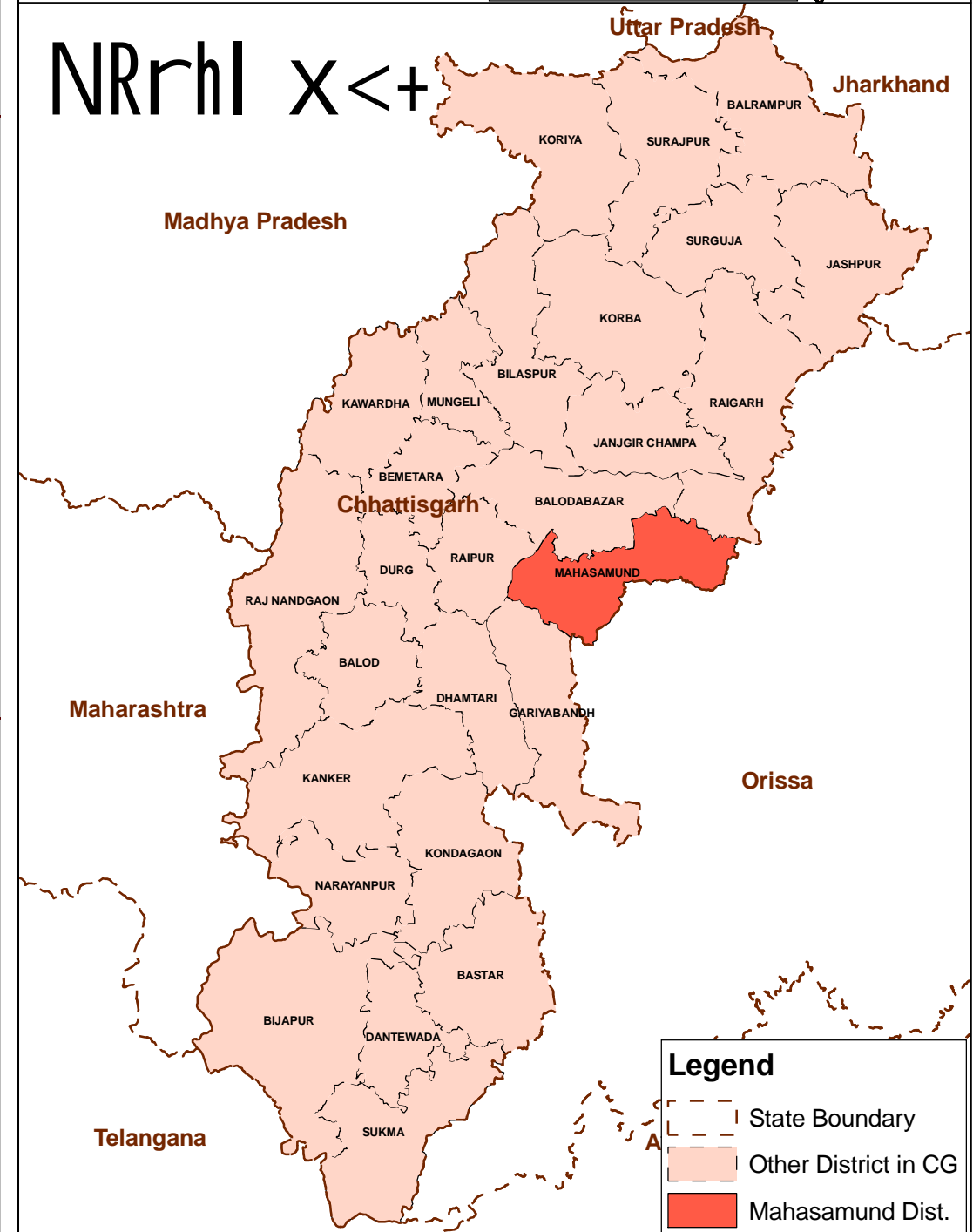
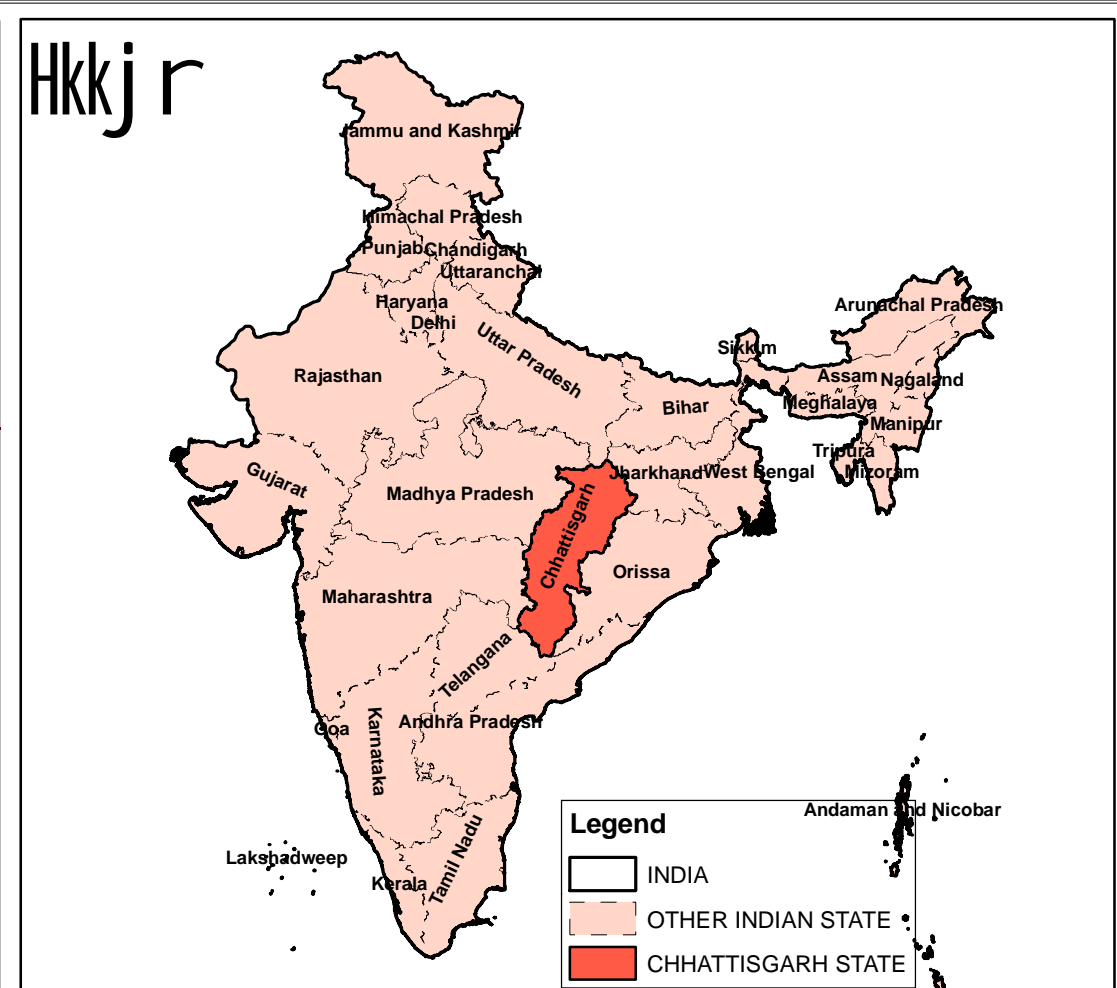
