

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

**Project Information Memorandum  
Multifunctional Complex  
At  
Ramnagar  
(Uttarakhand)**

**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 No. \_\_\_\_\_ of 2011 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 sites offer 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
- A vibrant commercial catchment area

### 2.3 Executive Summary

Location	The site is located near the station building.
Land Area proposed	2800 Sq. Mt
Built up area	3360 Sq. Mt (Based on FAR of 1.2)
Current status of site	Vacant-Green Field
Site Surroundings	North- Locality. East- Railway Quarters. West- Railway Colony. South- Railway Track.
Site accessibility	Approachable from railway station road.
Topographical Features	Land having a rectangular shape.

### 2.4 Process Chart:

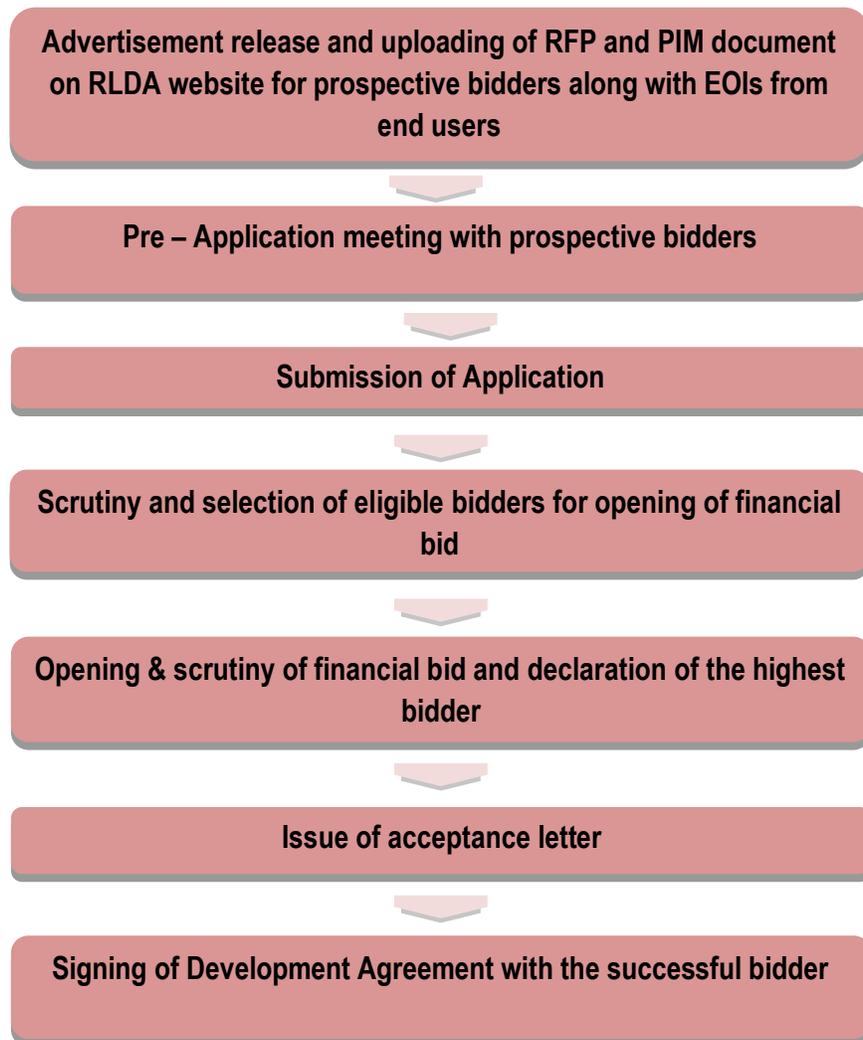


Fig 2: Process Chart

## **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.

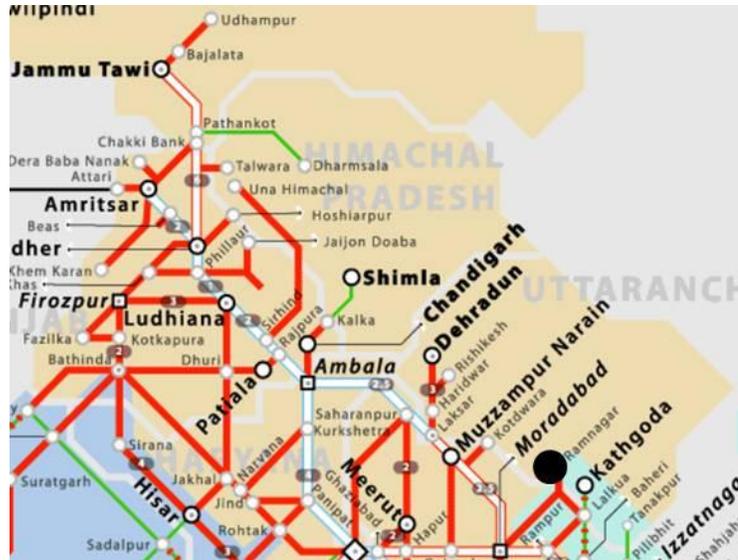
- The EOIs may be annexed to the amended tender document to enable greater transparency for bidders.
- Retailers and Hoteliers interested in leasing space may send in expressions of interest, as this will provide an indicative rental for final leasing from the winner of the final bid.
- EOI must be stamped 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. Ramnagar - A City Profile

#### 3.1 Introduction

Ramnagar is a small town and municipal board in the Nainital district of Uttarakhand, India. It is located approximately 65 kilometers (40 mi) from Nainital, the headquarters of the district.

Ramnagar is the gateway to the Jim Corbett National Park, the oldest National park and a famous tourist destination of India. Garjiya Devi Temple and Seeta Bani Temple located nearby also attract many visitors.



Location of Ramnagar in Railway-Map

