

RLDA CONNECT E-NEWSLETTER

ARTISTIC IMPRESSION OF GOMTI NAGAR RAILWAY STATION



RAIL LAND DEVELOPMENT AUTHORITY

A Statutory Authority Under Ministry Of
Railways, Government Of India

www.rlda.indianrailways.gov.in

RLDA | Q3 - JUL - SEPT, 2024

MESSAGE FROM VICE -CHAIRMAN

Dear Friends,

Warm greetings and welcome to the third-quarter edition of the "RLDA Connect" Newsletter for 2024. RLDA has been expanding its horizons, moving beyond its original mandate of land parcel development. Our initiatives now include self-development of properties, integrated master planning of railway colonies, and of built-up and air spaces at redeveloped stations. These steps reflect RLDA's evolution as we continue to create value and shape our success story.

At the Institution of Permanent Way Engineers (IPWE) event at Gandhinagar in August, we showcased our ongoing efforts in different areas as well as our upcoming initiatives. The RLDA stall at the venue demonstrated our efforts of station redevelopment, through the redevelopment models for Ahmedabad, CSMT, and Surat stations which were star attraction of the event for the visitors. Other notable feature was demonstration of our sample flat at Ajni & the proposed Egmore colony which has residential apartments, club, school. The creation of sample flat at Ajni Station shows our commitment for providing modern living spaces for railway employees. Master Planning initiative an effort to optimize land use, improve plot demarcation, and enhance development potential. During the quarter, RLDA invited bid for Kharagpur, Nalipool, Dibrugarh, Badau, Boulevard and Katihar railway colonies & issued LoA for Brahmpura Colony & Vasundhara Railway colony.



A major highlight this quarter is the invitation of bid for the redevelopment of New Delhi Railway Station under the EPC mode, estimated at Rs. 2,469 crores. This project is set to elevate the passenger experience and become a benchmark for future station projects. Our other station redevelopment projects are progressing well. Despite the challenges of working on brownfield sites, construction at the stations is advancing swiftly. A significant focus this year has been station redevelopment, transforming railway stations into vibrant economic hubs. These projects are not just modernizing stations but also fostering urban growth and community development.

As we look ahead, RLDA remains dedicated to modernizing Railway assets and maximizing their value. I look forward to continuing this journey with all of you as we build a sustainable and dynamic future for Indian Railways.

Best Regards,

Manoj Garg

Vice Chairman, RLDA

MESSAGE FROM MEMBER / BUSINESS DEVELOPMENT

Dear Colleagues,

As we conclude the third quarter of 2024, RLDA is thrilled to share the significant milestones achieved in our various projects across the country. Our resolute commitment to enhancing railway infrastructure remains steadfast.

I feel elated to inform you that RLDA's first self-development project – development of premium commercial units at Gomti Nagar in Lucknow – is successfully nearing completion. RLDA took over the project in October 2022, and various subsequent processes were planned and executed through meticulous planning. This commercial project has three components – R1 Tower with 73 commercial units, R2 Tower with 94 commercial units, and C1 Tower with 10 commercial units. RLDA is also handling the transaction advisory of the project on its own.

The sales activity is being done with careful attention to the customers' needs and concerns. The project has 23 unsold units, for

which a mega E-Auction is envisaged in the next month. The auction will be a transparent, technology-driven, well-planned initiative by RLDA, and will present a golden opportunity to invest in Lucknow's Business Hub which has tremendous economic potential for interested investors.



RLDA has gathered expertise in land parcel development. Land parcels entrusted by Indian Railways are being developed by RLDA through transparent processes. Railway colonies, strategically located and offering unique advantages, hold immense potential for transformation. By revitalizing these assets, we can not only address the challenges faced by ageing colonies but can also enhance staff welfare and contribute to sustainable development. In this quarter, the construction of colonies at Guwahati, Muzaffarpur, Secunderabad, and Ajni has progressed in full swing. To provide a tangible glimpse into these redevelopment projects, sample flats have been constructed, which have received high praise from concerned authorities and future users. These projects are crucial for addressing the housing needs of our railway staff.

RLDA is leading a transformative initiative to enhance the railway experience for millions of passengers across India. Central to this initiative are Multi-Functional Complexes (MFCs) which serve as comprehensive service hubs, providing amenities such as shopping outlets, dining options, bookstores, convenience services, budget hotels, parking spaces, and chemist stores for rail users.

We are proud of the progress made in the third quarter and look forward to sharing more updates in the future.

Warm regards,

Mudit Chandra

Member Business Development

FROM THE EDITOR'S DESK

Dear Esteemed Readers,

Welcome to the inspiring 17th edition of "RLDA Connect" – a platform where we share RLDA's vision, achievements, and aspirations. The positive response to our previous editions has reignited our drive, and we are excited to reconnect with you. At RLDA, we remain dedicated to advancing our ongoing redevelopment projects while exploring new opportunities for transformation.

In this issue, we delve into the remarkable engineering feats behind the dismantling of key infrastructure projects across the nation. In our 'Knowledge Centre' feature, we highlight the Seamless Dismantling of the South Foot Over Bridge (FOB) at Nagpur Railway Station, a testament to efficient planning and execution

PASSENGER MOVEMENT STARTED AFTER COMPLETION OF WORK - NAGPUR RAILWAY STATION



Within these pages, you'll also find a thought-provoking article in our 'Creative Corner,' which explores the Master Planning of Colonies – A Path to Sustainable Development.

As we continue our journey, we are eager to connect with you across platforms such as X (formerly Twitter), Facebook, LinkedIn, Instagram and YouTube. I extend my sincere appreciation and congratulations to the entire RLDA team for their unwavering commitment and remarkable accomplishments, which remain the foundation of our success.

Thank you for being part of our journey as we continue to shape the future of railway development, together.

