

**RAILLAND DEVELOPMENT AUTHORITY (RLDA)
(MINISTRY OF RAILWAYS)**

**Project Information Memorandum
Multifunctional Complex
At
Sambalpur
(Odisha)**

**Rail 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 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.

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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) is 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

23 Executive Summary

Location	The site is located opposite to Cycle/Scooter parking.
Land Area proposed	384Sq. Mt
Built up area	299.52Sq. Mt
Site Surroundings	North- Cycle Stand East- Road and DRM office West- Platform No-1 South-Station Building
Site accessibility	Through station approach road

24 Process Chart:



Fig 2: 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 EOI's 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 after posting of this RFP for the MFCs on the website.

3. Sambalpur - A City Profile

3.1 Introduction

Sambalpur is in the Eastern state of Odisha in India, and is one of the largest and oldest cities in Odisha. It is the headquarters of Northern Revenue Division and of Mahanadi Coalfield Limited (MCL). It is situated about 300 km west of the state capital Bhubaneswar, 550 km west of Kolkata in West Bengal and 278 km east of Raipur in Chhattisgarh. It is on the bank of the Mahanadi River.

The total population of the Sambalpur Metropolitan Area is 3,35,761. Sambalpur is the Western Odisha region's administrative, commercial and educational hub.

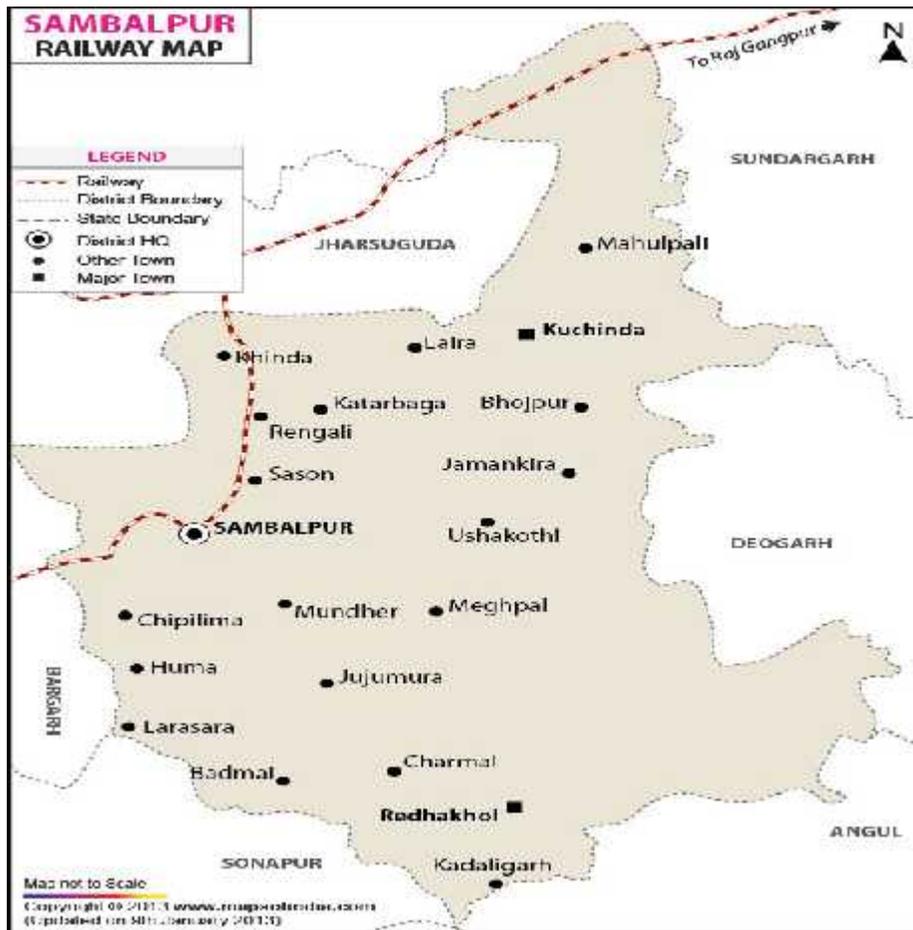


Fig 3: Location of Sambalpur Railway Station

3.2 Location and Connectivity

Sambalpur has a well networked transport facility for commercial and public transportation. It is connected to the rest of Odisha and India by national highway - NH 6, which is a part of Asian Highway-AH46 (Mumbai-Nagpur-Kolkata line). NH42 connects with Cuttack and Bhubaneswar, State Highway 10 (SH10) connects with Jharsuguda and Rourkela, and the new Biju Expressway (under construction) will connect Rourkela-Sambalpur-Jagdalpur.

