









"The best way to predict the future is to create it."



SAMPADA SOUVENIR 2025

RAIL LAND DEVELOPMENT AUTHORITY

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अश्विनी वैष्णव Ashwini Vaishnaw



रेल, सूचना और प्रसारण एवं इलेक्ट्रॉनिकी और सूचना प्रौद्योगिकी मंत्री भारत सरकार

Minister of Railways, Information & Broadcasting and Electronics & Information Technology Government of India



MESSAGE

I extend my warmest congratulations to Rail Land Development Authority (RLDA) and its team on Annual Day. This function marks a significant milestone in excellence in commercial development of land and in our station redevelopment program on Indian Railways.

As our commitment to improve railway colonies, RLDA's railway colony redevelopment initiative will create a sustainable model by leveraging prime urban locations and Floor Area Ratio potential, transforming aging quarters into modern living spaces while enhancing staff welfare and maximizing asset utilization.

RLDA's redevelopment of major railway stations nationwide is transforming transportation hubs into vibrant, interconnected urban centres, with work advancing rapidly across all projects.

Equally promising is RLDA's pivot toward Revenue Share models that position developers as long-term partners rather than one-time investors. Thus, Railways will benefit from the appreciating value of our land assets over time, potentially providing sustainable support to critical needs like our pension fund.

As we celebrate today, RLDA's work shapes not just railway assets but the very fabric of urban India for generations to come.

Ashwini Vaishnaw

Room No: 341, Rail Bhawan, Raisina Road, New Delhi-110001 Tel.: +91-11-23386645, 23381213 Fax: +91-11-23387333 वी. सोमण्णा V. Somanna



रेल एवं जल शक्ति राज्य मंत्री भारत सरकार Minister of State of Railways and Jal Shakti Government of India



Message

On the occasion of RLDA's Annual Day, I extend my warmest felicitations to the entire team for your outstanding contributions to Indian Railways' growth story.

I particularly appreciate your innovative approach to railway colony redevelopment, which transforms aging staff quarters into modern living environments while optimizing land utilization that improve our employees' quality of life without financial burden on the exchequer.

Your commercial development initiatives have successfully unlocked the value of railway land assets, generating essential non-fare revenue while enhancing urban infrastructure. This strategic monetization of underutilized resources demonstrates RLDA's commitment to maximizing returns on public assets.

RLDA's expanding expertise beyond its core mandate demonstrates your versatility and commitment to excellence. These achievements reflect the confidence placed in RLDA by the Ministry of Railways.

I look forward to witnessing your continued growth and success in the coming years.

Best wishes.

(V. Somanna)

रवनीत सिंह Ravneet Singh



राज्य मंत्री रेल एवं खाद्य प्रसंस्करण उद्योग मंत्रालय भारत सरकार Minister of State of Railways & Food Processing Industries

Government of India



MESSAGE

Dear RLDA Team,

I am delighted to convey my heartiest congratulations to the entire RLDA family on your Annual Day celebration. Your remarkable journey has established RLDA as a pioneering force in transforming railway infrastructure across India.

The ambitious station redevelopment program under your stewardship is revolutionizing passenger experience at major hubs nationwide. These projects are not merely upgrading transportation facilities but creating vibrant urban centres that will catalyse economic development in surrounding regions for decades to come.

Your notice worthy commercial achievements demonstrate how effective commercial development of assets can generate substantial non-fare revenue while enhancing the urban landscape. This expertise in balancing commercial viability with public service is truly commendable.

As you celebrate this milestone, I encourage you to continue your innovation and excellence in execution. Your work represents a critical component of Indian Railways' modernization vision.

With warm regards,





अध्यक्ष एवं मुख्य कार्यकारी अधिकारी, रेलवे बोर्ड पदेन प्रमुख सचिव, भारत सरकार रेल मंत्रालय, CHAIRMAN & CHIEF EXECUTIVE OFFICER,

RAILWAY BOARD

EX OFFICIO PRINCIPAL SECRETARY

GOVERNMENT OF INDIA

MINISTRY OF RAILWAYS

25th April, 2025



MESSAGE

I am delighted to convey my warmest greetings to the Railway Land Development Authority (RLDA) team on the occasion of its Annual Day celebration.

RLDA has emerged as a crucial organization in our mission to modernize Indian Railways through strategic land development and revenue generation for Indian Railways. RLDA's dedicated efforts in executing commercial projects, station redevelopment initiatives, and multi-functional complexes have significantly contributed to railway revenue generation and infrastructure enhancement and has made its imprint in its peers.

At the forefront of India's urban renaissance, RLDA is orchestrating the ambitious redevelopment of 14 major railway stations, including the flagship transformations of New Delhi (NDLS), Ahmedabad (ADI), and Mumbai's historic Chhatrapati Shivaji Maharaj Terminus (CSMT). These iconic projects promise to redefine the very concept of railway stations, elevating them from mere transit points to magnificent urban landmarks for developing railway stations as city centres.

The progress made in station redevelopment projects and the successful commercial development of railway land parcels reflect RLDA's expertise and commitment. These achievements align perfectly with our vision of transforming Indian Railways into a world-class network while ensuring optimal utilization of railway assets.

I am very hopeful about RLDA's strategic pivot towards the Revenue Share model, which represents a significant evolution in our revenue generation approach. By positioning developers as long-term partners rather than one-time investors, we create mutual incentives for sustainable development and continuous revenue optimization. This innovative model not only mitigates market fluctuation risks but also ensures that Indian Railways benefits from the appreciating value of its prime land assets over time and giving passengers state of art stations and wonderful experience at stations.

As we celebrate this milestone, I encourage RLDA to continue its innovative approach and maintain the highest standards of professional excellence. I am confident that RLDA will achieve even greater success in the coming years.

Best wishes for your future endeavors.

(Satish Kumar)

नवीन गुलाटी NAVEEN GULATI





MESSAGE

सदस्य इन्फ्रास्ट्रक्चर, रेलवे बोर्ड एवं पदेन सचिव, भारत सरकार रेल मंत्रालय MEMBER INFRASTRUCTURE, RAILWAY BOARD & EX-OFFICIO SECRETARY GOVERNMENT OF INDIA

MINISTRY OF RAILWAYS

Dear RLDA Team,

It is my honour to congratulate all of you on RLDA's Annual Day. Since 2007, I have witnessed RLDA's transformation from a vision to a powerful catalyst for infrastructure and land development across India.

RLDA achievements in railway infrastructure development through various commercial models have reaped rich dividends for railways. Redevelopment works of stations, multifunctional complex and railway colonies are commendable example of the same. Redevelopment of 14 major railway stations demonstrates your expertise in transforming thereby earning the confidence of Ministry of Railways.

Strategic projects including the IREEN Institute at Nasik, master planning for the CRIS Campus, and consultancy for Oak Grove School—balancing heritage with modern infrastructure gives RLDA a new dimension.

Looking ahead, I encourage RLDA team to continue pioneering innovative approaches in asset monetization and planning.

Congratulations on your Annual Day. I anticipate RLDA's continued success and innovation in the years to come.

With best wishes,



(Naveen Gulati) Member Infrastructure & Chairman, RLDA



मनोज गर्ग उपाध्यक्ष Manoj Garg Vice Chairman



MESSAGE

रेल भिम विकास प्राधिकरण

(रेल मंत्रालय, धारत सरकार का सांविधिक प्राधिकरण) चुन्दिर नं, १०२०वीं, 7वीं तल, कनेक्टस टावर-11 'डी.एम.आर.सी. बिल्बिंग, अवमेरी गेट, नई दिल्ली-110002

Rail Land Development Authority

(A Stanuory Authority under Ministry of Railways, Govt. of India)
Unit No. 702-B, 7th Floor, Konnectur Tower-B,
OMRC Building, Ajmeri Gate, New Delhi-110002
Phr. 011-23233518, Fax : 011-23233535
E-mail: vvc@rtda.railnet.gov.in

Dear RLDA Team Members.

It fills me with immense pride to celebrate this Annual Day with my RLDA family. Today represents a milestone in our organizational journey and a testament to our dedication in transforming railway assets into engines of national progress.

The past year stands as our finest, with record earnings of Rs. 1,309 crores—a 30% increase over the previous fiscal year. This achievement reflects your commitment and pursuit of excellence. The award of the Rs. 2,750 crores New Delhi Station Redevelopment works, a vision twenty years in the making, marks a watershed moment for Indian Railways and highlights RLDA's role as a transformative force.

Our recent regulatory amendments will accelerate RERA approvals, ensuring swifter implementation of commercial and colony redevelopment projects nationwide. These changes will streamline processes and enhance operational efficiency in delivering world-class projects.

Looking forward, our strategic pivot toward the Revenue Share model positions developers as long-term partners rather than mere investors, creating sustainable revenue streams that will enhance Indian Railways' financial resilience against market fluctuations. This innovative approach ensures we capture the appreciating value of prime railway assets while establishing predictable revenue flows for years to come.

Our pioneering master planning approach for railway colonies unlocks the tremendous potential of prime urban locations while creating world-class, self-sustainable townships with comprehensive amenities for railway staff.

Simultaneously, our redevelopment of 14 major railway stations is transforming India's transportation landscape into vibrant, multi-modal urban hubs that integrate with surrounding cities.

This remarkable progress would not be possible without the support of the Ministry of Railways (Railway Board), alongside the dedication of every RLDA team member. Your efforts have established RLDA as a benchmark in public asset monetization.

As we celebrate today, remember that your work shapes not only railway infrastructure but urban India for generations. I am honored to lead such a visionary team toward even greater accomplishments ahead.

With appreciation and high expectations for our continued success.

yeur

(Manoj Garg) Vice Chairman

बाधाएं आती हैं आएं घिरें प्रलय की घोर घटाएं, पावों के नीचे अंगारे, सिर पर बरसें यदि ज्वालाएं, निज हाथों में हंसते-हंसते, आग लगाकर जलना होगा, कदम मिलाकर चलना होगा।



RLDA'S JOURNEY THROUGH YEARS

COMMERCIAL DEVELOPMENT

COLONY REDEVELOPMENT MULTI-FUNCTIONAL COMPLEX (MFC)

STATION REDEVELOPMENT

160

Sites entrusted for commercial development

48

Awarded

118

Railway
Colonies entrusted
for redevelopment

19 Awarded

2241Railway quarters

planned/ under construction 64

MFCs entrusted to RLDA

56 leased out

20 Commissioned ___

executed by RLDA.
Work in progress in 14
and tenders to
be invited for 1

New Delhi, Ahmedabad and Chhatrapati Shivaji Maharaj Terminus Railway flagship project of RLDA also being redeveloped

Surat station being developed as MMTH Project in Joint Venture with Government of Gujarat

EVOLUTION OF RLDA

OUR GROWING STORY

2015-2020▶

CONSOLIDATION PHASE

- Consolidation of Land Parcel Development Vertical
- Initiation of Colony Redevelopment Vertical
- Consolidation of MFC Vertical
- Stabilization of Procedures

2007 - 2014>

FOUNDATION PHASE

 Framing up of regulations, Initiation of MFC and Commercial sites development

202I-TIIL DATE►

EXPANSION PHASE

- Initiation of Station Redevelopment Vertical
- Consolidation of Colony Redevelopment Vertical
- Initiation of Self Development Vertical
- Amendment of Regulations
- Consultancy Services
- Alternative Models for Development
- Master Planning of Railway Colonies

कर्मण्येवाधिकारस्ते मा फलेषु कदाचन । मा कर्मफलहेतुर्भुर्मा ते संगोऽस्त्वकर्मणि ॥

ABOUT US

Rail Land Development Authority (RLDA) is a statutory authority under the Ministry of Railways which has been set up by an Act of Parliament through the Railways (Amendment) Act, 2005 to undertake works of redevelopment of railway land. The operational guidelines for RLDA were detailed in the Extraordinary Gazette dated January 4, 2007. RLDA's primary mandate is to generate non-tariff revenue for Indian Railways by developing vacant railway land for commercial purposes.

Indian Railways owns approximately 43,000 hectares of vacant land. Land not required for operational needs in the foreseeable future is identified by zonal railways and reported to the Railway Board. These plots are then entrusted to RLDA in phases for commercial development. Its mandate includes maximizing asset value through leasing and licensing agreements for various commercial uses.

After entrustment of the vacant lands to RLDA, the Architectural & Financial Consultants are fixed by RLDA. These consultants undertake market demand survey and assess the potential of the site and suggest the best model for commercial development along with proposed product mix & lease period to maximize revenue from the site. RLDA has adopted a standard method for undertaking valuation in line with the practices being adopted by consultants & institutions of repute.

RLDA IS DOING COMMERCIAL DEVELOPMENT OF THE RAILWAY LAND FOR GENERATING NON-TARIFF REVENUE THROUGH:

Redevelopment of Railway Stations: Upgrading and redeveloping railway stations to enhance passenger experience and operational efficiency and earning revenue through commercial development of extra built up and air space above stations and land adjoining stations.

Development of vacant surplus land: Leasing land parcels for commercial use to generate revenue.

Redevelopment of Railway Colonies: Reconstructing and modernizing railway staff quarters and colonies on PPP mode using best FAR of the site and earning revenue through commercial development of extra land through developers.

Multi-Functional Complexes (MFCs): Developing facilities that offer amenities such as shops, food stalls, ATMs, and budget hotels at railway stations.