Warm regards,

Apurva Agnihotri

General Manager/Security & IT

Master Planning of Colonies – Staff Welfare from Land use Planning

Railway colonies across India, often located in prime areas, hold immense potential for redevelopment. Many of these assets are ageing and present a unique opportunity to enhance the welfare of Railway employees through modern housing, while simultaneously unlocking the value of underutilized land. This dual approach not only upgrades ageing quarters but also funds broader Railway infrastructure transformation.

Redeveloping these colonies addresses the problem of deterioration of old quarters, replacing them with modern, well-equipped housing. It also serves as a funding solution by optimizing land use, unlocking the value of less efficiently utilized Railway land. This ensures improved living conditions for Railway employees while contributing to the project's sustainability.

Master Planning: Comprehensive Redevelopment Approach

RLDA has initiated a master planning exercise to drive nationwide redevelopment in an integrated manner. By identifying scattered land parcels, optimizing land use, and improving plot demarcation, RLDA enhances asset value while fulfilling the goal of modernizing Railway quarters. This holistic approach ensures efficient land use and supports sustainable economic management, benefiting both Railway employees and the surrounding communities.

Benefits for Residents

Redeveloped colonies will provide residents with modern, gated communities equipped with essential amenities such as clubhouses and medical centers. The planning ensures better living conditions and secure environments for the residents who dedicate their lives for the national service viz transport of passengers across India.

Harnessing Development Potential of the land

Redeveloped colonies will provide residents with modern, gated communities equipped with essential amenities such as clubhouses and medical centers. The planning ensures better living conditions and secure environments for the residents who dedicate their lives for the national service viz transport of passengers across India..

Sample Flats and Feedback

RLDA's construction of sample flats allows future residents to experience their potential homes firsthand, offering detailed insights into layouts and amenities. This immersive approach brings the project to life and gathers feedback for further improvements, ensuring the highest standards are met.

By providing modern housing and sustainable land use, RLDA's redevelopment of Railway colonies is transforming both infrastructure and the lives of those who live there. This effort sets a benchmark for future Railway land development in India, ensuring vibrant, community-focused colonies for Railway staff.

Seamless Dismantling of truss at PF – 8 at Nagpur Railway Station

The dismantling of FOB remains focus in station redevelopment a key activity. One such successful dismantling was done at the Nagpur Railway Station. The entire activity conducted with minimal disruption to passenger movement and train schedules, this success highlights the effective coordination between the Rail Land Development Authority (RLDA) and Central Railway (CR) Nagpur Division.

To ensure a smooth operation, pre-block detailed planning was done keeping in mind safety, passenger convenience and operational efficiency. The GAD was meticulously prepared by RLDA & was approved by Central Railway. The de-launching scheme was prepared with detailing of modus operandi. Structural stability report was duly obtained from the Proof Consultant. The use of state-of-the-art technology, including the deployment of a 300 MT crane, usage of dedicated marshals for diverting the passengers' movement, safety marshals, listing of dedicated teams with adequate briefing for dismantling the structure and deployment of a team for CC cribs arrangement for temporary support played a critical role in the dismantling process. The prefabrication of staircase and headroom connecting the staircase was kept ready as per the

Pre-Block Planning:

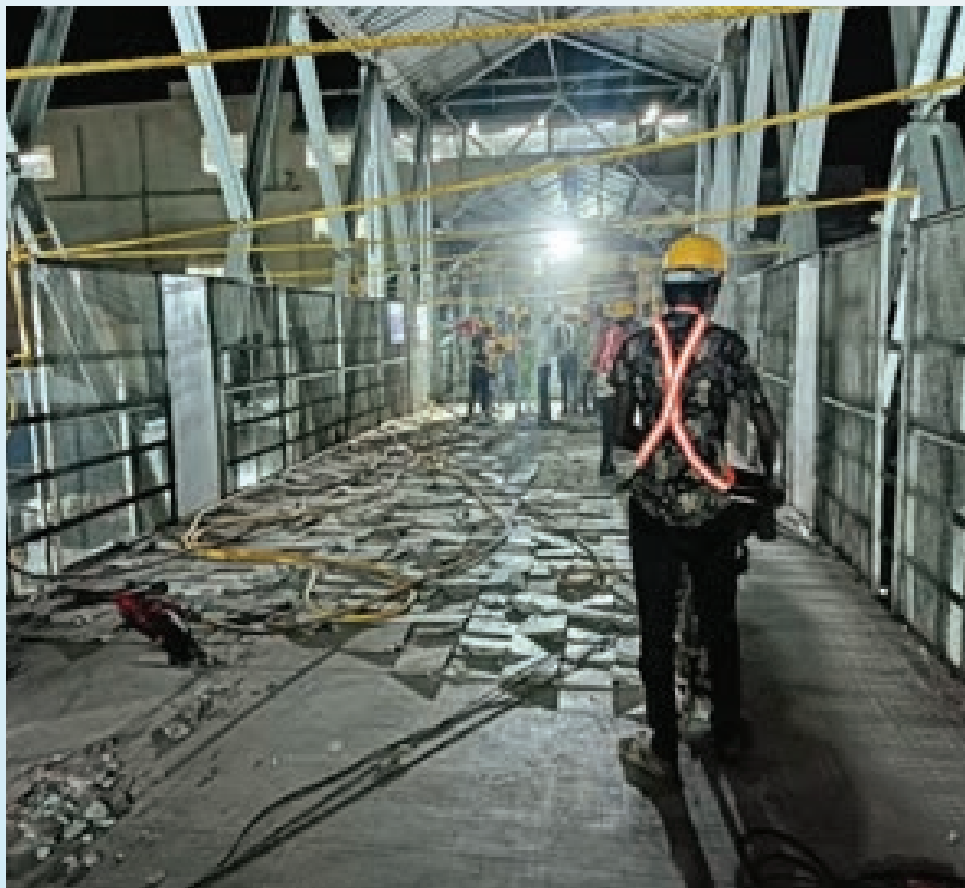
approved GAD. Careful coordination between RLDA and the Nagpur Division teams ensured that all necessary precautions were in place before the main block began.



