

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

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

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

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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 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.

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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 (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 e-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 that is on offer has 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	Near railway station.
Land Area proposed	390.9 Sq. mt
Built up area	625.44 Sq.mt but can be increased to 879.44 Sq.mt On additional payment on pro-rata basis
Current status of site	The Site is covered by boundary wall and abandoned goods godown.
Site Surroundings	North- Market West- District Road – 10m wide South- Swarhika Shop East- Station approach road - 16m wide
Site accessibility	Accessible from Station Approach Road

2.4 Process Chart:

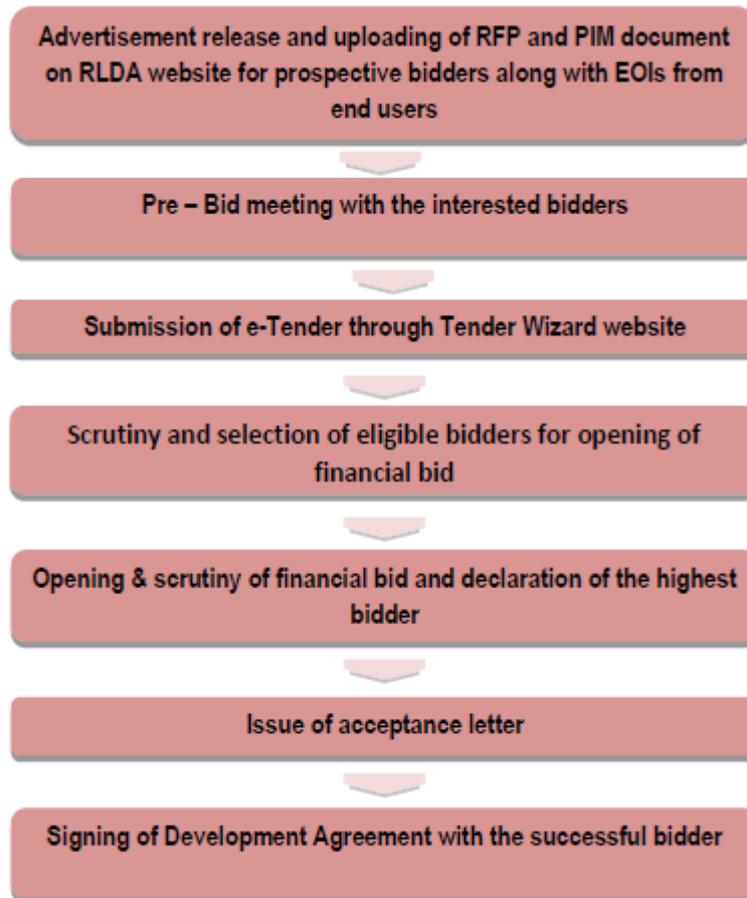


Figure No. - 1

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 can be submitted post uploading the tender on the official website.

3. BOLPUR - A City Profile

3.1 Introduction

Bolpur was a small village under supur porgana about 150 years ago. Kalikapur a known place of Bolpur was the origin of the typical village in past. There were no rail lines, no developed roads. Paddy lands are seen around the village. "Lalmati" (red soil) was found everywhere. Many villages named Sian, Dihipara, Khosakdampur, Paruldanga, Goalpara, Ballavpur, Bandhgara, Surul, Supur, Raipur were the boundary line around Bolpur.

Bolpur railway station was established in 1860. Along with this, court, police station, sub registry office, etc., were established in old Bolpur.

