



SRIJAN

STATION REJUVENATION INITIATIVE BY JOINT ACTION
Newsletter on Station Re/Development

Issue No: 30 | September - 2021 | New Delhi

Message from MD & CEO

Dear Patrons,

This September, Ministry of Railways prior to introducing Model Concession Agreement held deliberations with key stakeholders through a Webinar. The Webinar on Station Redevelopment was held as a part of Stakeholder Engagement process wherein over 140 delegates including officials from Railway Board, IRSDC and RLDA were present. The constructive feedback during the deliberations will be utilized to make the Concession Agreement a Win-Win for each stakeholder.

IRSDC has taken a step ahead towards the redevelopment of Surat, Udhna and Udaipur Railway Stations. A Pre-Bid Meeting regarding these projects was conducted and 14 well-known developers, funds and consultants participated. The objective of redevelopment is to transform these railway stations to provide state-of-the-art amenities at par with airports for a superior travel experience. These projects will be redeveloped on the Design-Build Finance Operate Transfer (DBFOT) model on the principle of Transit-Oriented Development (TOD).

Minister of State for Railways Shri Raosaheb Danve held a Review Meeting of Chhatrapati Shivaji Maharaj Terminus (CSMT) redevelopment project with officials from Central Railway (CR), IRSDC, Mumbai Metropolitan Region Development Authority (MMRDA) and Mumbai Port Trust.

IRSDC strives to build 'Rail Arcades' to enhance passenger experience and offer facilities and services under one roof. Tenders have been issued in September for developing similar facilities in Bengaluru and Chandigarh. The Rail Arcades are conceptualized as small city centre hubs with shopping plazas and food courts to offer best in-class services to passengers and local residents, besides monetizing the national carrier's land parcels and railway stations.

As far as this edition of 'SRIJAN' is concerned, it goes into the details of the 'Green Building Codes for Commercial Development on Railway Land' which is a part of the newly drafted Form-Based Codes for Station Redevelopment in the 'Cover Story' section. Apart from this, the edition also highlights the monthly activities of IRSDC including Social Media activities.

Hope, you will enjoy reading it!

Thanks!



S. K. LOHIA
MD & CEO, IRSDC

05 - GREEN BUILDING CODES FOR COMMERCIAL DEVELOPMENT ON RAILWAY LAND

Indian Railways envisions that their upgraded stations and commercial assets meet the Green Building Requirements mandated by GOI through Bureau of Energy Efficiency and Unified Building Bye Laws.

CII has supported Indian Green Building Council to develop Green Building Rating System applicable to all stations planned for re/development.

In line with the above, these codes have been developed to ensure that even commercial assets within Railway Land conform to the minimum mandatory Green Building Requirements mandated by Bureau of Energy Efficiency and Unified Building Bye Laws. The same have been optimized to meet the recommendations of National TOD Policy. These changes are to accommodate Mixed Use, Mixed Income development with active frontages, 'zero' setbacks and Demand Management based Parking provisions.



Handbook for Station Planning
(for internal use only)



This document contains norms, standards and tools for design of Station Operational Areas.

Guideline for operationalizing
National TOD Policy for Railway
Station (Re/development)



This document contains tools and processes for layout planning within railway land with the intent of land value capture for optimum monetization.

Form Based Codes for
Commercial Development on
Railway Land



This document contains (a) Sub-Plot Development Control Norms (b) Codes for preparation of Layout Regulating Plans for commercial development on Railway Land and (c) Codes for preparation of Property Development cards for sub-plots.

Guideline for Commercial
Development on Railway Land



This document provides assistance to Technical Consultants in preparation of Layout Regulating Plans and Property Development Cards for approval and adoption by IRSDC.

Codes for Architectural design
of Commercial Assets



This document contains codes for architectural design of assets within Sub-Plots designated for commercial development.

Codes for Railway Heritage
Assets



This document contains policy codes, standards, tools and guidelines for asset responses to Railway Heritage Assets from project conceptualization to asset operation, management and maintenance.

