

Indian Railway Stations Development Corporation Limited

EOI No. IRSDC/HQ/EOI/47/2018/CPSE

**INVITATION FOR
EXPRESSION OF INTEREST (EOI)
FROM
CENTRAL PUBLIC SECTOR ENTERPRISES (CPSEs)
FOR REDEVELOPMENT OF RAILWAY STATIONS**



INDIAN RAILWAY STATIONS DEVELOPMENT CORPORATION LIMITED

December, 2018

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PART – I: PROJECT INFORMATION BRIEF

1. Introduction

- 1.1. Ministry of Railways (MOR) has decided to develop/redevelop certain identified railway stations across India through a Special Purpose Vehicle (SPV) named as 'Indian Railway Stations Development Corporation Limited' (hereinafter referred to as "IRSDC") established under Companies Act, 1956 with equity participation of RLDA and IRCON for undertaking the Projects.
- 1.2. IRSDC has been approved as the nodal agency for the development/redevelopment of all railway stations across Indian Railway network and also the main project agency.
- 1.3. Union Cabinet has also approved that IRSDC shall consult urban local bodies/other statutory authorities while approving its plans in terms of power conferred to it under Section 11 of Railways Act 1989, so that the development is harmonious with surrounding development, generally following National TOD Policy.
- 1.4. In the first phase, around 50 railway stations as per Appendix VII have been identified for development/ redevelopment through the Central Public Sector Enterprises (CPSEs). Applicant may additionally propose any other railway stations also. However, the stations as indicated in appendix-VIII are already under various stages of development and such stations are excluded from the scope of CPSEs for this EOI. CPSEs shall provide project development and management services and implement the station redevelopment projects.
- 1.5. IRSDC invites Expression of Interests (EOIs) upto 15:00 Hrs on 13-12-2018 from interested Central Public Sector Enterprises (CPSEs) (the 'Interested Parties') to participate in this EOI process for the proposed Project.
- 1.6. The Interested Parties may participate in this EOI as Sole firm only. Consortium is not allowed.
- 1.7. Interested CPSEs are required to submit application through this EOI. The EOIs may be submitted through physical hard copy submissions OR through email ID info@irsdco.in.

2. Project Objective

- 2.1. To accelerate the redevelopment of railways stations and provide better passenger amenities to passengers under the station redevelopment program of MOR.
- 2.2. To utilize the long, esteemed and varied expertise available with CPSEs for the

station development program.

3. Project Concept

- 3.1. The proposed railway stations are to be developed as modern world class stations with adequate passenger facilities and amenities on cost neutral basis duly funded from land monetization.
- 3.2. The railway stations shall be developed in conformity with the 'Manual of Standards and Specifications for Railway Stations for Development of World class Stations through Public Private Partnership' issued by Ministry of Railways.
- 3.3. The railway redevelopment plan shall aim at maximizing leveraging of the revenue potential from the commercial development/land monetization of surplus railway land available in and around the railway station.
- 3.4. The redeveloped stations shall provide congestion free non-conflicting entry/ exit to the station premises and integration with other modes of public/ private transport systems e.g. bus, metro, etc. with additional facilities like retail, shopping, hospitality, food courts etc.

4. Role of IRSDC

IRSDC has been authorized as a nodal agency for station redevelopment across India. IRSDC shall undertake the following:

- 4.1. Procure and Provide Right of way/land for the project with assistance from railways.
- 4.2. Facilitate Master Planning and station design/detailing, including co-ordination with MoR
- 4.3. Co-ordinate with Railway Administration during the implementation of the station redevelopment project
- 4.4. Assist CPSEs in all statutory approval and clearances from Government/ other statutory bodies/local bodies related to Master-planning on best effort basis
- 4.5. Confirmation of station redevelopment costs and phasing for Real Estate development.
- 4.6. Arrange funds for the station redevelopment & real estate construction costs as per the approved phasing and plans by marketing the Real Estate component.

