

MINISTRY OF RAILWAYS
RAIL LAND DEVELOPMENT AUTHORITY (RLDA)
**PROJECT INFORMATION
MEMORANDUM**

FOR

MULTIFUNCTIONAL COMPLEX

**AT
RAXAUL**

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

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This Project Information Memorandum (the “**PIM**”) is issued by Rail Land Development Authority (RLDA) in pursuant to the Request for Proposal vide 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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Please refer to General PIM-Knight Frank for the Tender Process chart, Project Potential, Guidelines on EOI and Clustering and Group Bidding on the RLDA website.

CITY PROFILE

1.1 INTRODUCTION

Raxaul is a sub-divisional town in the East Champaran district of the Indian state of Bihar. It is situated on the India-Nepal border with Birganj (in Nepal) on the other side of the border.



Indo Nepal border at Raxaul



Sewak Sanjaynath Tantrik Kali mandir

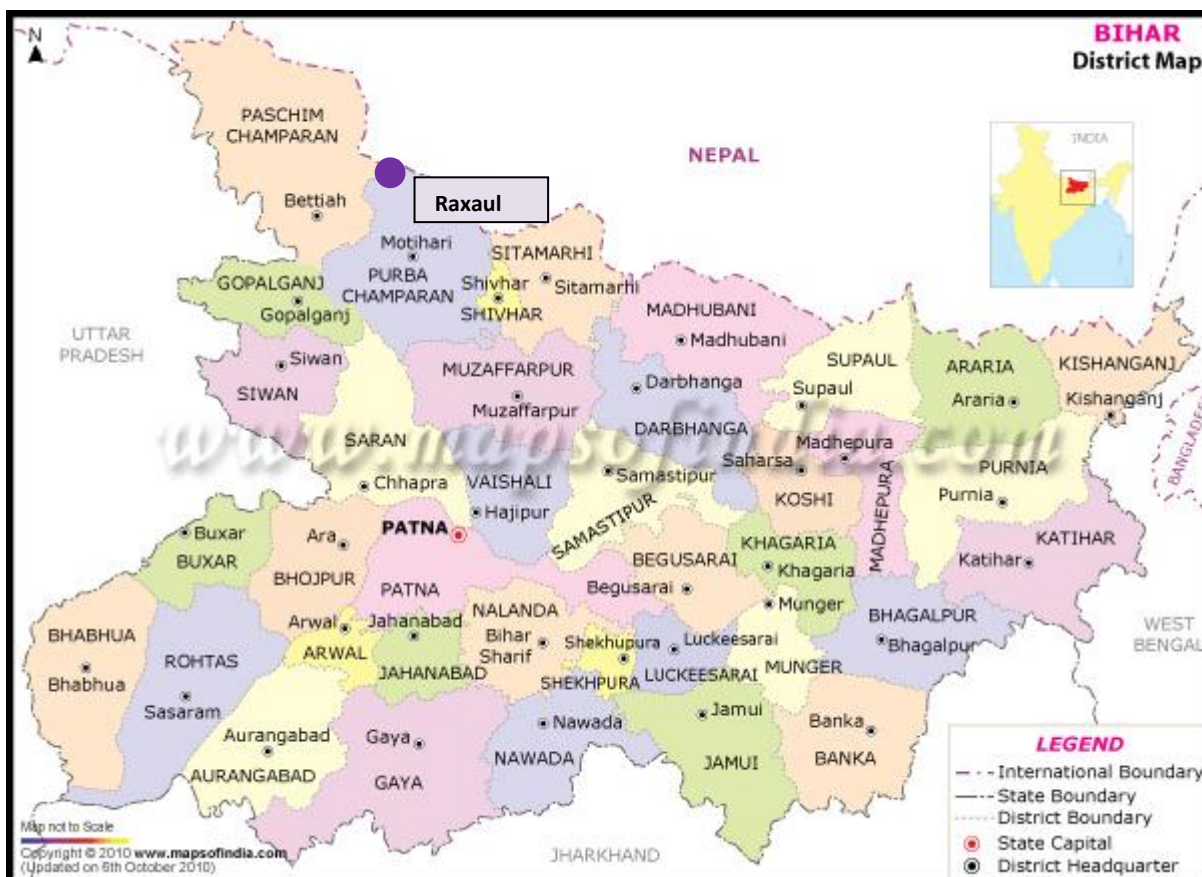
1.2 EXECUTIVE SUMMARY

- Location: Opposite Raxaul railway station
- Land Area proposed: 2000 sqm.
- Built up Area: Yet to be decided.
- Existing development at site: Vacant Space (no existing structure)
- Surroundings:
 - North: Approach road to the station
 - South: Village buildings
 - East: Private buildings/Bazaar
 - West: Approach road to the village
- Accessibility: The site is accessible from the station road.

1.3 LOCATION AND CONNECTIVITY

Raxaul is well connected to the other Indian cities through rail, road and airways.

1: Location of Raxaul in Bihar



Source: Maps of India

Roadways

Raxaul is connected to major cities of India by National Highway no. 28A. The capital of Nepal, Kathmandu is connected through this highway. There is a new bus terminal, named the "Baba Bhim Rao Ambedkar Bus Terminal".