The Codes for Commercial Development on Railway Land is a comprehensive Building Code drafted to regulate constructions within Railway land. It will be a Model Code to enable development of FBC applicable to the Sub-Plots of the Railway land. These codes prepared in consultation with the IRSDC and are derived from a study of:

- » National Building Code of India (NBC) (IN)
- » Unified Building Bye Laws (UBBL) of Dehi-2020 (IN)
- » Manual for Standards and Specifications for Railway Stations (IN)
- » Urban and Regional Development Plans Formulation and Implementation Guidelines (IN)
- » UTTIPEC Street Design Guidelines (IN)

- » Indian Road Congress Codes (IN)
- » Master Plan of Delhi (IN)
- » Master Plan for Chennai Metropolitan Area, 2026 (IN)
- » Municipal Corporation of Delhi, Ease of Doing Business (IN)
- » National Building Codes 2016 (IN)
- » Real Estate (Regulation and Development) Act, 2016 (IN)
- » Building Regulations in the United Kingdom (UK)
- » The Councillor's Guide to Urban Design (UK)
- » Colorado Urban Design Standards and Guidelines (USA)



GREEN BUILDING CODES

Green Building Codes are not specific to any rating system and are not intended to provide a single metric indication of overall building performance. These provisions allow the practitioners to easily exercise their engineering judgment in holistically and objectively applying the underlying principles of sustainability to a development or building facility, considering its functionality and required comfort level.



PROVISIONS AND APPLICABILITY

There are four mandatory provisions for green buildings applicable at the Layout level or Sub-Plot level or both

- » Water Conservation and Management
- » Solar Energy Utilization
- » Waste Management
- » Energy Efficiency

Water Conservation and Management

Considering the ever-increasing demand for sustainability, these codes include the provisions for building structures while keeping rainwater harvesting, and soil and water conservation at the centre. Besides, codes also include the terms of using water-conserving fixtures and adopting wastewater management practices such as recycle and reuse

Solar Energy Utilization

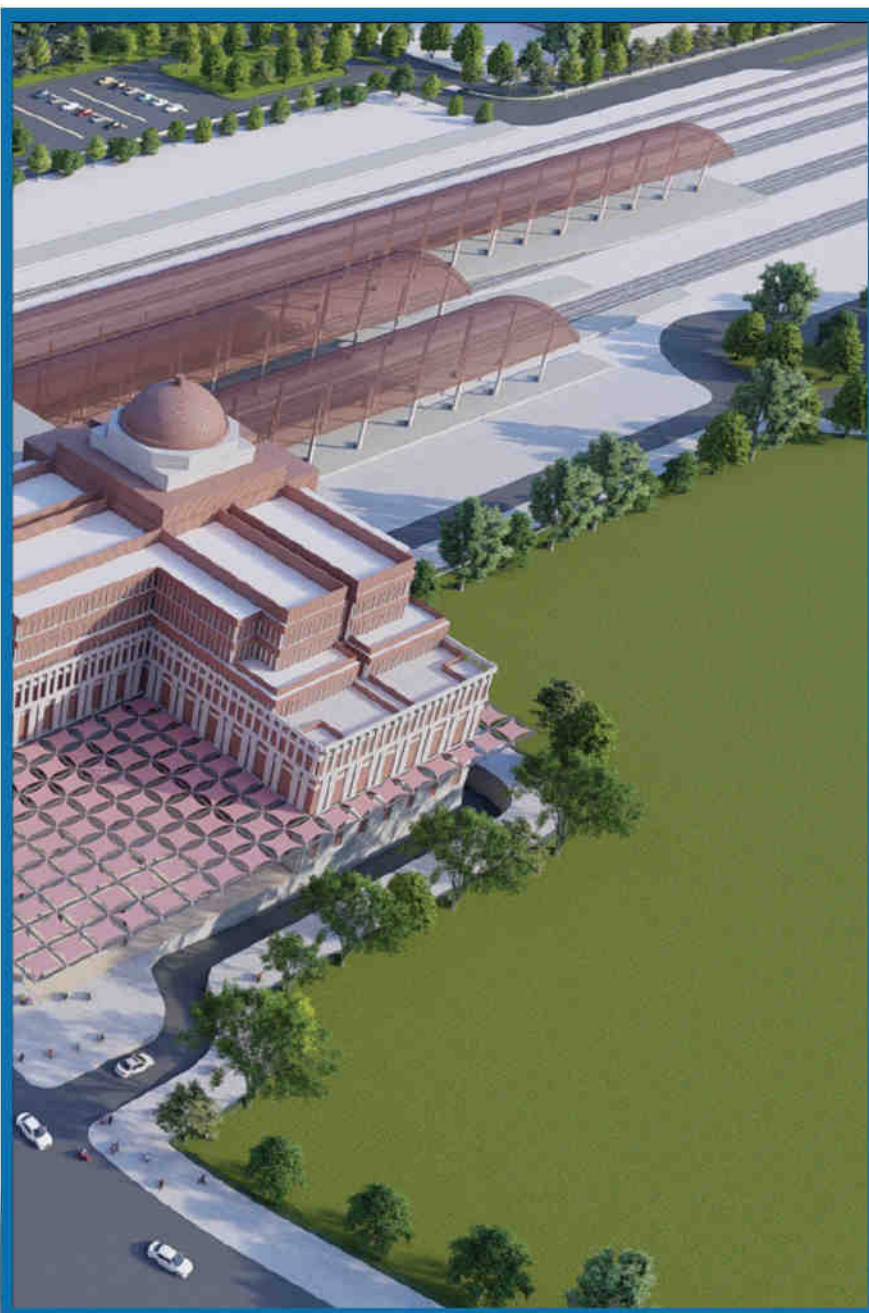
All efforts need to be made towards optimum and efficient use of energy sources thereby reducing the demand for power from external sources. Renewable sources of energy for lighting, heating, cooling and ventilation needs should be used

