



**REQUEST FOR
EXPRESSION OF INTEREST (EOI)**

**Selection of Developer for Development Operation and
Maintenance of IT Park at
Damana Square in Bhubaneswar**

Eoi No.OCAC-IFITP-PROP-0010-2026-26043



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1. Disclaimer

The Request for Expression of Interest (EOI) document serves as a preliminary step in the procurement process of the project, aiming to inform and gather information from potential bidders. The sole purpose of this Expression of Interest document ("Eoi") is to seek market interest regarding development of IT park at Bhubaneswar in the State of Odisha. This document is not a contract or formal offer but a means for the implementing institution to communicate project details, requirements, and expectations to interested parties. It highlights that the EOI is intended to collect data on qualified and interested firms and address any concerns, without pre-qualifying or excluding them from future stages. Further if a Private Partner/ Developer is unable to participate in the Eoi process, will still be eligible to participate in the detailed Request for Proposal (RFP Stage).

The document includes necessary disclaimers regarding the accuracy, completeness, and reliability of the information provided, emphasizing that it is based on current assumptions and assessments that may not cover all specifics or legal interpretations an applicant requires. Applicants are encouraged to conduct their own due diligence, seek independent advice, and bear all associated costs of participation without expecting compensation from the implementing institution.

The information given in this Eoi document is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

Furthermore, the implementing institution reserves the right to modify, update, or cancel the EOI process at any time, without liability for any costs incurred by applicants or for the outcome of the process. This setup underscores the importance of independent verification by applicants and their responsibility for any expenses related to their EOI submission.

2. Introduction

The Department of Electronics & Information Technology, Government of Odisha aims to build a robust, future-ready digital ecosystem in the State to improve governance, boost employment, and drive economic growth. It promotes IT adoption to bridge the digital divide and ensure transparent, efficient e-Governance for citizens. The department focuses on implementing Digital India initiatives, developing IT infrastructure down to the Panchayat level, and supporting IT/ITES industries through policies, incentives, and infrastructure. It also works on skill development, entrepreneurship, telecom connectivity, and collaboration with national bodies to strengthen the state's digital capabilities.

Odisha Computer Application Centre (OCAC) the Technical Directorate of Electronics & Information Technology Department, Government of Odisha is a nodal Directorate in the matters of IT, ITES and Communication. The Directorate plays a vital role in formulating and implementing policy matters in Information Technology, ITES, Electronics and Telecom; promotion of Odisha as an ultimate ICT destination for investment and facilitating ICT industries; assisting other departments for effective e-Governance and capacity building; Promotion of ICT based education in the State.

3. Purpose of the Eoi

3.1. OCAC invites responses to this Request for Expression of Interest (Eoi) for Selection of a Developer for Development and Operation of an IT park being planned near Damana Square in Bhubaneswar.

3.2. The objective of this Eoi is to understand the interest and expectations of the interested parties in the proposed project. The developer shall:

- design, finance, construct the proposed Project
- operate and maintain the Project effectively
- structuring and management of Leasing of office spaces or facilities
- market the Project to achieve optimum levels of capacity utilization and efficient, cost-competitive, value-added service to the users.

3.3. The developer shall be solely responsible for project planning, obtaining approvals/clearances, compliance with building by-laws and zoning regulations, undertaking site development activities including internal roads, drainage, landscaping & utilities, water supply, ICT, power supply integrating with sustainable and green building practices. The developer shall also provide a comprehensive O&M plan along with performance benchmarks.

4. Nodal Agency

4.1. Odisha Computer Application Centre (OCAC) the Technical Directorate of Electronics & Information Technology Department, Government of Odisha shall be the Nodal agency for the project and shall provide all facilitation to the selected Developer.

5. Timelines for submission of EOI

5.1. The interested parties may submit their EOI as per the prescribed format and as per below timelines:

S No.	Milestone	Date
1.	Issuance of EOI Document	24/06/2026
2.	Last date for receiving queries/clarifications. Applicants shall email the same to ifitp.eit@odisha.gov.in latest by 15:00 hrs	03/07/2026
3.	Responses on queries on the OCAC website	15/07/2026
4.	Last date for submission of EOI Application	20/07/2026

