

**RAIL LAND DEVELOPMENT AUTHORITY (RLDA)
(MINISTRY OF RAILWAYS)**

**Project Information Memorandum
Multi-Functional Complex
At
Rohtak
(Haryana)**

**Rail Land Development Authority
Ministry of Railways
Near Safdarjung Railway Station, Moti Bagh-1, New Delhi – 110021**

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1. Disclaimer

This Project Information Memorandum (the "PIM") can be downloaded from Rail Land Development Authority website in pursuant to the Request for Proposal vide RFP Notice RLDA/RFP/MFC/05 of 2016 to provide interested parties hereof a brief overview of plot of land (the "Site") and related information about the prospects for development of multifunctional complex at the Site on long term lease.

The PIM is being distributed for information purposes only and on condition that it is used for no purpose other than participation in the tender process. The PIM is not a prospectus or offer or invitation to the public in relation to the Site.

The PIM does not constitute a recommendation by RLDA or any other person to form a basis for investment. While considering the Site, each bidder should make its own independent assessment and seek its own professional, financial and legal advice. Bidders should conduct their own investigation and analysis of the Site, the information contained in the PIM and any other information provided to, or obtained by the Bidders or any of them or any of their respective advisers.

While the information in the PIM has been prepared in good faith, it is not and does not purport to be comprehensive or to have been independently verified and neither RLDA nor any of its officers, employees, advisers or consultants accept any liability or responsibility for the accuracy, reasonableness or completeness of, or for any errors, omissions or misstatements, negligent or otherwise, relating to, or makes any representation or warranty, express or implied, with respect to, the information contained in the PIM or on which the PIM is based or with respect to any written or oral information made or to be made available to any of the Bidder or its professional advisers and, so far as permitted by law and except in the case of fraudulent misrepresentation by the party concerned, any liability therefore is hereby expressly disclaimed.

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The PIM is for use only by the Bidders. The PIM may not be copied, or distributed by any Bidder to third parties (other than in confidence to that Bidder's professional advisers) or prospective consortium members. Under no circumstances should Bidders make contact with officers or employees of MOR unless invited by the MOR or in accordance with the PIM.

2. Project Information

2.1 Introduction:

Multi-functional Complexes (MFCs) are commercial complexes which are to be constructed in station premises for providing rail users facilities like shopping, food stalls and restaurants, book stalls, PCO/STD/ISD/Fax booths, medicine & variety stores, budget hotels, underground parking etc. Accordingly, development of Multi-functional Complexes is being taken up in different parts of the country at various railway stations. Rail Land Development Authority (RLDA) a statutory authority under the Ministry of Railways offers development of MFC on a Railway Land at these identified sites. The nature of the offer is lease on an “as is where is basis” for a period of 45 years lease.

RLDA has adopted a single stage two packet system i.e. submission of eligible proposal and financial proposal for selection of the bidder for award of the Project. This Project Information Memorandum (PIM) is issued by Rail Land Development Authority (RLDA) in pursuant to the Request for Proposal (RFP) to provide interested parties hereof a brief overview of plot of land (“Site”) and related information about the Rohtak MFC Site

2.2 Salient Features

The site offers an excellent opportunity for a successful commercial real estate development owing to the following factors:

- The site is located near the Railway station.
- Easy accessibility to Railway Station, Bus stand and in the city area
- Good visibility from station approach road
- Opportunity to create a landmark in the city
- Land form and topography suitable for the construction
- A vibrant commercial catchment area

2.3 Executive Summary

Location	The site is located opposite to Cycle/Scooter parking.
Land Area proposed	357 Sq. Mt
Built up area	535.50 Sq. Mt
Current status of site	Full of shrubs & vegetables Encased by boundary wall
Site Surroundings	North- Road & railway quarters East- RRI Building West- RMS Office South-Platform No-1
Site accessibility	Through Platform No-1 Through station approach road