#### 3.2 Location and Connectivity

Ramnagar is located at 29°24 N 79°07 E. It has an average elevation of 345 metres (1,132 feet). Ramnagar is located at the foothills of the Himalayas on the bank of river Kosi.

To reach Ramnagar, train from Delhi is available called RANIKHET EXPRESS which is reaching at 4.30 to Ramnagar. A tourist can easily plan his/her day. There is temple in the mid of KOSI NADI called GARJIA which is a very famous temple and it is said that a couple has to go in that temple to take the blessings of the "GARJIA MAA"

Cities	Distance
Amritsar	577
Chandigarh	374
Patiala	366
Nainital	64
Agra	322
Lucknow	403

The nearest rail head is Ramnagar which is the terminus of Delhi-Moradabad-Ramnagar broad gauge branch of North East Railway. Ramnagar is connected by road to Delhi as well as Lucknow. Delhi is 240 Kms. away via Kashipur-Moradabad-Ghaziabad, while Lucknow is 432 Kms. via Kashipur-Rampur & Bareilly. Ramnagar is 60 Kms. from Nainital via Kaladhungi. The nearest airport is at Pantnagar about 80 Kms. from Ramnagar.

### 3.3 Demography

Area (in km <sup>2</sup> )	2.2
Total population:	46205
Male:	24171
Female:	22034
Females (/1000 males)	920
Density (per km <sup>2</sup> )	21002.27
Literacy (%)	83%

### 3.4 Rail Passenger Information

The passengers travelling to Ramnagar are mostly daily passengers travelling from Kashipur and Moradabad to visit the local temple here.

Very few visitors are tourists, who mostly travel to Corbett by local taxis.

Average no. of passengers dealt per day	<b>2700</b>
No. of passenger trains per day	<b>16</b>

Table: Passenger information  
On Ramnagar Railways

### 3.5 Retail Scenario

Local brands and kirana stores are there mostly in the area. Also most of the hotels and resorts lie in the Corbett Park itself. Lately a Store 99 store has made an entry into the vicinity near the station. A local builder is coming up with a commercial complex on ranikhet road in local market area.