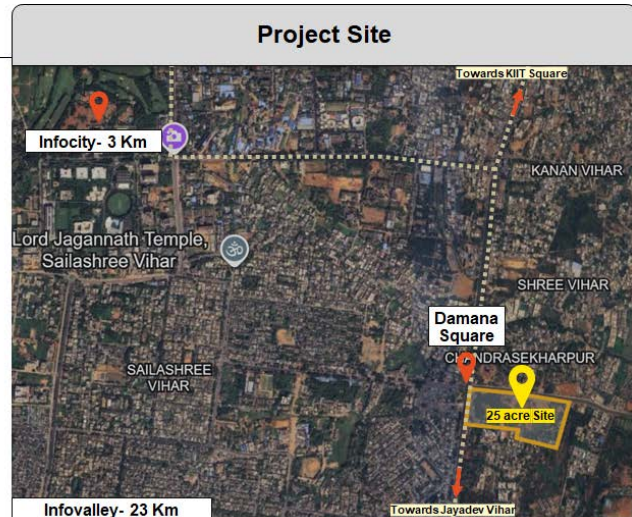
Note: Interested parties are requested to keep checking OCAC website (<https://ocac.in/en>) for receiving updates.

6. Project Background

- 6.1. The Government of Odisha, through the Department of Electronics & IT, is promoting world-class IT infrastructure to strengthen the digital ecosystem, generate employment, and drive economic growth. In this context, an IT Park is proposed at Damana Square, Bhubaneswar, strategically located between Infocity (~3 km) and Infovalley (~23 km), forming a high-potential technology corridor.
- 6.2. The project is envisioned as an iconic “Walk-to-Work” IT park spread over 25 acres, integrating IT office spaces with commercial, residential, and recreational facilities. It will offer approximately 45 lakh sq. ft. of built-up area, with around 70% earmarked for IT/ITES and the balance for mixed-use development to create a self-sustained ecosystem.
- 6.3. The developer shall design and develop the project as a future-ready technology hub, incorporating modern office towers, incubation and co-working spaces, retail and hospitality amenities, and service apartments. The project should be supported by robust infrastructure, including high-speed digital connectivity, green landscaping, and sustainable utility systems, with a clear focus on attracting investments, fostering innovation, promoting startups, and generating significant employment.

Site Context

- **Project Site:** Damana Square, Bhubaneswar
- **Site Area:** 25 acre (currently under GA & PG Dept.)
- **Strategic Connectivity:**
 - **Infocity:** ~3 km & **Infovalley:** ~23 Km
- Positioned as a high-potential zone between existing and upcoming IT clusters of Bhubaneswar.



7. Eligibility Criteria

7.1. The Bidder shall have successfully executed at least two (2) similar projects within the last ten (10) years.

7.1.1. “Similar Projects” shall mean projects involving the design, development, financing, and operation of IT Parks with a minimum land extent of 25 acres and Built-up area of 40 lakh sq. ft..

7.2. The Bidder shall have an average annual turnover of at least INR 500 Crore in the last 3 financial years

7.3. The Bidder shall have a positive net worth and profit in each of the last three financial years.

7.4. A consortium, if proposed, shall consist of a maximum of two (2) members, who shall jointly undertake the proposed project.

8. Scope of Work

8.1. Tentative Plan of space utilization

8.1.1. The Project shall involve the planning, design, and development of approximately 45 lakh (4.5 million) square feet of built-up area, to be executed in a phased or integrated manner based on project feasibility and market absorption. The built-up area shall include a combination of office spaces, allied infrastructure, and supporting facilities, designed in accordance with applicable building codes, sustainability standards, and urban planning norms.

8.1.2. Approximately 70% of the space shall be primarily dedicated to IT/ITES operations, facilitating large-scale employment generation and positioning the project as a major technology and business hub. This space shall also cater to corporates, global capability centers (GCCs) and technology-driven enterprises.

- 8.1.3.** The remaining 30% shall be allocated to mixed-use components to create a self-sustained and vibrant ecosystem. This may include commercial, retail, hospitality, residential support, and lifestyle amenities that enhance user experience and ensure the project functions as a live-work-play destination.
- 8.1.4.** The Project shall be conceptualized and developed as a future-ready, integrated technology hub, aligned with global standards and emerging trends in urban development and workplace design. Key components shall include, but not be limited to:
- a) **Modern Office Towers:** Grade A/Grade A+ commercial spaces equipped with state-of-the-art infrastructure, flexible floor plates, high-speed connectivity, advanced security systems, and green building certifications (such as LEED/IGBC)
 - b) **Incubation and Co-working Spaces:** Dedicated facilities for startups, innovation labs, and co-working environments to foster entrepreneurship, collaboration, and knowledge-sharing within the ecosystem.
 - c) **Retail and Hospitality Amenities:** Provision for shopping areas, food courts, restaurants, business hotels, and conference facilities to support business activities and improve overall user convenience.
 - d) **Service Apartments and Residential Support:** Development of serviced residences or short-stay accommodations to cater to business travelers, expatriates, and professionals working within the hub.
 - e) **Smart and Sustainable Infrastructure:** Integration of smart city features such as IoT-enabled building management systems, renewable energy adoption, water conservation measures, waste management systems, and pedestrian-friendly design.