Presently RLDA is using following development models for their land development:

- Upfront lease premium model ranging from 30 years to 99 years through transparent e-bidding process.
- Self-development Model under the programme of re-development of stations: First development of built-up area by RLDA itself and then leasing out this built-up space for commercial utilization.
- RLDA is also exploring other revenue models by developing projects with developers in Revenue Sharing Model.

VISION MAP 2047 OF RLDA

With a pan-India presence, RLDA aims to enhance non-fare revenue while creating world-class infrastructure.

Vision 2047

To be recognised as a preeminent land and station development authority as well as expert building construction agency of Indian Railway: A leader in creating value through redevelopment of land and airspaces-residential, commercial and transportation hubs.

Mission Statement

As the dedicated agency to make the vision into reality, RLDA's mission is:

- a. Commercial Development of Railway land and built up and air spaces at stations.
- b. Taking up Integrated redevelopment of Railway colonies with self-sustainable maintenance.
- c. Redevelopment of Major Railway stations to global standards, emphasizing inclusivity, sustainability, and security with self sustainable maintenance.
- d. To establish as a premier building construction Agency of Indian Railway.
- e. Providing expert consultancy services to Zonal Railways for master planning of various campuses, stations etc.
- f. Aim to innovate models of commercial development of assets through various diversified portfolios of real estate.

Strategic Roadmap to Vision map 2047

Short-Term (2030)

- Completing integrated redevelopment of around 15 Railway colonies with self-sustainable maintenance.
- Commercial Development of Railway land including built up area and air spaces worth ₹25,000 Crores (approx.) for development through Private participation.
- Completing Redevelopment of around 15 major Stations.
- Build in-house PMC capabilities.

Medium-Term (2035)

- Completing integrated redevelopment of around 25 Railway colonies with self-sustainable maintenance.
- Commercial Development of Railway land including built up area and air spaces worth ₹50,000 Crores (approx.) for development through Private participation.
- Completing Redevelopment of around 30 major Stations.
- Take up around 10 PMC assignment for other departments.

Long-Term (2047)

- Completing integrated redevelopment of around 40 Railway colonies with self-sustainable maintenance.
- Commercial Development of Railway land including built up area and air spaces worth ₹100,000 Crores (approx.) for development through Private participation.
- Completing Redevelopment of around 50 major Stations.
- Take up around 20 PMC assignment for other departments.

RLDA'S ACHEIVEMENTS

RLDA: A LEGACY OF TRANSFORMATION SINCE 2007

Since its inception in 2007, the Rail Land Development Authority (RLDA) has embarked on a remarkable journey of growth and innovation. What began as a vision has blossomed into a powerful catalyst for infrastructural metamorphosis across India. Through unwavering dedication and strategic foresight, RLDA has not only fulfilled its mandated responsibilities but has consistently surpassed expectations, earning the steadfast confidence of the Ministry of Railways and establishing itself as a preeminent force in infrastructure development.

The compelling figures and vivid visuals presented throughout this publication stand as irrefutable testimony to this extraordinary trajectory.

Station Redevelopment: At the forefront of India's urban renaissance, RLDA is orchestrating the ambitious redevelopment of 14 major railway stations, including the flagship transformations of **New Delhi (NDLS)**, **Ahmedabad (ADI)**, **and Mumbai's historic Chhatrapati Shivaji Maharaj Terminus (CSMT)**. These iconic projects promise to redefine the very concept of railway stations, elevating them from mere transit points to magnificent urban landmarks.

The Surat railway station exemplifies RLDA's visionary collaborative approach through its transformation into a world-class Multi-Modal Transport Hub (MMTH) in strategic partnership with the Government of Gujarat via the joint venture company SITCO. This landmark project transcends traditional station development by integrating a magnificent 26-storey Inter-State Bus Terminal (ISBT) for the State Government alongside extensive transportation infrastructure, including an innovative elevated road network encircling the development and comprehensive enhancements to the city's surrounding road systems—creating a seamless urban mobility ecosystem that will redefine Surat's connectivity landscape.

Comprehensive Station Planning: The Authority's meticulous planning extends far beyond these showcase projects. Of the 91 stations entrusted by Indian Railways, RLDA has already prepared Detailed Project Reports for 55 stations and successfully transferred them to respective Zonal Railways, laying the groundwork for a nationwide transformation in railway infrastructure.

Commercial Development of Railway Land: Indian Railways has entrusted RLDA with 160 Commercial Sites nationwide, with 48 already successfully awarded to established developers. These projects, now progressing through various stages of development, are rapidly transforming underutilized railway land into vibrant urban centres that blend commercial excellence with architectural distinction, significantly enhancing both revenue streams and surrounding urban landscapes.

Colony Redevelopment: From the 118 Railway Colony Sites entrusted by Indian Railways to RLDA for comprehensive modernization, 19 strategic locations have been successfully awarded to industry-leading developers including Omaxe and Godrej. This ambitious initiative has already catalysed construction of over 3,000 state-of-the-art residential quarters, revolutionizing railway staff accommodations with contemporary amenities, sustainable design features, and enhanced quality of life—setting new benchmarks in Railway housing development.

Development of Multi-Functional Complexes (MFCs): RLDA has already awarded 56 Multi-Functional Complexes (MFCs) out of which 21 have already commissioned and are fully operational. These state-of-the-art facilities have transformed the railway experience by integrating luxury hospitality partners including Holiday Inn, Courtyard by Marriott, and Hotel Le Roi, alongside premium retail outlets, dining establishments, and essential traveller services—creating sophisticated urban hubs that seamlessly blend convenience, comfort, and commercial vibrancy at key railway locations nationwide.

Unprecedented Financial Success: These strategic initiatives have yielded unprecedented financial success, with RLDA achieving record earnings of ₹1,371.00 Crore in the 2024-25 financial year from commercial land parcel development—a testament to its growing commercial prowess and market confidence.

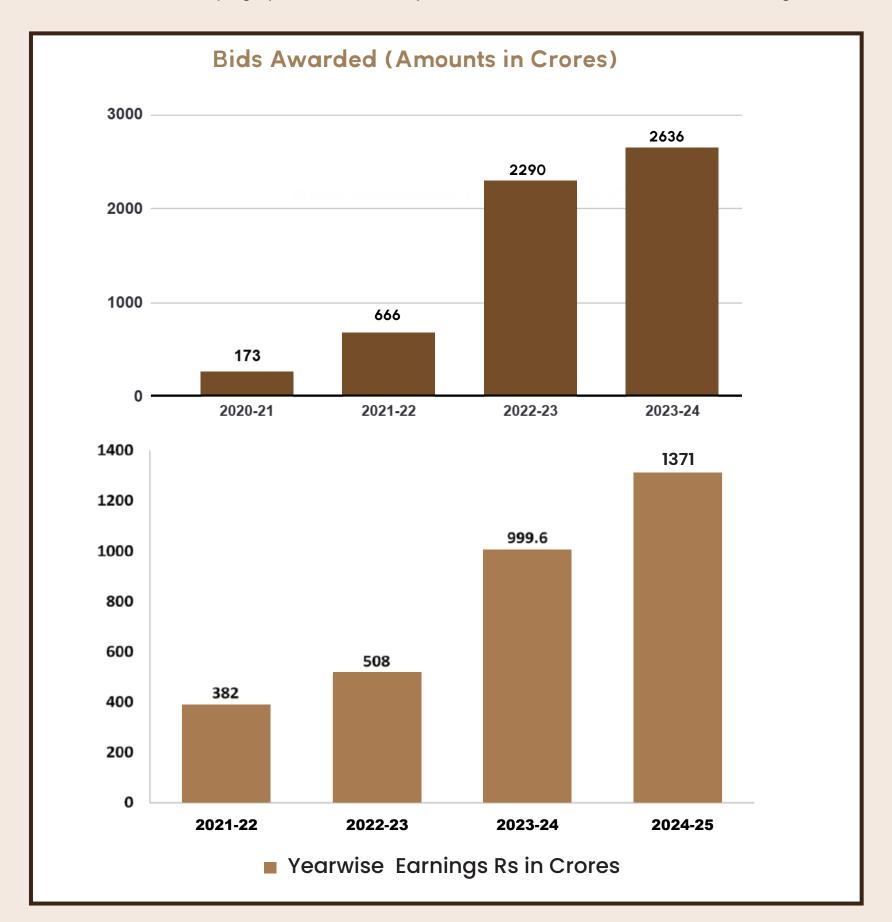
Social Impact & Infrastructure Renewal: RLDA is making a transformative contribution to Asia's largest slum rehabilitation initiative—**the Dharavi Redevelopment Project**—by contributing 45 acres of adjoining railway land for modern housing facilities for slum dwellers. This landmark urban renewal extends beyond social housing to include an impressive integrated development for railway staff featuring four soaring towers reaching up to 37 stories, which will accommodate more than 800 modern railway quarters, state-of-the-art railway offices, a specialized RPF training center, recreational clubhouse, and numerous community facilities. Construction has already commenced on this ambitious project, marking a significant milestone in RLDA's dual commitment to social responsibility and comprehensive infrastructure modernization.

Centre of Excellence in Master Planning: RLDA has emerged as Indian Railways' premier specialized planning, construction and development agency, distinguished by its exceptional expertise in master planning, commercial development, and execution of complex infrastructure projects. Having garnered unwavering confidence from the Railway Board through consistent delivery excellence, RLDA is increasingly entrusted with high-value strategic planning assignments beyond its traditional mandate:

- i) Augmentation of Training infrastructure and capacity at IRIEEN at Nasik -With IRIEEN's new role as a Centralized Training Institute (CTI) for both IRSS and IRSEE probationers, a 20-year master plan envisions its transformation into a smart, sustainable, and high-capacity campus.
- ii) Comprehensive master planning for the state-of-the-art CRIS (Centre for Railway Information Systems) Campus, integrating corporate office facilities, commercial zones, and advanced data center infrastructure in a cohesive development framework.

iii) End-to-end planning consultancy for the prestigious Oak Grove School in Jharipani, delivering comprehensive upgrade solutions that blend heritage preservation with modern educational infrastructure requirements.

iv) Specialized feasibility study for unlocking the commercial potential of strategic railway land corridors stretching from Vatra to Sabarmati, identifying optimal utilization patterns and revenue maximization strategies.





STATION REDEVELOPMENT VERTICAL

TRANSFORMING RAILWAY STATIONS INTO VIBRANT ECONOMIC CITY CENTRES

In the rapidly evolving landscape of urban development, cities worldwide are embracing innovative approaches to revitalization. Railway stations—strategically positioned at the heart of urban networks—represent an extraordinary opportunity for transformation. These transport nodes, once perceived merely as transit points, are now emerging as catalysts for comprehensive urban renewal and economic vitality.

Historically, railway stations served the singular function of facilitating passenger and freight movement. Today, as urban populations surge and spatial dynamics evolve, these underutilized assets are being reimagined as multidimensional urban hubs. This visionary redevelopment transcends basic infrastructure modernization to create dynamic, sustainable, and interconnected urban centres that serve as the heartbeat of their communities.

BENEFITS OF DEVELOPING NEW CITY CENTRES

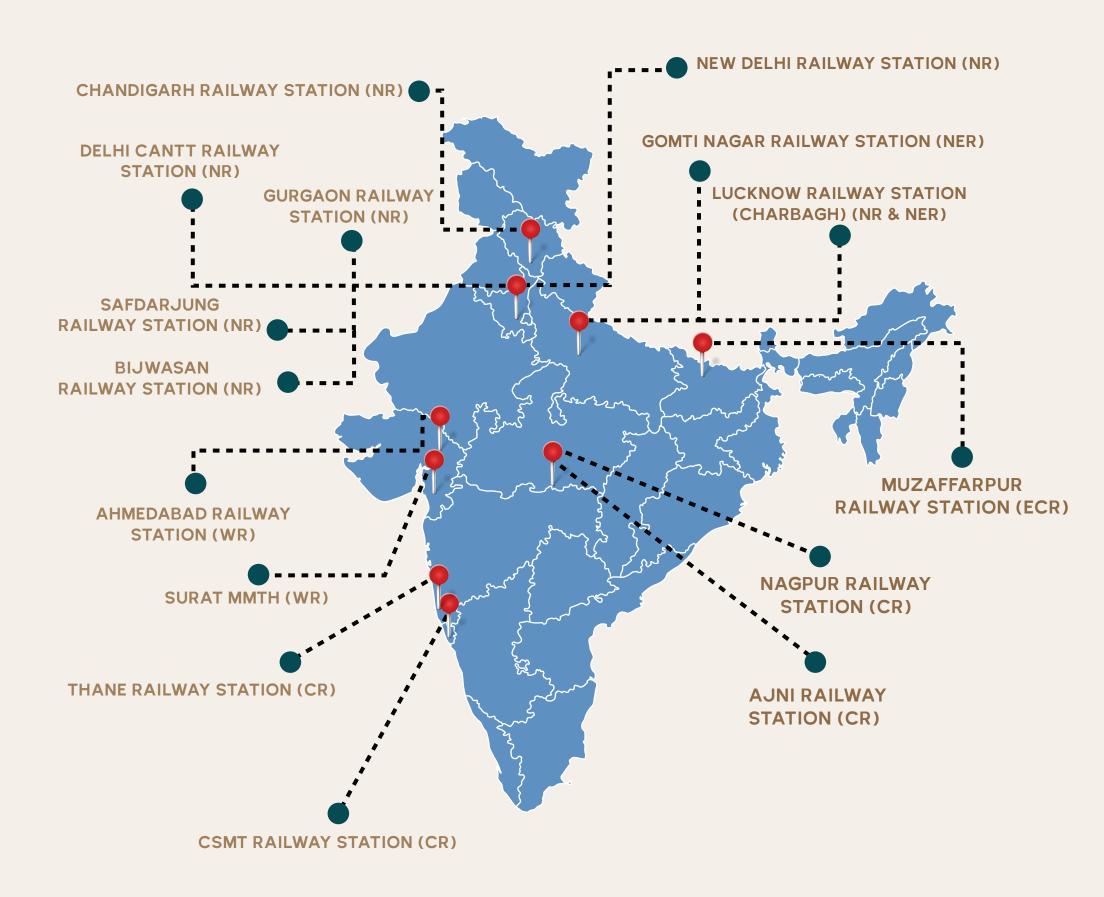
SEAMLESS CONNECTIVITY: Through sophisticated master planning, modern railway stations function not merely as transportation hubs but as integrated city centres, elegantly connecting both sides of the city on either sides of the station. These developments also have elevated roads at many stations that interface seamlessly with existing city arteries and metro networks, creating fluid urban mobility ecosystems.