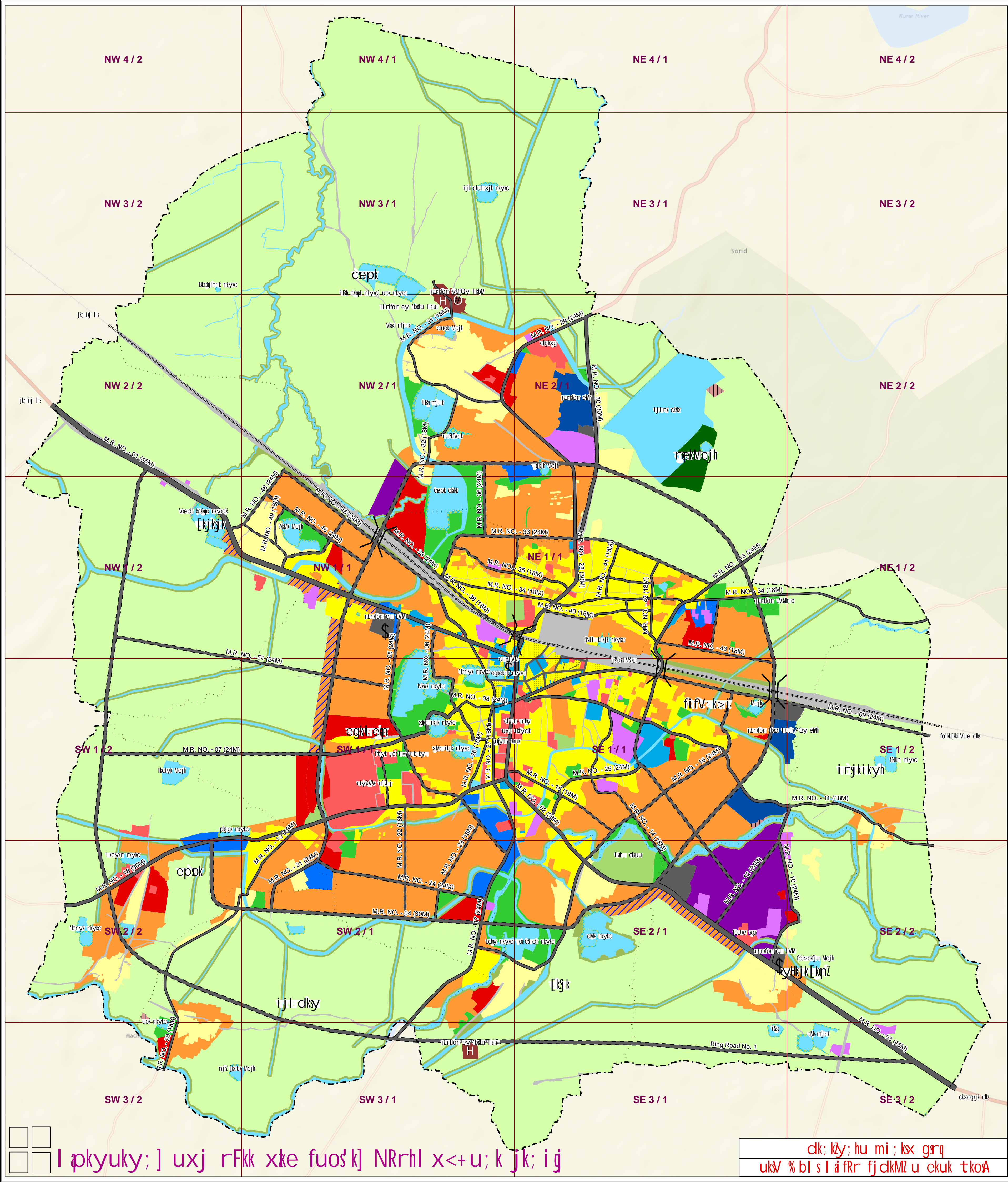


