



Rail Land Development Authority



PRE BID MEETING

FOR

DEVELOPMENT OF 15.27 HA OF RAILWAY LAND
(INCLUDING REDEVELOPMENT OF EXISTING RAILWAY
COLONY ALONG RANI JHANSI ROAD) AT KISHANGANJ
(KAROL BAGH), DELHI FOR 99 YEARS

Thursday, August 29th 2019

Time: 11 am

Venue : Hotel The Park
Sansad Marg, New Delhi- 110001

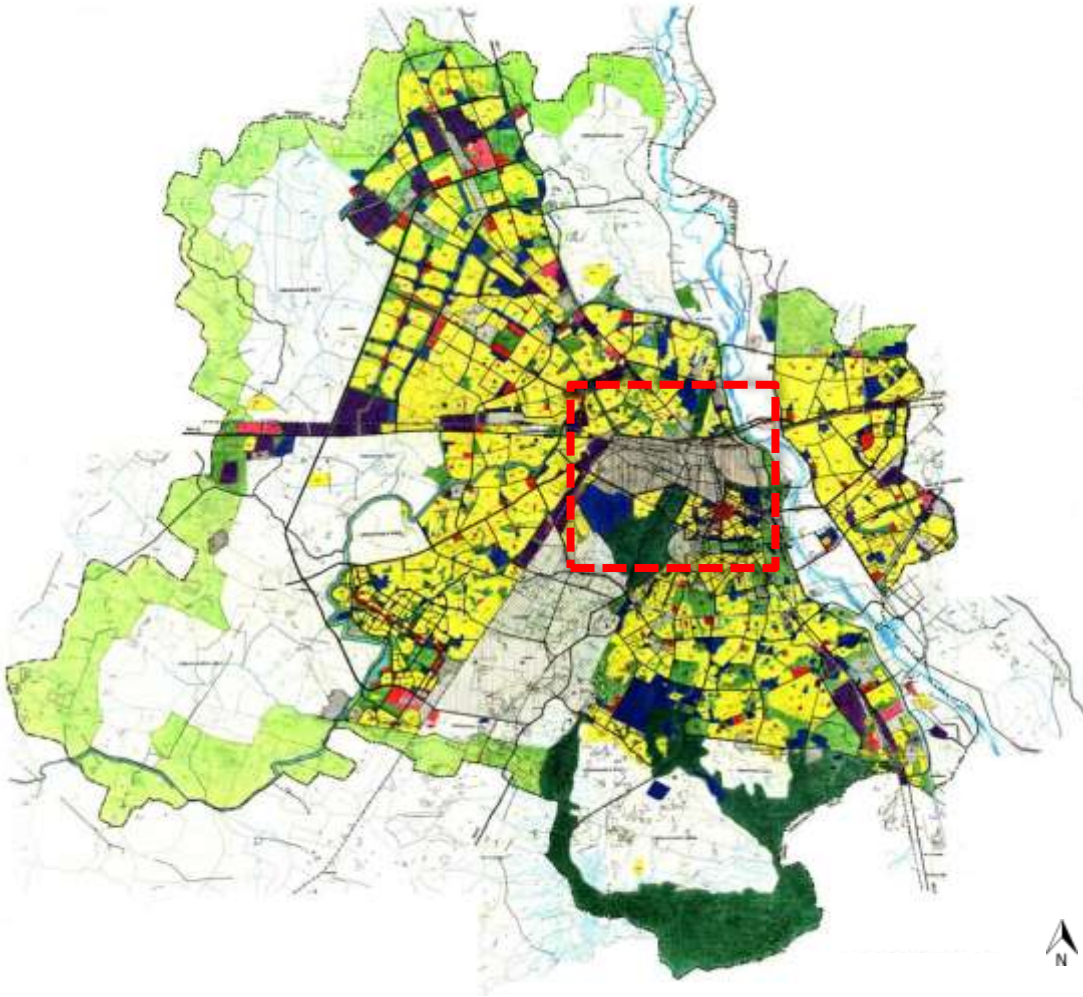


FINANCIAL AND MARKETING CONSULTANT

INNOVEST ADVISORY SERVICES PVT. LTD.

