

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

**Project Information Memorandum
Multifunctional Complex
At
Deoghar**

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

1. Disclaimer

This Project Information Memorandum (the "PIM") is issued by Rail Land Development Authority (RLDA) in pursuant to the Request for Proposal vide RFP Notice No. _____ to provide interested parties hereof a brief overview of plot of land (the "Site") and related information about the prospects for development of multifunctional complex at the Site on long term lease.

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

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2. Project Information

2.1 Introduction:

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

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

2.2 Salient Features

All the sites that are on offer have an excellent opportunity for a successful commercial real estate development owing to the following factors:

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

2.3 Executive Summary

Location	<u>Baidyanathdham</u>
Land Area proposed	283.50 sq.m.
Built up area	413.25sq.m.
Current status of site	Vacant Land
Site Surroundings	North- Railway Track East- Road and Railway Quarters West- Vacant Railway Land South- Road (2.5 m wide) and Private area
Site accessibility	5 Meter wide approach road
Topographical Features	Rectangular plot. (21 m x13.5 m)

2.4 Process Chart:



Fig 2: Process Chart

2.5 Guidelines for Expression of Interest (EOI):

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

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

Expressions of interest are invited from end users like large chain retailers, hoteliers, and small individual entrepreneurs interested in leasing the premises on a short term basis (min of 9 years) as an indicative rental for developers who might be interested in leasing the land and developing the project.

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

- The EOIs may be annexed to the amended tender document to enable greater transparency for bidders.
- Retailers and Hoteliers interested in leasing space may send in expressions of interest, as this will provide an indicative rental for final leasing from the winner of the final bid.
- EOI must be stamped and signed by the authorized signatory of the company.
- EOI will not be the final contract between the winner of the bid and the end user, which will be subject to negotiations etc. as in the case of any private commercial deal.
- EOI from developers will not be considered as a valid bid for the project, since the valid bid will be only considered as per the normal rules of tendering by RLDA.
- EOI must be submitted within 15 days of the posting of this RFP for the MFCs on the website.

3. Deoghar - A City Profile

3.1 Introduction

Located in northeastern Jharkhand, Deoghar is a major Hindu pilgrimage and a famous health resort. It's famous for the temple of Shiva-Baidyanath and numerous Buddhist ruins are also located nearby. It is the 5th largest city of Jharkhand.



3.2 Location and Connectivity

The nearest railway station is Baidyanathdham. Jasidih Junction is about 7 km from Baidyanathdham railway station, which is on the main line of the Howrah-Delhi route of the Indian railway. Deoghar has an average elevation of 254 metres (833 feet)

Cities	Distance
Kolkata	373 km
Patna	281 km
Bhagalpur	150 km
Ranchi	322 km

3.3 Demography

As of 2011 India census, ^[3] Deogarh has a population of 203,116 and 17.62% of the population is under 6 years of age. Males constitute 52% of the population and females 48%.

Area (in km²)	2,479 km ²
Total population:	203,116
Male:	79.13%
Female:	52.39%
Density (per km²)	602/km ²
Literacy (%)	66.34%

3.4 Rail Passenger Information

Deogarh is part of Eastern railway/Asansol zonal railway division.

Average number of passengers dealt per day	5500
Number of trains per day	11 pairs
Average passenger ticket earning per day	INR 2.65 Lakh

