

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

**Project Information Memorandum
Multifunctional Complex
At
Durgapur
(West Bengal)**

**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 _____ of 2011 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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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

2.2 Salient Features

All the 46 sites at offer 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	The site is located in front Durgapur station building
Land Area proposed	3010 Sq. Mt
Total land area	3010 Sq. Mt
Built up area	4816 Sq. Mt
Current status of site	Vacant
Site Surroundings	North- Circulating area with station building. East-Railway Colony. West- Bus Stand South- Bankura connecting road.
Site accessibility	Accessible from station road
Topographical Features	Rectangular shape

2.4 Process Chart:

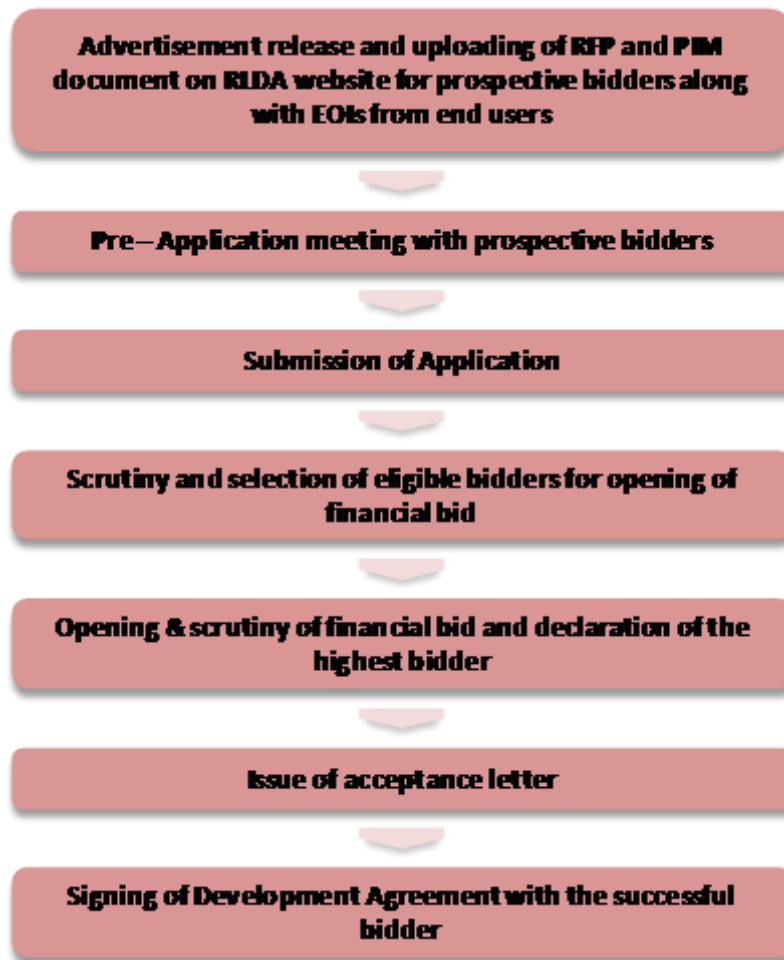


Fig 2: Process Chart

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. Durgapur - A City Profile

3.1 Introduction

Durgapur is home to one of the largest industrial units in the state, Durgapur Steel Plant, one of the integrated steel plants of Steel Authority of India Limited. Alloy Steels Plant of SAIL and CMERI, a CSIR laboratory, are also located here. There are a number of power plants, chemical and engineering industries. National Institute of Technology (Earlier known as Durgapur Regional Engineering College), Durgapur is one of the prominent seats of Engineering and Technological Educations of the country. Durgapur is the second planned city of India, after Chandigarh and is by far, the most industrialized city in the entire eastern India. A full-fledged domestic airport is coming up near Durgapur. Durgapur several Shopping malls and multiplex. Durgapur even has a three-star hotel called peerless inn.



Fig 3: Location of Durgapur in Railway-Map

3.2 Location and Connectivity

Durgapur is well connected via roads. It is also well connected by rail to major parts of India such as Delhi, Mumbai, Chennai, Indore, Bhopal, Jabalpur, Nagpur, Guwahati, Amritsar, Jaipur, Lucknow, Kanpur etc. Long distance buses connect Durgapur to places like Jamshedpur, Dhanbad, Bokaro, Siliguri, Malda Town etc.

Due to its industrial and commercial importance, Durgapur city is connected to almost all major places of Bengal. Express/Mail trains and couple of inter-city superfast trains ply between Kolkata and Durgapur on a regular basis. The Sealdah Rajdhani Express and the Howrah Ranchi Shatabdi express also stops here. Poorva Express, Kalka Mail, Amritsar Mail, Mumbai Mail, Doon Express etc. are some important trains stopping at Durgapur.