2.4 Process Chart:

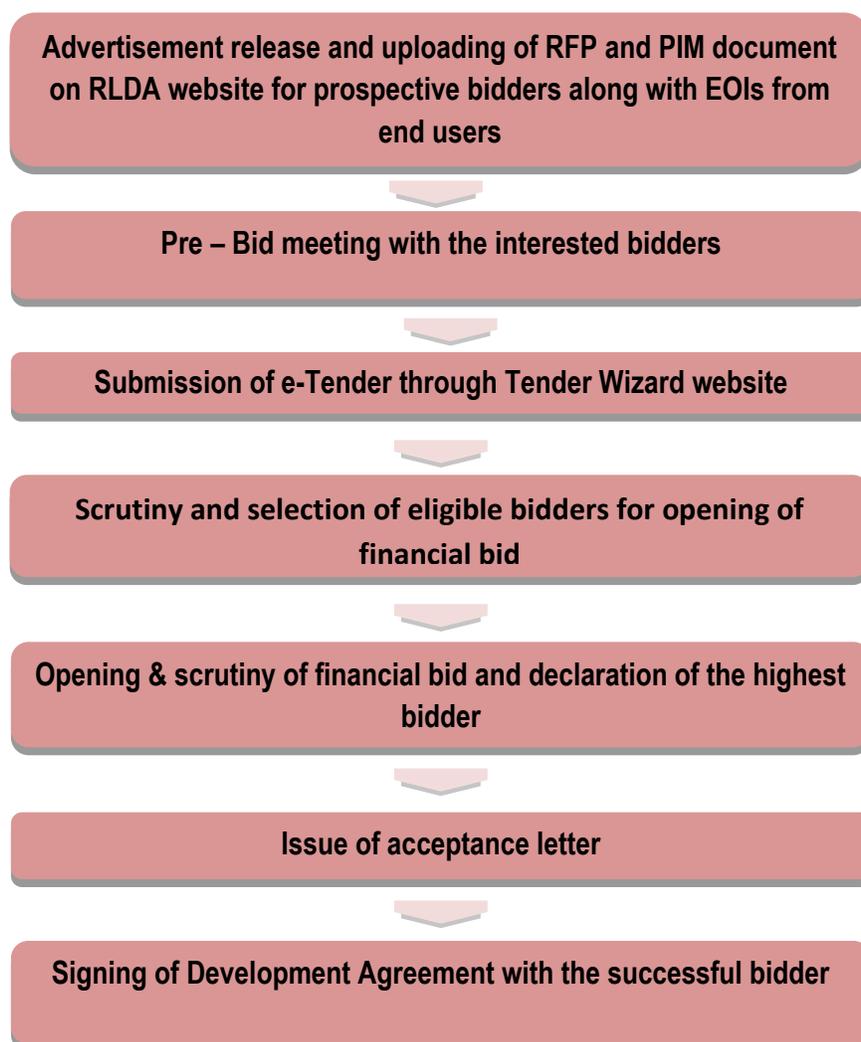


Fig 2: Process Chart

2.5 Guidelines for Expression of Interest (EOI):

M/s Jones Lang LaSalle has been appointed as Marketing Advisor by RLDA for this MFC and separate EOI may be sought by them as supplement information to the prospective bidder.

Objective: The Objective of the EOI is to increase the base for the participation in the MFC projects by end users like retailers, hoteliers, banks, pharmacies, bookstores, who operate either individually or as large corporate entities, who may or may not be interested in development of the project. The EOI is not a valid bid in the development process, but instead serves as an offer for leasing of the eventual premises.

Expressions of interest are invited from end users like large chain retailers, hoteliers, and small individual entrepreneurs interested in leasing the premises on a short term basis as an indicative rental for developers who might be interested in leasing the land and developing the project.

Expressions of interest are also invited from large developers who have executed projects in multiple cities, who may have a standard set of tenants. Since the process followed is an open tender, retailers and hoteliers who are interested in development are advised to send in expressions of interest, as the EOI would provide indicative rentals to the final winner of the bidding process.

- The EOIs may be annexed to the amended tender document to enable greater transparency for bidders.
- Retailers and Hoteliers interested in leasing space may send in expressions of interest, as this will provide an indicative rental for final leasing from the winner of the final bid.
- EOI must be stamped and signed by the authorized signatory of the company.
- EOI will not be the final contract between the winner of the bid and the end user, which will be subject to negotiations etc. as in the case of any private commercial deal.
- EOI from developers will not be considered as a valid bid for the project, since the valid bid will be only considered as per the normal rules of tendering by RLDA.
- EOI can be submitted after posting of this RFP for the MFC on the website.