There are five railway stations in Sambalpur City (since it gained the corporation tag), namely Sambalpur Junction, Sambalpur Road Railway Station (SBPD), Hirakud Railway Station (HKG), Sambalpur City Railway Station (SBPY) and Maneswar Railway Station (MANE). Sambalpur City and Maneswar Railway Stations are located on the Bhubaneswar-Sambalpur route (commissioned in 1998), while the other three stations are located on the Jharsuguda-Vizianagaram route. There are direct train connections to all the metros and prominent cities across India.

Cities	Distance
Bhubaneswar	285
Kolkata	560
Puri	350
Ranchi	368
Delhi	1364
Visakhapatnam	540

3.3 Demography

As of 2011 India census, Although Sambalpur city has a population of 183,383, its urban / metropolitan population is 269,575, of whom 138,826 are males and 130,749 are females. Sambalpur has an average literacy rate of 85.69%; which male literacy is 90.30 and female literacy is 80.92 percent. The sex ratio is 942 and the child sex ratio is 882. The total children (0-6) in Sambalpur city were 18,555 as per the Census India report of 2011. There were 9,857 boys while 8,698 were girls.

Area (in km ²)	115
Total population:	269,575
Females (/1000 males)	942
Density (per km ²)	157
Literacy (%)	85.69 %
Male Literacy (%)	90.30 %
Female Literacy (%)	80.92 %

3.4 Rail Passenger Information

Average no. of passengers dealt per day	99,000
No. of passenger trains per day	56

Table: Passenger information
On Sambalpur Railways

3.5 Retail Scenario

Though Sambalpur comprises of a small district of Orissa, it offers a number of shopping items as well as shopping places. The first item that comes in mind when one wonders 'what to buy' in the district, comprises of Sambalpuri textiles. The handloom of Sambalpur is known throughout the country as one of the finest. There are quite a few shopping malls in this place where people frequent for shopping and leisure. City Center Mall and Anand World are the most famous shopping destinations of this area.

3.6 Snapshots of Retail in Sambalpur



4. Site Information

4.1 Location

The site is located at Sambalpur railway station, locally this station is also called Khetrajpur Railway Station since it is located in that area of the city. The current site has good accessibility and has potential as city bus stand is also nearby. The main market of the city i.e. Gole Bazaar is nearby. Also the presence of colleges and shopping malls near the vicinity adds to the advantage.