Cities	Distance
Bardhaman	66 Km
Asansol	60 Km
Kolkata Airport	184 Km
Bankura	43 Km
Dhanbad	123 Km

3.3 Demography

2001 census Durgapur had a population of 492,996. Males constitute 53% of the population and females 47%. Durgapur has an average literacy rate of 75%, higher than the national average of 59.5%: male literacy is 81% and, female literacy is 69%. In Durgapur, 10% of the population is under 6 years of age.

Area (in km²)	154
Total population:	492,996
Male:	53%
Female:	47%
Females (/1000 males)	947
Density (per km²)	1029
Literacy (%)	75%

3.4 Rail Passenger Information

Average no. of passengers dealt per day	15400
No. of passenger trains per day	144

**Table: Passenger information
On Durgapur Junction Railways**

3.5 Retail Scenario

The retail sector is rising in Durgapur. The retail sector has just started to emerge. A number of shopping malls, retail outlets, and commercial complexes are in the pipeline and are about to finish soon. The retailers are searching options for opening their outlets in local market. Due to these entire processes the land prices have seen a significant surge in recent times in Durgapur.

The latest addition to boost the retail sector in Durgapur is Junction Mall which houses Shopper's Stop, KFC and many other brands. The city centre area of the city is hugely popular and happening area of the city. Brands like Spencer's, INOX, Big Bazaar, Tanishq are present there. Many other brands will soon enter the emerging retail scene to tap the potential of the area.



Existing and upcoming Retail establishments in Durgapur

3.6 Snapshots of Retail in Durgapur



Dreamplex / Big Bazaar



Suhatta Complex / Spencer's

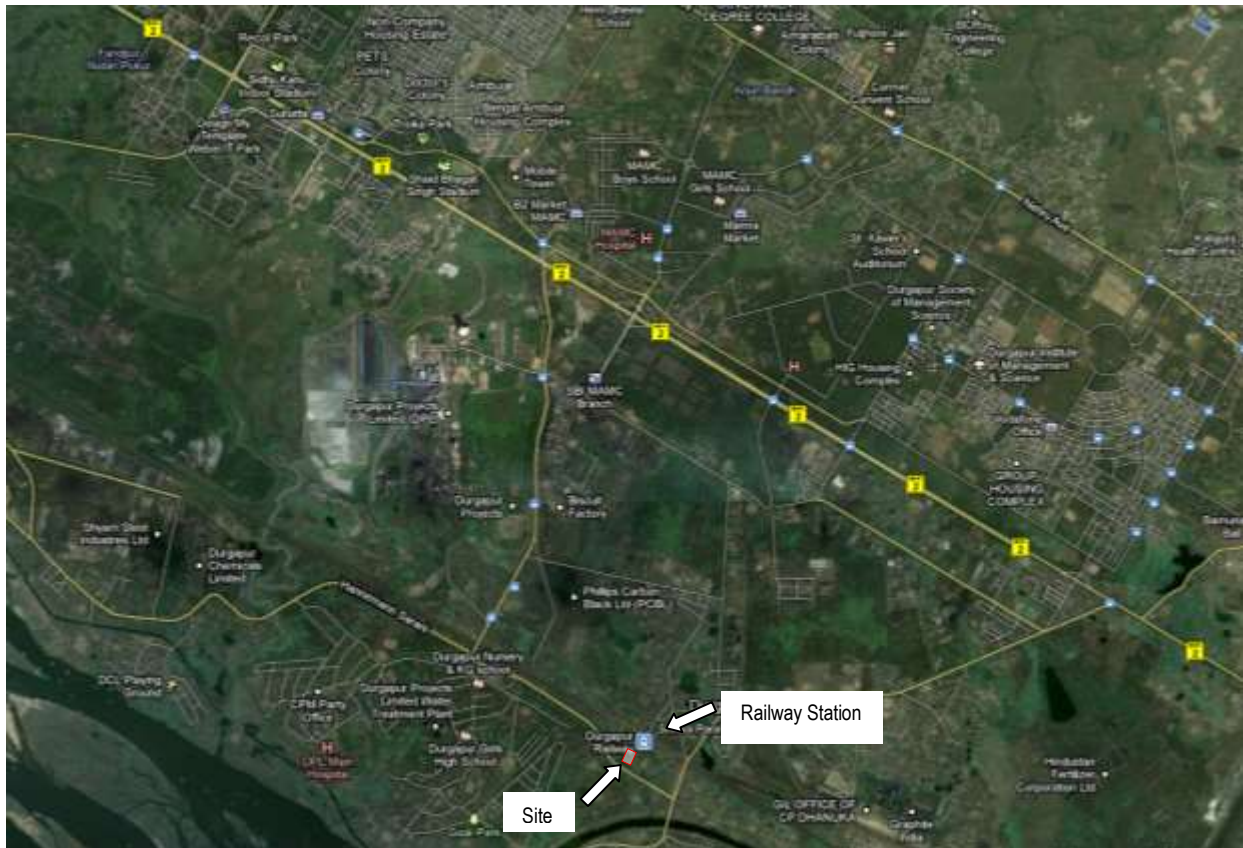


Junction Mall / KFC / Shoppers Stop

4. Site Information

4.2 Location

The site is located opposite to Durgapur railway station building.