3. Rohtak - A City Profile

3.1 Introduction

Rohtak is a city and the administrative headquarters of the Rohtak district in the Indian state of Haryana. It lays 70 kilometers North West of New Delhi, just 40–45 km from Delhi Border and 250 kilometers (160 mi) south of the state capital Chandigarh on NH 10. Rohtak forms a part of the National Capital Region (NCR), which provides immediate benefits for the district as it can secure loans for infrastructure development at cheaper rates from the NCR Planning

Rohtak is the sixth most populous city in Haryana as per the 2011 census with population of 374,292 and has literacy rate of 84.08 %

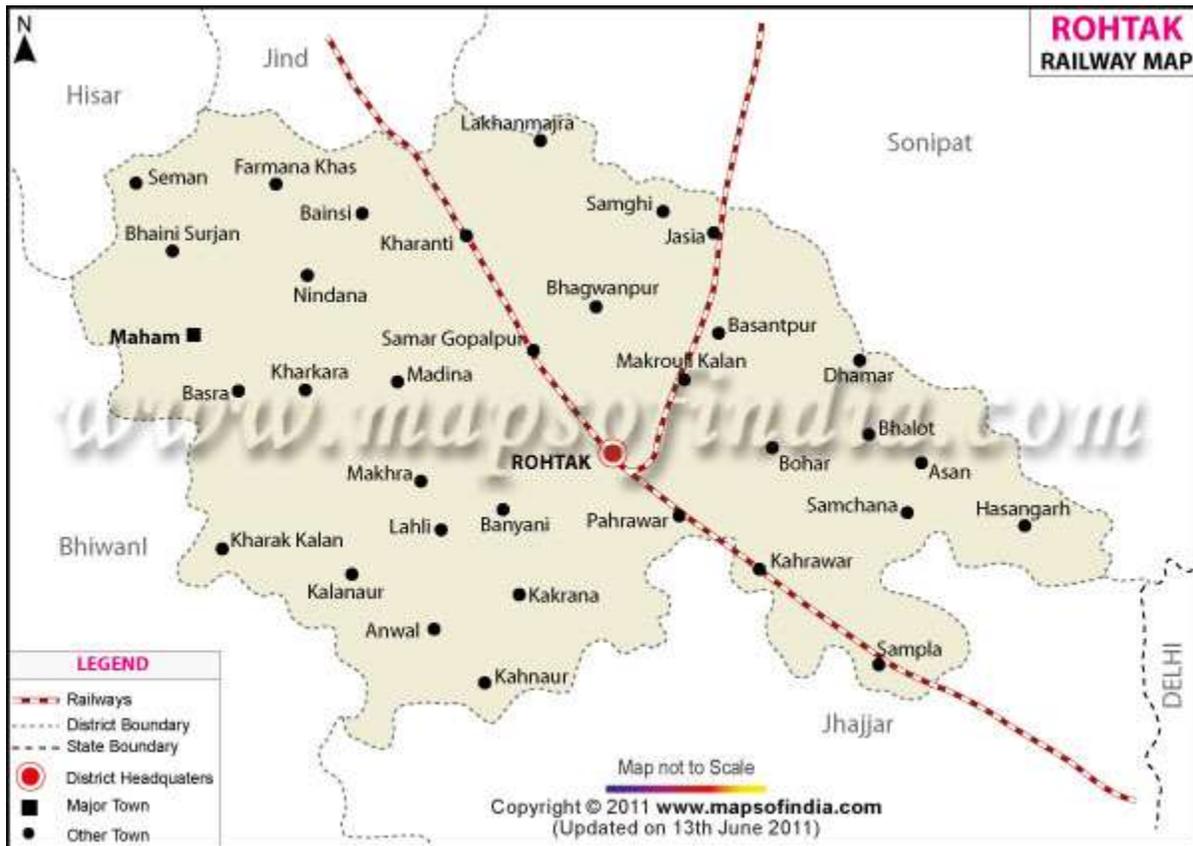


Fig 3: Location of Rohtak Railway Station

3.2 Location and Connectivity

Rohtak City is a railway junction with connections to Delhi, Panipat, Rewari, Bhiwani and Jind converging on the city. Rohtak is connected to Bahadur Garh through Delhi line, to Gohana through Panipat line and Jhajjar through Rewari line. Delhi and Jind connections are part of the Delhi-Fazilka line, and the line is double tracked from Delhi to Bhatinda and is electrified between Delhi and Rohtak. All other lines are single track, and unelectrified. A new railway line from Rohtak to Rewari via Jhajjar became operational from January 2013.