ECONOMIC GROWTH: A redeveloped Railway station can stimulate economic growth in the surrounding area. With Increased traffic and accessibility, businesses, both small and large, are more likely to invest in the area. This, in turn, leads to job creation and increased property values, generating a positive economic cycle

SUSTAINABLE URBANIZATION: Redeveloped Railway stations shall incorporate eco-friendly features, such as green spaces, energy-efficient buildings, and improved public transportation options. These initiatives promote environmentally responsible practices and contribute to reduced traffic congestion and air pollution.

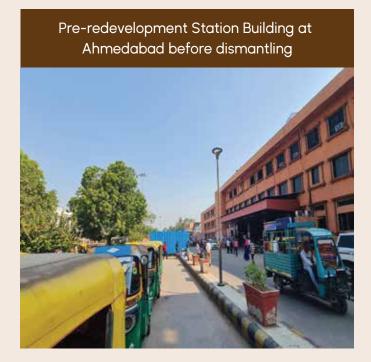


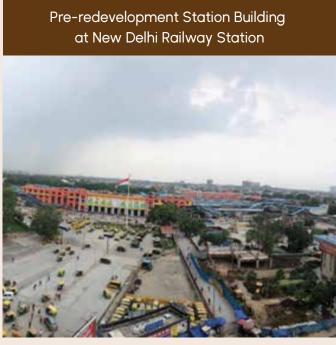
STATION REDEVELOPMENT: SPREAD



CHALLENGES IN STATION REDEVELOPMENT PLANNING:

In this groundbreaking chapter of infrastructure transformation, Rail Land Development Authority was embarked on a massive responsibility metamorphosis of old looking stations. Railway board entrusted task of redevelopment of Railway stations which needed meticulous analysis of the dimensions involved to redevelop World Class Railway Stations and then going for its planning, designing, tendering and construction activities.



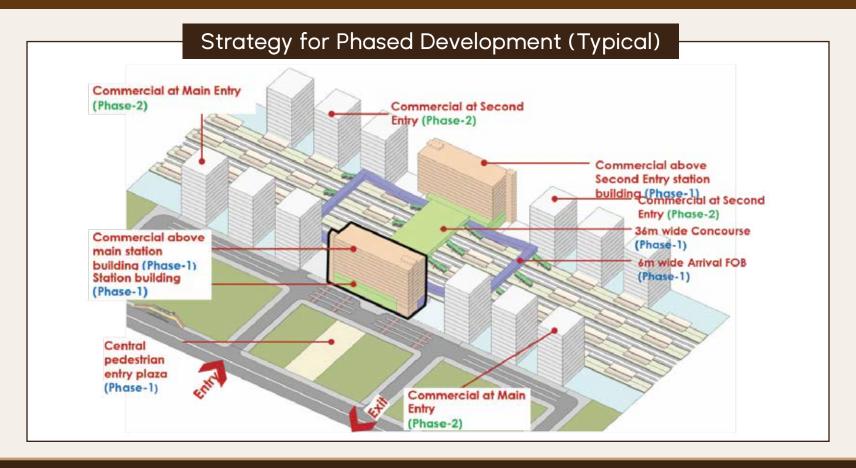


The Planning exercise involved immense brain storming with various stakeholders like Railway thinktank, Infrastructure industry experts, staff at HQ and in the field, investment experts, etc. to improve level of services. They went for marathon task of evaluations like assessing the strengths and weaknesses of existing station infrastructure, devising models of technical nature, assessment of the future capacity projections and knowing the needed modern features for a station. A core objective was also to redevelop the station ensuring station amenities keeping requirements of the passengers in mind. Such a grand scale work required substantial capacity building and introducing a new ecosystem within the Indian Railways and RLDA, as this level of redevelopment had never been previously done. RLDA went for intensive training of its officers and staff at all levels for the purpose and focused training was imparted to create a team skilled adequately to handle the task.

The think tank looked station redevelopment of other countries and observed that it had taken 7 to 12-year timelines for railway station redevelopment in such countries. It was decided to complete the redevelopment of Railway stations in a significantly shorter duration. Lot of focus was given to planning and designing to take care of: structural elements, passenger amenities, capability of transition into the future, choosing State-Of-The-Art technology, creating sustainable infrastructure along with aesthetic considerations etc. Technical activities like those involving civil engineering work, electrical work, signal & telecom work, safety & security etc. were well carved out and unique station specific model created for each station needed to cover the scope which were translated into RFP's for implementation.

STATION'S MASTER PLANNING COMPONENTS

BROAD SCHEME OF STATION REDEVELOPMENT PLAN

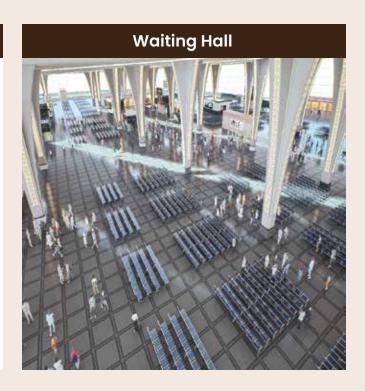


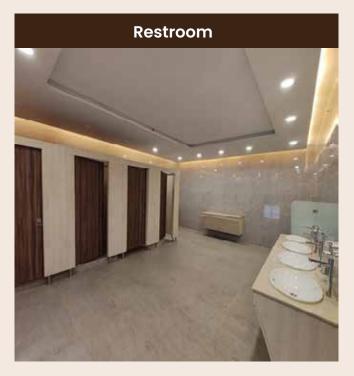


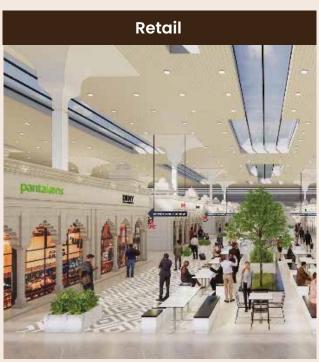
FACILITIES AND AMENITIES

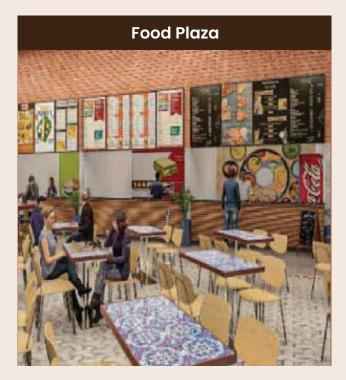












PROJECT EXECUTION

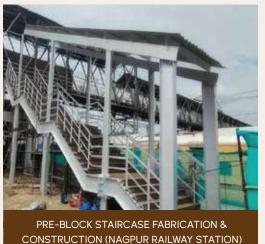
CONSTRUCTION COMPLEXITIES

- Construction in a brown field on an operational station.
- Challenge of minimizing passenger inconvenience, which requires meticulous block planning.
- Traffic planning in coordination with civil authorities and arrangement of alternate parking.
- Construction within a limited time frame, including temporary relocation of station amenities to maintain operations.
- Execution involves meticulous site preparation, timely resource and machinery mobilization & stringent supervision.
- Safety and security standards are maintained through proper briefing, training and coordination etc.
- Tasks like OHE work, dismantling, erection of Mast/Tower, Box pushing for creating an under pass must be performed with due care.
- Ensuring World Class standards throughout implementation.

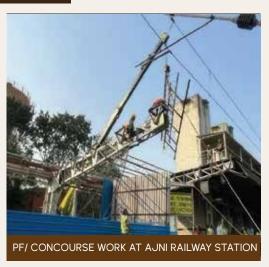
THE CHALLENGES INVOLVED:

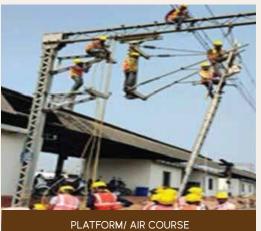
- Shifting signaling and telecom cables and the equipment.
- Converting existing station signaling from RRI to El system.
- Managing water lines, drainage, electric cables, underground Metro tunnels, and sewer pipelines passing under stations and tracks.
- Obtaining necessary clearances including heritage, height, and tree-cutting permits, which requires coordination with multiple agencies.

THE COMPLEX TASKS IN CONSTRUCTION







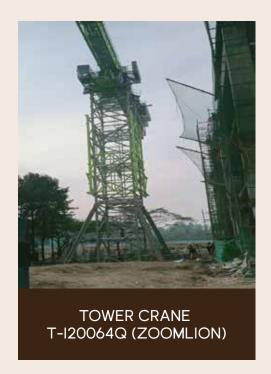


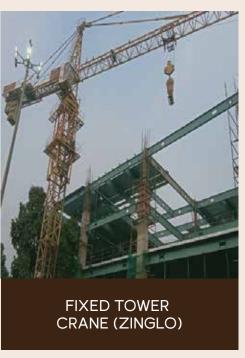
AHMEDABAD RAILWAY STATION



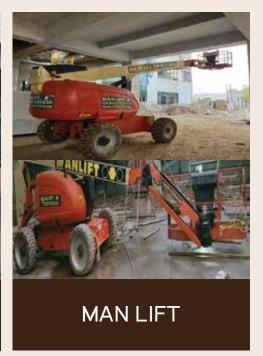


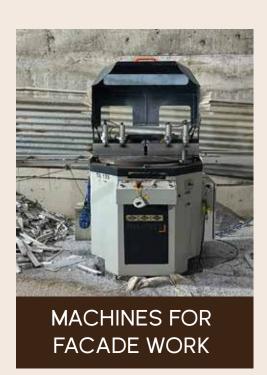
ADVANCED MACHINERY USED



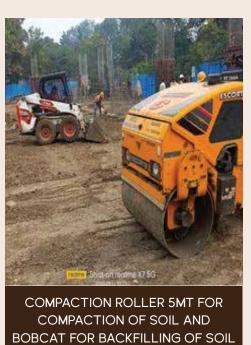














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- · Medical College Mancherial, Telangana
- · Medical College Pulivendula, Andhra Pradesh
- · Medical College Suryapet, Telangana

IT Parks

- APIIC IT Park Mangalgiri, Andhra Pradesh
- · Tallest Tier-IV Data Center in Asia, CtrlS for Microsoft Chennai.
- · Data Center, CtrlS for Bombay Stock Exchange Hyderabad.
- NSDL Bangalore.

Railways

- Renovation of NEW DELHI Railway Station
- · Renovation of CHENNAI EGMORE Railway Station.

Institutional Projects

- · NACIN Ananthapur, Andhra Pradesh
- · IISER Triupati, Andhra Pradesh
- IIT Chennai
- · IISC Benglore
- TIMS Hyderabad
- · JNTUA Engineering College Anatapur

Industrial

- Central Warehousing, Karanata
- DEC Industries



NEW DELHI STATION

OVERVIEW:

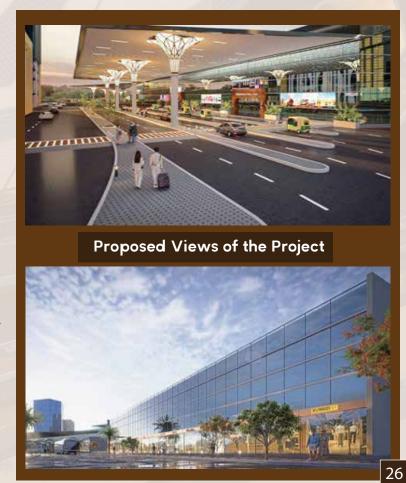
The New Delhi Railway Station is a flagship project of the Indian Railways. New Delhi has a very high daily footfall, and important trains like Vande Bharat, Rajdhani and Shatabdi originate and terminate at the station.

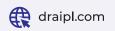
The objective of the project is to elevate New Delhi Railway Station into a world-class transportation hub, providing state-of-the-art facilities and amenities. The redeveloped station will be an integrated multimodal transportation hub seamlessly connecting rail, metro, bus, and other modes of transport, ensuring convenient and hassle-free connectivity for passengers. It will have two non-pedestrian corridors at elevated road level which shall connect both sides of the city.



