

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

Project Information Memorandum

Multifunctional Complex

At

Anara

(West Bengal)

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

Table of Contents

S. No.	Particulars	Page No.
1.	Disclaimer	2
2.	Project Information	4
2.1	Introduction	4
2.2	Salient Features	4
2.3	Executive Summary	5
2.4	Process Chart	5
2.5	Guidelines For Expression of Interest	6
3.	City Profile	7
3.1	Introduction	7
3.2	Location and Connectivity	8
3.3	Demography	8
3.4	Rail Passenger Information	8
3.5	Retail Scenario	9
3.6	Snapshot of Retail	10
4.	Site Information	11
4.1	Location	12
4.2	Layout	13
4.3	Site Photographs	14
4.4	Plot Details	15
4.5	Suggested Product Mix	15

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. _____ 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.

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 (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. 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

The site offers 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

2.3 Executive Summary

Location	The site is located at Railway Station.
Land Area proposed	1000 Sq.Mt
Built up area	1200 Sq.Mt
Current status of site	Vacant-Green Field
Site Surroundings	North-Vacant Railway land & Quarters. East- Approach road. West-.Railway health unit boundary. South- Road.
Site accessibility	Fair
Topographical Features	Leveled land having a rectangular shape.

2.4 Process Chart:

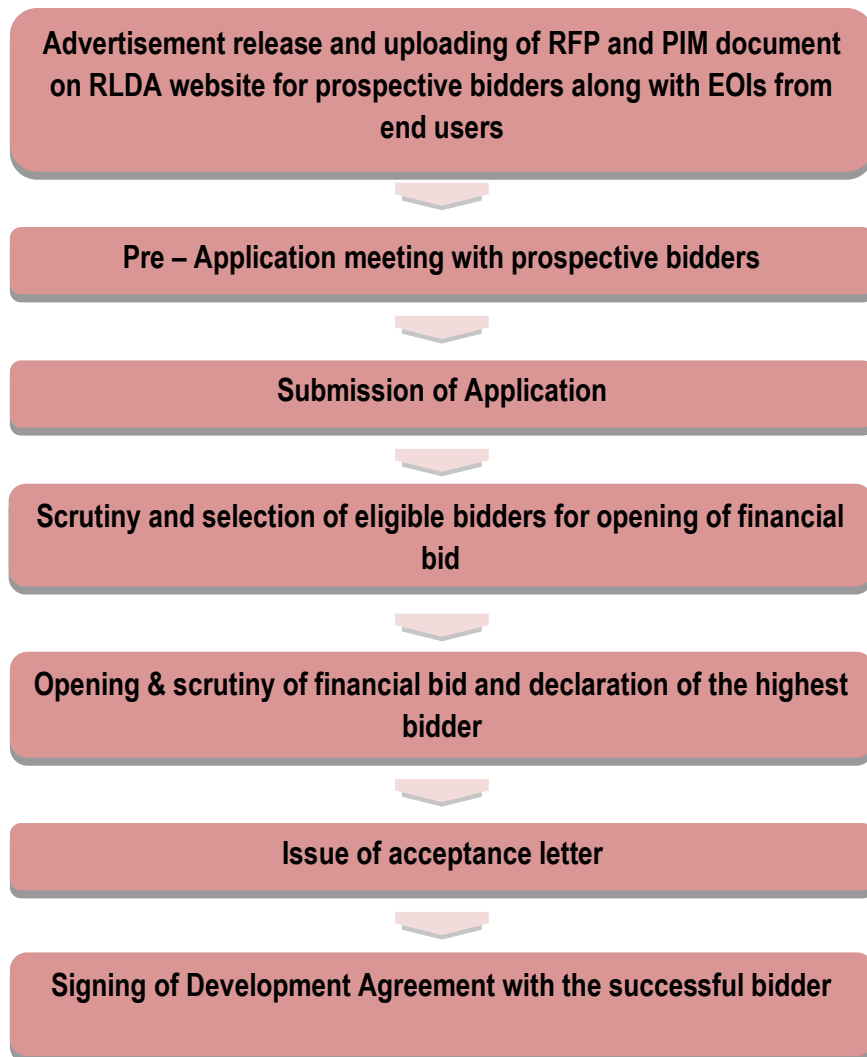


Fig 2: Process Chart

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.