Waste Management

The codes facilitate the segregation of waste at source to encourage reuse or recycling of materials, thereby avoiding waste being sent to landfills. Further, it also ensures effective organic waste management, to avoid domestic waste being sent to landfills and to improve sanitation & health.

Energy Efficiency

Energy Efficiency means using less energy to perform the same task. The codes promote the adoption of energy-efficient practices while developing structures such as LED lights. It is one of the easiest ways to eliminate energy wastage, combat climate change and clean the air we breathe. It also helps in mitigating building maintenance cost. Both the commercial and residential spaces will be equipped with modern technology to reduce energy consumption.



BUILDING SPACE CLASSIFICATION AND GREEN CODES

Spaces under re/development are classified into two categories **Commercial Space** and **Residential Space** as per their use. While developing these buildings, energy conservation codes will be implemented. The purpose of these codes is to provide minimum requirements for the energy-efficient design, design of comfort systems and construction of buildings.



COMMERCIAL SPACES

It includes congregation hall, business centres, educational institutions, healthcare centres, hospitality and shopping complexes.

Building Envelope

The building envelope refers to the exterior façade and is comprised of opaque components and fenestration systems. Opaque components include above grade walls, roofs, and opaque doors. Fenestration systems include windows, skylights, ventilators, visible transmission and doors that are more than one-half glazed.