PROPOSED HIGHLIGHTS

- Passenger footfall Projected 700000 nos per day (PHT-56700).
- **Station Building** 2 nos. Buildings, both G+1, one at Paharganj side and another at Ajmeri Gate Side, Built up area: 19354 sqm.
- Concourse Area 73749 sqm. Size 465 m X 160 m, Roof Covering area - 84574 sqm. Roof size - 495 m X 214 m.
- Waiting Area 47941 sqm. Approx. Seating capacity 20000 nos.
- Escalators 52 Nos, Lifts 82 Nos
- Ticket Counters 41 Nos.
- Parking Facilities ECS Paharganj Side 600, Ajmeri Gate Side 443.
- Project Cost 2716 Cr
- **EPC Contractor** M/s DEC Infrastructure and Projects (India) Pvt. Ltd. in JV with HG Infra Engineering Ltd.







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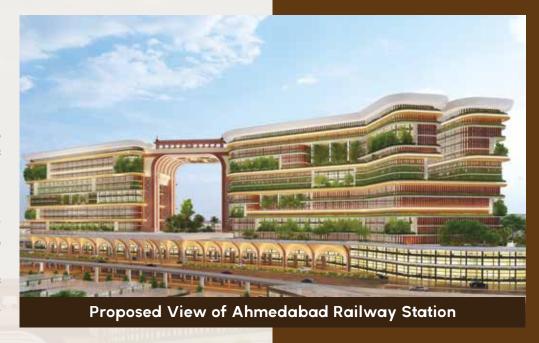
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AHMEDABAD STATION

OVERVIEW:

Ahmedabad is one of the most important economic and industrial hubs in India. The architecture of the upcoming Ahmedabad station building has been inspired by the Modhera Sun Temple. An iconic tower of the MMTH Building towards the Kalupur side will become a new landmark for the city of Ahmedabad. Additionally, the Archaeological Survey of India (ASI) protected monuments of Brick Minar and Jhoolta Minar will be aesthetically integrated, enhancing the heritage value. The station complex will feature an open space Amphitheatre inspired by the Adalaj stepwell. An elevated road network will decongest the station and facilitate multimodal integration of railways with the National High Speed Rail Terminal (Bullet Train), Metro and Bus Rapid Transport (BRT).



PROPOSED HIGHLIGHTS

- Passenger footfall Projected 3,10,000 No's per day (PHT-31,000 Normal).
- Station Building MMTH Station Building (B2+B1+G+16) 2,47,116 Sqm, Elevated Road 54,900 Sqm,
- Concourse Area 54,160 Sqm, Mezzanine Area 19,680 Sqm, Open Plaza (Outside Concourse) = 7364 Sqm.
- Waiting Area Seating Area 7490 sqm
- Escalators 50 Nos
- Lifts 41 Nos
- Ticket Counters 35 Nos.
- Parking Facilities Cars 1246, Two-wheeler 835, ECS 1456
- Project Cost 2383.59 Cr.
- EPC Contractor M/s Dineshchandra-DMRC JV.



Current Progress of the Project





Rail Land Development Authority
A statutory Authority under Ministry of Railways, Government of India

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GOMTI NAGAR

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*ACTUAL SITE IMAGE

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COMING SOON



R2 - 15 units

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GOMTI NAGAR STATION

OVERVIEW:

The Railway Station along with the commercial land parcels is located at Gomti Nagar, Lucknow. The project includes the creation of modern terminal buildings on the northern and southern sides, a connecting concourse, and enhancement of the platform infrastructure. The existing terminal building on the southern side will be converted into a new state-of-the-art terminal building connected to the new terminal building on the northern side. A seamless pedestrian movement system has been designed by segregating arrival and departure through lifts and escalators to access the platforms.



PROPOSED HIGHLIGHTS

- Passenger footfall Projected 40000 per day
- **Station Building** North Terminal Building G+4 (13950 sqm), South Terminal Building G+2 (1830 sqm)
- **Concourse** –2717 sqm (85m x 28.34m), Roof covering area 2717 sqm (85m x 28.34m)
- FOBs 2 (1 already retained and 1 newly constructed by Railway)
- Waiting Area 6913 sqm. At present 500 seating capacity is provided.
- Escalators 21 Nos, Lifts -28 Nos
- Ticket Counters 9 Nos.
- Parking Facilities 859 nos
- Project Cost 388.72 Cr
- EPC Contractor M/s B.L. Kashyap & Sons Ltd.



SUCCESS STORY OF SELF DEVELOPMENT OF OFFICE BUILDING AT SAFDARJUNG RAILWAY STATION

- Re-development of the Safdarjung Railway Station Project was envisaged not only as a development of a modern transportation hub but also having an office complex with retail facility interlinked with Station Building.
- The aim was to tap revenue potential on the airspace of different floors.
- The venture is a success story as it's offered leasable area has been fully leased out and the estimated revenue collection would be Rs. 1149.43 Crore.



| Floor | Leased | |
|---------------------------------------|--|--|
| 7 th Floor (5,677 sqm BUA) | Retained for RLDA Self Use | |
| 6 th Floor (6,029 sqm BUA) | Leased out to IRFC | |
| 5 th Floor (6,029 sqm BUA) | | |
| 4 th Floor (5,905 sqm BUA) | Leased out to CRIS | |
| 3 rd Floor (5,904 sqm BUA) | | |
| 2 nd Floor (4,593 sqm BUA) | | |
| 1st Floor (4,304 sqm BUA) | Leased out to Income Tax Department | |
| Ground Floor (1,490 sqm BUA) | Circulation | |
| Basements 1 & 2 (5,509 sqm. BUA each) | Parking | |

SAFDARJUNG STATION

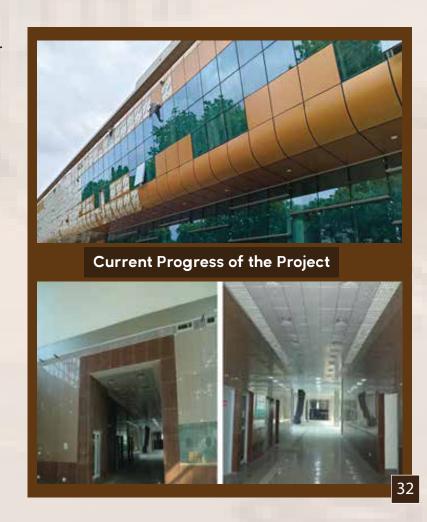
OVERVIEW:

Safdarjung Railway Station lies at the junction of Central and South Delhi. The station currently provides terminal facilities for tourist trains, special trains, and stoppages for a few other trains. The redevelopment of Safdarjung Station aims to improve operational efficiency and enhance passenger experience. The new station will comprise a Signaling and Telecommunication Building, Main Station Building, and Office Building along with an air concourse. IRCON is the Project Implementation Agency.



PROPOSED HIGHLIGHTS

- Passenger footfall Projected 2972 nos per day (PHT 6000 nos) for the year 2033.
- Station Building (G+2) Built-up area 4700.90 sqm, & Office building (G+7) built-up area 40253 sqm, Basement area 23893 sqm.
- Concourse 36 m wide, Area 2450 sqm area, Roof covering area
 3205 sqm.
- FOBs 2 nos FOB, 10 m wide
- Escalators 06 Nos
- Lifts 17 Nos
- Ticket Counters 5 Nos.
- Parking Facilities 702 nos in basements
- Project Cost 384.7 Cr.
- EPC Contractor M/s Parnika Commercial & Estate (P) Ltd.





Rail Land Development Authority



(A Statutory Authority under Ministry of Railways, Government of India)

REQUEST FOR PROPOSAL THROUGH E-TENDER

Investment Opportunity for Developers Surat MMTH Project

(Jointly Being Developed by Indian Railways & Gujarat Government)



East Side Surat Railway Station Building Offering 67,020 sqm of Plot and Built-up Area for **Commercial Development**

Direct access from MLCP building and Elevated Road Ample Parking Space Convenient Access from Metro, Bus, Rail Located in Surat CBD

Unique Opportunity for Developers Surat MMTH Project

(Jointly Being Developed by Indian Railways & Gujarat Government)



GSRTC (Bus Stand) Tower: Offering 2,08,975 sqm of Airspace for Mixed Use Development 3rd Floor to 27th Floor (Retail/Commercial/Residential)

Direct Access from Elevated Road

Ample Parking Space

Convenient Access from Metro, Bus, Rail Located in Surat CBD

SURAT MMTH

OVERVIEW:

Surat city, known for its diamond and textile industry, acts as a major commercial and industrial hub in the country. The Surat MMTH project being developed by JV of Indian Railways and Government of Gujarat-SITCO, includes Surat Railway Station, adjoining GSRTC bus terminal, integrating it with BRTS, City Bus, Surat Metro and other transportation modes. The new station will consist of buildings on both East and West sides of the station zzconnected by a 145m wide concourse. All the modes will connect at 13.5m level by an Elevated Road network.



PROPOSED HIGHLIGHTS

- Passenger footfall Projected 5 lakh/day (PHT-36552)
- Station Building East side Station Building (B+G+4) 62129 sqm, West Side Station Building(B+G+4) - 26297 sqm
- Concourse 12268 sqm (145mX 85m) Through roof 12750 sqm, COP - 10800 sqm.
- Waiting Area 12,268 sqm, Seating capacity-2000 nos.
- Escalators 60 Nos
- Lifts 35 Nos
- Ticket Counters 35 Nos.
- Parking Facilities Area- 40962 sqm, No. Of Vehicles- 1500 ECS
- Project Cost 877.79 Cr
- **EPC Contractor-** M/s Girdhari Lal Construction Private Limited.



Current Progress of the Project



ECP WORK AT NAGPUR CARRIED OUT BY M/S GIRDHARI LAL CONSTRUCTION PVT. LTD.

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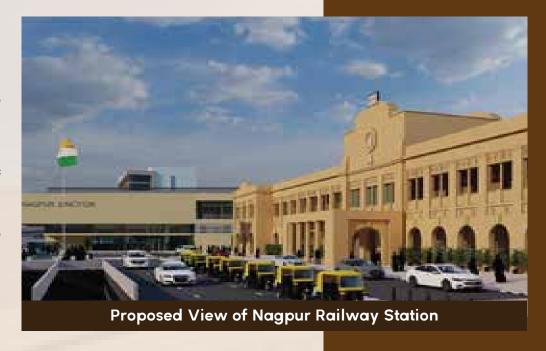
- Pre-construction services
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NAGPUR STATION

OVERVIEW:

Nagpur, the world's famous Orange City, boasting a Heritage Building on the west side, is set to undergo major upgradation to enhance the glory of the Heritage Building while preserving its original grandeur. The transformation includes developing modern arrival and departure station buildings on either side of the station, connected with an elevated concourse with facilities like lounges, food plazas, retail outlets, waiting areas, escalators, and lifts connecting all platforms. The project will ensure integration with Nagpur Metro and provide seamless connection with surface transport.



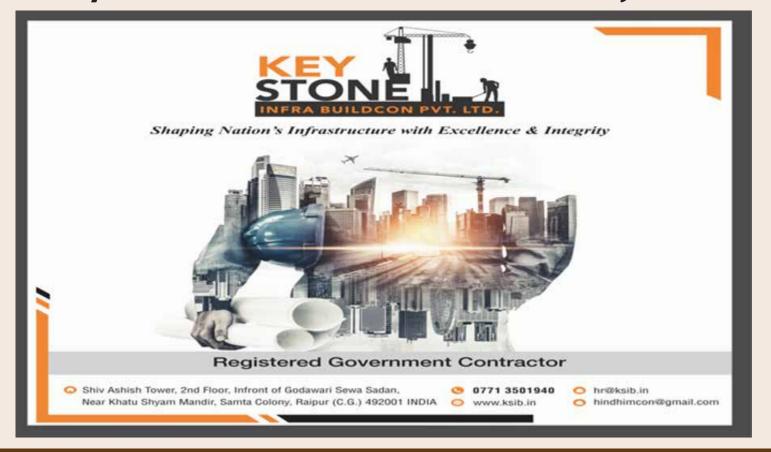
- Passenger footfall Projected: 97,834 nos./day (PHT: 9784 nos.)
- Station Building East side-29393 sqm, West side-21391 sqm
- Concourse 108m x 52m wide over Platforms 2-7 and Concourse area - 10,433 sqm.
- FOBs 2 Nos of FOBs 6 m wide each
- Waiting Area 1,495 sqm with Sitting capacity: 1,200 nos. (approx.)
- Escalators 30 Nos
- Lifts 28 Nos
- **Ticket Counters -** East Side 8 Nos, West Side 8 Nos.
- Parking Facilities East side basement parking 13,267 sqm, West side basement parking - 3,420 sqm.
- Project Cost 487.77 Cr
- **EPC Contractor M/s** Girdhari Lal Construction Pvt. Ltd.



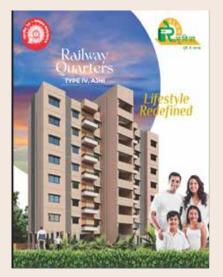
Current Progress of the Project

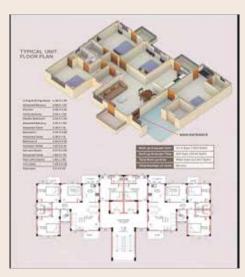


EPC work at AJNI carried out by M/s Keystone Infra Built & Globe Civil Project Pvt. Ltd.