Removal of dismantled
last span



Pre- Fabricated
head room



Dismantling Of Slab

KNOWLEDGE CENTRE

Execution During the Block:

Movement of passengers on PF No.8 were diverted and temporary CC cribs arrangement was positioned on PF No. 8 to support the truss by hydraulic jack. The truss was supported temporarily by hydraulic jack at required level at column location. The temporary connections, with the column and bottom chord base-plate of truss was established. On the day at 11:30 p.m., the dismantling of slab over the span commenced. The dismantling activity continued till 03.00 am. Simultaneously, the crane positioned at site and wire slings tied at the nominated locations and the span subject to crop from the total span has been held with crane. Member by member the disconnection of truss has been carried out. The hydraulic jack was lowered to the top base-plate of already erected columns and load transferred on new columns. Connection of the truss with Base-plate, the column with nut and bolts arrangements and other welding arrangements was done.



Placement of top head on the pre-fabricated staircase

One of the most significant tasks was the dismantling of the 22-meter truss, which was carefully lifted and removed by the 300-ton crane. This delicate procedure required precise handling to avoid any damage to the station infrastructure or disruption to train services.

Pre – fabricated head room frame with the help of crane was launched on the newly pre-erected columns to bridge the gap between newly pre-fabricated staircase landing and remaining portion of truss over PF no 08. The last span consists of pin jointed truss of overall length 38.5 m. around 17m of truss have been cropped and dismantled and balance 21.5m span of truss kept intact in service by providing column support and staircase of PF No.8.



Pre-block staircase fabrication and construction



Passenger movement started after completion of work

DETAILS OF LOA ISSUED DURING THE LAST QUARTER

S.No	Name of Site	Amount
1	Railway Land Opposite Satna Station Building (Behind Sharda Colony)	Rs 135.11 Crores
2	Commercial Development On Railway Land At Abu Road	Rs 14.65 Crores
3	Railway Land at Nellor Along Kovvur-Nellor Road	Rs 9.00 crores
4	Railway Land at Circular Road Ajmer, Rajasthan	Rs 37.90 Crores
5	Development of Bramhapura Colony Muzaffarpur	Rs 86.56 Crores
6	Vasundhara Railway Colony for Residential Development at New Loco Colony in Varanasi Division	Rs 59.80 Crores
7	Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow	Rs 85.71 Crores

DETAILS OF EPC LOA ISSUED DURING THE LAST QUARTER

S.No	Name of Site	Amount
1	Multi Storey Residential Complex At Ramnagar Railway Colony Towards Paharganj Side Of New Delhi Railway Station	Rs 72 Crores
2	Project Management Services For Gurgaon Railway Station On EPC Mode	Rs 2.96 Crores

AGREEMENT IN THE QUARTER

Land Leasing Agreement signed during the Quarter: -

**Lease Agreement of
existing Railway colony at
Seva Nagar & Lodhi
colony, Delhi on
04.07.2024**



**Lease Agreement of
MFC at Hisar on
12.07.2024**

AGREEMENT IN THE QUARTER

Land Leasing Agreement signed during the Quarter: -

**Lease Agreement of
MFC at Patiala on
12.07.2024**



**Lease Agreement of MFC at
Raja Ki Mandi on 30.07.2024**



**Railway Land Parcel
at Kota, Rajasthan on 25.09.2024**

EPC AGREEMENT

- Gurgaon Railway Station on 19.07.2024
- Design, Construction and Commissioning of Multi Modal Transit hub (MMTH) works at New Delhi Railway Station on 26.07.2024
- Delhi Cantt Railway Station (EPC mode) on 16.08.2024
- Multistorey Residential Complex works at Ramnagar Railway Station in connection with redevelopment of NDLS (EPC Mode) on 06.09.2024

RLDA WELCOMES DURING THE QUARTER

1. Sh. Mudit Chandra – Member/Business Development
2. Sh. Balbir Singh – CPM/Chandigarh
3. Sh. Pervesh Kumar – CPM/SBC
4. Sh. Yogesh R Pophalli – JGM/Electrical/NGP
5. Sh. Abhishek Mehta – DGM/Jaipur
6. Sh. Arup Saha – AM/Civil/Delhi Cantt
7. Sh. Himmat Singh -AM/F&A/Delhi
8. Sh. Shivam Rajput – AM/Elec/Surat
9. Sh. Ashutosh Tripathi – AM/Civil/Mumbai
10. Sh. Mahendra Meena – AM/Civil/Jaipur
11. Sh. Vikas Gupta – AM/Electrical/ADI
12. Sh. Zainul Abdin – AM/Civil/Mumbai-1
13. Sh. Tarun Kumar Minocha – AM/Civil/CDG
14. Sh. Rahul Kumar – AM/Civil/Delhi
15. Sh. Mangesh Jalindar Mandke – AM/Civil/Mumbai

ARTISTIC IMPRESSION OF
CHANDIGARH JUNCTION



RLDA BID FAREWELL DURING THE QUARTER

1. Sh. Surinder Pal – CPM/CDG
2. Sh. G.H. Victor Joseph – CPM/BBS
3. Sh. Sandeep Bist – JGM/P-6
4. Sh. Pratyus Sinha – JGM/P/NDLS
5. Smt. Anupama Sinha – AM/Mumbai