PROJECT SITE CHARACTERISTICS

Location of Site in Delhi-MDP 2021



Location of Site in Zone B



Site Boundary



Location of Site in Sub Zone B1



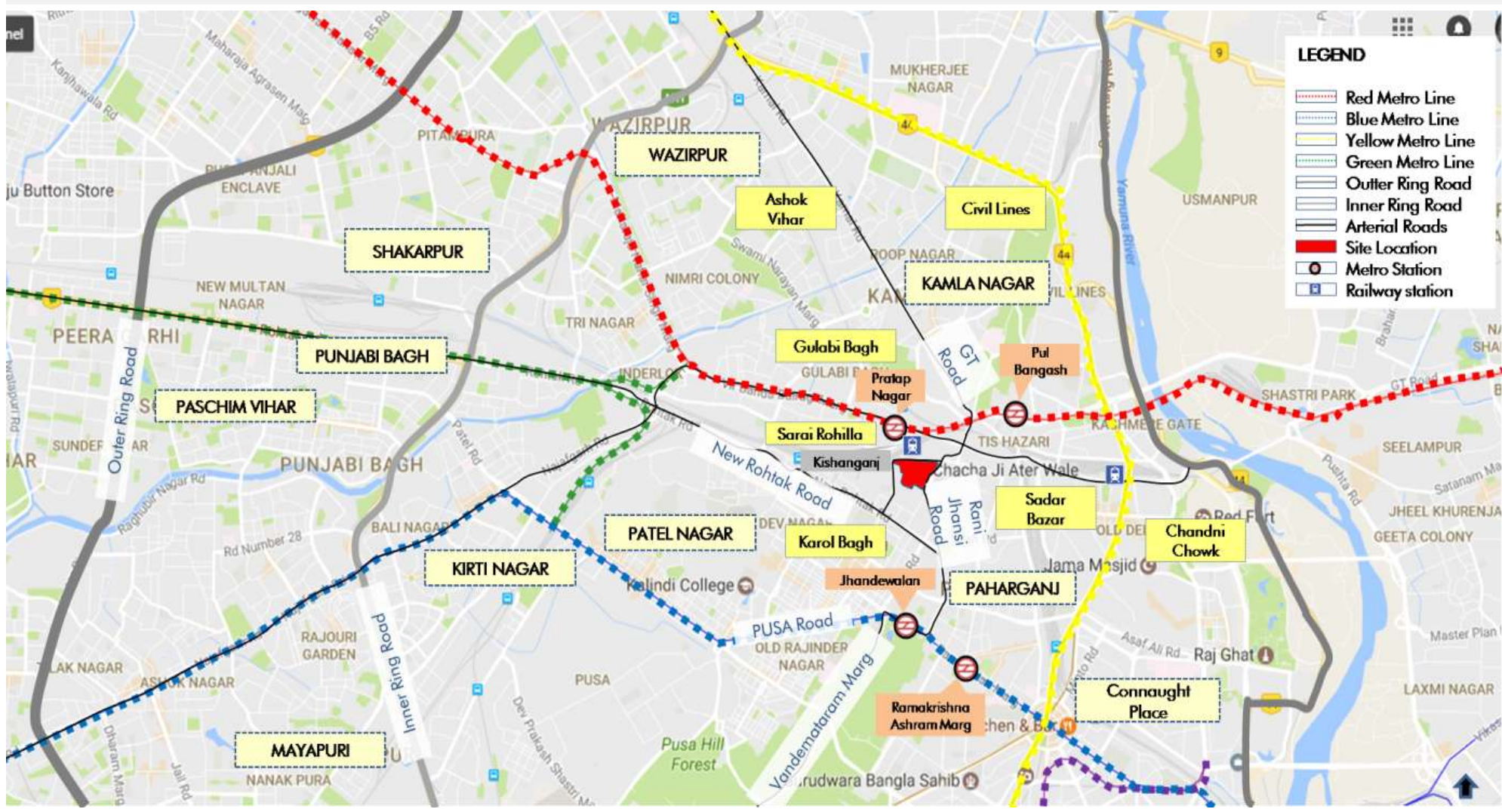
Geographical Location	28°39'41.8"N & 77°12'01.4"E
Zone	B
Sub Zone	B1
Zone Name	Karol Bagh
Sub Zone Name	Kishan Ganj
Ward Name	Karol Bagh
Ward Number	91
Colony Category	E
Corporation	North Delhi Municipal Corporation
Landuse	Residential Redevelopment

SALIENT FEATURE OF THE SITE

A	Total Area of the Plot	1,52,700 Sqm
B	Area Earmarked for Redevelopment	15,048.70 Sqm
C	Net Area to be Leased to the Selected Bidder	1,37,651.30 Sqm
D	Maximum permissible FSI of the Plot under Redevelopment including 15% for EWS	3.45
E	Built Up area utilizing maximum permissible FAR {A x D}	5,26,815 Sqm
F	Built Up area to be utilized for Redevelopment Project {B x 3.0}	45,146 Sqm.
G	Net Built up area available for the Selected Bidder {E - F}	4,81,669 Sqm
H	Effective FSI for Redevelopment: {F(÷)B}	2.9999
I	Effective FSI available for the Selected Bidder: {G ÷ C}	3.4992

