

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

**Project Information Memorandum
Multifunctional Complex
At
Dibrugarh
(Assam)**

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

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1. Disclaimer

This Project Information Memorandum (the "PIM") is issued by Rail Land Development Authority (RLDA) in pursuant to the Request for Proposal vide RFP Notice RLDA/RFP/MFC/03 of 2017 to provide interested parties hereof a brief overview of plot of land (the "Site") and related information about the prospects for development of multifunctional complex at the Site on long term lease.

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

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

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

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

2 Project Information

2.1 Introduction:

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

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

2.2 Salient Features

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

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

2.3 Executive Summary

Land Area proposed	500 Sq. Mt
Built up area	200 Sq. Mt but can be increased to 1000 Sq.Mt on additional payment on prorate basis.
Site Surroundings	North- Station road, Main market East- Santiparsa road, main market, Soham shopping mall West- Petrol Pump, Railway Station South-Residential Area, District court, Bus stand
Site accessibility	Through station approach road

2.4 Process Chart:



Fig 1: Process Chart

2.5 Guidelines for Expression of Interest (EOI):

M/s Jones Lang LaSalle Property Consultants India Private Limited 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 after posting of this RFP for the MFCs on the website.

3. Dibrugarh - A City Profile

3.1 Introduction

Dibrugarh is a city and is the headquarters of the Dibrugarh district in the state of Assam in India. Well known as the Tea City of India, Dibrugarh is considered to be a major city in eastern India in line with Guwahati and Bhubaneswar and is the emerging communication and industrial hub of North East India.

Dibrugarh is also one of the two main cities in the state of Assam to receive urban development aid from the Asian Development Bank and is the nerve centre of industry, communication and healthcare of the upper Assam region.

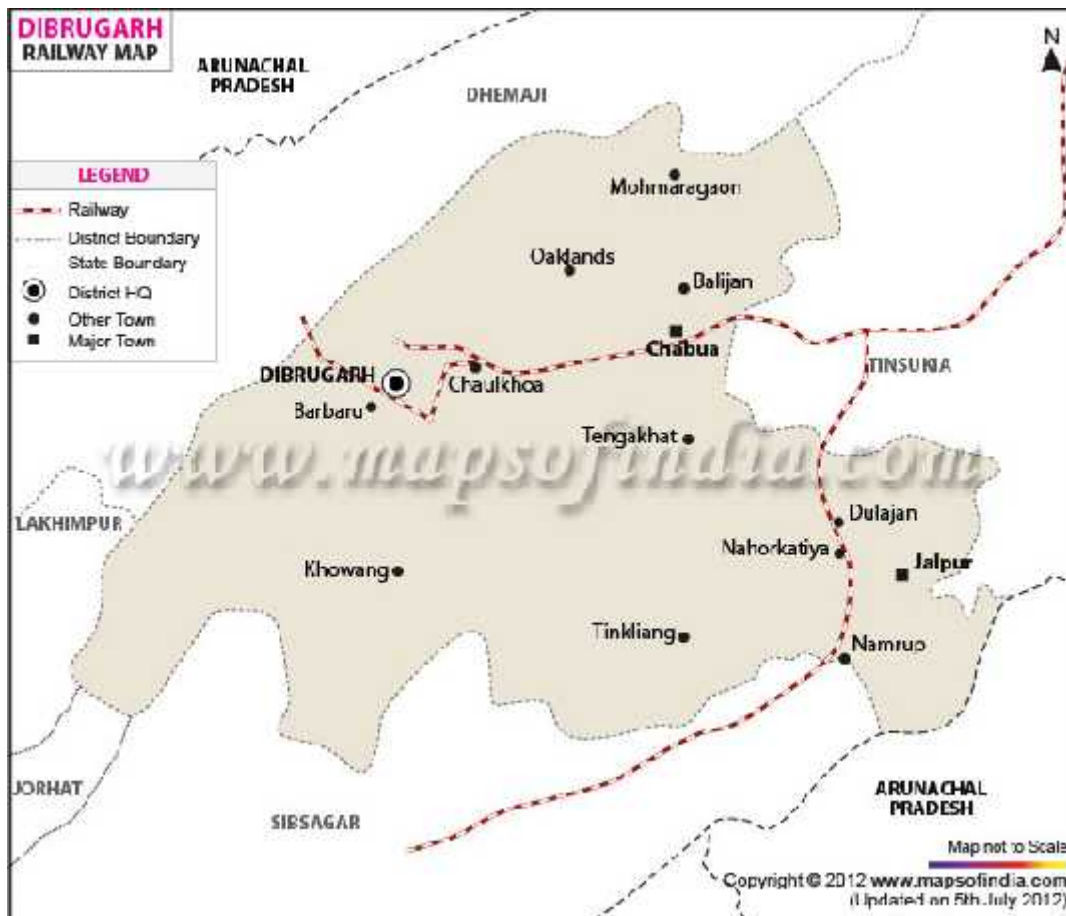


Fig 3: Location of Dibrugarh Railway Station

3.2 Location and Connectivity

Dibrugarh is situated in the easternmost part of Assam. Rail, road and air connectivity coupled with the presence of large number of tourist spots in and around Dibrugarh city has seen impressive growth of tourism industry in this part of India in recent part.

Dibrugarh Airport is located Mohanbari which is around 15Km from Dibrugarh town. Dibrugarh Town and Dibrugarh are two railway stations of the city and also two of the important Easternmost railway stations on the map of the Indian Railways connected to some of the important Indian cities like Bangalore, Chennai, Trivandrum, Delhi, Kanyakumari etc.

