



ROURKELA SMART CITY LIMITED

Bid ID No. RSCL/295/2026 Dt. 13-02-2026

Rourkela Smart City Limited is hereby inviting quotations for allotment of various shops at different locations (Panposh Market, Koelnagar Market, Basanti Food Court, Celly Plaza at Hockey Chowk and DAV Pond) on license basis. The bidders are requested to offer their quoted price in the closed envelope addressed to CEO, Rourkela Smart City Limited, Uditnagar, Rourkela. The location of the shop premises, base price shop wise, the deposit amount and monthly license fees are mentioned below.

Panposh Market							
(SI No.)	(Shop No.)	(Floors)	(Dimension)	(Area in Sqft.)	(Base Price)	(Security Deposit)	(Monthly License Fees)
1	204	Second Floor	20'2" X 6'11"	140	9.10,000/-	91,000/-	Rs. 7/-Per Sqft

Koel Nagar Market						
(SI No.)	(Shop No.)	(Approx. Area in Sqft.)	(Floors)	(Base Price) In Rs.	(Security Deposit) In Rs.	(Monthly License Fees)
1	RSCL-06	194	Ground Floor	14,55,000/-	1,45,500/-	Rs. 10/- Per Sqft.

Basanti Food Court						
(SI No.)	(Shop No.)	(Approx. Area in Sqft.)	(Floors)	(Base Price) In Rs.	(Security Deposit) In Rs.	(Monthly License Fees)
1	26	84	Ground Floor	6,30,000/-	63,000/-	Rs. 7/- Per Sqft.

Celly Plaza, Hockey Chowk						
(SI No.)	(Shop No.)	Dimension (in ft.)	Area in Sqft. / Floors	(Base Price) In Rs.	(Security Deposit) In Rs.	(Monthly License Fees)
1	06	15'11"X14'2"	226 / Ground Floor	11,30,000/-	1,13,000/-	Rs. 7/- Per Sqft.

DAV Pond						
(SI No.)	(Shop No.)	(Area in Sqft.)	(Floors)	(Base Price) In Rs.	(Security Deposit) In Rs.	(Monthly License Fees)
1	05	196	Ground Floor	9,00,000/-	90,000/-	Rs. 7/- Per Sqft.

Terms & Conditions:-

1. Interested bidders shall send their own quoted value (over and above the stipulated amount) in the attached prescribed format in a sealed envelope addressed to CEO, Rourkela Smart City Limited, 2nd & 3rd Floor, ICCB Building, ROURkela One, Panposh, Rourkela, Pin-769004 through Speed Post / Registered Post/ Drop box at RSCL office. The application forms must reach in Rourkela Smart City office on or before 24.02.2026 at 5:00 pm. Rourkela Smart City Authority shall not be responsible for any delay in receipt of application.
2. The applicants are requested to clearly mention the "Shop No. -----at -----on the envelope otherwise the application shall be rejected. Application not received in the specific format shall be rejected.
3. Any person / company, who has already taken two shops from RSCL or applying for more than two shops, will be debarred from the bidding process.
4. 10% of the base price towards Security Deposit should be drawn in the name of Rourkela Smart City Limited from any nationalized/ scheduled commercial bank in form of demand draft (DD)/Banker's Cheque. The application form not accompanied by Banker's Cheque / Demand draft (DD) shall not be entertained. Applicant must attach his/her photo ID (Aadhaar Card/Voter Card) and two Passport size Photo along with the application Form.
5. All the applications received in the closed envelope shall be opened on 25.02.2026 at 11:30 am in front of the applicants/their authorized representatives in RSCL office. The shop shall be allotted to the highest bidder (H1 bidder) .The successful bidder must pay the full amount including the remaining quoted cost (net of security deposit) within a period of 7 days in the form of demand draft (DD)/banker's cheque issued from any nationalized/ scheduled commercial bank. In case of failure on the part of the highest bidder, allotment will be made in favour of the 2nd highest bidder at the highest bid price (H1 value). The security deposit of the H1 bidder /original first bidder will be forfeited.
6. The security deposit of the unsuccessful applicants shall be refunded after the completion of the allotment process.
7. The allottee shall bear the cost of electricity connection and monthly charges of the shop and he/she shall not alter the structure or carry out any renovation of the allotted shops without prior permission from concerned Authority.
8. **The allottee is not allowed to surrender the shop before expiry of 11 (Eleven) months of agreement date otherwise the company will deduct 11 (Eleven) months Rental Fees, Electricity charges and other charges.**
9. The monthly license fee will be fixed by the Rourkela Smart City Limited based on the market rate from time to time which will have to be paid by the shopkeepers.
10. Shopkeepers must obtain a valid trade license/ Food license from the appropriate authority before operating the shop.

11. The decision of Rourkela Smart City Authority in the said allotment process is final. Rourkela Smart City Authority may cancel any application or entire allotment process at any point of time without assigning any reason thereof.

12. Any professional can participate in the bidding process for office space. For this, they have to submit documents in support of their professional qualification and practice certificate along with the bidding document.

13. For any other information or clarification regarding this advertisement, **Mr. Sarthak Sourav Rath, Architect, Rourkela Smart City Limited** can be contacted on **Mob No-8984353513** on all working days between 10.00 AM to 5.00 PM.


(Dheenah Dastageer, I.A.S)
Chief Executive Officer
Rourkela Smart City Ltd.

Memo No. 296

Date. 13-02-2026

MIS Programmer, to publish the same in www.rmc.nic.in.


(Dheenah Dastageer, I.A.S)
Chief Executive Officer
Rourkela Smart City Ltd.