RAILWAY COLONY AT AJNI UNDER EPC









AJNI STATION

OVERVIEW:

The Ajni Railway Station redevelopment in Nagpur will transform it into a satellite station, complementing Nagpur Central Railway Station. Enhancing connectivity, it will provide access from both East and West sides and integrate multimodal transport for seamless travel. The redesigned station will be a landmark blending functionality with cultural heritage, fostering civic pride. It will offer an elevated roof plaza with lounges, food plazas, retail outlets, escalators, travelators and lifts connecting with all the platforms. The transformation of Ajni Station will relieve traffic congestion on both side of the station and will create an overall welcoming aesthetic to this side of the facility.

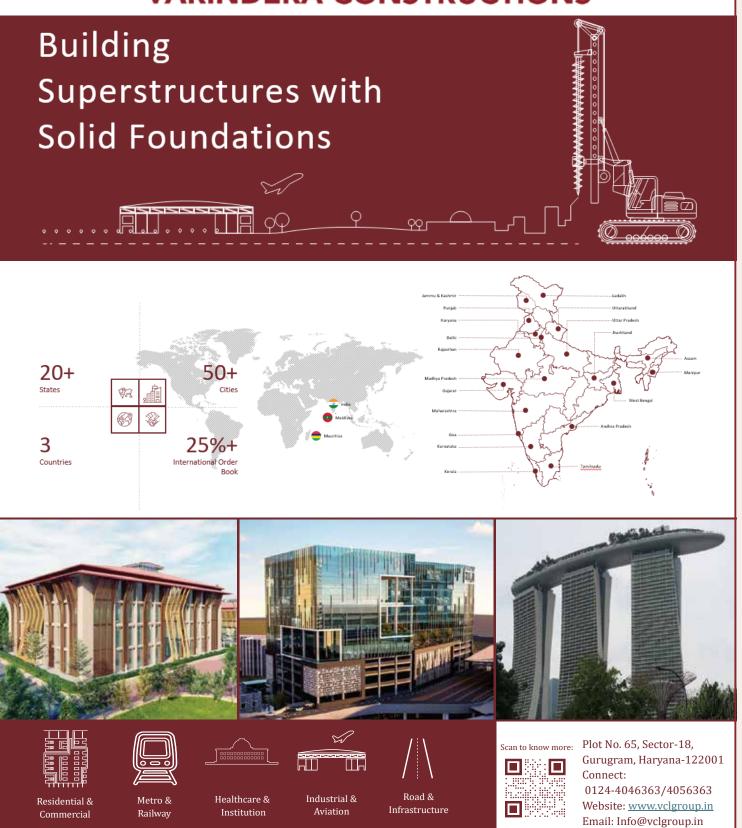


- Passenger footfall Projected: 45,807 nos. /day (PHT: 4581 nos.)
- Station Building East Side Station Building (G+3) 6025 sqm, West Side Station Building (G+2) – 3521 sqm
- Concourse Roof Plaza (72m X 66m) integrated with Central FOB 18mx168m, Through Roof Covering – 17,985 Sqm.
- FOBs 02 FOBs 10m wide each
- Waiting Area 1712 sqm with Seating capacity: 1,200 nos. (approx.)
- Escalators 17 Nos
- Lifts 21 Nos
- Ticket Counters East Side Station Building 05 Nos, Elevated
 Concourse 05 Nos, West Side Station Building 05 Nos.
- Parking Facilities East Side 19,162 Sqm, West Side Surface Parking 3679 Sqm.
- **Project Cost -** 297.79 Cr
- EPC Contractor M/s Keystone Infra Built & Globe Civil Project Pvt. Ltd.





VARINDERA CONSTRUCTIONS



GURGAON STATION

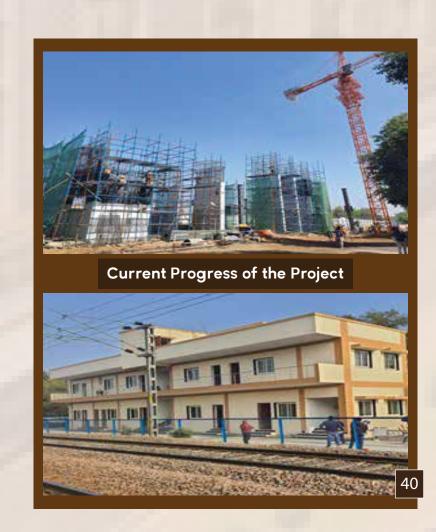
FASTEST REDEVELOPING RAILWAY STATION

OVERVIEW:

Gurugram city is a hub for information technology and other corporate offices. Maruti Udyog and Cyber City characterize the city's development. The architectural theme for the railway station redevelopment project has evolved on similar lines and proposes structural glazing with modern elements such as louvers, zinc and aluminum coated cladding. The station is being developed keeping in mind provision of commercial space having separate entry, universal accessibility, segregation of arrival and departure, etc. The entire construction work is being undertaken on modular concept to achieve faster pace of construction.



- Passenger footfall Projected: 68,786 nos/day (PHT-6900 nos).
- Station Building 01 No. Main Station Building (G+8) & Built-Up Area: 23,587 Sqm
- Concourse Area- 3,720 Sqm (50m wide), Roof covering area-8,020 Sqm (108m wide).
- FOBs 01 No. (6m wide)
- Waiting Area 1800 Sqm, Seating Capacity- 1500 Nos
- **Escalators –** 10 Nos, Lifts 21 Nos
- Ticket Counters 17 Nos.
- Parking Facilities MLCP (Basement+Stilit+8): Built-Up Area-25,400 Sqm, ECS-385
- Project Cost 291 Cr.
- EPC Contractor M/s Varindera Constructions Limited.





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LUCKNOW STATION

OVERVIEW:

Lucknow's Railway Station located in Charbagh area is considered one of the most beautiful Railway Stations in India. As many as 43 pairs of trains terminate or originate here apart from 242 number of halting trains. Lucknow Station is a major Railway junction with lines coming from 6 directions and two Zonal Railways operating distinct Station premises under two Divisions. The aim of the project is to increase the passenger comfort and make the State of Art Railway Station with potential to become one of the CBD area of the City.



- Passenger footfall Projected Footfall 140000 nos per day, PHT-14000 nos
- **Station Building** Front side station development (2975 sqm), East Block (G+1) = 1493 & West Block (G+1) = 1482, Rear side Station building (G+6), Built-up up area: -45,270 Sqm
- **Concourse** NR concourse :115 m x 120m = 13800 sqm NER concourse: 73.725x24m=2050 sqm
- **FOBs** Extension of existing 2 FOBs of NR station (east and west FOB) to connect Metro station and external parking.
- NER Proposed FOB, Durgapuri Metro to concourse= 469.5sqm
- Waiting Area In newly constructed rear station building waiting Area 1600 Sqm (Approx.) Seating Capacity-800 nos.
- Escalators –35 Nos, Lifts –34 Nos
- Ticket Counters 06 Nos.
- **Project Cost -** Rs. 420.72 Cr.
- EPC Contractor- M/s. RPP-P&C-Vagmine JV





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BIJWASAN STATION

OVERVIEW:

The proposed Bijwasan Railway Station is being developed as a Satellite Station for west-bound trains to decongest New Delhi Railway Station. It is designed to provide an aesthetic look in continuity with the surrounding architectural theme, keeping in view the linearity of the building to maintain similarity. The Railway Station is being developed under Transit Oriented Development (TOD) policy approved by UTTIPEC and features state-of-the-art facilities. The proposed Bijwasan Station has direct connectivity to IGI Airport through UER-II, Dwarka Expressway, Western Peripheral Expressway and Delhi-Mumbai Expressway.

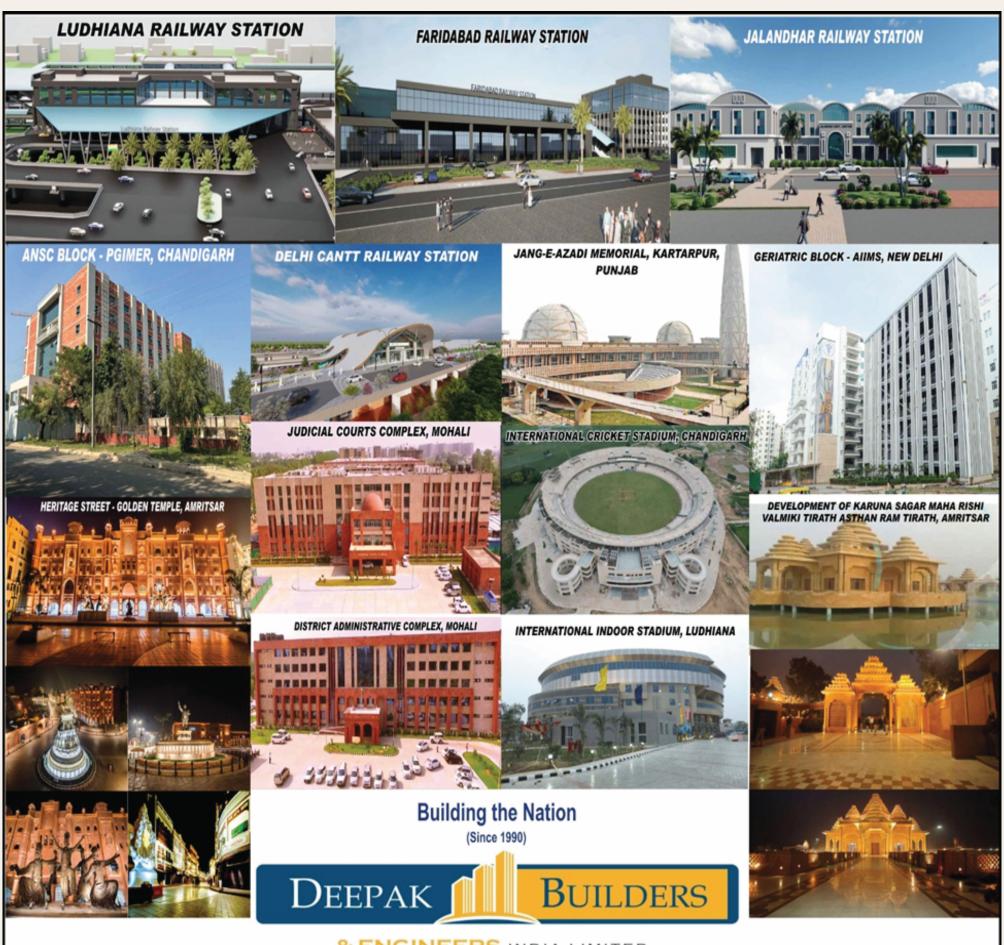
The Bijwasan Railway Station will have segregated departing and arriving passengers, and a dedicated walkway approach to Airport Line & Blue Line Metro at Sector-21, Dwarka, among other amenities.



- Passenger footfall Being a new Station, the per day footfall is 72,000 Nos. at the time of commissioning and 1,38,000 nos. in the year 2053.
- Station Building Building-One Number having three floors (Lower GF-15800 sqm; Upper GF-9990 Sqm & First Floor-4600 sqm)
- **Concourse** -Size- 108.3m x 103.5m sqm=11262 sqm approx.
- **Roof Covering -** 155m x 104m=16120 sqm
- Waiting Area 7500 Sqm, approx. 1000 seating capacity
- Escalators -14 Nos, Lifts 12 Nos
- Parking Facilities 24905 Sqm, 350 cars, 120 bikes, 100 Cycles, 68 TSR taxi, 60 Rental Taxi and 16 nos. buses
- Project Cost Rs.483.36Cr
- EPC Contractor M/s B.L. Kashyap and Sons Ltd.







& ENGINEERS INDIA LIMITED

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DELHI CANTT STATION

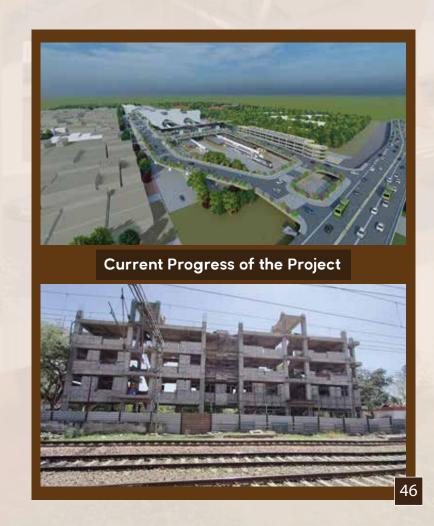
OVERVIEW:

Delhi Cantt Railway Station (DEC) is located near Janakpuri region of Delhi. The station was built in 1914 and serves the cantonment area. The station has 5 platforms with daily passenger footfall of around 11,000. The station's redevelopment addresses haphazard access, insufficient parking, and poor platform connectivity. These issues are resolved with a direct loop entry at the flyover level, improving accessibility and safety.

The Redevelopment of Delhi Cantonment Railway Station is a key project under the Indian Railways' Station Redevelopment Program, aimed at transforming it into a world-class transport hub with state-of-the-art infrastructure and seamless integration with local transport.