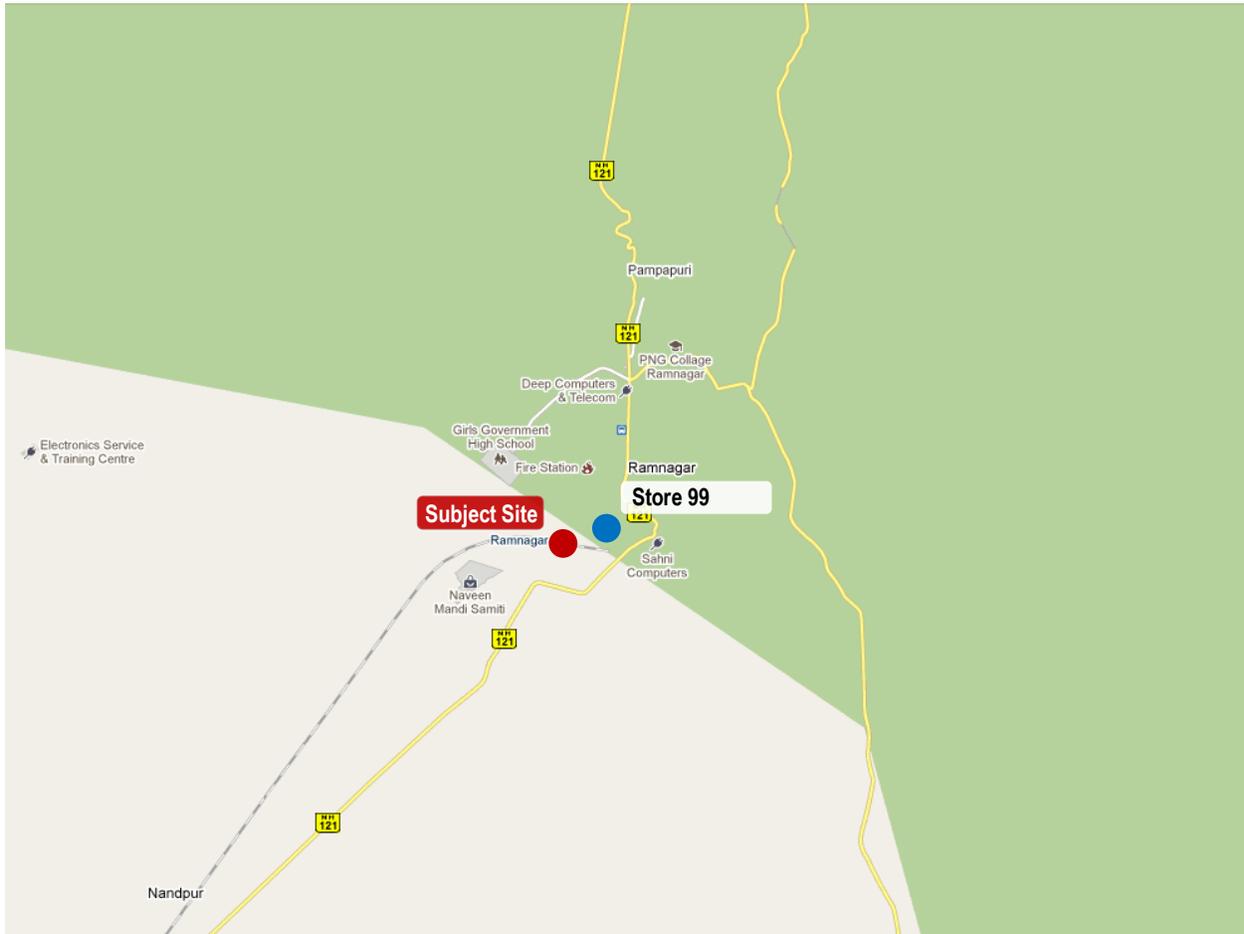


Fig 5 Existing and upcoming Retail establishments in Ramnagar

3.6 Snapshots of Retail in Ramnagar



## 4. Site Information

### 4.1 Location

The site is located at Ramnagar railway station. The site is away from the main road and there is only one narrow road from one end. The season for the Corbett Park is around Dec-June, and the tourists travelling by train or road stay in the numerous motels away from the site i.e. on the Corbett road.