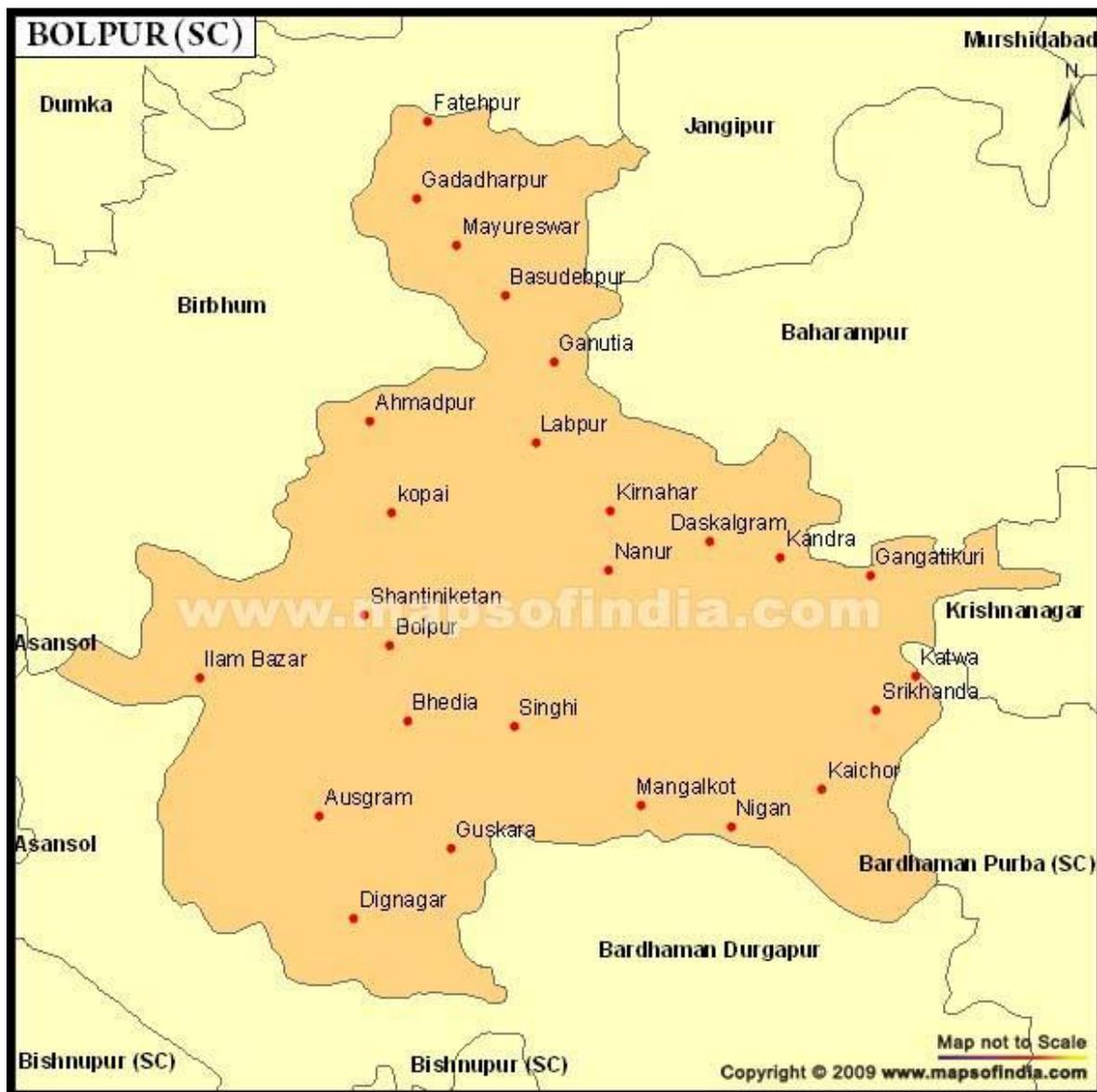


Figure No. -2

3.2 Location and Connectivity

Bolpur City is a railway junction with connections to Delhi, Kolkata, Cuttack, Patna etc. Bolpur is connected to Agra, Mathura by New Delhi line. Bolpur junction is served by Kanchanjunga express, Howrah express, Kamakhya Karmabhoomi Express. The railway tracks has been electrified. The nearest major airport is Netaji Subash Chandra Bose International airport (CCU / VECC). This airport has international and domestic flights from Kolkata, India and is 159 km from the center of Bolpur, India.

Cities	Distance (Kms)
New Delhi	1491
Kolkata	146
Cuttack	280
Patna	498

Table No. - 1

Bolpur is the railway station for Santiniketan. It is two to three hours by train from Kolkata.

3.3 Demography

As of the provisional 2011 census figures, the total population in the town is 80,210 , with 40,468 males and 39,742 Females .Bolpur has an average literacy rate of 86.77%.

- Male literacy is 91.25%,
- Female literacy is 82.24%.

Area (in km ²)	13.13 km ²
Total population:	80,210
Females (/1000 males)	39,724
Literacy (%)	86.77 %
Male Literacy (%)	91.25 %
Female Literacy (%)	82.24 %

Table No. - 2

3.4 Rail Passenger Information

There are many railway stations nearby the Bolpur Railway Junction. There are many trains coming from the various parts across India like New Delhi, Lucknow, Bihar, Kolkata , Cuttack etc.

You can easily get regular trains to Bolpur from other major cities of the country.

- Gana Devta Express
- Sahid Rampurhat Express

Average no. of passengers dealt per day	5020
No. of passenger trains per day	60

Table 3: Passenger information
On Bolpur Railways

3.5 Retail Scenario

For a different set of people, the city, located at 3 hour's drive from state capital Kolkata. It is a perfect weekend destinations for the people who are eager to travel and is a great relief from the metropolitan's delirious place and pollution. The city is strategically located and interest levels from the retail side are high and growing.