- Passenger footfall Projected: 37,000 nos.
- Station Building East Side (G+3)-3425 sqm, West side(G+2)-3070 sqm.
- Concourse South side Arrival: 1120 Sqm, North Side Arrival: 1120 Sqm, East Side Departure: 740 Sqm, West side Departure: 975 Sqm, Central Departure: 2600 Sqm.
- Waiting Area 2600 sqm. Approx 896 nos.
- **Escalators –** 13 Nos, Lifts 18 Nos
- Ticket Counters 19 Nos.
- Parking Facilities MLCP (G+5) 10980 Sqm.
- Project Cost 359.38 Cr
- EPC Contractor M/s Deepak Builders and Engineers India Limited.



CSMT (MUMBAI) STATION

OVERVIEW:

The Chhatrapati Shivaji Maharaj Terminus (CSMT) is one of the busiest stations on the Central Railway network. The station, featuring 18 platforms, serves the Harbor Line, the Suburban Line, and long-distance trains. CSMT is a crucial terminal station, handling approximately 16 lakh passengers daily, including both suburban and long-distance travelers.

Chhatrapati Shivaji Maharaj Terminus (CSMT) is a historic landmark and a UNESCO World Heritage site located in the heart of Mumbai. The redevelopment plan aims to transform CSMT into a Multimodal Transport Hub, aligning with the vision of the Honorable Prime Minister.



- Passenger footfall Projected 15,41,616 nos./day (PHT 1,66,012 nos)
- Station Building DRM Complex (2B+G+4F) 62,743 sqm, ORH Building (G+4F) 4,650 sqm, LD Node + Retail Building (2B+G+3F) 29,931 sqm, Parcel, Linen and C & W (G+3F) 9099 sqm, New HQ Building at Heritage Node (2B+STILT+4) 25,422 sqm,
- **Concourse** Double Tier Area 13,810 sqm (115 x 70m), Elevated Double Tier LD Node concourse Area 16,210 sqm (121 x 67m), Roof covering area 60599 sqm.
- **FOBs** 6 Nos.
- Escalators 78 Nos
- **Lifts -** 102 Nos
- Ticket Counters 35 Nos.
- Parking Facilities Area- 59617 sqm, 1764 ECS
- Project Cost 2450 Cr
- EPC Contractor M/s Ahluwalia Contracts (India) Limited.



CHANDIGARH STATION

OVERVIEW:

Chandigarh, known for its modern architecture and urban planning, is undergoing a major transformation with the redevelopment of its railway station into a world-class facility. The redevelopment aims to enhance passenger experience, improve operational efficiency and integrate multimodal transport systems while preserving the city's architectural ethos. The new station buildings on both Chandigarh and Panchkula sides feature Ground plus three floors (G+3) structures (60mx42m) aligned with Chandigarh's architectural style.



- Passenger footfall Projected-Per day 107216 Nos. Peak Hour Traffic 10350 nos.
- **Station Building –** Chandigarh side 8367.46 sqm and Panchkula side 8367.46 sqm
- **Concourse** 72m wide concourse with a complete roof covering of 182m width.
- FOBs 2 Nos. of 12m width each
- Waiting Area Concourse 5707 sqm and seating capacity 1050 no's
- Escalators 10 Nos
- **Lifts -** 30 Nos
- **Ticket Counters** 8 counters accessible from outside and 7 counters from inside the station in each station building.
- Parking Facilities 24,515 sqm.
- Project Cost Rs. 462 Crore
- EPC Contractor M/s Ahluwalia Contracts (India) Limited



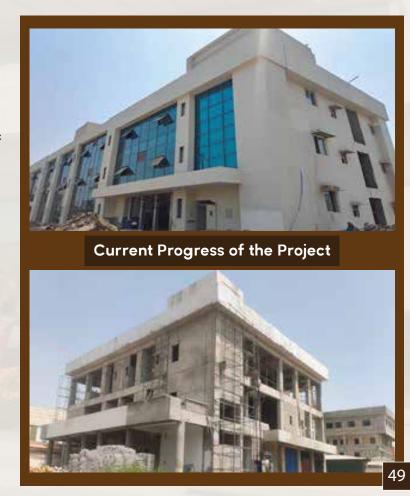
MUZAFFARPUR STATION

OVERVIEW:

Muzaffarpur Railway Station is the largest railway station in the Sonpur Division and North Bihar in terms of passenger footfall and coaching revenue. An elevated road will provide direct access to the second-floor air plaza, while a 72-meter-wide air concourse and two FOBs will connect all platforms, featuring a comfortable waiting area and retail shops. Two buildings comprising the main terminal building on the north side of 12,399 sqm, and two buildings for arrival and departure terminals on the south side are planned. The station will feature energy-efficient systems, rainwater harvesting, a sewage treatment plant, multi-level parking, Wi-Fi, a food court, washrooms, drinking water, ATMs, and access control gates.



- Passenger footfall Projected: 76730 nos/day (PHT-7673 nos).
- **Station Building** Main station Building North (G+3), Built up area: 12399 Sqm. South Side; terminal Building (G+2), Built Up Area: 2562 Sqm, Departure terminal South (G+3), Built Up Area: 2857 Sqm.
- Concourse Area 5297 sqm. Size 42.6 m X 36 m + 48.6 X 72m, Roof Covering area – 5297 sqm. Roof size – 42.6 m X 36 m + 48.6 X 72m.
- FOBs 02 Nos, 18m wide & 6m wide
- Waiting Area Seating capacity: 2200 Seats
- Escalators 19 Nos
- Lifts 32 Nos
- Ticket Counters 38 Nos.
- Project Cost 426.47 Cr
- EPC Contractor M/S Ramkripal Singh Construction Private limited.



RAILWAY COLONY VERTICAL

The Railway colonies often have special & locational advantage, and these assets have the potential to undergo significant development by leveraging FAR/FSI. This development, in turn could be the solution to fund the redevelopment of Railway Colonies that have aged over 50 to 60 years and have deteriorated over the time, thus imparting staff's welfare by providing them modern housing facilities. It also presents opportunity for sustainable development contributing positively to the transformation of Railway infrastructure.

MASTER PLANNING OF RAILWAY COLONIES:

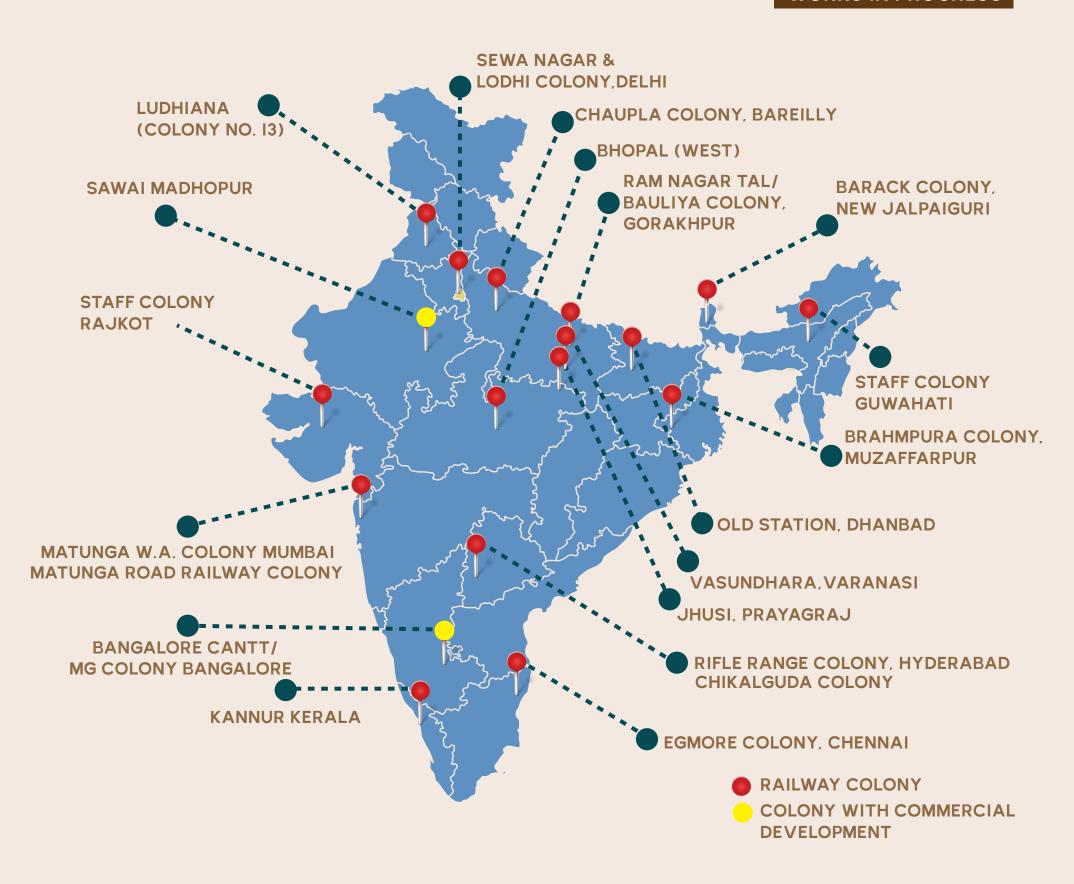
To give impetus to the redevelopment of Railway land across the country in an integrated manner, the potential Railway land portions distributed in pockets are being identified and a comprehensive master planning is done as a whole to assess the development potential of this total land along with fulfilling the objective of redevelopment of the Railway quarters & giving dovetailed benefits to the community including the Railway employees.

The exercise results in optimization of land use in efficient and productive way through improved plot demarcation that boosts development potential, and land consolidation which supports sustainable economic management. The effort results in creation of value out of unutilized or sub-optimally utilized assets. The residents of these colonies get benefitted by getting advantage of having standards of a modern colony like gated communities with built-in amenities like clubhouses, medical centers, shops and this enhances their quality of life.



RAILWAY COLONY REDEVELOPMENT

WORKS IN PROGRESS



DHARAVI REDEVELOPMENT PROJECT

Dharavi, one of Asia's largest slums, located in central Mumbai, spans around 240 hectares and houses over 700,000 people. It has long been a symbol of urban poverty but also a hub for informal industries like recycling, leather, and pottery.

The Dharavi Redevelopment Project (DRP), initiated by the Government of Maharashtra, aims to transform Dharavi into a well-planned township and integrate its residents into the mainstream of Mumbai. The project uses land as a resource to rehabilitate slum dwellers while allowing developers to utilize saleable Floor Space Index (FSI) and other areas as per Development Control Regulations.

The vision is to improve living standards, support economic and cultural diversity, and contribute to making Mumbai a world-class

city. Key goals include fostering community interactions, efficient mixed-use space, and breaking the stigma of slum dwelling.



DRP-SRA signed MoU with RLDA on 03.03.2019 for successful implementation of Dharavi Redevelopment Project by implementing and constructing integrated residential colonies, commercial building(s) and other developments and complex(s) as a part of Dharavi Redevelopment Project on approximately 410 acres of their land and 45 acres of Railway Land. About 29 acres of land has already been handed over to DRP-SRA.

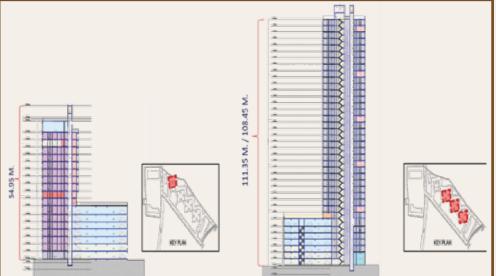
Above railway land has several railways installations like Railways quarters and related facilities, RPF barracks, Dog kennel, several

other offices which are being re-developed in 6.25 acre of land in the same area.

Construction has begun on 6.5 acres of railway land, focusing on building a gated society having three 36-storey building, one 17 story building for staff quarters of 813 nos of railway employees and one 9 story building to accommodate various railway offices and other facilities

In addition to that one club house and community center along with open ground is also being created for railways.