INSTITUTION OF PERMANENT WAY ENGINEERS (IPWE) EVENT HELD AT GANDHINAGAR IN AUGUST 2024



TENDER UPDATE

RLDA/2024/RFP/CD/26 Dated 14.06.2024

Grant of Lease for Residential Development on Railway Land of approx. area 90304 Sqm, at Belanganj, Agra under Agra Division of NCR (U.P.) for 99 years

RLDA/2024/RFP/CD-27 dated 19.06.2024

Grant of Lease for commercial development on 13,625 Sqm (approx.) Railway land for 45 years Near Ramnagar Railway Station, Ramnagar (Uttarakhand), under IZN Division of NR

RLDA/2024/RFP/CD/CRD-30 Dated 01.07.2024

Grant of Lease for Redevelopment of 2.156 Ha of Boulevard Road Railway Colony, Delhi for 99 years

RLDA/2024/RFP/CD-31 Dated 02.07.2024

Grant of Lease for Commercial Development (60% Residential and 40% Commercial) of approximately 19061 sqm (4.71 Acre) of Railway land at Kailash Puram along NH-16, Visakhapatnam under Waltair Division of East Coast Railway for 99 years Lease period

RLDA/2024/RFP/CD-CRD/32 Dated 11.07.2024

Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (168 Units quarters) at Naliapool Railway Colony, Dibrugarh

RLDA/2024/RFP/CD-CRD/33 Dated 15.07.2024

Grant of Lease for 32000.00 Sqm. (approx.) Railway Land for Residential Development for 99 years lease period at Kharagpur Railway Colony and License for Redevelopment of Railway colony (on a land parcel of 2840.07 Sqm) in Chandimari Maidan Railway Colony under Kharagpur Division of South Eastern Railway

ARTISTIC IMPRESSION OF NAGPUR JUNCTION



TENDER UPDATE

RLDA/2024/RFP/CD-34 dated 18.07.2024

Grant of Lease for commercial development on 10834.97 Sqm (approx.) Railway Land for 60 years at Bhadau Colony, Varanasi under Lucknow Division of NR

RLDA/2024/RFP/CD-36, dated 25.07.2024

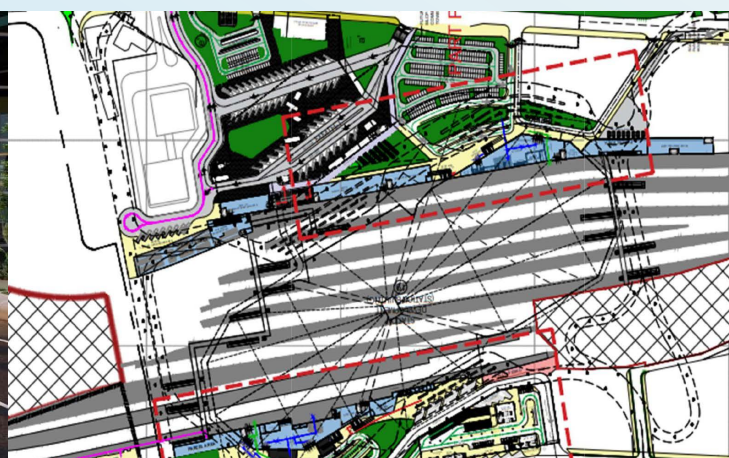
Grant of Lease for Commercial Development on Railway Land Parcel 5500 sqm at Chandanwadi near Miraj Railway Station, Maharashtra for 99 years

RLDA/2024/RFP/CD-38 Dated 05/08/2024

Grant of Lease for Commercial Development of Two Land Parcels named Parcel 'A' = 7,521.45 Sqm and Parcel 'B' = 7,831.23 Sqm of Railway Land situated on Station Road near Shri Mata Vaishno Devi Katra Railway Station for 60 years



**ARTISTIC IMPRESSION OF NEW DELHI
RAILWAY STATION**



**MASTER PLAN OF NEW DELHI
RAILWAY STATION**

RLDA/RFP/CD-SRD-39 of 2024 dated 13.08.2024

Construction of Commercial Tower – I at Thane Railway Station above SATIS (E) on Engineering Procurement and Construction (EPC) mode

RLDA/2024/RFP/CD-40 dated 16.08.2024

Grant of Lease/ License of commercial development of 12,688 sqm of Railway Land at Land Parcel-II near Puducherry Railway Station in Tiruchirappalli division of Southern Railway for 60 years

RLDA/2024/RFP/CD-41 Dated 20.08.2024

Grant of Lease for Commercial Development of vacant land parcel of 7795.31 Sqm located north of the railway station adjacent to Ranganayakulapeta Road, near the Level crossing along Kovvur-Nellore Road (NH-67) at Nellore for 45 years

TENDER UPDATE

RLDA/2024/RFP/CD-42 Dated 20.08.2024

Grant of Lease for Commercial Development of Railway Land Parcel 2670.00 Sqm adjacent to NH-69 (Kadapa Chittoor Highroad) in the vicinity of Chittoor Railway Station for 60 years

RLDA/2024/RFP/CD-43

Grant of Lease for Commercial Development for approximately 1898.24 sqm of Railway land at Rana Pratap Nagar station, Udaipur, Rajasthan for 60 years Lease period

RLDA/2024/RFP/CD-44 Dated 09.09.2024

Near Kendriya Vidyalaya School, Tatichlapalem, Visakhapatnam of Waltair Division/ East Coast Railway, for 99 years Lease period

RLDA/2024/RFP/SRD/45 dated 11/09/2024

Redevelopment of New Delhi Railway Station and construction of associated Infrastructure on Engineering, Procurement and Construction (EPC) Mode