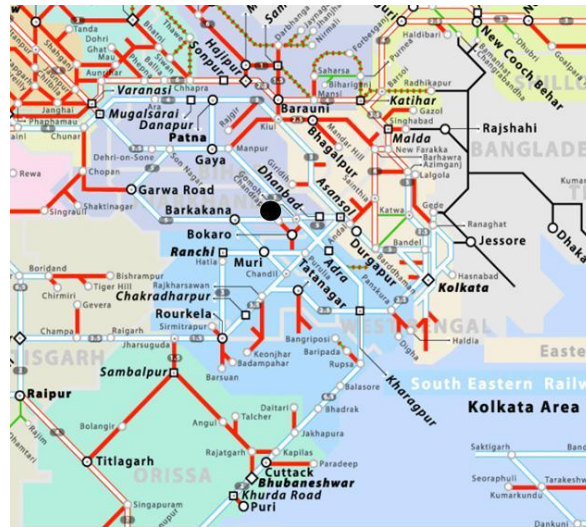
Expressions of interest are also invited from large developers who have executed projects in multiple cities, who may have a standard set of tenants. Since the process followed is an open tender, retailers and hoteliers who are interested in development are advised to send in expressions of interest, 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. Anara (Adra) - A City Profile

3.1 Introduction

Anara is a Village in Para in Purulia District in West Bengal State in India. Anara is 6.047 km distance from its Main Town Para. Anara is 155.8 km distance from its District Main City Purulia-I. And 213 km distance from its State Main City Kolkata. Anara, a part of community development block of Para having a total population of 174,596 as per 2001 census.



Location of Anara Railway

3.2 Location and Connectivity

Anara is well connected by rail and road to all major cities like Asansol, Durgapur etc.

Cities	Distance
Asansol	57
Durgapur	105
Jamshedpur	140
Dhanbad	50
Ranchi	150

3.3 Demography

Since there are no established reports/record for Anara village therefore the population of entire Para Community Development block is being considered

Area (in km²)	305.34
Total population:	174,596
Male:	90,259
Female:	84,337
Density	559
Literacy (%)	58.09

3.4 Rail Passenger Information

The details of passengers and trains at the Anara Railway Station are as follows:

Average no. of passengers dealt per day	2200
No. of passenger trains per day	17 Pairs

**Table: Passenger information
Of Anara Railway Station**

3.5 Retail Scenario

Anara Village a part of Puru Community Block has no retail that is exists. However, there are few unorganized shops etc that cater to the needs of local population. All major shopping is done in main Purulia district which is located at a distance of 25 kms from Anara. There is no major existing retail activity and neither and proposed retail activity looking at the rural nature of Anara.