TYPICAL FIRST SECOND &
THIRD FLOOR PLAN
LIG FLAT
G+3

**PROPOSED REVISED LIG FLAT FOR "ATAL VIHAR YOJNA"
AT MACHEWA MAHASAMUND (C.G.)**

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PRELIMINARY DRAWING	
DRG NO. LIG FLAT/ PD/1	DATE. 12/04/23
C.L. DOLE ARCHITECT CGHB HEAD OFFICE COA NO. CA/89/12366	DRAWN BY KIRAN SAHU ARCHITECTURE ASSIST. HO

ANNEXURE 4
(Land Use Details)



ANNEXURE 5
(FAR Details)

11.8 उपयोग परिक्षेत्र, स्वीकृत एवं स्वीकार्य उपयोग श्रेणी तथा एफएआर

क्षेत्र के स्वरूप एवं विभिन्न गतिविधियों के आधार पर विकास योजना को प्रमुख उपयोग परिक्षेत्रों में बांटा गया है। कुछ निश्चित उपयोग श्रेणी को परिक्षेत्रों में स्वीकृत किया गया है, जबकि स्वीकार्य उपयोग श्रेणी में दर्शित उपयोग सक्षम प्राधिकारी द्वारा ही अनुमोदित किए जाएंगे। निम्नांकित सारिणी में ऐसी स्वीकृत एवं स्वीकार्य उपयोग श्रेणियों की सूची अनुज्ञेय एफ.ए.आर. के साथ दी गई है: सारिणी 11.2 उपयोग परिक्षेत्र में अनुज्ञेय एफ.ए.आर. एवं स्वीकृत तथा स्वीकार्य उपयोग श्रेणी

क्र. सं.	उपयोग परिक्षेत्र	अनुज्ञेय एफ.ए.आर.	प्रभार योग्य एफ.ए.आर.	अधिकतम एफ.ए.आर.	स्वीकृत उपयोग श्रेणी	सक्षम प्राधिकारी द्वारा स्वीकार्य उपयोग श्रेणी
1	R 1 मध्य क्षेत्र	1.25	0.5	1.75	R, C1, E1, E2, H1, A1, R&C, P, PA	C2, IT, A2, SE, H2, E3, SL, I1, I2, TR, TU, HP
2	R 2 मध्य क्षेत्र के बाहर का अर्ध विकसित क्षेत्र	1.25	0.25	1.5	R, C1, E1, H1, R&C, P, PA, IT	C2, A2, SE, H2, TU, A1
3	R3 ग्रामीण आबादी	1.25	0.5	1.75	R, C1, E1, E2, H1, R&C, P, PA, IT	C2, A1, TU, H2, I1
4	R4 प्रस्तावित नगरीय आवासीय परिक्षेत्र / प्रस्तावित ग्रामीण विस्तार	1.75	0.75	2.5	R, C1, E1, E2, H1, R&C, SL, P, PA, IT, SE	C2, C3, E3, A1, A2, I1, H2, TR, TU