Ground Floor

IOW Office

| RESIDENTIA | AL TOWERS | RESIDENTIAL TOWERS | | | |
|-----------------------------|-----------------|------------------------------|---------------|--|--|
| TOWERI | (54 NOS) | TOWER II, III & IV (759 NOS) | | | |
| GR + 17 th Floor | Type III & IV | GR + 36 th Floor | Type II 247 N | | |
| Top Floor | Type IV 29 Nos | GR + 37 th Floor | Type II 255 N | | |
| Clubhouse | Type III 24 Nos | GR + 37 th Floor | Type II 257 N | | |

| Clubhouse | Type III 24 Nos | GI | R + 37 th Floor | Type II 257 | N |
|-------------------|-----------------|----|----------------------------|-------------|---|
| BUILDING (Gr + 9) | | | | | |
| 2nd Floor | 3rd Floor | | 4th Floor – | 9th Floor | |

RPF

Type II 247 Nos

Type II 255 Nos

RLDA Office + RPF Hostel



Office for other Units

OFFICE B

1st Floor

Health Unit + IOW Office

COLONY REDEVELOPMENT IN AJNI



WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT AJNI





| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|----------------|--|---------------------------------------|-----------------|--------------------|---------------|
| AJNI | KEYSTONE INFRA BUILT PVT LTD & GLOBE CIVIL CONSTRUCTION PVT LTD. | TYPE-IV IN TOWER-1 TYPE-IV IN TOWER-2 | 14 14 | STILT+7 STILT+7 | 02 |

COLONY REDEVELOPMENT IN MUZAFFARPUR



WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT MUZAFFARPUR





| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|--|---|---------------------------------------|-----------------|---------------|---------------|
| BRAMHPURA MUZAFFARPUR (EPC MODE) | M/S RAM KRIPAL SINGH CONSTRUCTION PRIVATE LIMITED | TYPE-II IN TOWER-1 TYPE-III INTOWER-1 | 24 02 | G+3 G+3 | 01 |

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COAR, OFFICE: Ornans Ltd., 10 L.S.C., Kallay, New DelN-L10019

§ 9999 998 883

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COLONY REDEVELOPMENT IN LUDHIANA

WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT LUDHIANA







| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|----------------------------|--------------------|---|-----------------|------------------|---------------|
| | | TYPE-II IN TOWER -1 TYPE-II IN TOWER -2 | 4 6 | STILT + 2 G+2 | |
| RAILWAY COLONY LUDHIANA | M/S OMAXE LTD. | TYPE-II IN TOWER -3 | 4 | STILT + 2 | 05 |
| | | TYPE-IV IN TOWER -1 | 14 | STILT + 7 | |
| | | TYPE-V IN TOWER -2 | 7 | STILT + 7 | |
| | | CLUB HOUSE | | G+2 | |

COLONY REDEVELOPMENT IN SECUNDERABAD

WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT SECUNDERABAD





| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|---------------------------------------|---|---|-----------------------|---|---------------|
| RIFLE RANGE COLONY SECUNDERABAD | M/S SREE VARAAHA INFRA DEVELOPERS PVT. LTD. | TYPE-III IN TOWER-1 TYPE-III IN TOWER-2 TYPE-III IN TOWER-3 TYPE-IV IN TOWER-4 CLUB HOUSE OFFICE BUILDING | 84 88 132 48 | B + S+11 B+ S+11 B+ S+11 B+ S+10 G+2 G+4 | 04 |

COLONY REDEVELOPMENT IN GUWAHATI



WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT GUWAHATI







| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|---------------------------|------------------------------|--|-----------------|----------------------|---------------|
| STAFF COLONY, GUWAHATI | M/S MAP HEIGHTS PVT. LTD. | TYPE-II IN TOWER-1 TYPE-III IN TOWER-2 CLUB HOUSE BUILDING | 78 78 | STILT+10 STILT+10 | 02 |

COLONY REDEVELOPMENT IN BENGALURU

WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT BENGALURU







| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|-------------------------|-----------------------------------|--|-----------------|------------------|---------------|
| MG COLONY, BENGALURU | M/S BAGMANE TEXWORTH PVT. LTD. | TYPE-II IN TOWER-1 TYPE-III IN TOWER-2 | 96 36 | B+S+24 B+S+18 | 01 |





RAM NIWAS GROUP had its initial entrance in the field of clothing industry in the year 1972 when its founder Late Ram Niwas Agarwal opened a retail garment outlet in Darjeeling. Thereafter, the group made its presence in Siliguri by entering cattle feed manufacturing under the name & banner of North Bengal Feed Industries and Gopal Dana in the year 1987 with its sole aim of providing quality product to its customers. It made its entrance in the Civil Construction field in the year 2011 under the banner of Advanced Contractors & Engineers Private Limited. We have also attained status as educational and institute in North Bengal, India.

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REGISTERED OFFICE

Corporate Office: 4th Floor, Shahid Bhagat Singh Market, Sevoke road, Siliguri-734001 Dist- Darjeeling,West Bengal, INDIA

Email ID: info@ramniwasgroup.com

COLONY REDEVELOPMENT IN BAREILLY

WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT BAREILLY







| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|-----------------------------|-----------------------------------|---|---------------------------|-------------------------------------|---------------|
| CHAUPLA COLONY, BAREILLY | RAJSHREE BRIGHT STAR PVT. LTD. | TYPE-II IN TOWER-1 TYPE-II IN TOWER-2 TYPE-II IN TOWER-3 TYPE-III IN TOWER-4 TYPE-IV IN TOWER-5 HEALTH UNIT | 48 48 54 33 7 | STILT+8 STILT+8 STILT+9 STILT+9 G+3 | 05 |
| | | MONORANJAN HALL | | | |



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पुराना हाउबाग रेल्वे स्टेशन 🗹 मेडिकल मॉल 🗹 न्यू सराफा बाजार 🍯 मॉल, होटल एण्ड मल्टिप्लेक्स 🗹 शॉप कम रेसीडेंस 📈 शॉप 🗹 फलेट "RENTAL BASED PROJECT ON RAILWAY LAND" Samdariya Builders India Pvt.Ltd., New Gorakhpur, Jabalpur 7770966691, 77709662, 7770966698



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COLONY REDEVELOPMENT IN BHOPAL

WELFARE OF EMPLOYEES THROUGH INNOVATIVE MODEL



SAMPLE FLAT BHOPAL







| NAME OF COLONY | NAME OF CONTRACTOR | ТҮРЕ | NO. OF QUARTERS | NO. OF FLOORS | NO. OF TOWERS |
|-------------------------|---|---|-----------------|----------------------------------|---------------|
| STAFF COLONY, BHOPAL | M/S SAMDARIYA BUILDERS BHOPAL PVT. LTD. | TYPE-II IN TOWER-1 TYPE-III INTOWER-2 TYPE-III IN TOWER-3 CLUB HOUSE BUILDING | 80 60 60 | STILT+10 STILT+10 STILT+10 | 03 |

COMMERCIAL DEVELOPMENT VERTICAL

COMMERCIAL LAND DEVELOPMENT: CARVING COMMERCIAL VALUE FROM LAND PARCELS

Unlocking the Potential of Indian Railways' Land Bank

Indian Railways (IR) possesses an extensive land bank of approximately 43,000 hectares of vacant land. To maximize these assets, IR has implemented a professional approach to land development.

Strategic Identification and Development Process

Zonal Railways identify land parcels not required for operational purposes, which are then entrusted to the Rail Land Development Authority (RLDA) for commercial development. This collaboration transforms unutilized assets into vibrant commercial ventures, strengthening IR's financial health while driving urban development.

Value Creation Through Development Opportunities

RLDA's value mining initiatives focus on developing these land parcels to generate sustainable revenue, maximize economic potential, and create diverse opportunities including commercial and residential development, enhanced facilities, and green initiatives.

A Focused Approach to Land Development

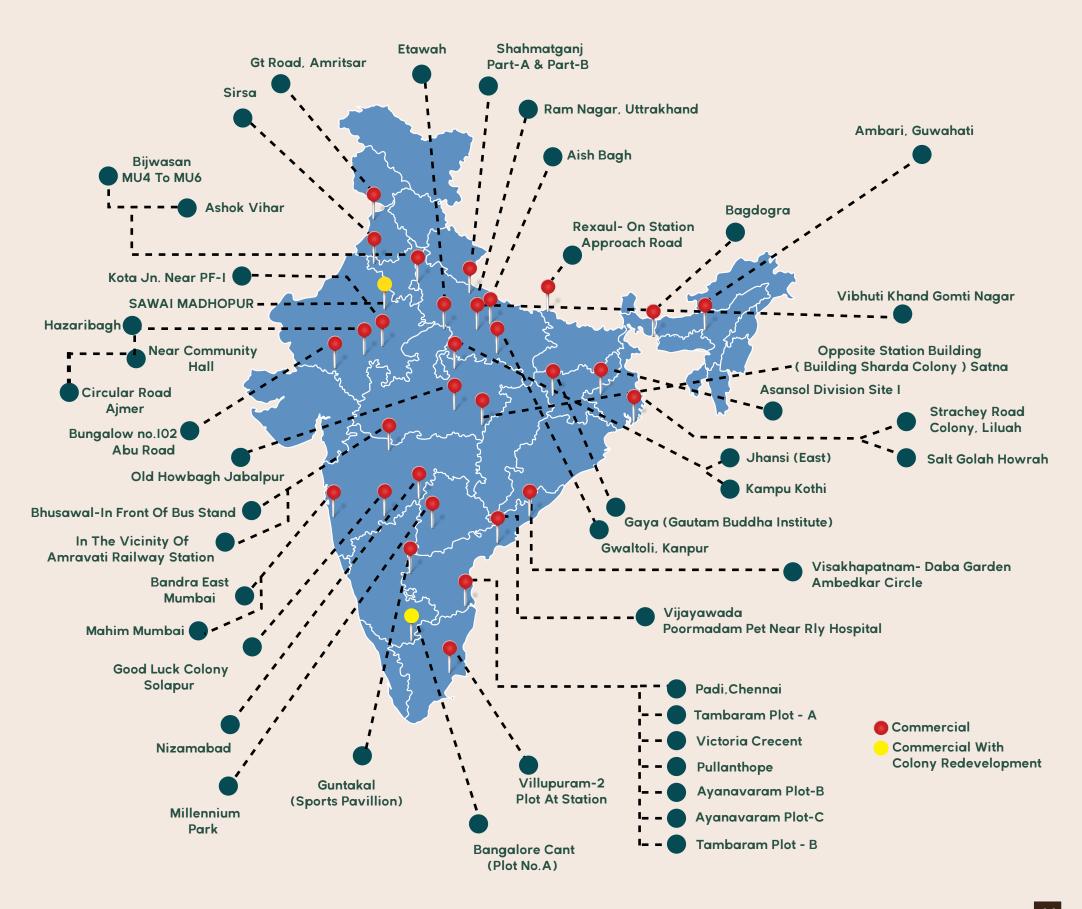
RLDA follows a comprehensive process that includes identifying surplus land, evaluating development potential, creating detailed plans, ensuring regulatory compliance, implementing revenue strategies, and contributing to urban development.

National Benefits Beyond Financial Returns

This strategic transformation of untapped Railway land delivers benefits that extend far beyond financial returns to Indian Railways. The initiative fuels broad economic growth, creates employment opportunities, and contributes to sustainable urban development across the nation. The approach represents a win-win strategy that maximizes resource utility for the collective benefit of India's economy, infrastructure, and citizens.



COMMERCIAL DEVELOPMENT SPREAD









स्काई-हाई लिविंग दिल्ली के दिल में आपके सपनों का घर

लॉरेंस रोड, ब्रिटानिया चौक













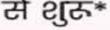






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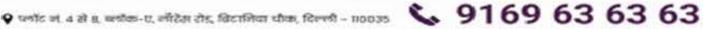




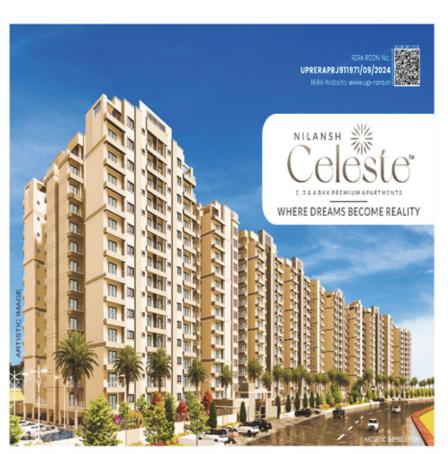












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PS Group has delivered various Iconic Prestigious Projects, however, Sansara - Riverfront Luxury Residences at Howrah, is an upcoming masterpiece architecture, in modern seamlessly blending nature, design, and opulence to create a lifestyle that is both aspirational and deeply personal. Every inch of development speaks of meticulous craftsmanship, ensuring that every resident experiences the highest level of comfort, sophistication, and grandeur

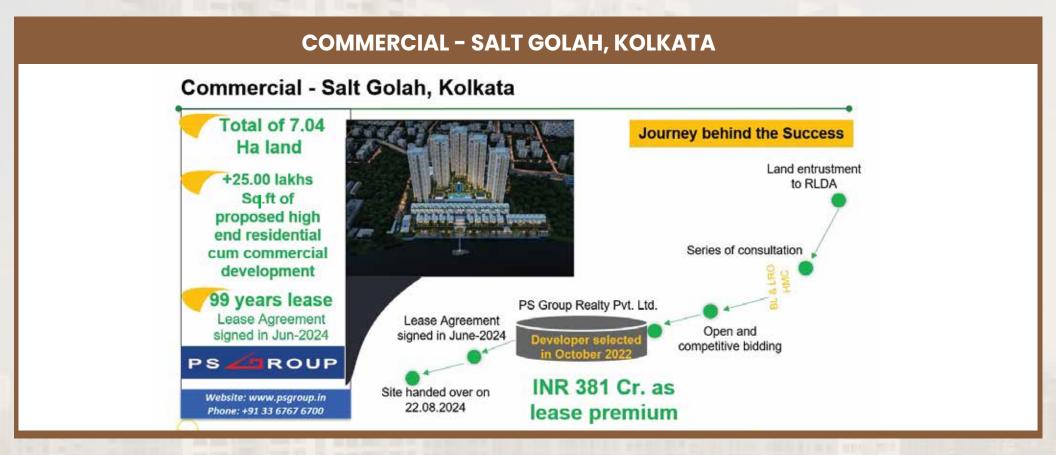




A key player in real estate, PS Group has completed more than 150 projects. Is ISO 14001:2015 and ISO 45001:2018 certified and CARE A rated. The organization has been awarded more than 200+ accolades across various projects, for excellence in design, delivery to vision and innovation. With projects in the residential and commercial segments, their operating principles of transparency and adhering to commitments has enabled them to successfully accomplish over 100+ joint ventures.