Google Image showing the site location



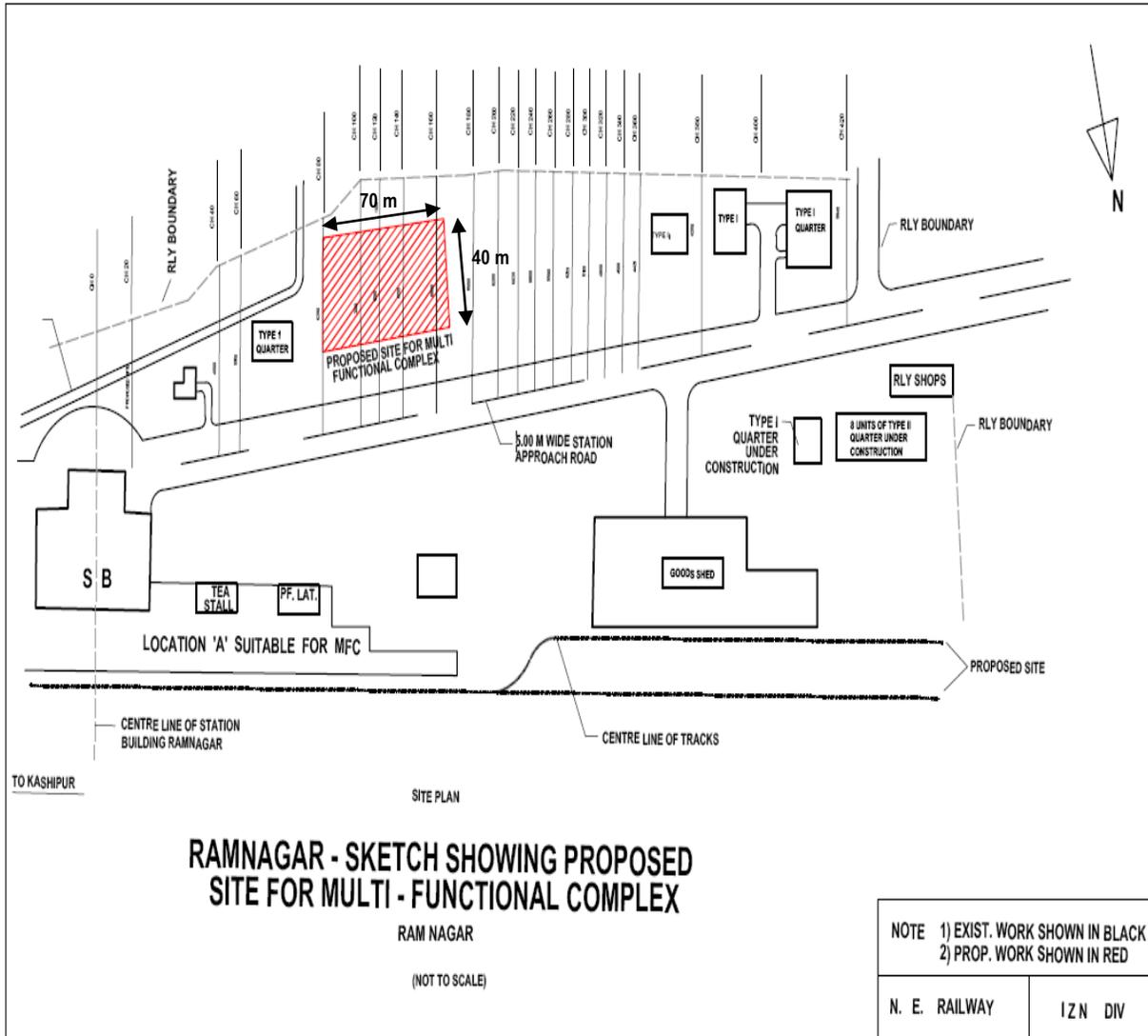
Google Image of site



Google Image of site

## 4.2 Layout

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



### 4.3 Site Photographs



Photo 1: Ramnagar Station Entrance



Photo 2: Site



Photo 3: Road towards Ramnagar  
(site is on the left side of the road)



Photo 4: Road leading to station  
(site is on the right side of the road)

#### 4.4 Plot Details

The area of subject land plot is approximately 2,800 sq m.

Parameter	In sft	In sqm
Site Area Utilized	30139	2800
Maximum Built up Area	39180.96	3640

#### 4.5 Suggested Product Mix

HOTEL	RETAIL	RETAIL AMENITIES
<ul style="list-style-type: none"><li>• Rooms (AC/ Non AC)</li><li>• Dormitory</li><li>• Community Center/Restaurant/Banquet</li></ul>	<ul style="list-style-type: none"><li>• Retail Shops/Dining</li><li>• Anchor/Food Court/Food Plaza</li><li>• Vanilla Shops</li><li>• Lounge S Lounge Shops</li></ul>	<ul style="list-style-type: none"><li>• ATM</li><li>• Clinic</li><li>• Internet</li><li>• Café</li><li>• ISD/PCO</li><li>• Variety Store</li><li>• Pharmacy/Book Stalls</li><li>• Bank Branch + ATM</li><li>• Prepaid Taxi Car</li><li>• Rentals</li><li>• Cloak Rooms</li><li>• Tourist Information</li><li>• Boot</li></ul>