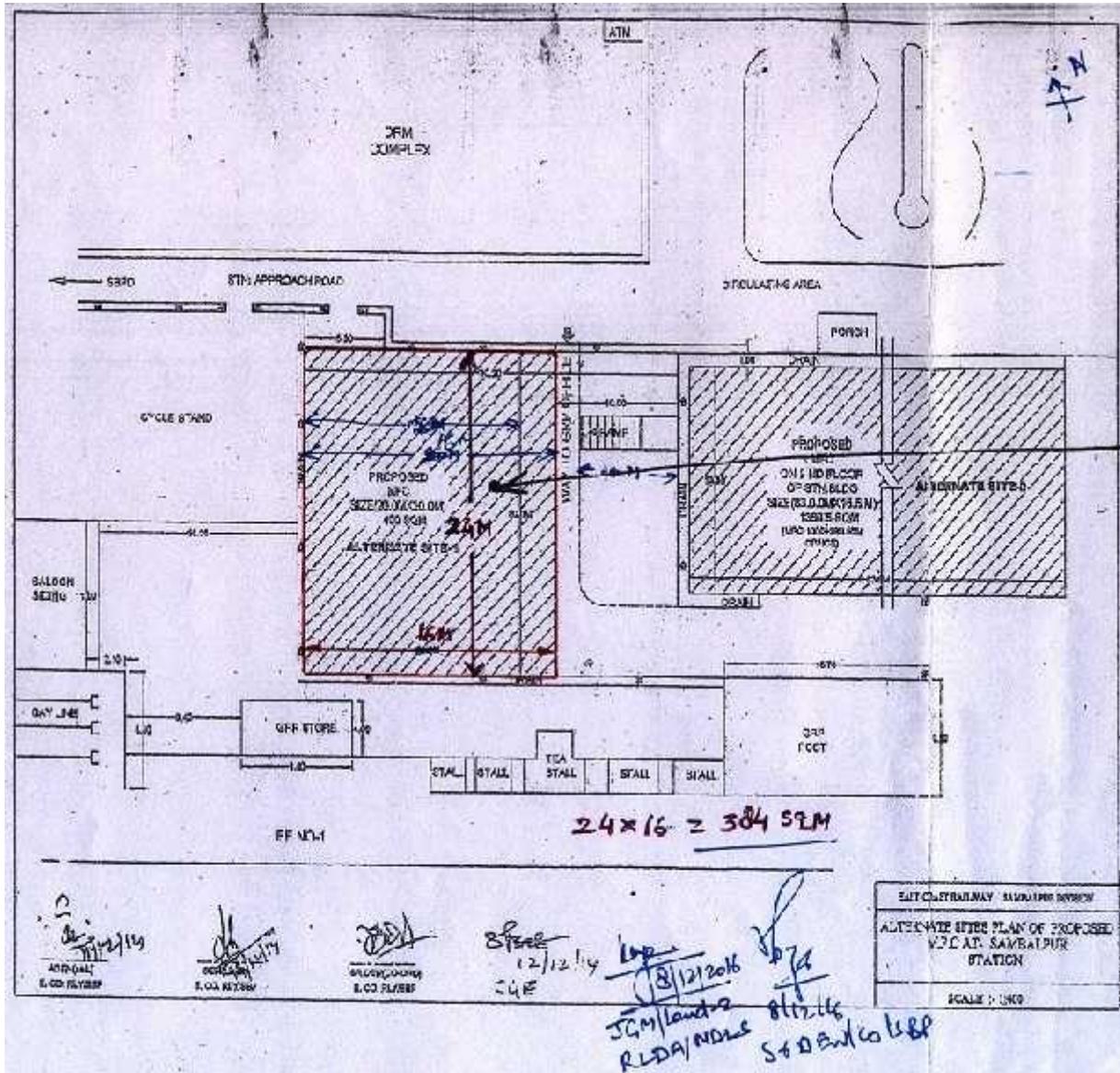
The site has a railway parking lot for Cycles and Two Wheelers along its front side.



Google Image of site

4.2 Layout

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



4.3 Site Photographs



Station Entrance

4.4 Plot Details

The area of subject land plot is approximately 384 Sqm.

Parameter	In sft	In sqm
Site Area Utilized	4133.34	384
Maximum Built up Area	3224	299.52

4.5 Suggested Product Mix

HOTEL	RETAIL	RETAIL AMENITIES
<ul style="list-style-type: none">• Rooms(AC/NonAC)• Dormitory• Community Center/Restaurant/Banquet	<ul style="list-style-type: none">• RetailShops/Dining• Anchor/Food Court/FoodPlaza• VanillaShops• LoungeS LoungeShops	<ul style="list-style-type: none">• ATM• Clinic• Internet• Café• ISD/PCO• VarietyStore• Pharmacy/BookStalls• BankBranch+ATM• PrepaidTaxiCar• Rentals• CloakRooms• TouristInformation• Boot