Sansara offers homes that are spacious, stylish, and designed to embrace the mesmerizing beauty of the riverfront, where every moment is painted with elegance, exclusivity, and endless possibilities. Designed for the elite few, Sansara isn't just a home—it's a statement of success, a legacy of grandeur, and a sanctuary of peace.

Riverfront Condominium Private Limited - PS Group Address: 1002, E M Bypass, Front Block, Kolkata-700105 Website: www.psgroup.in Phone: +91 33 6767 6700 RLDA has carved out a distinct identity in the field of real estate for commercial development of land. It has a well developed process with transparent procedures to ensure optimum revenue generation from lands entrusted to it. Over the years, it has come up with development of several commercial projects of high value thus making a mark in the field of real estate. One such noteworthy project in this regard is residential cum commercial development at Salt Golah which is applauded a success story. The details of the project are as under:



The majestic view of the building gives a feel of 'dream come true' to its buyer who gets a satisfaction of getting worth of his invested money. This project named as Sansara is being developed through PS Group Reality Pvt limited, is project to develop Riverfront Luxury Residences at Howrah. It binds proximity to nature with modern architecture and design to create a lifestyle full of comfort, luxury, sophistication, and grandeur. The quality, finesse, opulence is unparallelled. The venture has created admiration in the minds of many and created a core competency tag for RLDA.





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MFC'S DEVELOPMENT VERTICAL

OUR MFC: COMMERCIAL VALUE WITH PASSENGER AMENITIES

RLDA is spearheading a transformative initiative aimed at enhancing the Railway experience for millions of passengers across India. At the heart of this initiative are Multi - Functional Complexes (MFCs), strategically designed to offer a multitude of services and facilities to passengers, ranging from shopping and dining to accommodation and convenience, all conveniently located at Railway stations.

MFCs serve as comprehensive service hubs, providing a wide array of amenities for rail users. These include:

- SHOPPING OUTLETS: Passengers can access a variety of retail stores, offering everything from daily essentials to specialty products.
- DINING OPTIONS: Food stalls and restaurants within MFCs ensure that travelers have access to a range of culinary choices, from quick bites to full meals.
- BOOKSTORES: Book stalls cater to the reading needs of passengers, making it convenient to pick up reading material for the journey.
- CONVENIENCE SERVICES: Facilities like ATMs offer essential services, ensuring connectivity and financial convenience.
- MEDICINE AND VARIETY STORES: MFCs often include pharmacies and stores stocked with a variety of goods, meeting the needs of travelers.
- BUDGET HOTELS: Budget-friendly accommodation options within or adjacent to MFCs provide comfort and convenience for travelers.
- PARKING SPACES: Adequate parking facilities ease the hassle of vehicle keeping for commuters and tourists.



RLDA offers sites for MFC development on 45 years lease basis on upfront lease premium model. The Ministry of Railways has shown unwavering support for this initiative by sanctioning the development of numerous MFC sites.

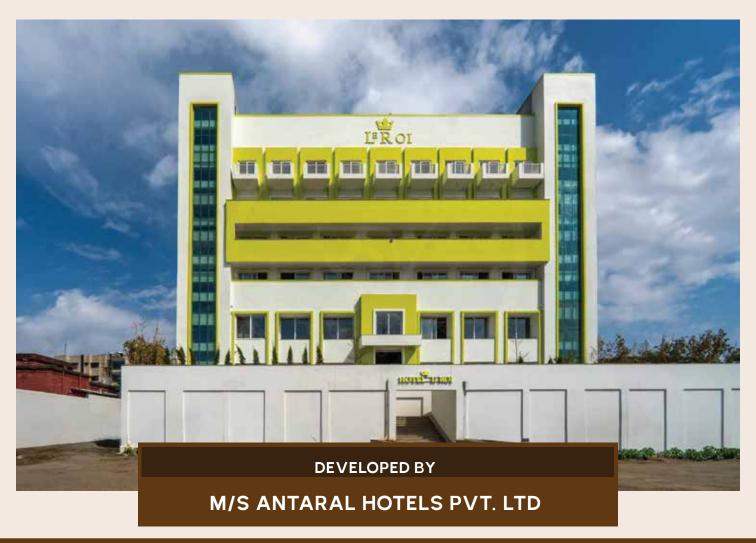
Multi-Functional Complexes represent a pivotal transformation in Railway station development, moving beyond mere transit points to become vibrant centers of activity and convenience. By offering a diverse range of services and amenities, MFCs are poised to improve the travel experience, stimulate economic activity in station areas and provide a glimpse into the future of modern and integrated Railway infrastructure. As RLDA continues to forge partnerships and expand its footprint, Railway users can look forward to more accessible and enjoyable journeys in the years to come.

HOLIDAY INN AT KATRA



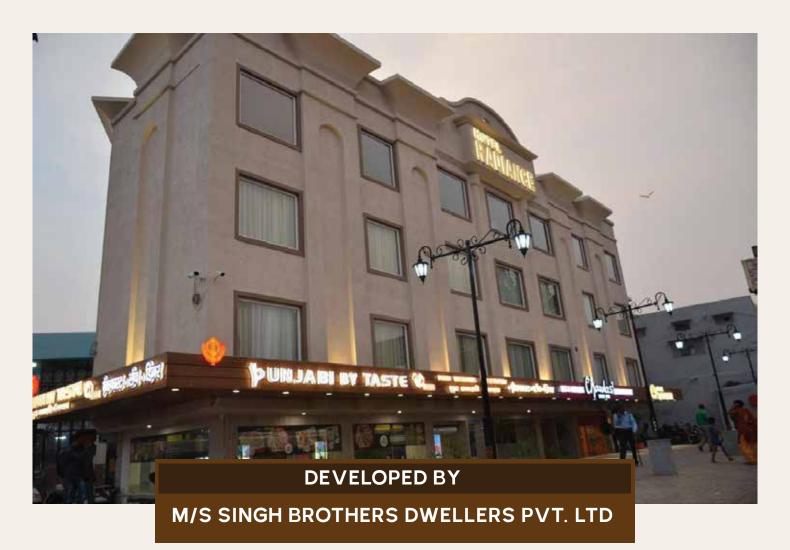


HOTEL Le ROI AT DEHRADUN



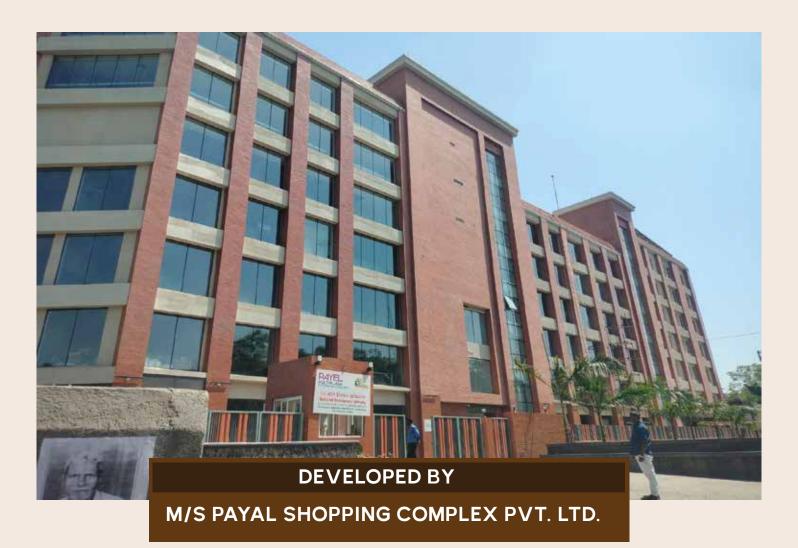


HOTEL RADIANCE AT BAREILLY





HOTEL AT ASANSOL





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M/S PATNA SAHIB INFRASTRUCTURE & DEVELOPERS PVT LTD

HOTEL PRIME LAND AT KURNOOL





HOTEL NAMASTEY AT GAYA





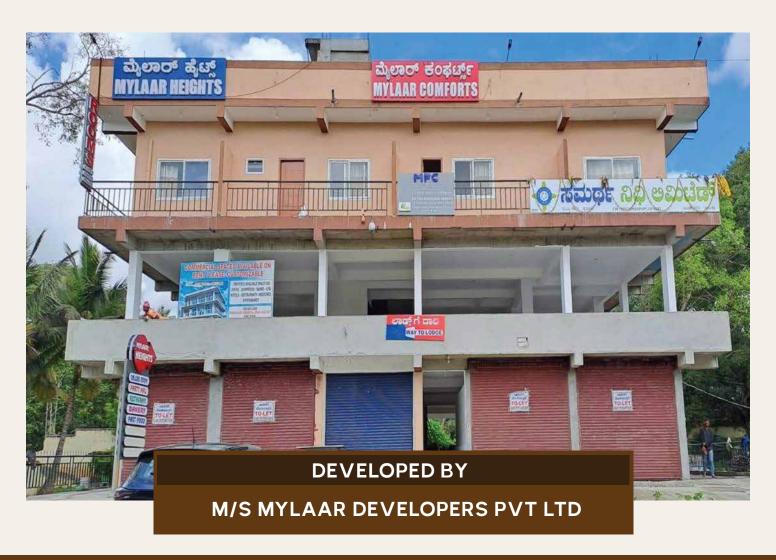


HOTEL CLICK AT BHUJ





HOTEL & COMMERCIAL SHOPS AT ARSIKERE



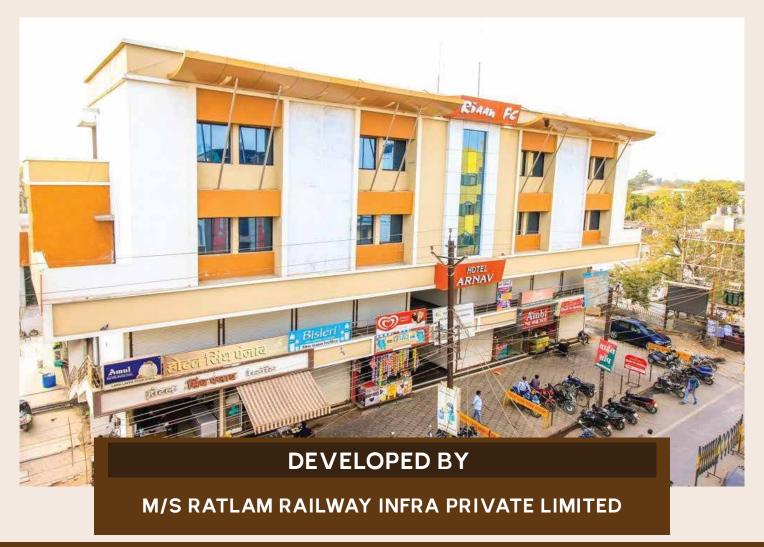


HOTEL & COMMERCIAL SHOPS AT ABU ROAD





HOTEL & COMMERCIAL SHOPS AT RATLAM





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EXPANDING HORIZONS OF RLDA

In recent years, the horizons of the Rail Land Development Authority (RLDA) have significantly broadened, now encompassing creation and marketing activities in self-development mode. The Gomti Nagar Railway Station in Lucknow and Safdarjung Station are set to be the first two projects developed with RLDA's retained earnings, with many more projects currently in the planning/execution stages. This expansion reflects RLDA's growing confidence in managing self-development initiatives.

Moreover, RLDA's evolving scope now also includes integrated master planning of railway colonies in major cities and the leasing of built-up and air spaces at redeveloped railway stations. Additional responsibilities encompass planning and consultancy for commercial utilization of CRIS Office Space at Chanakyapuri, upgrading OAK Grove School, and augmenting training infrastructure and capacity at IRIEEN, Nasik.

Thus, RLDA has not only embraced its original objectives but is also actively pursuing new initiatives, contributing to its ongoing success story.

INTEGRATED REDEVELOPMENT OF RAILWAY LAND: A COMPREHENSIVE APPROACH

To accelerate the redevelopment of railway land across the country in an integrated manner, potential railway land parcels distributed in pockets are being identified. A comprehensive master plan is being developed to assess their overall development potential while simultaneously fulfilling the objective of redeveloping railway quarters and providing additional benefits to the community, including railway employees.

This exercise optimizes land use efficiently and productively through improved plot demarcation, enhancing development potential and land consolidation, which supports sustainable economic management. By transforming unutilized or less-than-optimally utilized assets into valuable resources, this initiative ensures better land utilization.

Moreover, residents of redeveloped railway colonies benefit from modern living standards with the development of gated communities equipped with essential amenities such as clubhouses, play areas, medical centers, and shops, significantly enhancing their quality of life.





"End is not the end; in fact, END means 'Effort Never Dies'."

Dr. A.P.J. Abdul Kalam



SUCCESS IS NOT A DESTINATION, BUT A JOURNEY. NEVER STOP AT ANY MILESTONE; KEEP PUSHING FORWARD

Dr. APJ Abdul Kalam 18 68 18 5 FEB AHMEDABAD RAILWAY STATION

CONTACT US

RAIL LAND DEVELOPMENT AUTHORITY

Unit No. 702-B, 7th FLOOR, KONNECTUS TOWER-2, DMRC BUILDING, AJMERI GATE, DELHI-110002

TEL:- +91-11-23232854 / 23232835

https://rlda.indianrailways.gov.in