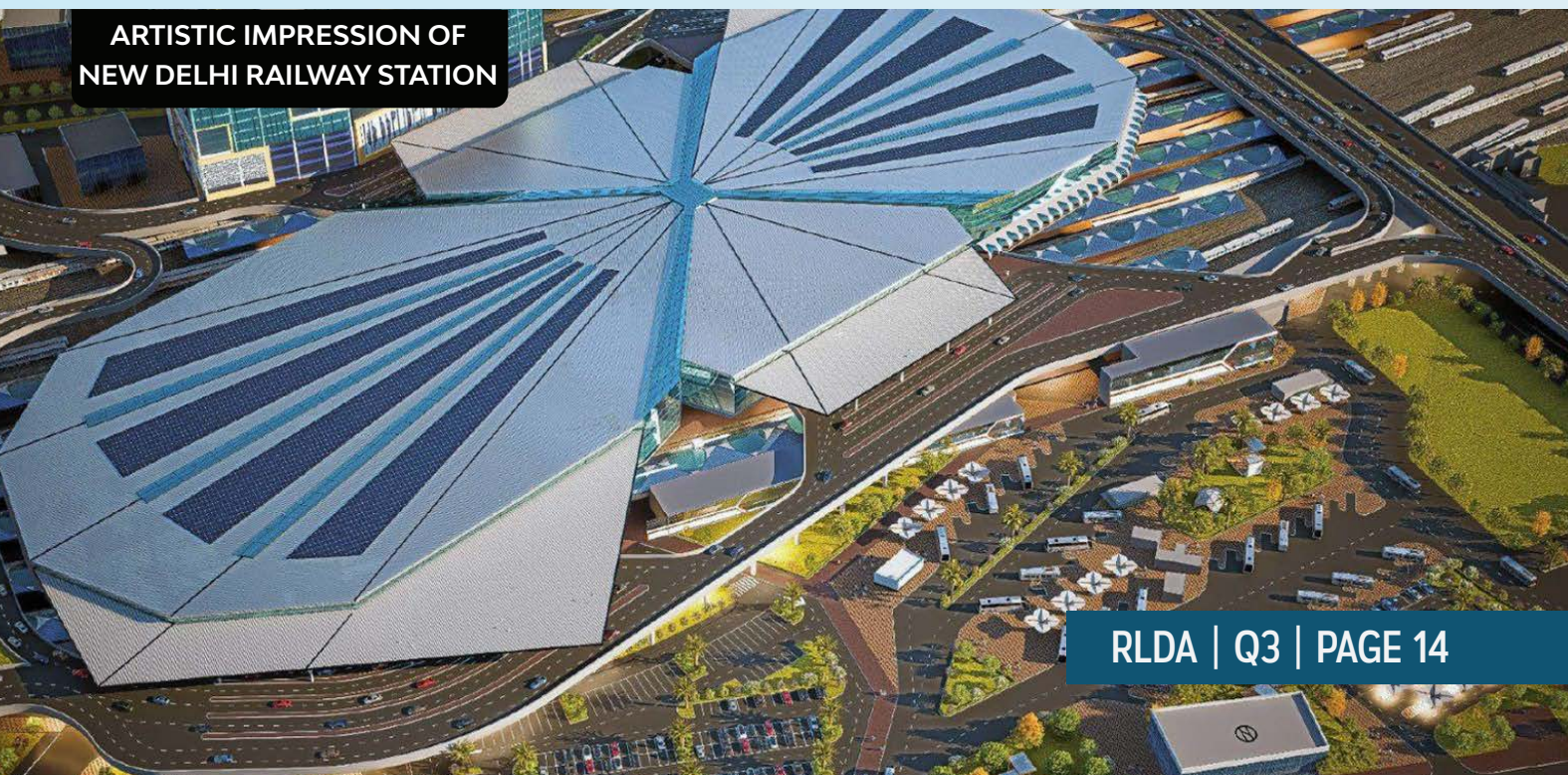
RLDA/2024/RFP/CD-47 Dated 20.09.2024

Grant of Lease for Residential/commercial Development of approximately 10,801.70 Sqm of Railway land in Mahalaxmi, Mumbai for 99 years Lease period

RLDA/2024/RFP/CD-50 Dated 23.09.2024

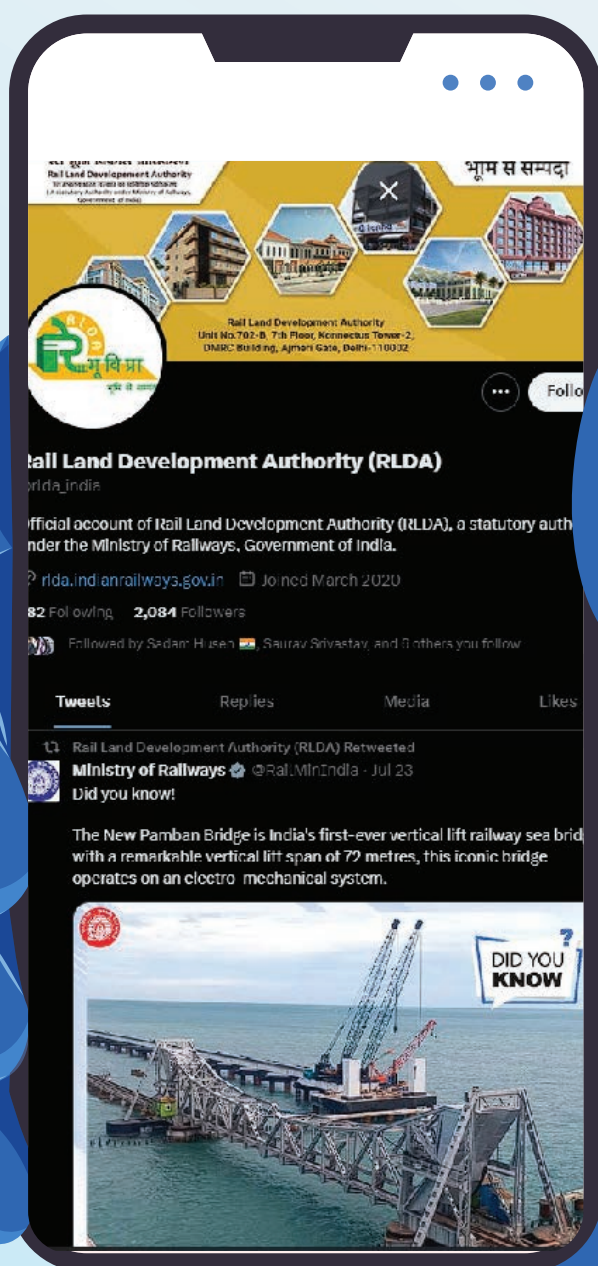
Grant of Lease for Residential Development of 4.63 ha Railway Land Parcel 'B' near Punjabi Bagh (West) Delhi for 99 years