Railways

Raxaul is connected to major Indian cities by rail. There are direct trains to Delhi, Mumbai, Kolkata, Bengaluru, Indore, Bhopal, Jabalpur, Patna, Lucknow and many cities. One can reach Raxaul by train from Delhi by Satyagraha Express, Saptkranti Superfast or Sadbhavana Express.

After the completion of the Darbhanga to Narkatiaganj broad gauge route under Unigauge, most trains from north-east states will run along the Raxaul route.

Airways

There is a civilian airport which is not operational.

1.4 DEMOGRAPHY

As per the census of 2001, Raxaul had a population of 41,347. Males constitute 54% of the population and females constitute 46%. Raxaul has an average literacy rate of 58%. Male literacy is 66% and female literacy is 48%. 18% of the population is under 6 years of age.

Description	Breakup
Population	Total: 41,347 Male: 22327 (54%) Female: 19019 (46%)
Literacy Rate	Average: 58% Male: 66% Female: 48%

Source: Wikipedia

1.5 RAIL PASSENGER TRAFFIC

Raxaul Junction falls in the East Central Railway zone of the Indian railways.

- i) No. of Passenger Trains per day – 7 nos. daily and 2 nos. weekly
- ii) Average No. of passengers per day at station -9000
- iii) Average passenger ticket earnings per day- ₹ 7.5 lakhs.

RAIL CONNECTIVITY MAP OF BIHAR



Source: www.mapsofindia.com

1.6 SITE LOCATION AND ATTRIBUTES

The site is spread over an area of 2000 sqm. The station approach road lies to the north of the property; to the east are private residential buildings. Some village buildings lie to the south of the property and the approach to the village lies to the west of the site.