Cities	Distance (Kms)
Amritsar	444
Chandigarh	240
Bhatinda	251
Jaipur	286
Agra	306
Lucknow	640

Rohtak Junction Railway Station is served by two Shatabdi Express services (New Delhi Bathinda Shatabdi Express and New Delhi Ludhiana Shatabdi Express) and Ajmer Chandigarh Garib Rath Express.

The railway track between New Delhi and Rohtak has been electrified. EMU services has been running between the two cities since March,2013

3.3 Demography

As of the provisional 2011 census figures, Rohtak municipality had a population of 373,133. The municipality had a sex ratio of 868 females per 1,000 males and 10.9% of the population was under six years old. Effective literacy was 84.87%; male literacy was 89.95% and female literacy was 79.20%.

Area (in km ²)	115
Total population:	373,133
Females (/1000 males)	868
Density (per km ²)	607
Literacy (%)	84.87 %
Male Literacy (%)	89.95 %
Female Literacy (%)	79.20 %

3.4 Rail Passenger Information

By train, Rohtak falls on the main line between Chandigarh & Delhi which connects all the major cities in Punjab, Rajasthan & Delhi

There are 2 premium trains which pass through Rohtak Railway station. They are: New Delhi-Ludhiana & Ferozpur – New Delhi.

Other than these there are other 62 trains which pass through the city and have a halt at Rohtak.

Average no. of passengers dealt per day	26,000
No. of passenger trains per day	64
Average Passenger Ticker Earning Per Day	INR 7.5 Lakh

Table: Passenger information
On Rohtak Railways

3.5 Retail Scenario

For a different set of people, the city, located at two hour's drive from Central capital New Delhi, is seen in a very different light, holding a promise of a blossoming future. The city is drawing a good deal of retail players who foresee the city as becoming one of the centres of development after Chandigarh, the state's Capital. The city is strategically located and interest levels from the retail side are high and growing. Though in the last few months there was a lull in demand, now Rohtak is on the list of 'must-be-in' cities for a considerable number of brands.