Comfort Systems and Controls

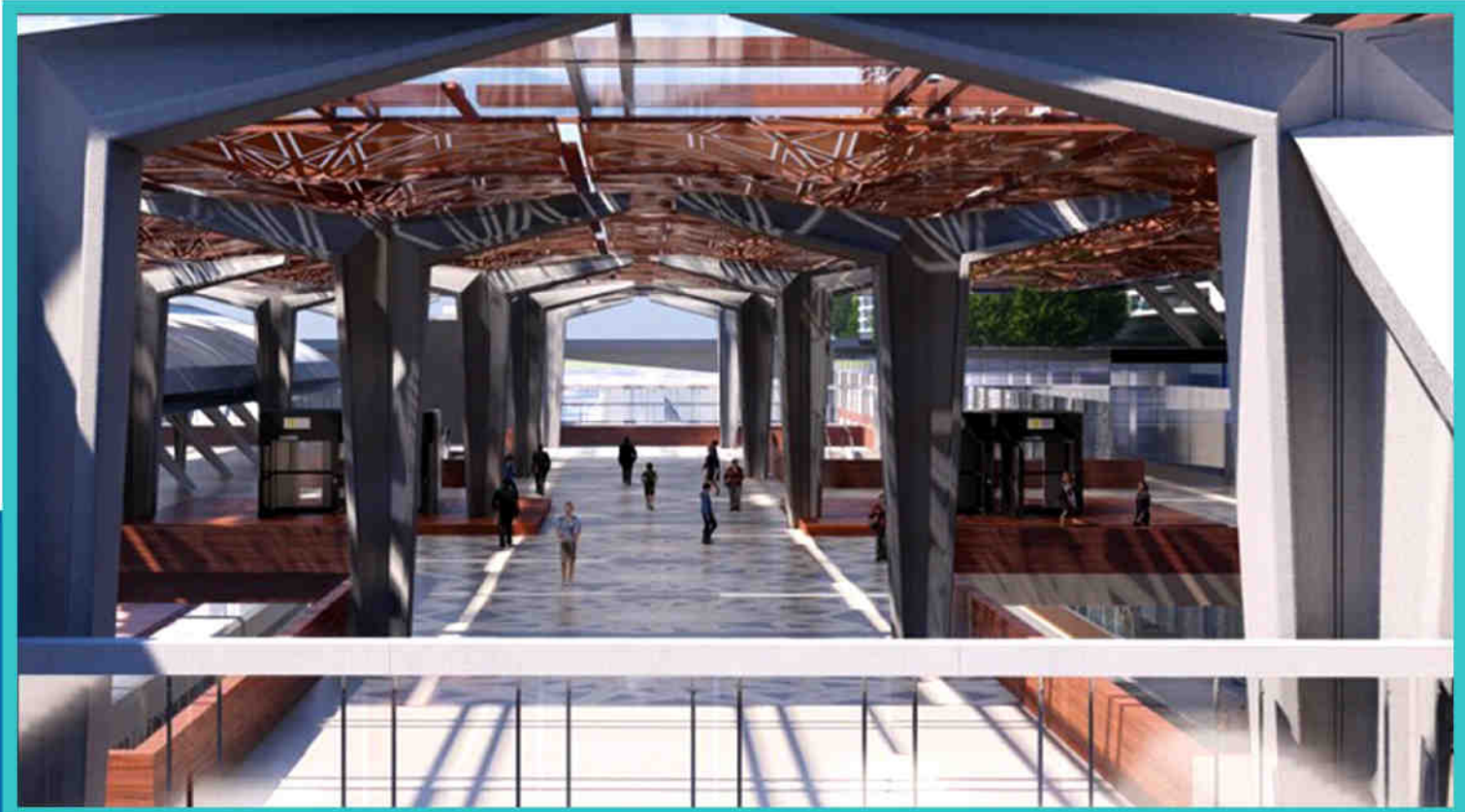
This section has provisions for heating, ventilation, air conditioning equipment and systems, and their controls. All habitable spaces shall be ventilated with outdoor air in accordance with the requirements and guidelines specified in the National Building Codes 2016. Further, all buildings having a centralized hot water system shall have solar water heating equipment installed to provide for at least 20% of the total hot water design capacity.

Lighting Systems and Control

This section has provisions for lighting systems and equipment. The lighting requirements shall apply to interior spaces of buildings, exterior building features, exterior building grounds. It further includes lighting and space control, automatic lighting and other guidelines.

Electrical and Renewable Energy

This section includes the provisions regarding all electric and renewable energy equipment and systems. Provisions will guide in installation and monitoring of transformers, energy-efficient motors, diesel generator sets, renewable energy systems and other equipments.



RESIDENTIAL SPACES

It includes one or two family private dwellings and apartment houses.

The code sets minimum performance standards for building residential spaces to limit heat gains and heat loss. Its provisions apply to the elements of a building that separate the habitable spaces of dwelling units from the exterior and are exposed to the external air and opening into balconies. It does not include walls facing open corridors and enclosed shafts, as well as walls of common services such as lifts and staircase.