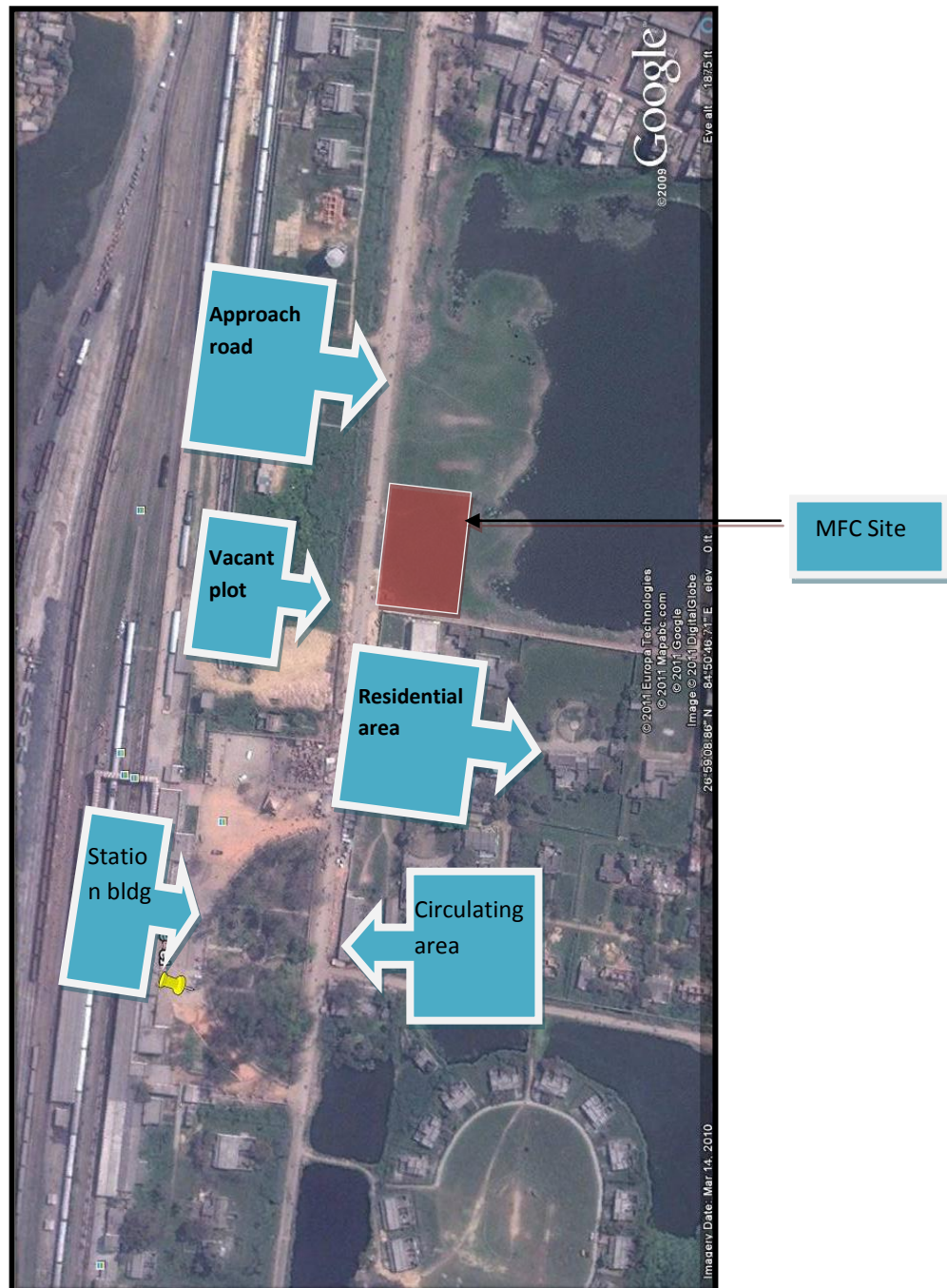
City View



Location of Raxaul station and surrounding areas



Closer look at the proposed MFC site

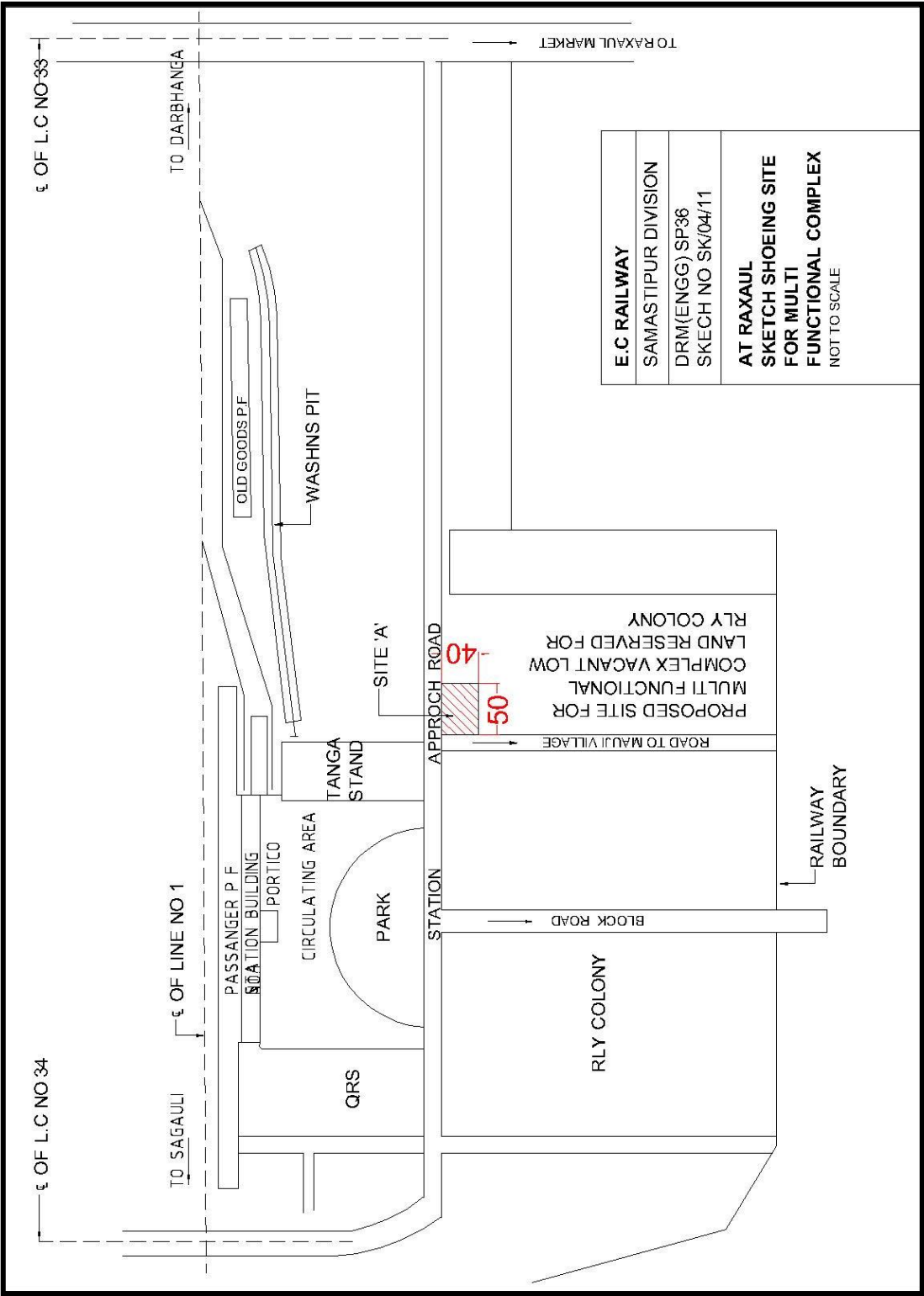


MFC site is indicated in red.

Latitude: 25°35'08.76"N

Longitude: 85°13'53.12"E

1.7 Site Layout Plan



All dimensions are in meters

1.8 SITE PHOTOGRAPHS

PHOTOGRAPHIC ILLUSTRATION OF THE SITE



Station building



Road along the plot



Road along the plot



Station approach road and the site area to the right



Site Area



Site Area



Site Area



Site with residential area at the end of the plot



Vacant Plot opposite the site



Residential area opposite the plot

1.9 PLOT DETAILS AND AREA STATEMENT

The area of subject land plot is approximately 2000 sq m, which is suitable for commercial (retail) and budget hotel development.

AREA STATEMENT FOR THE PROPOSED MFC

Area Statement		
Site Area Utilized	2,000.00	in SQM
	21,520.00	In sft.
Maximum Built up Area	.00	In sft.

1.10 Retail/Real Estate Market

Raxaul is a developing city and thus property prices in the city are on the rise. Presently the approximate rentals for commercial space within the city are at ₹ 20 per sqft per month.

1.11 SUGGESTED PRODUCT MIX

Raxaul MFC should contain the basic amenities and a few value retail outlets. A small guest house can also be included in the MFC. The products that are envisaged to be developed on the MFC sites as per the Indian Railways are:

HOTEL	RETAIL	RETAIL AMENITIES
<ul style="list-style-type: none"> Guest House 	<ul style="list-style-type: none"> Retail Retail Shops/Dining Anchor/Food Court/Food Plaza Vanilla Shops 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