Note: However, the private partner may propose an alternative mixed-use space allocation, to optimize the Tower's potential. The alternative plan shall be subject to approval by the Authority, ensuring compliance with the overall objectives.

8.2. Roles and responsibilities of the Developer

- 8.2.1. Project Planning and Design:** The Developer shall prepare and submit for approval the Master Plan, detailed architectural and engineering designs, and a comprehensive Detailed Project Report (DPR), conforming to Applicable Laws, Applicable Permits, and Good Industry Practices.

- 8.2.2. Market Assessment:** The Developer shall conduct detailed market and demand assessments for IT/ITES office spaces and associated facilities to ensure optimal planning, utilization, and commercial sustainability of the Project.
- 8.2.3. Financing and Financial Closure:** The Developer shall be solely responsible for arranging the necessary funds for the Project and achieving Financial Closure within the timelines specified as part of the Agreement which shall be executed for the project.
- 8.2.4. Statutory Approvals and Clearances:** The Developer shall obtain, maintain, and renew all Applicable Permits, including but not limited to approvals related to fire safety, environmental clearance, building permissions, and any other statutory or regulatory requirements necessary for the implementation and operation of the Project.
- 8.2.5. Construction and Development:** The Developer shall undertake the construction, development, and commissioning of the Project in accordance with the approved designs, specifications, and timelines, ensuring compliance with prescribed quality and safety standards.
- 8.2.6. Operation and Maintenance (O&M):** The Developer shall operate and maintain the Project during the Concession Period in a safe, efficient, and reliable manner, ensuring continuous provision of services in accordance with the Performance Standards, Good Industry Practices, and Applicable Laws.
- 8.2.7. Asset Management and Upkeep:** The Developer shall be responsible for the upkeep, repair, and maintenance of all Project Assets, including buildings, infrastructure, utilities, common areas, landscaping, and amenities, so as to ensure their functionality, safety, and aesthetic quality throughout the Concession Period.
- 8.2.8. Safety, Security and Quality Compliance:** The Developer shall establish and maintain appropriate systems and procedures to ensure safety, security, and quality assurance across all Project components, in compliance with applicable standards and regulations.
- 8.2.9. Manpower and Facility Management Systems:** The Developer shall deploy adequate qualified personnel, systems, and technology for efficient operation, facility management, preventive maintenance, and lifecycle management of Project Assets.
- 8.2.10. Compliance with Laws:** The Developer shall, at all times, comply with Applicable Laws, Applicable Permits, environmental

norms, labour regulations, and all other statutory requirements in relation to the Project.

8.3. Proposed Roles and responsibilities of Nodal Agency

- 8.3.1.** Provide a legal and physically encumbrance free land on a lease basis for a period of 30 years, to support the project or initiatives.
- 8.3.2.** Provide reasonable support and assistance to the Developer in getting Applicable Permits required from the Central/ State Government for implementation and operation of the Project.
- 8.3.3.** Provide reasonable assistance to the Developer in obtaining access to all necessary infrastructure facilities and utilities, including water and electricity.
- 8.3.4.** Ensure availability of Trunk Infrastructure upto the boundary of the Project site.

9. Instruction to Bidders

- 9.1.** The Applicant for Expression of Interest may be a single entity or a group of entities (the "Consortium"), coming together to implement the Project.
- 9.2.** National and International Companies, who are having experience of development, operation and maintenance of 'Office Building' or 'Retail Space' or 'Hospitality Project' or 'Township/Housing Project' or 'any other project of similar nature', shall only apply for this EOI.

10. Submission of EOI Application

- 10.1.** The Applicant shall submit the EOI Application through email on - iyotiprakash.sethy@odisha.gov.in, smruti.mishra@odisha.gov.in
- 10.2.** Interested parties are encouraged to send their queries to the above-mentioned communication address by e-mail.
- 10.3.** For inquiries and clarifications related to this EOI, please reach out to Sri Swaroop Pradhan, 9958850639, ifitp.eit@odisha.gov.in
- 10.4.** All documents should be submitted in English.
- 10.5.** The bidder is expected to examine all instructions, Forms, Terms and Conditions in this EOI document. The bidder shall not make or cause to be made any alteration, erasure or obliteration to the text of the EOI document.
- 10.6.** The EOI must be submitted in one original and a copy and clearly marked as "Original" and "Copy". In addition, a soft copy in PDF format on a memory stick must be included. The EOI must be either delivered by hand or couriered to the address below, not later than 17.00 hours on 20/07/2026 and must be sealed in a plain envelope marked "Development and Maintenance of the IT Park at Damana, Bhubaneswar" on its top. Applicants shall seal and signed the EOI.