The provisions of this code apply to Openable Window-to-Floor Area Ratio (WFR_{op}), Visible Light Transmittance (VLT), Thermal Transmittance of Roof (U_{roof}), Residential envelope transmittance value (RE TV) for building envelope (excluding roof) (except Cold Climate), Thermal transmittance of building envelope (excluding roof) for cold climate (U_{envelope cold}).

SEPTEMBER HIGHLIGHTS



Dr Rajendra Phadke
@DrRajendraPhad1

@AshwiniVaishnaw @raosahebzanve
@BJPKrishnaDas

JaiGurudev

Heartiest Congratulations to IRSDC and GM SCR, DRM, and all officials of SC Railway zone to clean the area speedily.

PM श्री मोदीजी के नेतृत्व में स्वच्छता अभियान के लिये हार्दिक शुभकामनाएं।



Indian Railway Stations Development Corp. Ltd.
@irsdcinfo

Ministry of Railways has drafted a new MCA to address the concerns of investors and invited suggestions from all the stakeholders. Shri S K Lohia, MD & CEO, IRSDC has shared a brief about the draft and the scheduled virtual conference in his post here:



Posted on LinkedIn

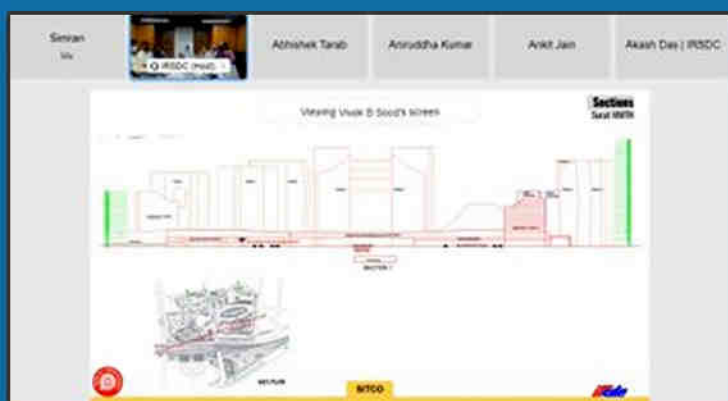
Sanjeev KUMAR Lohia on LinkedIn: Draft MCA 27_08_21.pdf
Ministry of railways has drafted a new MCA for redevelopment of railway stations, on which the suggestion...
[linkedin.com](https://www.linkedin.com)

7:09 PM · Sep 1, 2021 · Twitter for Android

4 Retweets 7 Likes



IRSDC conducted a virtual Pre-Bid Meeting regarding redevelopment of Surat MMTH & Udhna and Udaipur Railway Stations with the potential bidders. IRSDC will transform these railway stations into 'Railopolis' to provide ultra-modern amenities as per global standards to provide superior travel experience to passengers.



A group of people, including officials and staff, are standing in a line at a bus station. A digital display board in the background shows bus routes and times. The board lists routes such as '04043 - SBC EXPRESS', '04130 TALAGUPPA TO KSR', and '07209 NADA TOWN SPC EXP'. The board also displays the time '12:10' and the text 'Welcome to South'. The people are wearing face masks and are dressed in a mix of formal and casual attire. The setting appears to be an outdoor bus station with a tiled floor and a roof structure.



VISIT OF PAC AT CDG ON 06/09/2021				
Date	Name	Email / Address	Phone	Comments
1.	Smt. Jaginder Singh Guan.	98886-41116		I found checkbook Railway when entry the chairman of the station was really appreciable and can be called as excellent
2.	Smt. Gita, Pandey Meerut			The passage amenities are also very maintained very well.
3.	Smt. Savita, Nayal			I increased some passengers at the station who reported that the cleanliness has improved a lot & the services at the stations are very good
4.	Smt. Geeta Thakur			They specifically mentioned that the staff at the stations are very polite and helped to solve problems.
				The Dawa Bell outlet, through wall & Braille tactile are unique.
				Some of the observations were pointed out by the committee of Railway & local official - noted.

You are monitoring station platform, waiting room,
toilet and platform is nice and clean.
Some third country ones - I think resolve you
resolve the issue as early as possible.
You are doing very good job.
On all the best.