Cities	Distance
Guwahati	475
Tezpur	315
Shillong	535
Kolkata	1390
Itanagar	205

3.3 Demography

As of the 2011 India census, Dibrugarh city had a population of 154,019. Males constituted 54% of the population and females 46%. The sex ratio of Dibrugarh city was 925 per 1000 males. Total literates in Dibrugarh city are 113,822, of which 60,782 are males and 53,040 are females. Therefore, the average literacy rate of Dibrugarh is 89.5%, which is higher than the national average literacy rate

Area (in km ²)	115
Total population:	154,019
Females (/1000 males)	925
Density (per km ²)	392
Literacy (%)	89.5 %
Male Literacy (%)	53.4 %
Female Literacy (%)	46.6 %

3.4 Rail Passenger Information

Average no. of passengers dealt per day	16,000
No. of passenger trains daily	8

Table: Passenger information
On Dibrugarh Railways

3.5 Retail Scenario

Dibrugarh is a fast developing city in Assam and hence the city has seen huge growth of shopping malls and shopping complexes. New Market is the main market area of Dibrugarh city. There are several shopping complexes in Dibrugarh. Junction Mall is the main mall in Dibrugarh, it is located on the southern side of RKB Road and near the City Regency Hotel. Junction mall has seven floors, M.P Jewellers, Reebok, Adidas, Sohum departmental store, Galleria Cinemas are some of the brands housed in Junction mall. A couple of new malls are also coming up in the city.

Vishal Mega Mart, Khushee Mega Mart, City Kart, Reliance Trends, Reliance Footprints are some of the brands in the large-scale retail format that have entered the city recently.

3.6 Snapshots of Retail in Dibrugarh



4. Site Information

4.1 Location

The site is located at Dibrugarh railway station. Dibrugarh railway station is a railway junction station on the Lumding-Dibrugarh section. The Dibrugarh – Kanyakumari Vivek Express, introduced in 2011 is a train service with the longest route in India which originates from Dibrugarh station only. iygy

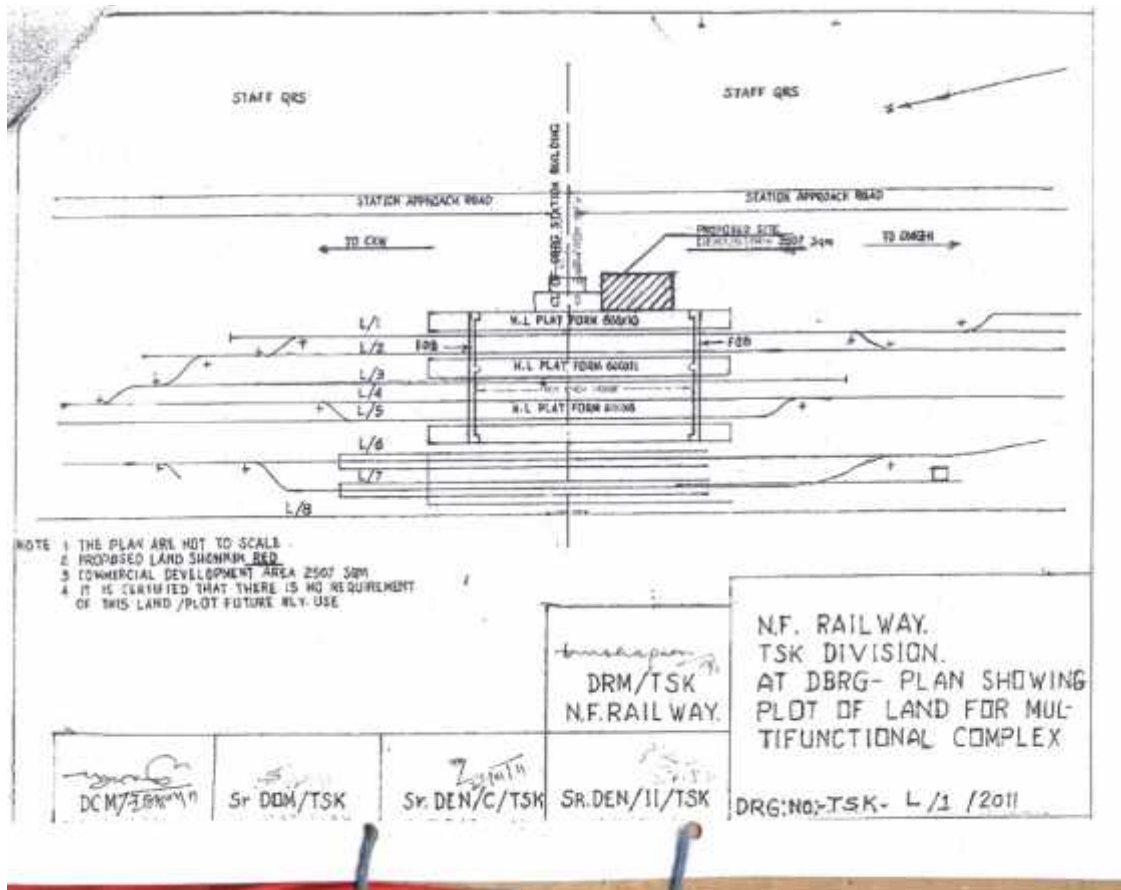
The site has a railway parking lot for Cycles and Two Wheelers along its front side.



Google Image of site

4.2 Layout

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



4.2 Site Photographs



Station Entrance

4.4 Plot Details

The area of subject land plot is approximately 500 sq m.

Parameter	In sft	In sqm	Pro-Rata Increase
Site Area Utilized	5,381.96	500	-
Maximum Built up Area	2152	200	1000 Sq. mt

4.5 Suggested Product Mix

HOTEL	RETAIL	RETAIL AMENTIES
<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