

CONSULTATION MEMORANDUM

Market Consultation for Development of a Technology Park at Rajgir

Information Technology Department, Government of Bihar

Ref: 06-IT/21/2026 Date: _____

1. Context & Purpose

The Government of Bihar intends to develop an Technology Park at Rajgir to catalyse the State's technology ecosystem, generate skilled employment, and leverage Rajgir's emerging profile as a knowledge, education and tourism hub. Before finalising the development approach, the Government wishes to test the market and understand how such a park can be structured, funded and sustained.

This memorandum proposes a structured consultation meeting with interested organisations — developers, IT/ITeS operators, infrastructure players, industry bodies and institutional investors — to explore viable models and gauge private-sector interest. The consultation is exploratory and non-binding; it does not constitute a tender or a commitment to procure.

2. Objectives of the Consultation

- To understand the delivery and financing models best suited to Rajgir;
- To clarify the respective roles and responsibilities of the Government and private partners;
- To identify a financially sustainable and self-sufficient operating model;
- To assess the market appetite, investment interest and preferred risk-sharing arrangements.

3. Proposed Consultation Meeting

A consultation is proposed on the details below. Participating organisations will be invited to share their perspectives on the themes that follow, after which an open discussion will be held.

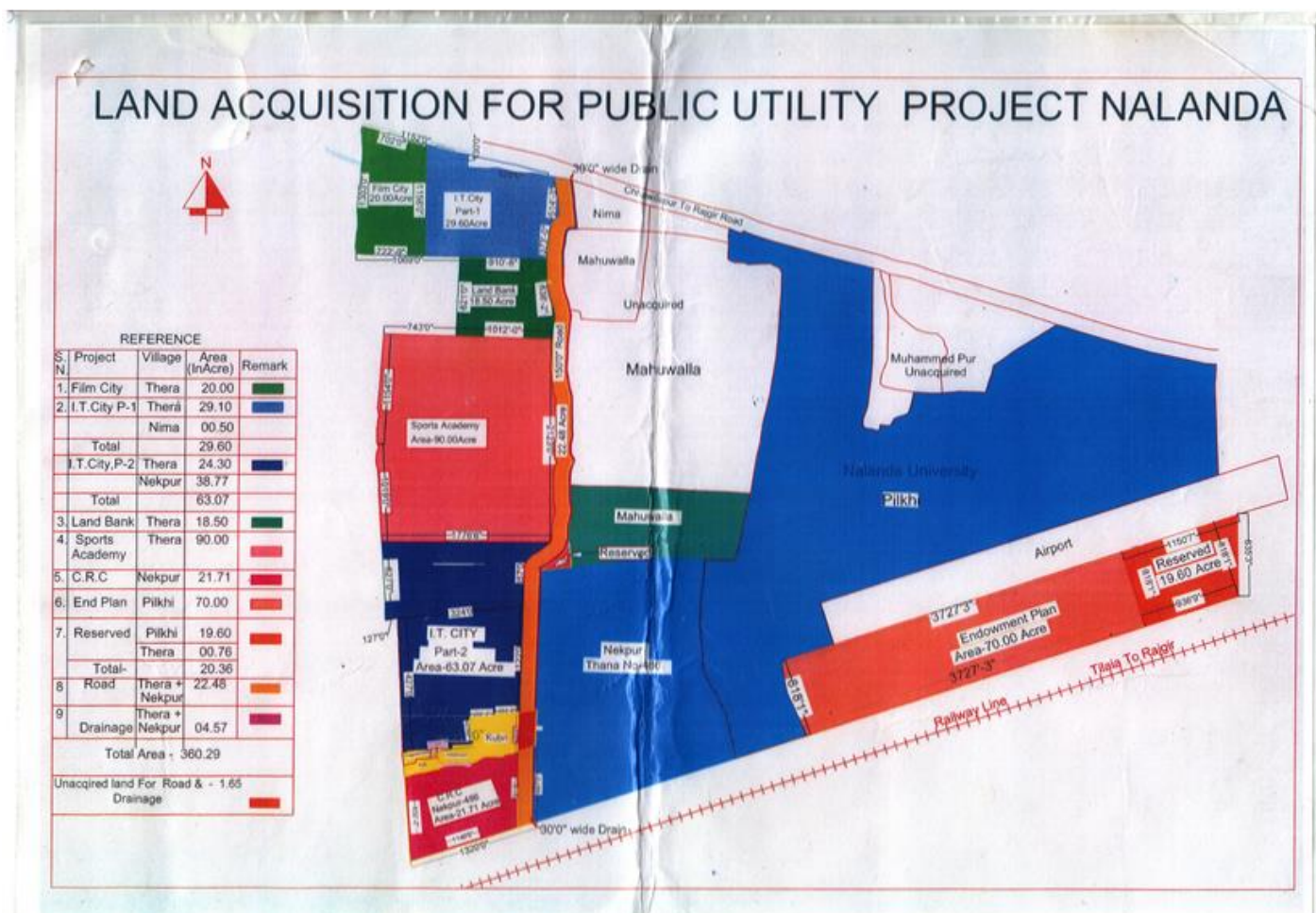
Mode	In-person (physical)
Link for Suggestion/ Queries/ Confirmation	Mail ID: itdepartment826@gmail.com Google Link: https://docs.google.com/spreadsheets/d/1t7LOkkADKQMWzGil1HglgOHtQruhvlSaHCNkAjHlwY/edit?usp=sharing
Land Details	IT City Part 01: 29.6 acre; IT City Part 02: 63.07 acre The details of the same are attached in the annexure to this document.

4. Key Discussion Points

Theme	Points for Deliberation
Development Model	Assessment of the most suitable development model for Rajgir
Government Role	Identification of the support and enabling interventions required from the State
Private Role	Evaluation of private sector willingness to invest, develop, operate, market the project, and assume occupancy and market risks
Sustainability	Assessment of potential revenue streams and operating models to ensure long-term financial sustainability and efficient O&M funding
Market Appetite	Understanding investor interest, preferred risk-sharing mechanisms, expected returns, investment conditions, and key factors influencing participation

5. Expected Outcomes & Next Steps

Inputs from the consultation will help the Government shape the development framework, decide the preferred model, and refine the scope ahead. Interested organisations may submit written suggestions, queries, and confirmation on the given link. The date, time, and venue will be shared via email with confirmed participants only.



राजगीर में आई०टी० सिटी हेतु चयनित भूमि का विवरण:-

क्र०	परियोजना का नाम	मौजा मय थाना नं०	टोटल स्टेशन से मापी का रकबा (एकड़ में)	कुल खतियानी रकबा (एकड़ में)
1.	आई०टी० सिटी पार्ट-1 (29.60 एकड़)	ठेरा, 489	29.10	29.355
		नीमा, 488	0.50	0.50
2.	आई०टी० सिटी पार्ट-2 (63.07 एकड़)	ठेरा, 489	24.30	24.93
		नेकपुर, 486	38.77	39.845
			92.67	94.63