25/9/2021

(SCL) gpm/astg/aosx
गुप्तगोस्त

Taking meeting we PRC committee visited SC Station in the morning at 11 am to 12:30 pm under
the leadership of Mr. Chairman Shri P.K. Kishore Doshi. In 30 minutes parking was found to be full, it
was wooden and survey land condition. I tweeted those photos. Then had a talk with GMP
& other officials.

After that Rly officers took immediate action in a speed and now I visited the
spot at 3 PM. It's raining here. IRSTC officials did a transponders speedy job & cleared
the area & now its look beautiful too. Congratulations to you all officials.

PM. मोदीजी साहब साहब जी के साथी जी के शुक्रार्पण।
श्री गौरीयार।

DR. Rajendra Prasad
PAC 9823044445

Passenger Amenities Committee (PAC) inspected KSR Bengaluru Railway Station and appreciated the launched Aquarium, Yulu E-bike services and the cleanliness being maintained at the station. The committee also visited Secunderabad Railway Station and was happy to witness the robust facility management services and admired IRSDC for the same.

NEWS BUZZ



Key cos show interest to revamp Udaipur stn

TIMES NEWS NETWORK

Udaipur: 14 leading developers, funds and consultants, namely — Adani, Kalpataru Group, Cube Constructions, JKB Infrastructure, GMR, MBL Infrastructures, Monte Carlo, G R Infra, Thoth Infrastructure, PSP Projects, Virtuous Retail South Asia Pvt. Ltd., Sikka Associates, Egis India and Adroit Financial — participated in the pre-bid meeting held on Tuesday regarding redevelopment of Udaipur, Surat and Udhna railway stations.

The pre-bid meeting was conducted by Indian Railway Stations Development Corporation (IRSDC), mandated to redevelop these three stations. The objective of the redevelopment is to transform these railway stations into 'railopolis' to provide state-of-the-art amenities on par with those of an international airport, for a superior travel experience.

"The stations will be redeveloped in line with global standards to transform them on par with international airports and provide world-class amenities to the travellers. The station redevelopment will confer several benefits in

The objective of the redevelopment is to transform these railway stations into 'railopolis' to provide state-of-the-art amenities on par with those of an international airport, for a superior travel experience

terms of improved connectivity, multi-modal transport integration and boosting retail and real estate. It will also lead to the generation of employment opportunities, thereby ushering a socio-economic transformation of the respective regions," said Shri S K Lohia, MD & CEO IRSDC.

The station will be redeveloped on a Design-Build Finance Operate Transfer (DBFOT) model on the principle of Transit-Oriented Development (TOD). The total area for development is 4,98,115 sqm, and the built-up area for station estate development is up to 1,01,374 sqm. The indicative cost for redevelopment is Rs132 crore over a three-year time frame.

THE TIMES OF INDIA

Udhna station transformation plan on track

ThN / Sep 16, 2021, 04:33:15T



An artistic impression of the proposed Udhna railway station

Surat: The objective of transforming a few railway stations into 'Railopolis' to provide state-of-the-art amenities at par with those of an international airport and world-class experience to the travellers seems to be on track and gaining speed.

Fourteen leading developers, funds and consultants with prominent players like Adani, Kalpataru Group, Cube Constructions, JKB Infrastructure, GMR, MBL Infra, and Monte Carlo participated in a pre-bid meeting held on Tuesday regarding redevelopment of Udaipur, Surat and Udhna Railway Stations.

THE ECONOMIC TIMES

IRSDC's pre-bid meeting for redevelopment of Udaipur, Surat and Udhna Railway Stations attracts interest from 14 companies

ET Bureau • Last Updated: Sep 15, 2021, 09:56 PM IST



Synopsis

In the pre-bid meeting by Indian Railway Stations Development Corporation (IRSDC), mandated to redevelop these three stations, 14 companies took part. The objective of redevelopment is to transform these railway stations into 'Railopolis' to provide state-of-the-art amenities at par with those of an international airport for a superior travel experience.