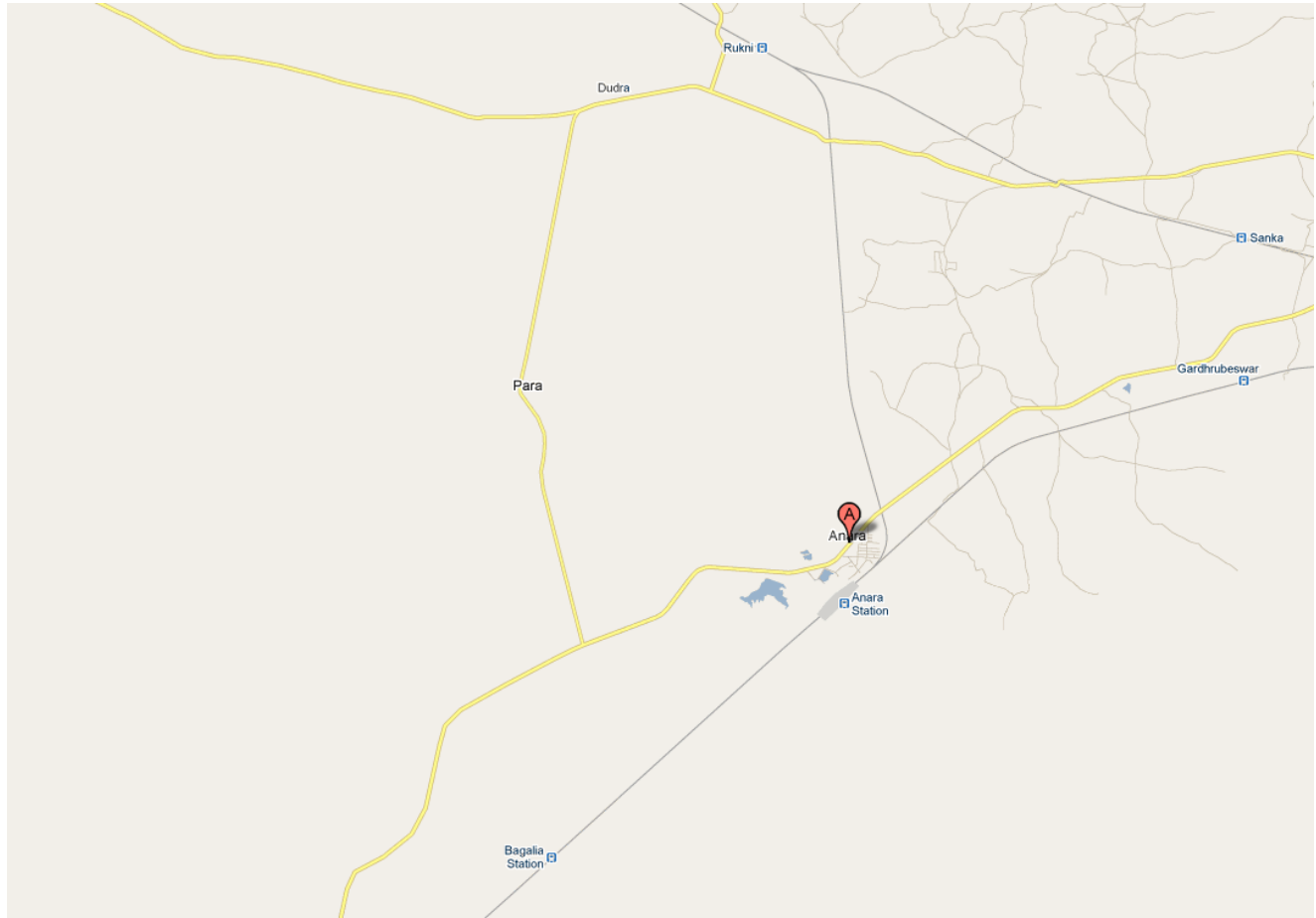


Fig 5 Existing and upcoming Retail establishments in Anara

4. Site Information

4.1 Location

The location of the site is shown in the figure below:



Google Mapping of the site



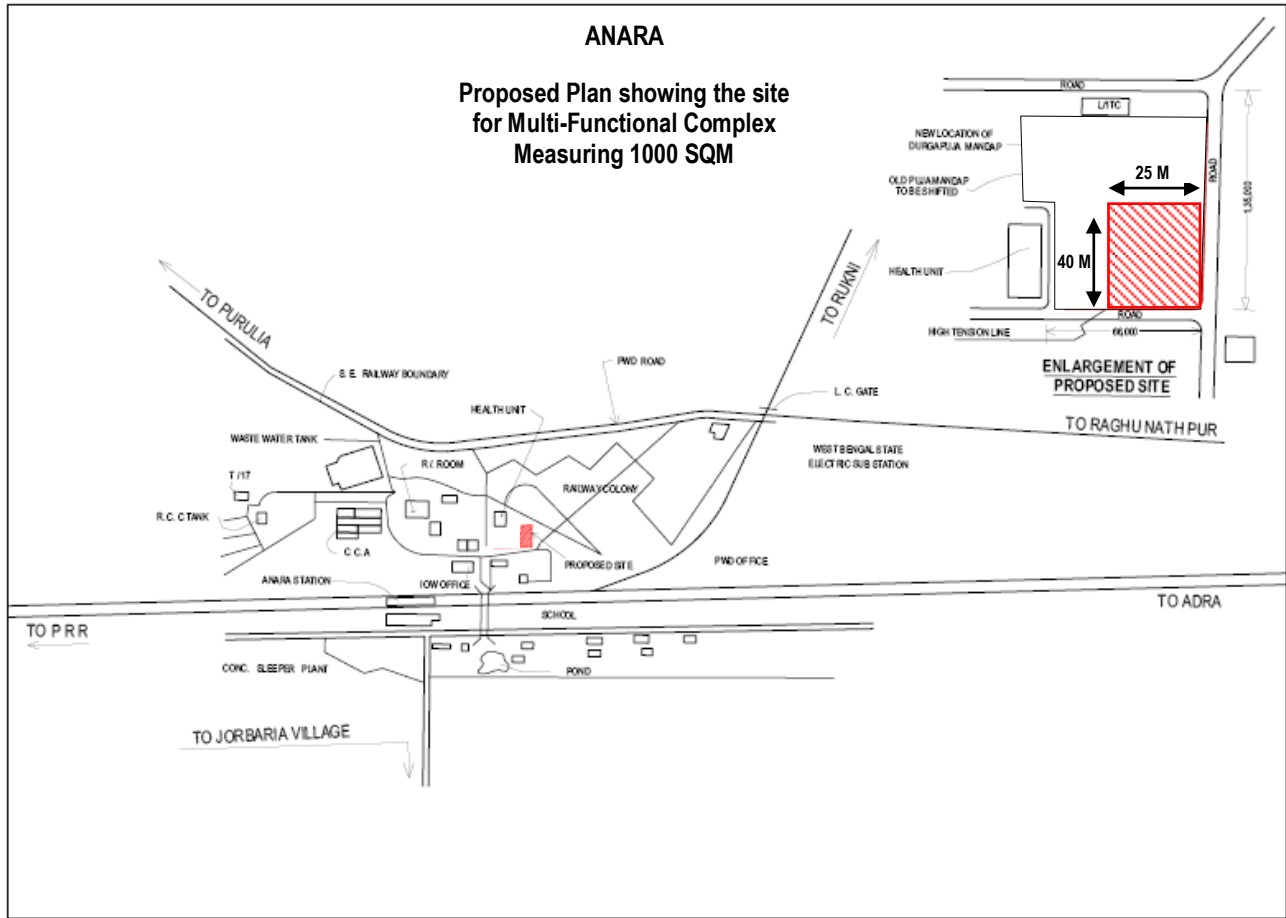
Google Mapping of the site



Google Mapping of the site

4.2 Layout

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



4.3 Site Photographs



Photo 1: Site



Photo 2: Site



Photo 3: Site



Photo 4: Site

4.4 Plot Details

The area of subject land plot is approximately 1000 sq m.

Parameter	In sft	In sqm
Site Area Utilized	10764	1000
Maximum Built up Area	12917	1200

4.5 Suggested Product Mix

HOTEL	RETAIL	RETAIL AMENITIES
<ul style="list-style-type: none">No	<ul style="list-style-type: none">No	<ul style="list-style-type: none">ATMClinicInternet CaféSTD/ISD/PCOVariety StorePharmacy/Book StallsInformation Booth.Tea shopBarber shopSweet shop

We do not recommend the site to be developed fully. However, consideration can be made for development of 10% of the site as the demand for local shopping will always exist but looking at the rural nature of Anara and the village profile there is no scope of any Hotel and retail activity. Retail amenities can be considered looking at the future growth of village Anara and the accessibility of the site for the local population and the rail passenger traffic.