Address: Officer on Special Duty (OSD), OCAC Building, Acharya Vihar Square, Bhubaneswar-751013, Odisha.

- 10.7.** Submissions received after the specified deadline will be considered late and shall not be accepted.
- 10.8.** OCAC reserves the right to publish amendments or reject this EOI at any point of time.

Form-A : Letter of Application

(On Letterhead)

Dated: dd/ mm/ yyyy

To,

Executive Director,
Odisha Computer Application Center (OCAC),
OCAC Building, Acharya Vihar Square,
Bhubaneswar-751013, Odisha, India

Sub: Expression of Interest (Eoi) Application for Selection of Developer for Development, Operation and Maintenance of IT Park at Damana Square, Bhubaneswar, Odisha

Dear Sir,

In response to your invitation for Expression of Interest for the captioned subject matter, we submit our Eoi in the prescribed format.

1. I / We hereby attest that all the claims stated in the enclosed form's information and the supporting statements are accurate and true.
2. I / We have provided all relevant data and information required for the EOI
3. I / We also provide OCAC or its authorized agency permission to speak with potential clients, employers, and business partners to assess our professionalism and overall standing
4. I / We submit certificates to demonstrate our qualifications, technical expertise, and capacity for having successfully produced or constructed projects in accordance with the required format.
5. I / We understand that OCAC will be at liberty to finalize project parameters and issue global RFP for the project.
6. I / We understand that this Eoi document is not an agreement and is neither an offer nor invitation by the OCAC and participating in this Eoi does not guarantee award of work to us.

Accordingly, we have submitted the details enclosed with this letter.

Thanking you,

Yours sincerely,

(Name, Signature)

Address of Communication

Form-B: Details of Applicant

1	General Details				
A	Name				
B	Country of incorporation:				
C	Address of the corporate headquarters and its branch office(s), if any, in India:				
D	Date of incorporation and/or commencement of business:				
E	Financials of the firm (Please attach the copies of the Audited Annual Financial Statements of the Applicant for last three years)	Amount in INR Crores			
		FY	2024- 25	2023- 24	2022- 23
		Turnover (INR Cr)			
	Net worth (INR Cr)				
2	Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:				
3	Details of individual(s) who will serve as the point of contact / communication for the Authority				
	Name				
	Designation				
	Company				
	Address				
	Telephone Number				
	Email				
	Fax				
4	Particulars of the Authorized Signatory of the Applicant				
	Name				
	Designation				
	Company				
	Address				
	Telephone Number				
	Email				
	Fax				

Notes:

- In case of a Consortium:
 - The information above should be provided for all the Members of the Consortium.
 - Information regarding the role of each Member should be provided as per table below:

S No.	Name of Member	Role
1		
2		
3		

2. The following information shall also be provided for each Member of the Consortium:

Name of Applicant/ member of Consortium:

S No.	Criteria	Yes	No
1	Has the Applicant/ constituent of the Consortium been barred by the Central / State Government, or any entity controlled by it, from participating in any project.		
2	If the answer to 1 is yes, does the bar subsist as on the date of EOI Application Due Date.		
3	Has the Applicant/ constituent of the Consortium paid liquidated damages of more than 5% of the contract value in a contract due to delay or has been penalized due to any other reason in relation to execution of a contract, in the last three years?		

3. A statement by the Applicant and each of the Members of its Consortium (where applicable) disclosing material non-performance or contractual non-compliance in past projects, contractual disputes and litigation/ arbitration in the recent past: (Attach extra sheets, if necessary)

Form-C: Details of Experience

Project credentials in last 10 years

S. No.	Name of the project	Project Objective	Location	Project Details <i>(Authority, Area covered, built-up space, funding modality, Lease / concession period etc..)</i>	Project Cost <i>(INR Crore)</i>	Present Status <i>(Under Construction / Operational)</i>
1						
2						
3						
4						
5						
6						
.						
.						

Form-D: Brief narrative about the development and implementation of Proposed Project, if selected

1. In this section, Applicants are requested to specify their development model. Below are few model options for reference:
 - Development Agreement (Revenue Share to OCAC)
 - Development Agreement (Pre-Determined Annual Payments to OCAC)
 - Lease Model with Annual Payments to OCAC
 - JV (OCAC land as equity)
 - Any other model suggested by the Applicant
2. The applicant is required to submit a detail presentation duly showcasing their understanding of the project and their approach to execute the project.