

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

**Project Information Memorandum
Multifunctional Complex
At
Bhagalpur
(Bihar)**

**Rail 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	3
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	9
3.5	Retail Scenario	10
3.6	Snapshot of Retail	12
4.	Site Information	13
4.1	Location	13
4.2	Layout	15
4.3	Site Photographs	16
4.4	Plot Details	17
4.5	Suggested Product Mix	17

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.

The information contained in the PIM is selective and is subject to updating, expansion, revision and amendment. It does not, and does not purport to, contain all the information that a Bidder may require. Neither RLDA nor any of its advisers undertakes to provide any Bidder with access to any additional information or to update the information in the PIM or to correct any inaccuracies therein, which may become apparent. Each Bidder must conduct its own analysis of the information contained in the PIM and is advised to carry out its own investigation into the prospects of developing the Site, the legislative and regulatory regime which applies to commercial development in India, and all matters pertinent to the Site and to seek its own professional advice on the legal, financial, regulatory and taxation consequences of entering into any agreement or arrangement relating to the proposed Site.

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

Location	The site is near Railway Station
Land Area proposed	882.80 Sq. Mt
Built up area	1324.2 Sq. Mt
Site Surroundings	North- Flyover East- Lohia Pul West- Milk Vendor Shed South- Mazar
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. Bhagalpur - A City Profile

3.1 Introduction:

Bhagalpur is a city of historical importance on the southern banks of the river Ganges in the Indian state of Bihar. It is the 3rd largest city of Bihar and also the headquarters of Bhagalpur district and Bhagalpur division. Known as Silk City, it is a major educational, commercial, and political centre, and listed for development under the Smart City program, a joint venture between Government and industry.



Bhagalpur City Map

3.2 Location and Connectivity

Bhagalpur city has approximately 200 km of roads. The transport system is good with, Auto, Taxi and cycle rickshaw easily available. In the city area around 10,000 autos, 500 private taxis and 200 buses are on the road. Bhagalpur is well connected to major cities like Patna, Kolkata, Ranchi, Jamshedpur, Gaya etc. By various National Highway and State Highways.

Cities	Distance
Patna	240
Kolkata	390
Ranchi	270
Jamshedpur	370
Gaya	250
Delhi	1323

3.3 Demography

As of the 2011 India census, Bhagalpur town has a population of 410,210, while the district as a whole has a population of 3 million. It is the fourth largest city in Bihar in terms of urban population. Males constitute 54% of the population and females 46%. Bhagalpur has an average literacy rate of 81.16%, while the male literacy rate is 85.38% with women at 76.31%.

Area (in km ²)	342
Total population:	3,032,226
Females (/1000 males)	879
Density (per km ²)	1180
Literacy (%)	81.16 %
Male Literacy (%)	85.38 %
Female Literacy (%)	76.31 %

3.4 Rail Passenger Information

Bhagalpur Junction railway station is situated on the Khana- Quil loop line which serves Bhagalpur with numerous trains. It is the 3rd busiest line in Bihar. About 40 pair Express and 10 pair passenger train go from this line. Bhagalpur Junction is A1 Grade Railway station. It is the Highest revenue earner in the Malda Rail Division and third major railway station of Eastern Railway after Howrah and Sealdah. Bhagalpur is well connected with Delhi, Mumbai, Kolkata, Bangalore, Ajmer, Kanpur, Patna, Guwahati, Surat and Munger and other cities.

Average no. of passengers dealt per day	80,000
No. of passenger trains per day	40

3.5 Retail Scenario

In an era of consumerism, the city dwellers liking for shopping under one roof, much on the lines of swanky air-conditioned malls in big cities, is being now visible in Bhagalpur as well. Growing fondness for a-la-mode shopping by the customers has resulted in coming up of malls in the Bhadraklok's city. To name a few, Shreyash, V2 Mall and V-Mart are already functional whereas big malls with 4-screen multiplexes like GTM Mall, FM Mall and others are also coming up in the city.