4.7. Oversight of Projects being implemented by the CPSEs.

5. Envisaged role of the CPSEs

- 5.1. Preparation of the Detailed Project Report and Master Plan with complete technical and financial details inclusive of phasing and maximizing leveraging of the revenue potential from the commercial development/land monetization of surplus railway land available in and around the railway station
- 5.2. Consultation with Railways and local bodies and Obtain all statutory approval and clearances from Government/ other statutory / local bodies, as applicable
- 5.3. Obtain approvals of Plans, DPR, Phasing, etc from IRSDC.
- 5.4. Selected firm shall undertake all the project development and implementation activities including tendering and construction supervision till handover of the redeveloped stations and real estate component to the Railway Administration/IRSDC.
- 5.5. Appoint specialist firms/agencies/ contractors/ consultants for technical/ financial/ managerial functions towards redevelopment of station.
- 5.6. Furnish requisite MIS reports/information/ regular progress reports to the Railway Administration/ IRSDC

6. ELIGIBILITY REQUIREMENTS and EVALUATION

6.1. Eligible Assignment

Development/ Construction or providing project management consultancy services for Building Projects of Estimated Project Costs of more than INR 100 Crores completed prior to EOI Due Date in India or abroad in sector such as Urban/ Metro railway/ Airport/ Multimodal transit hub/ Real Estate (Mall, Hospital, Hotel, Township, Retail, Office, Institutional buildings etc) shall be reckoned as an “Eligible Assignment”.

6.2. IRSDC shall consider only those EOIs from Interested Parties which meet the following minimum requirements:

a) Technical Capacity:

Minimum 5 Eligible Assignments completed in last five years prior to EOI due date

(For the purpose of calculation of number of eligible assignments, One (1) Eligible Assignment of Estimated Project Cost of more than INR 250 crore shall be considered as equivalent to two (2) Eligible Assignments.

b) Financial Capacity:

Minimum Net-worth of INR 100 Crores as on 31st March 2018, i.e., last audited Financial Year

6.3. EVALUATION OF EOI

Only those Applicants who meet the eligibility criteria specified in Clause 6.1 and 6.2 above shall qualify for further evaluation based on following broad principles.

- i. Net-worth, Turn over in last three years
- ii. Number of Eligible Assignments completed
- iii. Experience in Passenger Transportation Sector
- iv. Stature of Firm-Maharatna, Mini-Ratna, etc
- v. Number of countries for Overseas experience
- vi. Experience with numbers of Central/State Government organizations
- vii. Approach and methodology

6.4. CPSEs shall be asked to make a presentation by their core team which shall also be evaluated to arrive at the suitability of the Applicants.

PART – II: INSTRUCTIONS FOR SUBMISSION OF EOI

7. GENERAL

- 7.1. IRSDC may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI. The issue of this EOI does not imply that IRSDC is bound to undertake the selection process and/or select Firms, as the case may be, for the Project and IRSDC reserves the right to reject all or any of the submissions hereunder without assigning any reasons whatsoever.
- 7.2. The interested parties submitting their EOIs shall bear all costs associated with or relating to the preparation and submission of its EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by IRSDC or any other costs incurred in connection with or relating to its EOI.

8. SUBMISSION OF EOI

The EOIs to be submitted by the Interested Parties shall, *interalia*, include:

- (a) Cover Letter expressing interest to participate in the Project in the form and manner prescribed hereunder as Appendix I ;
- (b) Details of Interested Parties in the form & manner as prescribed here under as - Appendix II;
- (c) Details of Technical eligibility related to projects undertaken as per the eligibility requirement in the form & manner prescribed here under as Appendix III ;
- (d) Financial eligibility Details in the form and manner prescribed here under as Appendix IV; and
- (e) Implementation, Methodology & Framework as Appendix V.
- (f) Appendix VI: Preferences for the stations from the list provided in Appendix VII.
- (g) Appendix VII: List of railway stations
- (h) Appendix VIII: List of excluded railway stations

9. OUTCOME OF THE EOI

Submission of the firms shall be deliberated and discussed. Firms shall be selected for award of individual stations based on the criteria finalized by IRSDC. Decision of IRSDC shall be final and binding. Firms selected for undertaking the station redevelopment projects shall execute an agreement on mutually agreed terms and conditions.

Normally 6 – 8 railway stations shall be awarded to a single firm.

Selected Firm shall be required to undertake Master Planning and Detailed Project Report as part of their services at their own costs.

IRSDC shall approve the Master Plan and Detailed Project Report including the phasing and Selected firm shall call and undertake tendering process related to construction of the project, including provide project supervision services till completion of the project as per the agreed phasing.

IRSDC shall release payment for such contractor(s) and the Fees including mobilization advance, if any, to the selected firm as per the progress of the project.

If the project being undertaken by the selected firm is not awarded for construction for any reasons whatsoever within 36 months of appointment and Selected firm wishes to exit, the expenses incurred by the firm on Master-planning and DPR shall be reimbursed to the firm by IRSDC with a 8 % interest charges from the date of actual expenses incurred.