LOCATION & CONNECTIVITY

Location of Site with Reference to Prominent Locations

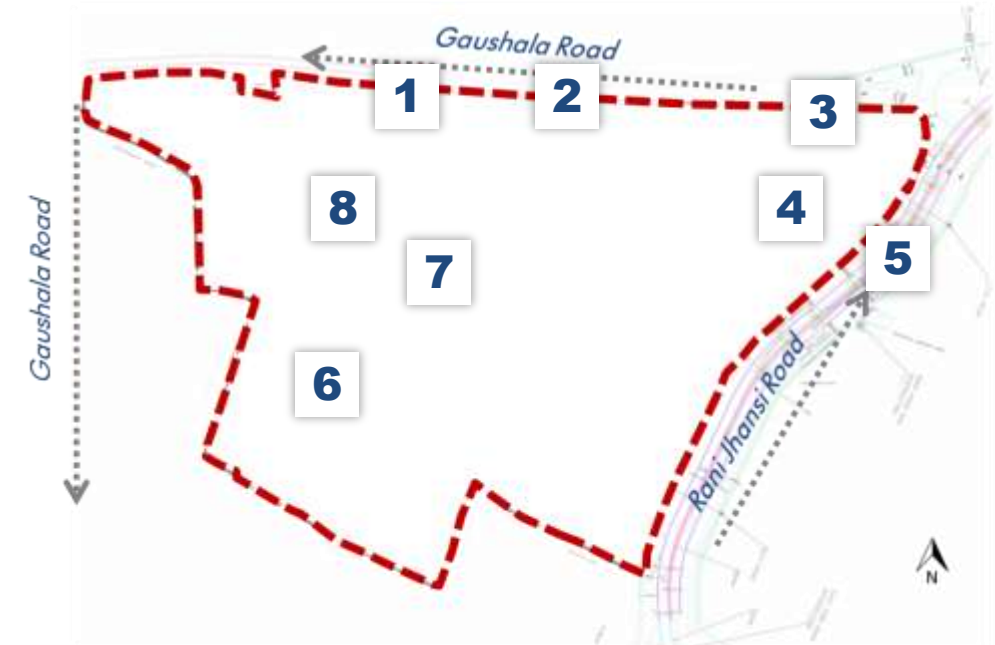


Distance from Prominent Locations

Location	Distance From the site (in Km)
Indira Gandhi International Airport	~ 17
Pul Bangash Metro Station	~ 1.2
Pratap Nagar Metro Station	~ 1.4
Old Delhi railway station & ISBT	~ 3
Cannaught Place	~ 5.5
Netaji Subash Place	~ 9.2
Jhandewalan	~ 2.6
Nehru Place	~ 17.87
New Delhi Railway Station	~ 5.4

TYPICAL VISUALS OF THE SITE

Visuals of the Site



Location	Description
1.	Entry to the existing Railway Colony
2.	Entry to the existing Railway Colony
3.	Site abutting Gaushala Road
4.	Partially demolished railway quarters near Rani Jhansi Road
5.	Rani Jhansi Road
6.	Existing Railway Quarters in the site
7.	Existing Railway Quarters in the site
8.	Office
Site Inventory	
Total Railway Quarters	575 (only 340 are occupied as on 18.01.2019)

DEVELOPMENT REGULATIONS AS PER MPD 2021

- The prescribed FAR for the subject site is **200**.
- As per the Redevelopment Scheme a maximum overall **FAR of 50% over and above the existing permissible FAR** on individual plots subject to maximum of 400 shall be permissible.
- The **Maximum permissible FAR accounts to be 300**.
- Under the redevelopment scheme a minimum of **10% of the FAR for commercial use and 10% of the FAR for community facilities** is prescribed with a view to trigger a process of self generating redevelopment.
- As the project site falls under specific use zone of Residential Redevelopment it is envisaged to be developed as Group Housing.
- The norms for Group Housing with respect to ground coverage, basement parking, setbacks etc (except FAR) shall be applicable.
- As per Residential Group Housing development **the maximum ground coverage prescribed is 33.3%**. (in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage up to 40% may be allowed).

- Under Residential Group Housing Development a parking of **2.0 ECS/100 Sqm built-up area and 0.5 ECS/100 Sqm for EWS/ Service Personnel** housing is prescribed.
- As per the Residential Group Housing Development it is ensured that a **minimum of 15% of the proposed FAR is to be constructed for Community- Service Personnel/ EWS and lower category**. Such flats should have an area between (25 to 40 Sqm). This 15% of the proposed FAR for community Service Personnel/ EWS and lower category housing would be **over and above permissible FAR**.
- The **50% of the EWS Housing Stock shall be retained by Developer Entity (DE)** and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing.
- The **Remaining 50% of DUs developed by DE to be sold to DDA** for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per Sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site.