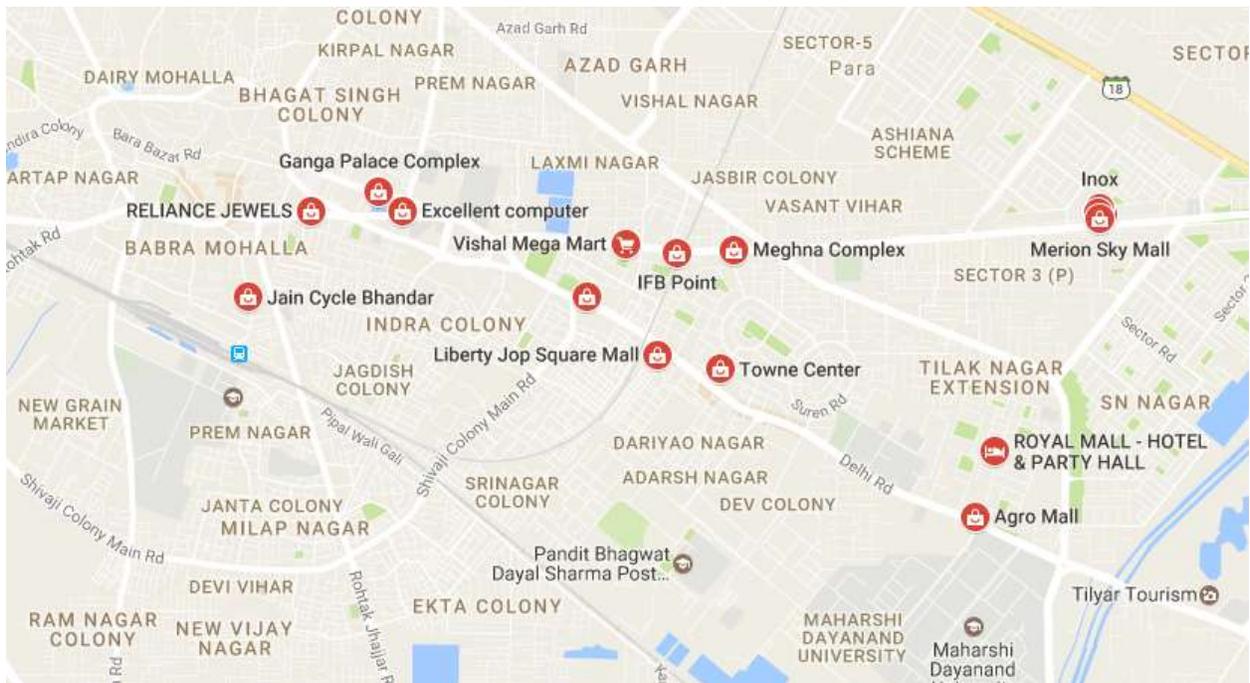


Fig 5 Existing and upcoming Retail establishments in Rohtak

Being near to the Central Capital with a lot of industries in the surroundings and good potential, Rohtak has been a sought after city for retailers and wholesalers in the past few years. With the rapid expansion of retailers and rapid adaptation of people to Mall culture, Rohtak has already seen 3 malls in the city and this number may increase up to 5 in the coming years.

Retailers like Reliance Jewels, Vishal Mega Mart, Peter England, VLCC fitness center have already established their presence in this city. Also one of the largest multiplex operators in India INOX is already present in this city in Merion Sky Mall.

With the potential and the propensity to spend, the people of Rohtak have made this city a destination for retailers. The MFC of RLDA in Rohtak is in the center of the city with easy accessibility and because of its strategic location it can attract a large number of crowds. RLDA has also planned to increase the FAR based on Pro-rata basis so that the MFC can accommodate large number of retailers making it a one stop destination of the city.

The literacy rate and the presence of premier institutions of India IIM, Rohtak gives us an idea of the city retail capability and how it will grow in the future. The increasing population of young age students who are brand conscious and who have the propensity to spend on products as well as food & bevarages.

Snapshots of Retail in Rohtak



Jop Square Mall



Merion Sky Walk Mall



MGF Metropolitan



Sheetal Life Style Mall

4. Site Information

4.1 Location

The site is located at Rohtak railway station. The site is vacant with boundary walls. The current site has good accessibility and has potential as city bus stand is also nearby. The main market of the city is also present nearby. Also the presence of colleges and shopping malls near the vicinity adds to the advantage. Presence of premier institutions like IIM, Rohtak also adds to the advantage of the city.

The site has a railway parking lot for Cycles and Two Wheelers along its front side.



Rohtak Junction



Maharaja Agrasen Road

Google Image of site



Site Location

4.3 Site Photographs



Opposite Side of Above Picture



Site Location



Site Location

4.4 Plot Details

Plot General Information:

No hoardings, structures or occupants.

Approximate Rentals Per sq.ft. :

Rs. 50 – 55 in main market and Rs. 40 – 45 in lanes

*The Built up area can be increased up to 624.75 Sq. mt (i.e., 6724.75 Sq. ft) on pro-rata basis increase in the Lease Premium & Annual Lease rent within 60 days of issuance of LOA.

Parameter	In sft	In sqm
Site Area Utilized	3842.72	357
Maximum Built up Area	5764.074	535.50*

4.5 Suggested Product Mix

HOTEL	RETAIL	RETAIL AMENITIES
<ul style="list-style-type: none"> • Rooms (AC/ Non AC) • Dormitory • Community Center/Restaurant/Banquet 	<ul style="list-style-type: none"> • Retail Shops/Dining • Anchor/Food Court/Food Plaza • Vanilla Shops • Lounge Shops 	<ul style="list-style-type: none"> • ATM • Clinic • Internet • Café • ISD/PCO • Variety Store • Pharmacy/Book Stalls • Bank Branch + ATM • Prepaid Taxi Car • Rentals • Cloak Rooms • Tourist Information • Boot