Table: Passenger information On Deogarh Railways

3.5 Retail Scenario

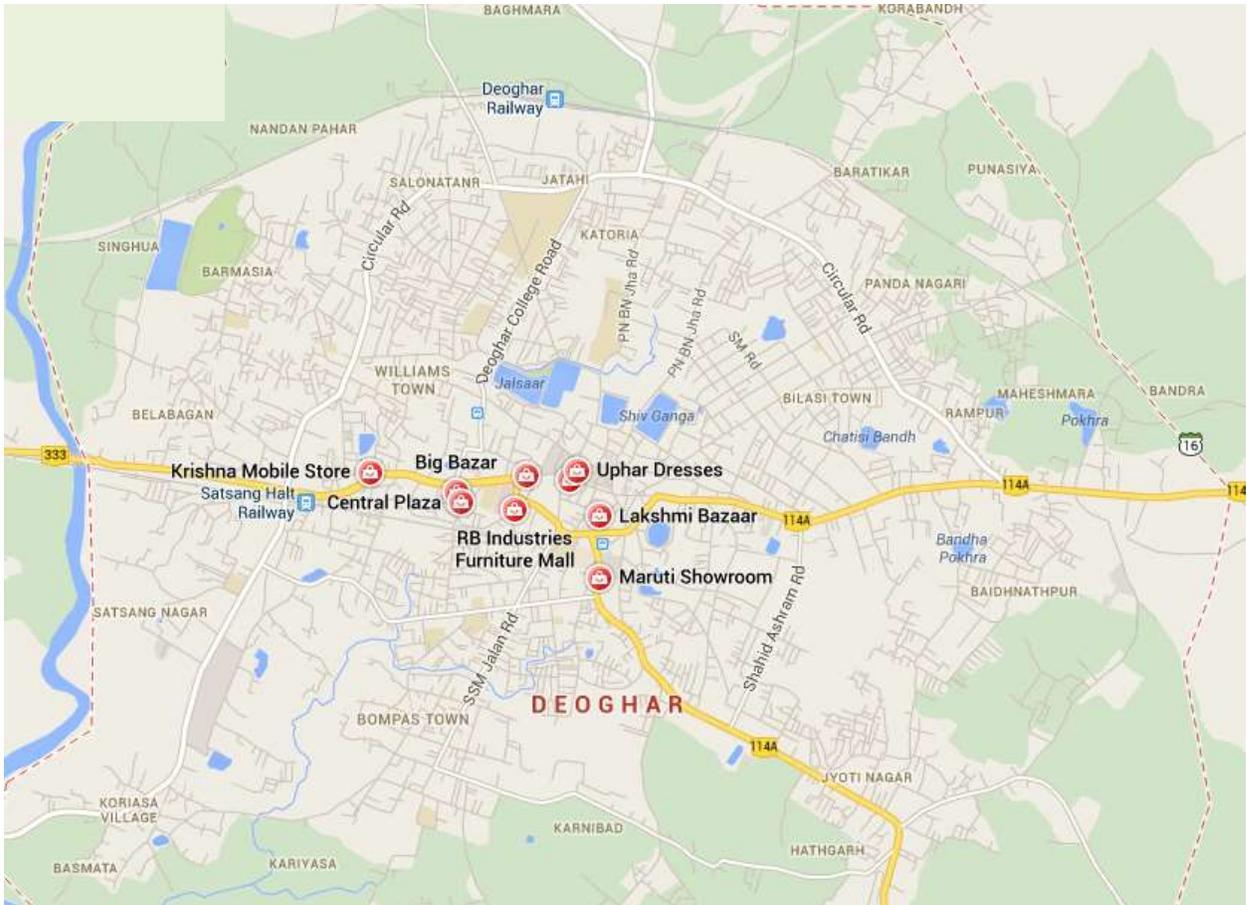


Fig 5 Existing and upcoming Retail establishments in Deoghar

3.6 Snapshots of Retail in Deoghar

Big Bazaar in Deoghar



Maruti Showroom in Deoghar



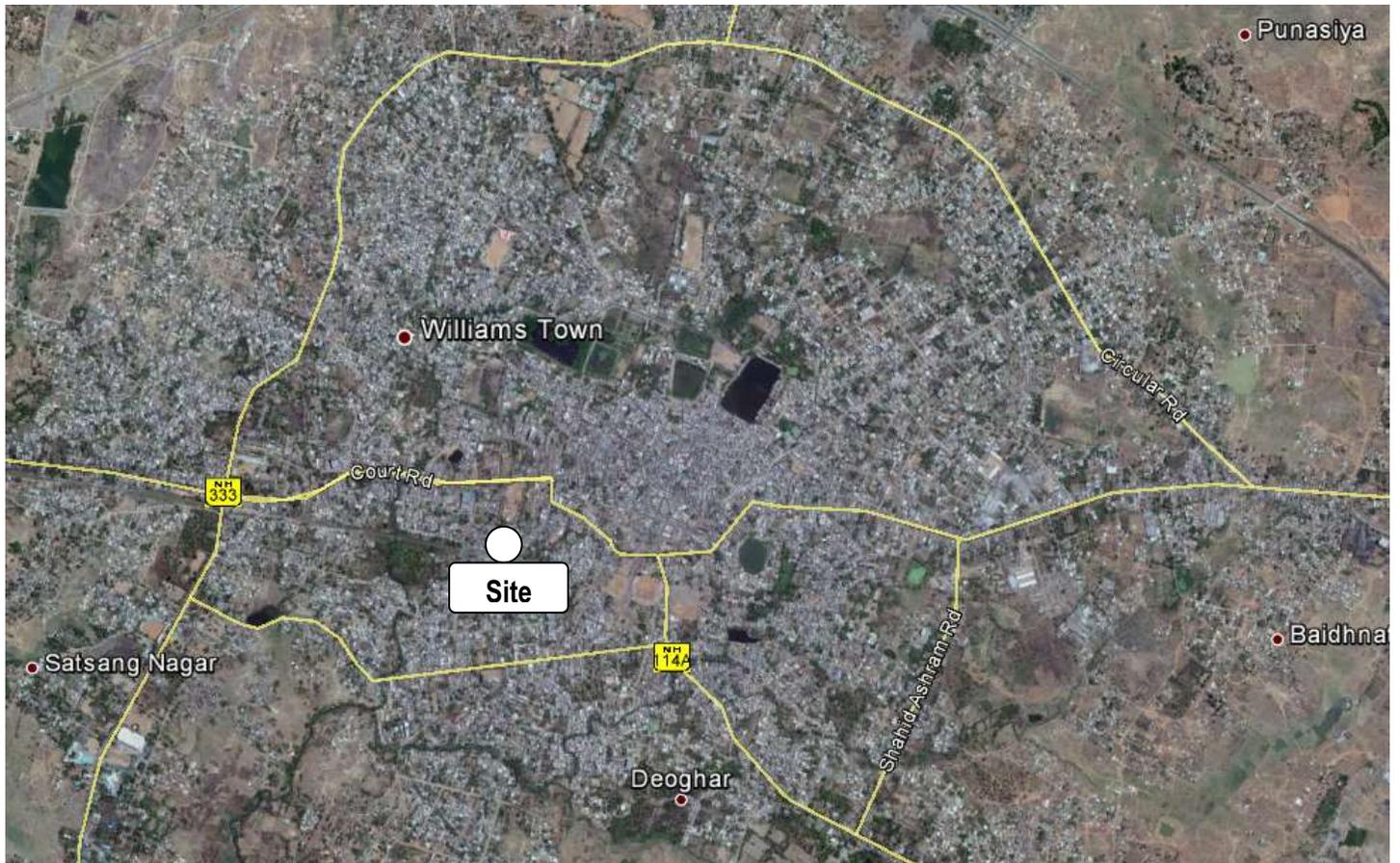
Manyavar in Deoghar



4. Site Information

4.1 Location

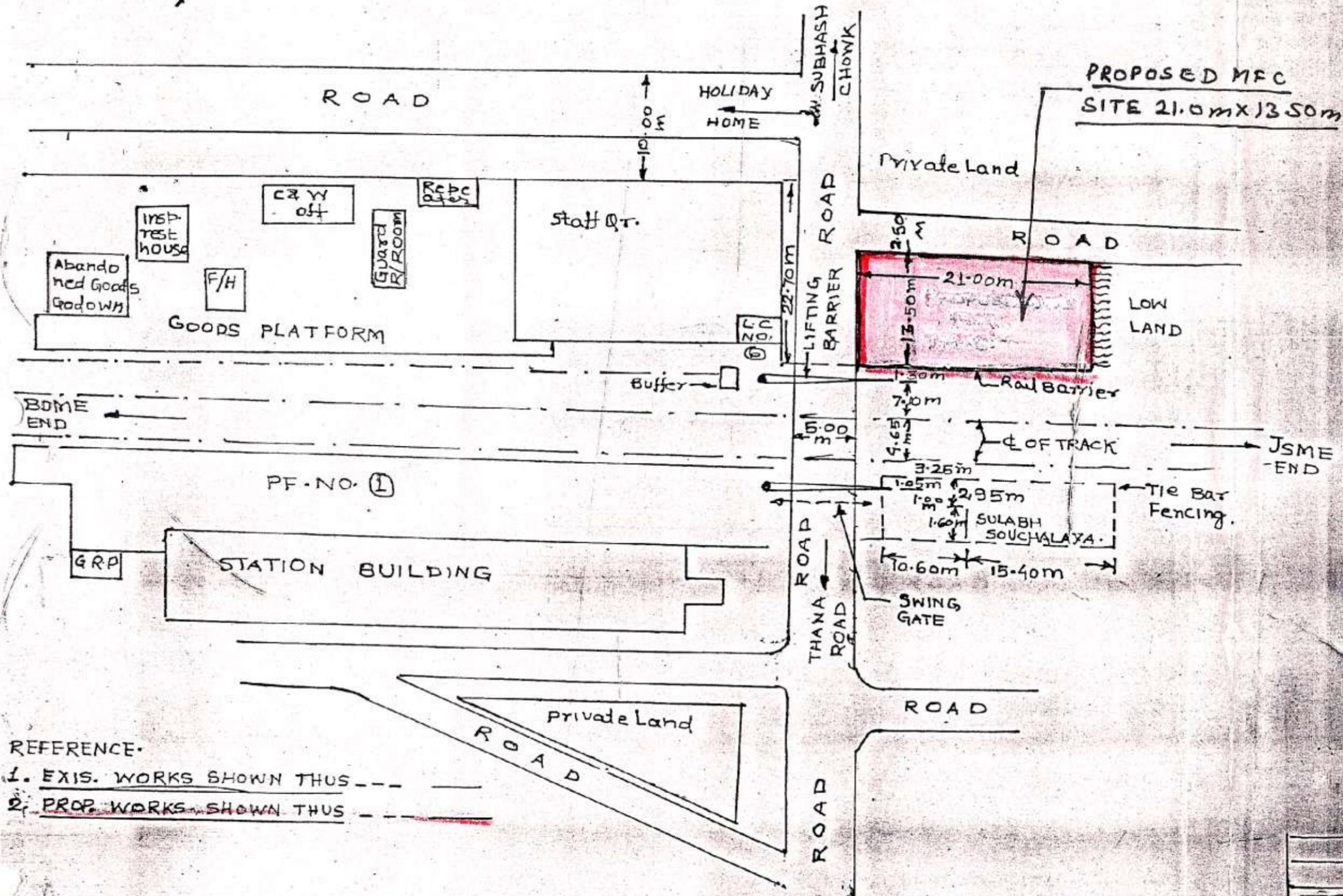
The site is located at Baidyanathdham railway station. A photographic illustration of the site is presented in the figure given below.





4.2 Layout

The layout for the proposed site is shown in figure given below.



- REFERENCE-
- 1. EXIS. WORKS SHOWN THUS
 - 2. PROP. WORKS SHOWN THUS

DRM/ASN	<i>[Signature]</i>
SR DEN (1)	<i>[Signature]</i> 17/10/11
SR.D.C.M.	<i>[Signature]</i> 17/10/11
SR DEN (2)	<i>[Signature]</i> 17/10/11
DESIGNATION	SIGN. & DATE

EASTERN RAILWAY
BDME STATION
PROVISION OF
MULTIFUNCTIONAL COMPLEX
AT BAIDYANATHDHAM

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4.3 Site Photographs







4.4 Plot Details

The area of subject land plot is approximately 283.5 sq m.

Parameter	In sft	In sqm
Site Area Utilized	3051.6	283.5
Maximum Built up Area	4448	413.25

4.5 Suggested Product Mix

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