Google Image showing the site location

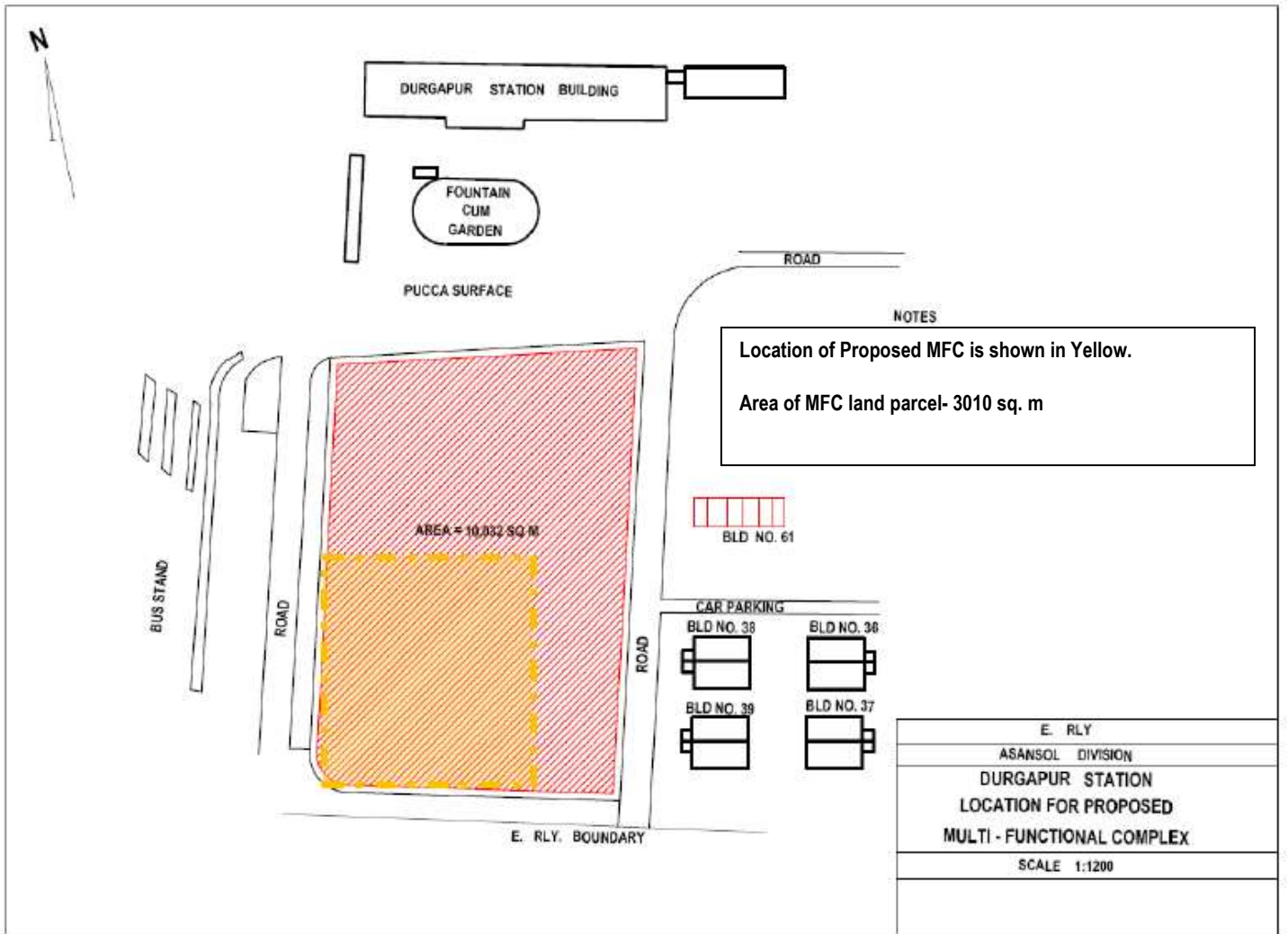


Google Image showing the site location



Google Image showing the site location

4.2 Layout



4.3 Site Photographs



Durgapur Station Vicinity



Durgapur Station Entry



MFC Site



Road to Site



Second entry to site

4.4 Plot Details

The area of subject land plot is approximately 372 sq. m.

Parameter	In sft	In sqm
Site Area Utilized	32399.37	3010
Maximum Built up Area	51838.99	4816

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