ARTISTIC IMPRESSION OF
NEW DELHI RAILWAY STATION



SOCIAL MEDIA PRESENCE

We are present on Facebook, LinkedIn, Twitter and Instagram, and are actively utilizing these platforms to interact and share information with our stakeholders



SOCIAL MEDIA SNAPSHOT

Rail Land Development Authority (RLDA) @rlda_india · Jul 11

Prime Real Estate Investment Opportunity in Visakhapatnam

Grant of Lease for Commercial Development (60% Residential and 40% Commercial) of Railway land at Kailash Puram along NH-16, Visakhapatnam under Waltair Division of East Coast Railway. (1/2)

PRIME REAL ESTATE INVESTMENT OPPORTUNITY IN VISAKHAPATNAM

Grant of Lease for Commercial Development (60% Residential and 40% Commercial) of Railway land at Kailash Puram along NH-16, Visakhapatnam under Waltair Division of East Coast Railway

BID DUE DATE
19.08.2024 UPTO 15:00 hrs

SITE DETAILS:

- Land Area - 19061 Sqm
- Reserve Price - 170 Cr
- Lease Period - 99 Years

For more information contact:

- Dy. General Manager/Expert (e-mail: hsrlda@gmail.com; Mob. 988677221)
- Mr. Sakshi Dixi (e-mail: sakshi@vestion.in; Mob. 9007077743)
- Mr. Saunak Bhattacharya (e-mail: saunak@vestion.in; Mob. 8240345732)

The details of the tender are available on: <http://tenderwizard.in/rlda>; <https://rlda.indianrailways.gov.in>

2 1 187

Rail Land Development Authority (RLDA) reposted

Ministry of Railways @RailMinIndia · Aug 4

#VandeBharat Express in motion amidst the verdant greenery near Achirne Railway Station, Maharashtra.

@RailMinIndia @RailMinIndia @railminindia @RailMinIndia

58 282 525 38K

Rail Land Development Authority (RLDA) @rlda_india · Sep 15

Happy #EngineersDay! Today, we celebrate the brilliant minds who design, innovate and build the world we live in. Here's to the problem solvers and creators who continue to shape a better, smarter and more sustainable future!

#EngineersDay2024 #Technology #RLDA

CELEBRATING THE VISIONARIES WHO BUILD OUR FUTURE

HAPPY ENGINEER'S DAY 15TH SEPTEMBER

1 90

Rail Land Development Authority (RLDA) reposted

Ministry of Railways @RailMinIndia · Jul 17

Our consistent effort along with your valuable contribution paves the way towards clean and sanitised railway premises.

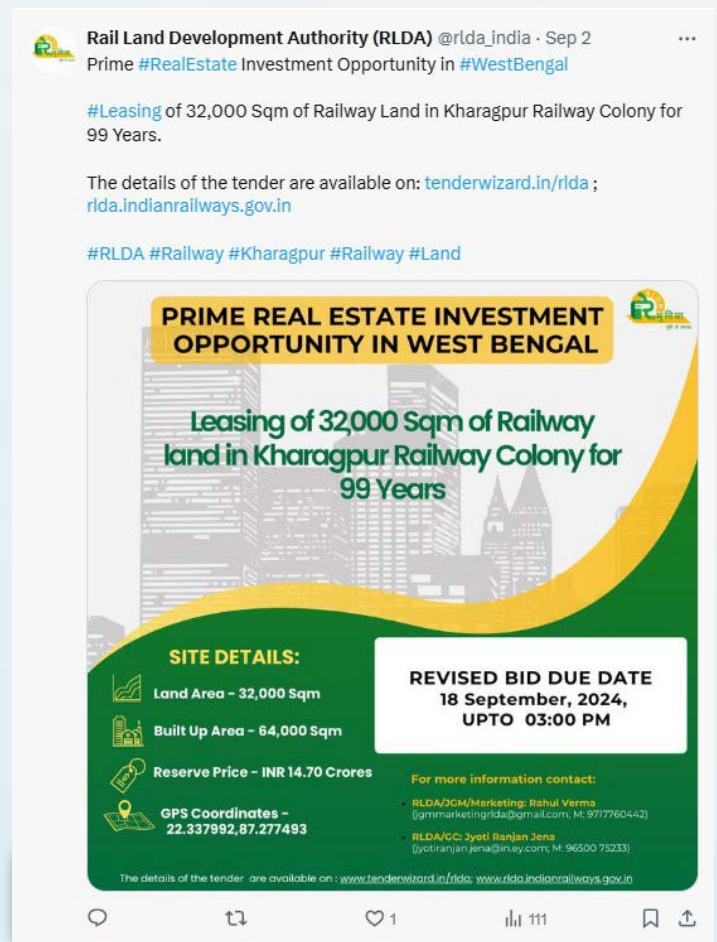
ACTIVE PARTICIPATION PRECEEDS CLEAN NATION