Development Parameters

- Enhanced FAR: **300**
- EWS Housing: **15%** (in addition to FAR) [50% DE+ 50% DDA]
- Ground Coverage: **33.33%**
- Parking: **2 ECS**/ 100 Sqm of BUA

AS PER MPD 2021 provisions

Envisaged Product Mix

- Enhanced FAR under Residential Redevelopment Scheme: **300**
- Subject Land area: 15.27 Ha
- Product Mix under Residential Redevelopment Scheme
 - **80 %** (Residential)
 - **10%** (Commercial)
 - **10%** (Facilities)

RFP Part I	:	Regulation of Bid & Lease Agreement (Standard Bid Document)
RFP Part II	:	General Condition of Lease Agreement (Standard Bid Document)
RFP Part III	:	Instruction to Bidders (ITB): Process/Evaluation/Bid Parameter/Forms
RFP Part IV	:	Special Condition of Lease Agreement
RFP Part V	:	Schedule & Specifications

- Single Stage two Steps process
- **Step 1:** Test of Responsiveness and Qualification
- **Step 2:** Price Proposal
- **Bid Parameter:** Lease Premium to be paid to RLDA / highest to be the preferred bidder
- **Reserve Price:** The reserve price for Lease Premium on **land area of 1,37,651.30 Sqm with effective FSI of 3.499 is INR. 1,862.00 Crore**
- Consortium permitted
- EMD **Rs 5 Crore** only
- Bid document fee **Rs 1,12,000/-** Tender Process fee of **Rs 2,000/-**
- E-Submission on www.tenderwizard.com/RLDA (One time registration fee **Rs 2,500/-**)

■ **Technical Capability: (in last 10 years)**

- One Real Estate Project of **min 50,000 Sqm** built up area

OR

- Minimum Cumulative built up area of **2,00,000 Sqm** over multiple real estate projects

■ **Financial Capability:**

- **Minimum average annual Total/ Gross turnover of Rs 320 Crore** during the last **3 Financial Years** (i.e. 2016-17, 2017-18, 2018-19)

OR

- **Minimum Net worth of Rs 320 Crore** (as on 31st March 2019)

SALIENT PROVISIONS OF LEASE / DEVELOPMENT AGREEMENT

- Approval, Designing, Planning & Construction
- Development/Marketing/ Lease Rights including O&M for 99 years for developer leasable area
- Developer to develop Railway component of 750 houses & related facilities (O&M for 36 months)
- RLDA shall engage PMC for the Railway Redevelopment portion, & the selected bidder shall abide by the PMC (unless specifically instructed by RLDA)
- Developer to pay Lease premium to RLDA in 8 instalments with interest @ 12% on balance due
- Compulsory exercise of ToD option by Developer if notified within 2 years of LOA at Additional Lease Premium
- Additional Lease Premium to be 42.7% of Lease Premium quoted
- ToD option is optional if notified after 2 years of LOA
- Additional Lease Premium payable in four equal instalments payable annually

- Preferred bidder shall pay Commitment Security of Rs 50 Crore within 15 days of Letter of Demand
- SPC to be newly incorporated by the developer for the Sole purpose for implementation of this project
- SPC to have minimum paid up and subscribed share capital of Rs 100 Crore
- Lease Agreement to be signed with SPC
- Mandatory Escrow Account for receipt of Project revenue till RLDA payments are made
- Annual Lease Rent- Re 1/- Per Sqm of leased area
- Annual License Fee- Re 1/- Per Sqm of Redevelopment Project land area

KEY DATES TO REMEMBER

29th of August 2019 from 11 am

Pre-Bid Meeting

3rd of September 2019 UP TO 6 pm

Last Date of Receiving Pre-Bid Queries

13th of September 2019

Last Date of issuance of Amendments to RFP, if any

15th of October 2019 UP TO 2 pm

Last date/time of downloading E bid document

15th of October 2019 UP TO 3 pm

Last date/time for Bid Submission

22nd of October 2019 UP TO 3 pm

Last date/time for physical submission of bid forms

22nd of October 2019 AT 3:30 pm

Date/time for Bid Opening

KEY CONTACTS FOR CLARIFICATIONS & ASSISTANCE

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THANK YOU

RAILWAY LAND DEVELOPMENT AUTHORITY (RLDA)
A STATUTORY AUTHORITY UNDER MINISTRY OF RAILWAYS, GOI



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