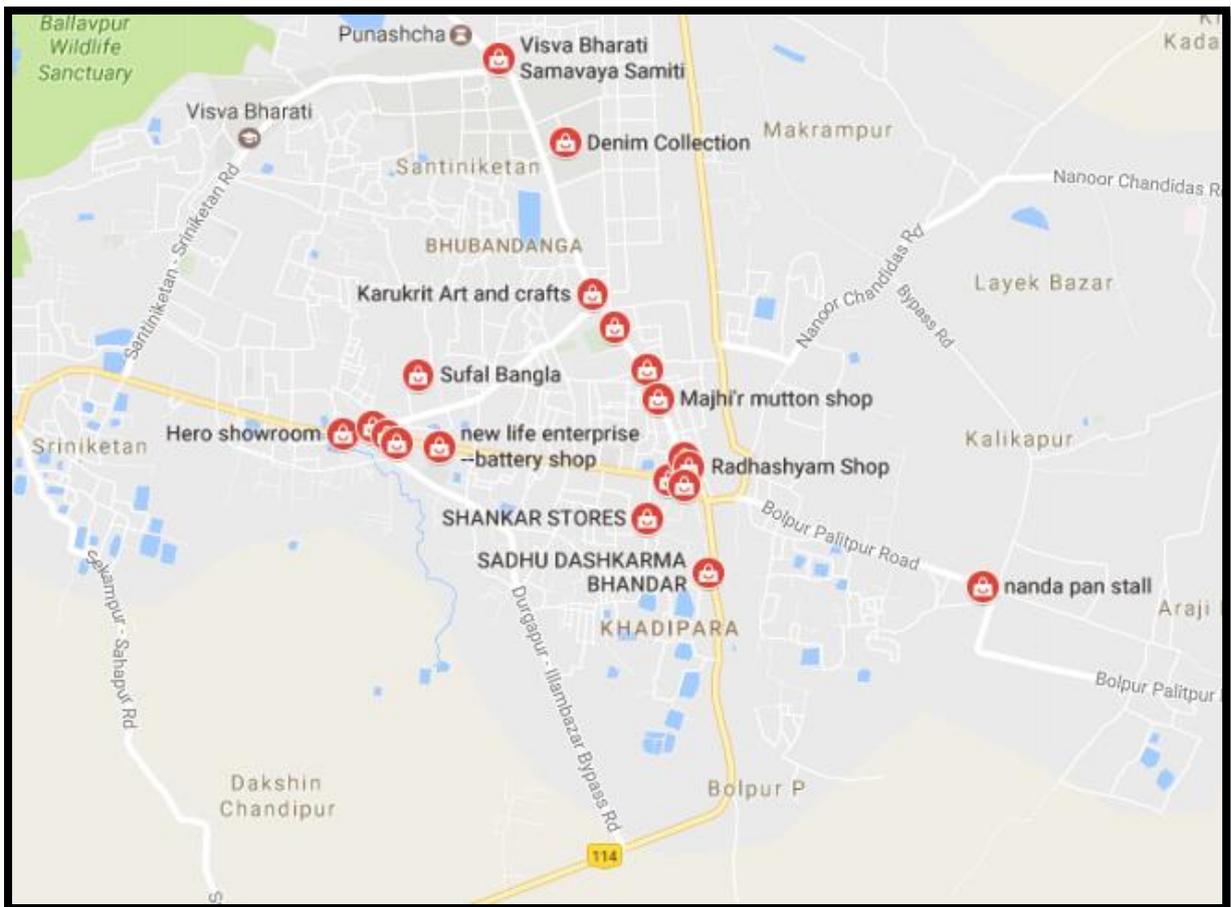


Figure 3: Existing and upcoming Retail establishments in Bolpur

Snapshot of Retail in Bolpur:



Figure No. 4



Figure No. 5



Figure No. 6

4.Site Information

4.1 Location

The site is located at Bolpur(Santiniketan) railway station. The site is vacant with boundary walls. The current site has good accessibility and has potential as city bus stand is also nearby. The main market of the city is also present nearby. Also the presence of colleges and shopping malls near the vicinity adds to the advantage.

Bolpur railway station was established in 1860. Along with this, court, police station, sub registry office, etc., were established in old Bolpur. Then people started residing here. Christian missionaries came; they founded a church that was known as Mission compound. Paddy storage house, stationary shops, grocery shops, garment shops etc. were on the east side near Bolpur railway station. About 19 husking machines were here at that time.

The site has a railway parking lot for Cycles and Two Wheelers along its front side.



Figure No. – 7: Bolpur (Santiniketan) Railway Station

Google Image



Figure No. – 8: Site Location

4.4 Plot Details

Plot General Information:

No hoardings, structures or occupants.

*Note: Built up area increased to 6844.86 Sqm. On additional payment on prorate basis.

Parameter	In Sq. m
Site Area Utilized	390.9 Sqm.
Maximum Built-up Area	625.44 Sqm.

Table No. – 5

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 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

Table No. - 6