3.6 Snapshots of Retail in Bhagalpur:



Fig 5 Existing and upcoming Retail establishments in Bhagalpur

4. Site Information

4.1 Location

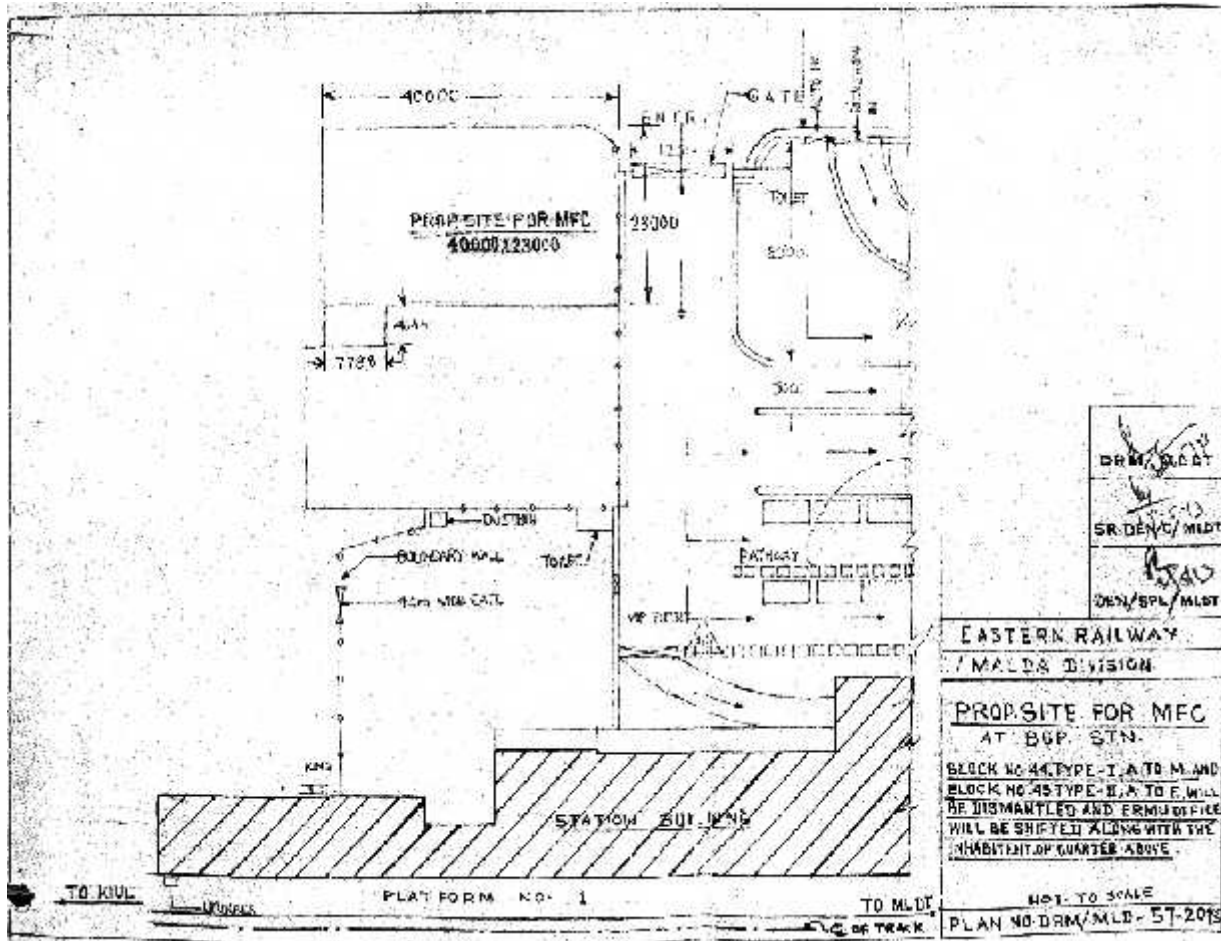
The site is located at Bhagalpur Railway Station.

Google Image of site



4.2 Layout

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



4.3 Site Photographs



4.4 Plot Details

The area of subject land plot is approximately 882.80 sq m.

Parameter	In sft	In sqm
Site Area Utilized	9502.38	882.80
Maximum Built up Area	14253.57	1324.2

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