10. CONTACT DETAILS

The EOI should be addressed & submitted to

ATTN. OF : Managing Director and Chief Executive Officer
ADDRESS : Indian Railway Stations Development Corporation Ltd,
4th Floor, Palika Bhawan, R.K. Puram, New Delhi – 110066,
FAX No. : +91-11- 24672720
E-MAIL ADDRESS : info@irsdco.in.

11. INDEPENDENT DUE DILIGENCE & DISCLAIMER

IRSDC reserves the right to select, reject any or all EOI received without

assigning any reason whatsoever and IRSDC shall not, in any manner whatsoever, be accountable liable for any claims of the Interested Parties or any other third party in that regard.

This Invitation for EOIs is not an agreement and is neither an offer by IRSDC to the Interested firms or any other person. The purpose of this EOI process is to provide Interested firms with information that may be useful to them in making their EOIs. Each Interested firm should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI and obtain independent advice from appropriate sources prior to submission of its EOI.

This clause & the contents herein, is the essence of this EOI process for the proposed Project and shall be interpreted in the intent & spirit as mentioned herein.

PART –III: FORMATS FOR SUBMISSION

APPENDIX I: COVER LETTER

(ON LETTER HEAD OF CPSE FIRM)

Date:

To,
Managing Director & Chief Executive Officer
Indian Railway Stations Development Corporation Limited
4th Floor, Palika Bhawan,
Sector-13, R.K.Puram,
New Delhi-110066,

Sub: Submission of Expression of Interest (EOI) for -“Redevelopment of Railway Stations”

Dear Sir,

- 1 With reference to your EOI document dated....., We, having examined the EOI Document thoroughly and understood its contents, hereby inform you that I/We am/are willing to submit proposal for the captioned project, subject to the invitation to offer made by you. With reference to the captioned subject, I/We the undersigned am/are hereby expressing our Interest to participate in the project.
- 2 We offer% (percentage) of Estimated Project Costs as the Fee for undertaking the project for redevelopment of railway station. Estimated Project Costs is limited to the redevelopment of railway station and any real estate/ commercial development envisaged in the Master Plan (in phases).
- 3 We understand that the project shall be implemented under the station redevelopment program of the Railways.
- 4 We understand that the purpose of this EOI is to create initial awareness about the Project and identify potential firms interested for the projects. Further, the issue of this EOI does not imply that IRSDC is bound to appoint the any firm, as the case may be, for the Project and IRSDC reserves the right to reject all or any of the submissions hereunder without assigning any reasons whatsoever. It is also hereby clarified that IRSDC may, at its exclusive discretion, either invite fresh EOI /bids only from those interested firms who had submitted their EOIs or from other CPSE firms.

- 5 We understand that we satisfy the requirements to participate in this EOI as outlined in the EOI document and have prepared our expression of interest for the captioned project as specified in EOI Document.

- 6 Further, we understand after evaluation of all the proposal received by IRSDC, IRSDC may shortlist and select suitable proposals and may ask for detailed proposals and undertake further negotiations in relation to the Eol .

(Name of the person)

(In the capacity of)

Company Seal

(Name of the Entity)

Duly authorized to submit the EOI to undertake the project, for and on behalf of (Fill
in block capitals)

Witness

Signature _____
Name _____
Address _____

APPENDIX II: DETAILS OF INTERESTED FIRM

S. No	Particulars	Details
1.	Basic Information of FIRM	
a)	Name of Firm	
b)	Country of incorporation	
c)	Address of the corporate headquarters and its branch	
d)	Date of incorporation and / or commencement of Business	
e)	Ownership of the FIRM	1. 2. 3.
f)	List of current directors	
2.	Brief description of the Firm including details of its main lines of business.	
3.	Details of individual (s) who will serve as the point of contact/communication within the Firm: (a) Name (b) Designation (c) Address (d) Telephone Number (e) E-Mail Address	
4.	Particulars of the Authorized Signatory of the Applicant: (a) Name (b) Designation (c) Address (d) Telephone Number (e) E-Mail Address (f) Fax Number	

Note:

1. Memorandum and Articles of Association/ Company Brochures to be attached
2. Information related to Clause 6.3 is also required to be submitted

**APPENDIX III: DETAILS OF EXPERIENCE
(TECHNICAL CAPACITY)**

FOR Applicants with Experience –DETAILS OF COMPLETED PROJECTS

(Please refer to 6.1 and 6.2)

Abstract of Eligible Assignments of Applicant

S.No	Name of Project	Type of Eligibility Assignment	Name of Client	Mode of experience (PMC/ Construction/ Self Development)	Estimated capital cost of Project (in Rs cr./)	Mode of Implementation of Project (PPP/Non-PPP/EPC/BO Q etc.)	Month and Yr. of completion
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1							
2							
3							
4							
5							