The Udaipur Railway station will be redeveloped on a Design-Build Finance Operate Transfer (DBFOT) model on the principle of Transit-Oriented Development (TOD)

Over a dozen leading developers, funds and consultants, including **Adani** **NSE-1.42%**, Kalpataru Group, Cube Constructions, JKB Infrastructure, GMR, MBL Infrastructures **NSE-1.12%**, Monte Carlo, G R Infra have shown interest in redevelopment of Udaipur, Surat and Udhna Railway Stations.

In the pre-bid meeting by Indian Railway Stations Development Corporation (IRSDC), mandated to redevelop these three stations, 14 companies took part.

The Indian EXPRESS

Surat, Udhna railway stations to be multi-model transport hubs

The IRSDC, a nodal agency of the Ministry of Railways spear-heading the re-development of railway stations across the country, has claimed that the two railway stations will be redeveloped at an indicative cost of Rs 1,285 crore in four years.

By: Express News Service | Surat | Updated: July 25, 2021 11:06:48 pm



The Surat railway station will be developed in an area of 3,40,131 square metres while the Udhna station will be over 7,38,088 square metres. (File)

The Indian Railway Stations Development Corporation (IRSDC) has invited private bids in the form of Requests For Qualification (RFQ) for redeveloping Surat and Udhna railway stations in Surat, with an aim to convert them into 'Railo-Polis', a multi-modal transport hub offering world class amenities to travellers as well as attracting business opportunities.

Chandigarh Tribune

FRIDAY, 3 SEPTEMBER 2021, CHANDIGARH

VANDALS TAKE BIKE-SHARING PROJECT FOR A RIDE IN CITY

250 complaints of vandalism received in a month by the firm; technical issues in the project yet to be resolved.

INSIDE »



UT RAILWAY STATION GETS FIVE-STAR CERTIFICATION

UT railway station awarded a five-star 'Eat Right Station' certification for providing high-quality, nutritious food.

INSIDE »



IN MOHALL, SUNDAYS RESERVED ONLY FOR SECOND VAX JAB

Mohalla Health Department earmarks every Sunday only for the second dose of vaccine at all govt centres.

INSIDE »



SOCIAL MEDIA SNAPSHOTS



Indian Railway Stations Development Corp. Ltd. @irsdcinfo

#IRSDC conducted a virtual Pre-Bid Meeting today regarding redevelopment of Surat MMTH & Udhna and Udaipur Railway Stations with the potential bidders.

Few Glimpses 📸

#IndianRailways #Surat #Udhna #Udaipur
#RailwayStation #Redevelopment

@RailMinIndia @AshwiniVaishnaw



PMO India and 8 others



Indian Railway Stations Development Corp. Ltd. @irsdcinfo

Chandigarh Railway Station awarded 5-Star 'Eat Right Station' certification by FSSAI 📸

#IRSDC #IndianRailways #Chandigarh #Punjab
#EatRightStation #RailwayStation #FSSAI

@RailMinIndia @AshwiniVaishnaw



PMO India and 6 others



Indian Railway Stations Development Corp. Ltd. @irsdcinfo

Passenger Amenities Committee (PAC) inspected #KSRBengaluru Railway Station recently. The Committee appreciated the upkeep of station by #IRSDC & also the newly launched Aquarium and Yulu E-bike services.

Glimpses here 📸

#IndianRailways #FacilityManagement @RailMinIndia @SWRRLY



Dr Rajendra Phadke @DrRajendraPhad1

@AshwiniVaishnaw @raosahebDanve
@BJPKrishnaDas

JaiGurudev

Heartiest Congratulations to IRSDC and GM SCR, DRM, and all officials of SC Railway zone to clean the area speedily.
PM श्री मोदीजी के नेतृत्व में स्वच्छता अभियान के लिये हार्दिक शुभकामनाएं।



