



# RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)  
Unit No. 702-B, 7<sup>th</sup> Floor, Konnectus Tower-II DMRC Building,  
Ajmeri Gate, New Delhi-110002



## REQUEST FOR PROPOSAL (RFP)

(RFP Notice No. RLDA/2025/RFP/CAS/03 Dt: 06.08.2025)

**Grant of Lease for Development of Vertical Air Space measuring approx. 3664 Sqm and Built-Up Area 36,640 Sqm for a period of 60 years for commercial development, above newly developed South Side Building of Tirupati Railway Station.**

Rail Land Development Authority invites proposals through e-tendering single stage two cover bidding system from interested eligible bidders as per the conditions of Bid Document for “Grant of Lease for Development of Vertical Air Space measuring approx. 3664 Sqm and Built-Up Area 36,640 Sqm for a period of 60 years for commercial development, above newly developed South Side Building of Tirupati Railway Station” as per following details:

Site Description	Built Up Area	Reserve Price in term of NPV	Revenue Share (%)
<b>Air Space at South Side of Tirupati Railway Station</b>	<b>Plan area - 3664 Sqm and Built-Up Area - 36,640 Sqm</b>	<b>Rs. 26.95 Cr</b>	<b>Minimum 10%</b>

The schedule of important dates Fees and contact person (s) are as follows:

Fees	Pre- Bid Meeting	Due Date(s) & Time	Contact Person(s)
(1)	(2)	(3)	(4)
<p>1. Registration Charges: Rs. 2,500/- (Non-refundable) for E-procurement portal of RLDA.</p> <p>2. Tender processing fee @0.05% of Reserve Price / Estimated Cost with a minimum of <b>Rs 550/-</b> only and maximum cap of Rs. <b>5,000/-</b> (Non-refundable).</p> <p>3. Bid Document Fee: Rs. 25,000/- + applicable GST 18% i.e., Total of Rs. 29,500/- (Rupees Twenty-Nine Thousand Five Hundred Only (non – refundable)</p> <p>4. Bid Security Rs. 75 Lakh (Rupees Seventy-Five Lakh Only) in the manner as prescribed in Bid Document.</p>	<p>Date:</p> <p><b>Online on</b></p> <p>16-09-2025 at 11:30 hrs</p> <p>Meeting link will be shared one day before.</p> <p><b>Offline at:</b></p> <p>Tirupati Railway Station</p>	<p>1. Commencement of downloading of e-bid document: 14.08.2025 at 18:00 hrs.</p> <p>2. Last date of receiving of queries: 23-09-2025 up-to 14:00 hrs</p> <p>3. Reply to queries, Uploading of Amendments to e-Bid on website, if any: 03.10.2025 at 18:00 Hrs.</p> <p>4. Last date of downloading of e-bid Document for participation/ submission online: 21.10.2025 up to 14:00 hrs.</p> <p>5. E-bid Due Date/ last date of submission of e-bid (the “Bid Submission Date”): 21.10.2025 up to 15:00 hrs.</p> <p>6. Last date for submission of Bid Forms (Bid Forms 1 to 16A as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-Bids: 21.10.2025 up to 15:00 hrs.</p> <p>7. Opening of e-Bids Technical: 21.10.2025 at 15:30 Hrs.</p>	<p>1. Sh. Vishnu Vardhana Rao, CPM/Secunderabad Mob: +91 6305489280 (e-mail: <a href="mailto:rorldasc@gmail.com">rorldasc@gmail.com</a>)</p> <p>2. Sh. K.Srinivasa Rao JGM/Project/SC Mob: 9440467999 (e-mail: <a href="mailto:ksraorlda@gmail.com">ksraorlda@gmail.com</a>)</p> <p>3. Sh. Shakeel Ahmed Manager/Project/Expert//SC/RLDA Mob: 7337550024 (e-mail: <a href="mailto:rorldasc@gmail.com">rorldasc@gmail.com</a>)</p> <p>4. Sh. Karan Sharma Senior Vice President M/s Anarock Property Consultants Pvt Ltd Mob: 9999690805 (e-mail: <a href="mailto:karan.sharma@anarock.com">karan.sharma@anarock.com</a>)</p> <p>5. For e-bid queries: Mr. Suraj Singh (email: <a href="mailto:suraj@etenderwizard.com">suraj@etenderwizard.com</a>) (Central Electronics Limited), Mob: 9599653865)</p>

### Note:

- Bidders have to download the Bid documents from the e-procurement portal i.e., [www.tenderwizard.in/RLDA](http://www.tenderwizard.in/RLDA) after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/ Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.
- Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in newspapers.

**JGM/Expert/Tender**