APPENDIX IV: FINANCIAL CAPACITY

(Please refer to 6.2)

Turnover (in INR Crore)			Net-Worth (In INR crore) on March 31, 2018
FY 2015-2016	FY 2016- 2017	FY 2017-18	

APPENDIX V: IMPLEMENTATION METHODOLOGY & FRAMEWORK

1. Implementation methodology & framework:
2. Any other suggestions

APPENDIX VI: STATION PREFERENCE

S. No	Name of Railway Station

APPENDIX VII: LIST OF STATIONS

SN	Station	CODE	ZONE
1.	Aburoad	ABR	NWR
2.	Adarshnagardelhi	ANDI	NR
3.	Agra Cantt	AGC	NCR
4.	Ahmedabad	ADI	WR
5.	Ajmer	AII	NWR
6.	Allahabad	ALD	NCR
7.	Ambala Cantt. Jn.	UMB	NR
8.	Andheri	ADH	WR
9.	Asansol	ASN	ER
10.	Aurangabad	AWB	SCR
11.	Bandra Terminus	BDTS	WR
12.	Bangalore Cantt.	BNC	SWR
13.	Bhusawal	BSL	CR
14.	<u>Bangalore City[1]</u>	SBC	SWR
15.	Bokaro Seel City	BKSC	SER
16.	Bongaigaon	NBQ	NFR
17.	Borivali	BVI	WR
18.	Chengannur	CNGR	SR
19.	Chennai Egmore	MS	SR
20.	Coimbatore Jn	CBE	SR
21.	Dehradun	DDN	NR
22.	Delhi Cantt.	DEC	NR
23.	<u>Dadar[2]</u>	DR	CR
24.	Delhi Shahadra	DSA	NR
25.	Faridabad	FDB	NR
26.	Gaya Jn.	GAYA	ECR
27.	Gurgaon	GGN	NR
28.	Lonawala	LNL	CR
29.	Hyderabad	HYB	SCR
30.	Indore	INDB	WR
31.	Jaipur	JP	NWR
32.	Jaisalmer	JSM	NWR
33.	Jalandhar Cantt.	JRC	NR
34.	Kalyan	KYN	CR
35.	Kolkata Terminal	KOAA	ER
36.	Lokmanya Tilak (T)	LTT	CR
37.	Ludhiana	LDH	NR
38.	Mumbai Central (Main)	BCT	WR
39.	Sri Mahabirji	SMBJ	WCR
40.	Ranchi	RNC	SER
41.	Secunderabad	SC	SCR

SN	Station	CODE	ZONE
42.	Tiruvananthapuram Central	TVC	SR
43.	Udaipur City	UDZ	NWR
44.	Wardha	WR	CR
45.	Pune	PA	CR
46.	Yesvantpur	YPR	SWR

Appendix – VIII**List of Excluded Stations**

SN	Station	CODE	ZONE
1.	Gomti Nagar, Lucknow	GTNR	NR
2.	Charbag, Lucknow	LKO	NR
3.	Kota	KOTA	WCR
4.	Delhi Sarai Rohilla	DEE	NR
5.	Tirupati	TPTY	SCR
6.	Nellore	NLR	SCR
7.	Madgaon	MAO	Konkan Railway
8.	Ernakulam	ERS	SR
9.	Puducherry	PDY	SR
10.	Thane New	TNA	CR
11.	Safdarjung Delhi	DSJ	NR
12.	Gandhinagar (Jaipur)	GADJ	NWR
13.	Habibganj (Bhopal)	HBJ	WCR
14.	Gwalior	GWL	WCR
15.	Gandhinagar (Gujarat)	GNC	WR
16.	Surat	ST	WR
17.	Sabarmati, Ahmedabad	SBI	WR
18.	Anand Vihar, Delhi	ANVT	NR
19.	Bijwasan (Delhi)	BWSN	NR
20.	Chandigarh	CDG	NR
21.	Amritsar	ASR	NR
22.	Kanpur Central	CNB	NCR
23.	Shivaji Nagar, Pune	SVJR	CR
24.	Thakurli, Mumbai	THK	CR
25.	Nagpur	NGP	CR
26.	Baiappanhalli	BYPL	SWR
27.	Bhubaneswar	BBS	ECOR
28.	Ajni	AJNI	CR
29.	Kashi	KEI	NER
30.	Chanakyapuri	CNKP	NR
31.	Tilak Bridge	TKJ	NR