SOCIAL MEDIA SNAPSHOTS

You Retweeted

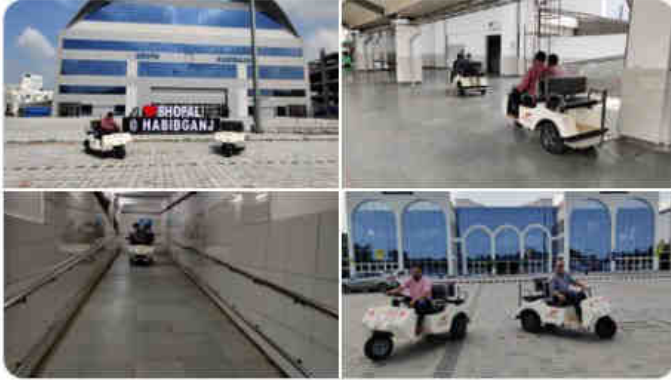


Ministry of Railways @RailMinIndia · Sep 22

भारतीय रेल द्वारा भोपाल के हबीबगंज स्टेशन को नवीनीकृत कर विश्वस्तरीय सुविधाओं से लैस किया जा रहा है।

हबीबगंज स्टेशन पर प्रति व्यक्ति मामूली शुल्क देकर आप बैटरी कार की सुविधा का लाभ ले सकते हैं।

इससे वरिष्ठ एवं दिव्यांग यात्रियों को प्लेटफार्म पर आने जाने में सुविधा होगी।



Indian Railway Stations Development Corp. Ltd. @Irsd... · Sep 9

#DekhoApnaDesh

Ministry of Railways @RailMinIndia · Sep 8

Be mesmerised by the scenic beauty of Nilgiris:

Train services have resumed on Nilgiri Mountain Railway.

Experience the thrill as the trains make their way through the mountains.



Indian Railway Stations Development Corp. Ltd. @Irsd... · Sep 18

#IRSDC conducted a pre-bid meeting for the redevelopment of three railway stations- #Surat, #Udhna & #Udaipur- with an aim to transform them into '#Railopolis'.

Read @ news18.com/news/india/wit...

#RailwayStation #Redevelopment #IndianRailways @RailMinIndia
@News18India @CNNnews18



With Facelift, Udaipur Railway Station to Get Airport-like Facilities
The Udaipur railway station is all set to receive a facelift.

news18.com

You Retweeted



Office of Shivraj @OfficeofSSC · Sep 4

Habibganj station gets 5 GEM ratings highest achievable grade in Indian Railways @RailMinIndia

Rating in Greenhouse certification for maintaining eco-friendly environment and adopting green, sustainable design. GEM 5 is the highest achievable rating level in Indian Railways.

GEM sustainability certification rating aims to promote environment-friendly green building design and construction. Under the initiative, awards and sustainability certification rating is given for housing, urban development, residential, commercial, hotels, offices, schools, colleges, universities, factory buildings and related developments.

The office of West Cen-



TRANSPORTED

Indian railways has transported yarn and other general goods weighing 550 tons from Mandideep goods shed, Bhopal, to Benapole, Bangladesh.

AUTOMATIC WASHING

Bhopal railway division commissioned coach automatic washing at Habibganj railway depot. A 24-coach train gets washed within 8 minutes. There is also an effluent treatment plant of 30,000 litres that recycles 90 per cent of waste water for reuse.



Indian Railway Stations Development Corp. Ltd. @Irsd... · Sep 27

Station Redevelopment Alert

#RFQ Application Due Date for redevelopment of #Surat, #Udhna and #Udaipur Railway Stations has been extended from 30.09.2021 to 21.10.2021.

#IRSDC calls out interested parties to submit Applications before the due date.

@RailMinIndia



For more information, visit:



IRSDC Website



Official LinkedIn



Official Facebook



Official Youtube



Official Twitter



Official KOO



Official Instagram



Press Notes



Official Pinterest



SRIJAN- Newsletter

DISCLAIMER: This is an IRSDC publication meant for disseminating information on station development program of Indian Railways. Any statement given in this newsletter cannot be construed as official communication or assurance or official plan of IRSDC. All information given here must be checked from official sources. IRSDC will not be responsible for any action taken or any impression gained on the basis of any news/information given herein.

For feedback and enquiries, contact: info@irsdcl.in or newsletter@irsdcl.in

Tel. : +91-11-68142400

IRSDC Address: Indian Railway Stations Development Corporation Limited, Tower-1, Konnectus Tower, Bhavbhuti Marg, New Delhi- 110002.