Make your contribution towards cleanliness

@RailMinIndia @RailMinIndia @railminindia @RailMinIndia

29 327 424 36K

SOCIAL MEDIA SNAPSHOT



दैनिक भास्कर

दिसंबर 2025 में पूरा होगा वर्ल्ड क्लास स्टेशन का काम

नागपुर स्टेशन
के कार्यालय
के बाद यात्री
क्षमता होगी
98 हजार की



विश्व क्लास स्टेशन, नागपुर

नागपुर रेलवे स्टेशन का कार्यालय का काम तेजी से हो रहा है। रेल भूमि विकास प्राधिकरण (आरएलडी) महाराष्ट्र की ओर से इसका कार्यालय किया जा रहा है। विभाग ने सभी प्राथमिक कार्यों को पूरा करने और खंड पर मैनुअल उपकरणों से भी कार्य आरम्भ करने के बाद, स्टेशन के पूर्ण रूप से परिवर्तित क्षेत्र पर निर्माण कार्य केन्द्र के अन्दर संचालित किया जा रहा है। यह परिवर्तन दिसंबर 2025 में पूरी करने का लक्ष्य रखने के साथ है, जिसके बाद एक बड़ा बदलाव देखने को मिलेगा। पूर्वीकरण नागपुर रेलवे स्टेशन को विभाजन रेली को का रहे है कि प्रतिदिन 98,000 यात्रियों को सुविधा मिल सकेगी।

अंतर्राष्ट्रीय (एरपोर्ट) का निर्माण होगा। 108 मीटर चौड़ा क्षेत्र होगा, जिसमें जोड़ने दुनिया और विश्व विमान हॉल होगा। चीन की ओर रेलवे का एक टर्मिनस और आगमन टर्मिनस 2 मील क्षेत्र, जिसमें 3,400 वर्गमीटर का क्षेत्र और स्पोर्ट्स फील्ड क्षेत्र होगा। टैक्सी, कार और ऑटो के लिए विशिष्ट क्षेत्र होगा, जो ट्रेन और रेल-आर टर्मिनसों के बीच दुर्लभ जगह प्रदान करेगा।

परिम की ओर वर्गी 7 मील चौड़ा क्षेत्र, जिसमें जोड़ने दुनिया और विश्व विमान हॉल होगा। चीन की ओर रेलवे का एक टर्मिनस और आगमन टर्मिनस 2 मील क्षेत्र, जिसमें 3,400 वर्गमीटर का क्षेत्र और स्पोर्ट्स फील्ड क्षेत्र होगा। टैक्सी, कार और ऑटो के लिए विशिष्ट क्षेत्र होगा, जो ट्रेन और रेल-आर टर्मिनसों के बीच दुर्लभ जगह प्रदान करेगा।

आगमन-प्रस्थान के लिए प्रवेश : स्टेशन पर आगमन और प्रस्थान करने वाले यात्रियों के लिए अलग-अलग गेट



THE TIMES OF INDIA

Bids invited for residential development of rly land parcel near Punjabi Bagh

New Delhi: Rail Land Development Authority (RLDA), a statutory authority of Indian Railways, has invited bids for the residential development of a railway land parcel near Punjabi Bagh (West) under the Delhi Division of Northern Railway.

The land parcel covers 46,313.4 sqm (4.63 Ha) and has a reserve price of Rs1,100 crore, according to an RLDA statement. The parcel will be leased for 99 years, with a maximum permissible Floor Area Ratio (FAR) of 200 on the gross area. The reserve price for bidding is set at 1,100 crore, and the deadline for e-bid submission is Nov 22. A senior Delhi govt official said, "The site is bounded to the north by Shakurbasti railway station, to the east by vacant railway land, to the south by NH-9 (Rohtak Road), and to the west by additional railway vacant land and a parking area."

RLDA highlighted the site's excellent connectivity, noting its prominent frontage along Old Rohtak Road (NH 9) and accessibility via Ring Road. "It is accessible via Ring Road, further enhancing its strategic position. The site is located within close proximity to key metro stations, ensuring easy accessibility," he said.

The location is just 350 m from Madipur metro station and 800 m from Shivaji Park metro station, offering good public transport links. The site falls within the Municipal Corporation of Delhi's jurisdiction. TNN



United News of India
India's Multi Lingual News Agency

Railway agency invites bids for commercial development near Chittoor station

Chittoor, Sep 9 (UNI) Rail Land Development Authority (RLDA) has invited bids for commercial development of a land parcel adjacent to NH-69 (Kadapa Chittoor Highway) in the vicinity of Chittoor railway station, Andhra Pradesh, an official said on Monday.

The land parcel to be leased has an approximate area of 2670.00 sqm and a reserve price of Rs 9.60 crore. It will be leased for 60 years. The built-up area is approximately 5452.00 sqm, RLDA, a statutory body of Indian Railways, said.

The site is strategically located just 150 meters west of the Chittoor railway station, providing convenient access to the station. It is well-connected via the existing NH-69 (Kadapa Chittoor Highway), which has a current road width of 11 meters, and the station approach road, which is 10 meters wide.

According to the Master Plan, the proposed width of the Chittoor High Road is set to be expanded to 30 meters, enhancing connectivity further.

RLDA, a statutory authority under the Ministry of Railways, has four key mandates, namely leasing commercial sites, colony redevelopment, station redevelopment and multi-functional complexes.



[BID TO MONETISE RAILWAY LAND PARCELS] ASKING PRICE PEGGED AT ₹805 CRORE, PRE-BID MEETING SCHEDULED ON OCT 3

Rlys to lease out Mahalaxmi plot for 99 yrs

Shashank Rao

shashank.rao@hindustantimes.com

MUMBAI: Indian Railways has identified the first piece of railway land in Mumbai to be leased out for 99 years to a developer. This over-two-acre empty plot, neighbouring the infamous Shakti Milk, is located in Mahalaxmi, faces the Race Course and is parallel to the Western Railway (WR) line.

According to senior rail officials, the Rail Land Development Authority (RLDA) has been given the mandate to consider ways to commercially exploit the land parcel. The size of the uneven hexagonal plot is 10,80,700 square metres or 2.669 acres.

"It's an empty plot of railway land, which is covered with weeds and shrubs," said a senior rail official. "A prime piece of property is being wasted. So the

RLDA is seeking prospective contractors who can develop it on a 99-year lease period."

The estimated asking price of the railways is ₹805 crore. Railways sources said that considering the prime location, they expected anything upward from the reserve price. "The plot has an FSI of 4.05," said another rail official. "We expect this land to be lucrative for developers especially since luxury housing is becoming increasingly popular in Mumbai." Real estate experts said the area was already a hot-spot for leading developers constructing skyscrapers with residential and commercial office spaces.

The railway ministry has proposed to give over 47.5 acres of rail land at Matunga and Mahim for the Dhruv Redevelopment Project (DRP), of which 23 acres have been handed over on a



The plot measures 2.669 acres.

ANSHUMAN POKHARNE PHOTO

99-year lease. The rail authorities rue the fact that a plot, which is a veritable goldmine, has been given away for a mere ₹2,800 crore, of which only ₹800 crore has been received so far. The DRP is a larger public

interest project but the Mahalaxmi plot is the first one that will be long-leased to a private builder for 99 years. Rail officials said that tenders had been called for and an online pre-bid meeting was scheduled for October 3.

October 4 is the deadline set for submitting e-bids.

The railways are also looking to give off 110.46 hectares at Grant Road, Tardeo, Parel, Bandra East and West, Mahalaxmi and Carna: Bunder among other locations through the RLDA. Among their plans is a proposed skyscraper at Parel which could go as high as 335 storeys.

A combination of premium housing, commercial shopping complexes, entertainment centres, service apartments, high-end hotels, amusement parks, office spaces, multimodal parks, storage and handling facilities has been proposed at all the identified locations. The money generated will be used for additional public amenities at railway stations, manufacturing coaches, construction and redeveloping railway stations and for the overall benefit of passengers.

जनसंदेश टाइम्स

आगरा, गुरुवार, 08 अगस्त 2024

बेलनगंज में बनेंगी मल्टीप्लेक्स बिल्डिंग

आवासीय विकास के लिए की गई हैं बोलियां आमंत्रित

जनसंदेश टाइम्स

आगरा रेलवे की वाहुआयामो कंपनी रेल भूमि विकास प्राधिकरण (आरएलडी) ने उत्तर मध्य रेलवे के अग्रिम मंडल के अंतर्गत बेलनगंज, आगरा में रेलवे भूमि के आवासीय विकास के लिए बोलियां आमंत्रित करने का निर्णय लिया है। शहर के बीचो-बीच आवासीय से घिरी इस भूमि का 262.3 करोड़ रुपये खर्च होगा। इच्छुक लोग 13 अगस्त तक योग्यता त्रक डाई ई-बिड में भाग ले सकते हैं।

भूमि विकासकर्ताओं को पट्टे पर दे जाने वाली कुल भूमि का क्षेत्रफल 90,304 वर्गमीटर (9.03



हेक्टेयर) है। भूमि को 99 वर्षों के लिए पट्टे पर दिया जाएगा, जिसका आगंतिक मूल्य 262.3 करोड़ रुपये है। विकास के लिए प्रस्तावित बेलनगंज साइट के लिए फ्लोर एरिया 1,15,138.00 वर्गमीटर (12,39,337 वर्ग फीट) है। उत्तर

मध्य रेलवे के आग्रम मंडल के अंतर्गत बेलनगंज, आगरा में रेलवे भूमि का आवासीय विकास। इसका 90,304 वर्गमीटर प्रस्तावित फ्लोर एरिया है। प्रस्तावित एफएआर 1.275 (संपूर्ण प्लॉट क्षेत्र के संबंध में) के लिए लगभग 1,15,138.00 वर्गमीटर (12,39,337 वर्गफीट) है। इसका आगंतिक मूल्य 262.30 करोड़ रुपये खर्च होगा। इच्छुक ई-बिड जेली जेली डाई 13 अगस्त तक योग्यता त्रक डाई तक कर सकते हैं।

आपको बता दें कि यह भूमि शहर के उत्तर में मोतीलाल नेहरू रोड, पूर्व

में मेन रोड, दक्षिण में अग्रवासी कालोनी और पश्चिम में छह मीटर चौड़ी मुख्य सड़क से घिरी हुई है। इसके साथ ही आपको बता दें कि रेल भूमि विकास प्राधिकरण (आरएलडी) रेलवे भूमि के विकास के लिए रेल मंत्रालय के अधीन एक वैधानिक प्राधिकरण है। इसकी विकास योजना के एक भाग के रूप में बार प्रमुख अपेक्षा है, अर्थात् कमर्शियल साइट्स को पट्टे पर देना, कालोनी पुनर्विकास, स्टेशन पुनर्विकास और मल्टी-फंक्शनल परिसर के विकास कार्यों को पूरा करने का कार्य करती है।

ARTISTIC IMPRESSION OF AJNI RAILWAY STATION



रेल भूमि विकास प्राधिकरण

RAIL LAND DEVELOPMENT AUTHORITY

रेल मंत्रालय भारत सरकार का संविधिक प्राधिकरण

A statutory Authority under Ministry of Railways, Government of India

Editor: Apurva Agnihotri
General Manager/ Security & IT
Sub-Editor: Rahul Verma
JGM / Marketing

Please address your correspondence to
The Editor
RLDA Connect
jgmmarketingrlda@gmail.com