

RAILWAY STATION REDEVELOPMENT

Interactive Meeting with
Architects



1st April 2018

Proposed Redeveloped Habibganj Railway Station



HON'BLE PM ON RAILWAY STATION REDEV.



INAUGURAL OF THE RAIL LINK TO MEGHALAYA IN GUWAHATI
30 NOVEMBER 2014

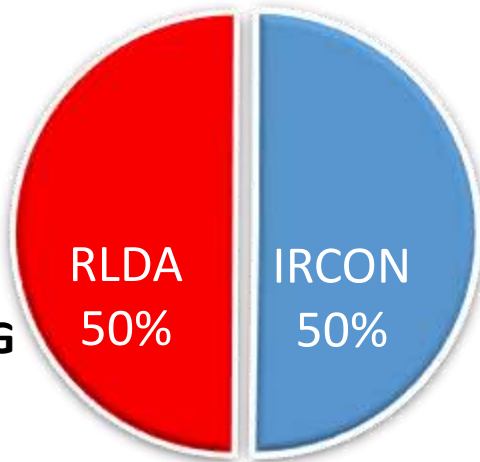
“Railway facilities are the **same** as they were **100** years back ... **Privatize** and **modernize** the railway stations ... Stations should be **better than airports** ... We can easily have trains running below and commercial properties above”

शुभं भवतु

97.Redevelopment of 600 major railway stations is being taken up by Indian Railway Station Development Co. Ltd. All stations with more than 25000 footfalls will have escalators. All railway stations and trains will be progressively provided with wi-fi. CCTVs will be provided at all stations and on trains to enhance security of passengers. Modern train-sets with state-of-the-art amenities and features are being designed at Integrated Coach Factory, Perambur. First such train-set will be commissioned during 2018-19.

ABOUT IRSDC

SHAREHOLDING STRUCTURE



Chairman (ME/ Rly Board)

BOARD OF DIRECTORS

MD & CEO

3 Functional Directors (vacant)

Budget Announcement

14 March 2012

ROC Registration

12 April 2012

Commencement of Business

9 May 2012

Earlier, a subsidiary of IRCON
Since Sep 2017, a 50:50 JV of RLDA and IRCON

(Rs in Cr)

Authorised Capital

100

Paid-up Capital*

60



CAPITAL STRUCTURE

* Being increased to Rs 80 Cr

VISION AND MISSION



VISION

To be a leading organization in the field of development, redevelopment, operation and maintenance of railway stations with passenger amenities of international standards.



MISSION

To develop self-sustainable railway stations in the country with high standards of safety, comfort, user friendly passenger amenities, value added services and efficiency by adopting the best technological practices, sound financial strategy and optimum utilization of resources.

OUR FOCUS POINTS AT STATIONS: SEVEN 'C's

GUIDING PRINCIPLES

The design concept of station development



MAIN FEATURES



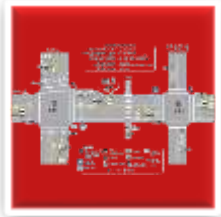
Iconic Structure



Segregation: Arrival/ Departure



Planning for next 40 years



Multi modal transit hub



Integrating both sides of the city



Enhancing passengers' delight



Energy efficient



Disabled friendly

WORLD'S LARGEST TOD PROGRAM



TOD projects - the central station complex becomes more multifunctional



The linkage system is more thematic to satisfy a diversity of needs



Station areas as places for exchange of ideas and promotion of lifestyle and culture



A physical framework that incorporates innovations in urban design and interaction design



The railway stations becoming nerve centres for 'Smart Cities'



The transportation function plays a supportive role and no longer a central role.

FINANCING MODEL FOR WORLD CLASS STATIONS



SELF-FINANCING MECHANISM

Capital and Running cost of the Project is financed through the Project Revenues and Station Facility Revenues.
Net surplus of about Rs 69,000 cr expected for IR.
However, cross subsidy may be required across different stations over IR.



PROJECT REVENUES

Revenue from Commercial Development on Sparable Land & Air Space.



STATION FACILITY REVENUES

Revenue from Station Development component – Kiosks/stalls, Advertisement, Parking, Platform tickets, 10% revenue of the Rail Display Network (excludes earning from train tickets, parcels and goods)

TERMS OF REAL ESTATE DEVELOPMENT



Vacant land and air rights for Commercial Development



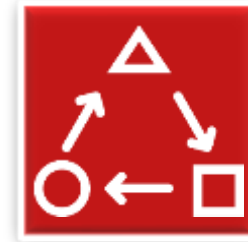
Model Development Agreement
(available on www.irsdc.com)



SPV to be formed for Station Development



Land cannot be mortgaged: ownership always vests with Railways



Commissioning of Commercial Development:
after commissioning of Station Development



Advance Marketing: permitted through
Escrow mechanism



20% residential development permitted
(wef Oct 2017)

Indian Railways On A Mega Transformation Journey To Create World Class Railway Stations

Focus on improving passenger amenities at stations...



~16 M passenger footfalls per day



~70% footfalls in top 100 cities



~7% annual growth in footfalls

...by leveraging real estate available with railways to fund the development



~2,700 acres of prime real estate land on lease (45 years)



Across ~100 largest cities in India



Encroachment free land

~600 major stations chosen for modernisation initially



Station Redevelopment Program - Summary as per BCG report

Total No of Stations	Cost of Station Development	Cost of commercial Development	Total Cost	Surplus with 45 years lease and no residential	Surplus with 90 years lease
396 (A/A1)	Rs 28,000 Cr	Rs 68,000 Cr	Rs 96,000 Cr	Rs 11,000 Cr	Rs 69,000 Cr
112 (Suburban)	Rs 6,000 Cr	Rs 8,000 Cr	Rs 14,000 Cr	Rs 21,000 Cr	-
396+112 (508) stns	Rs 34,000 Cr	Rs 76,000 Cr	Rs 1,10,000 Cr	Rs 32,000 Cr	-

DE-RISKING PROJECT: PRE CONSTRUCTION APPROVALS



Railways – Divisions,
Zonal HQs



Urban Planning
Department



Municipal
Corporation



Traffic Police



Public Works
Department



Public Health
Department



Dept. of Environment
& Forest



Wildlife Board



Pollution Control
Board



Electricity
Department



Airport Authority of
India



Heritage Clearance
Committee



National Monument
Authority



State Archaeology
Department

List Indicative, Depends On
Location, Other Factors

IRSDC PROJECTS



HABIBGANJ (MP)



GANDHINAGAR (GUJARAT)



SABARMATI (GUJARAT)



SURAT (GUJARAT)



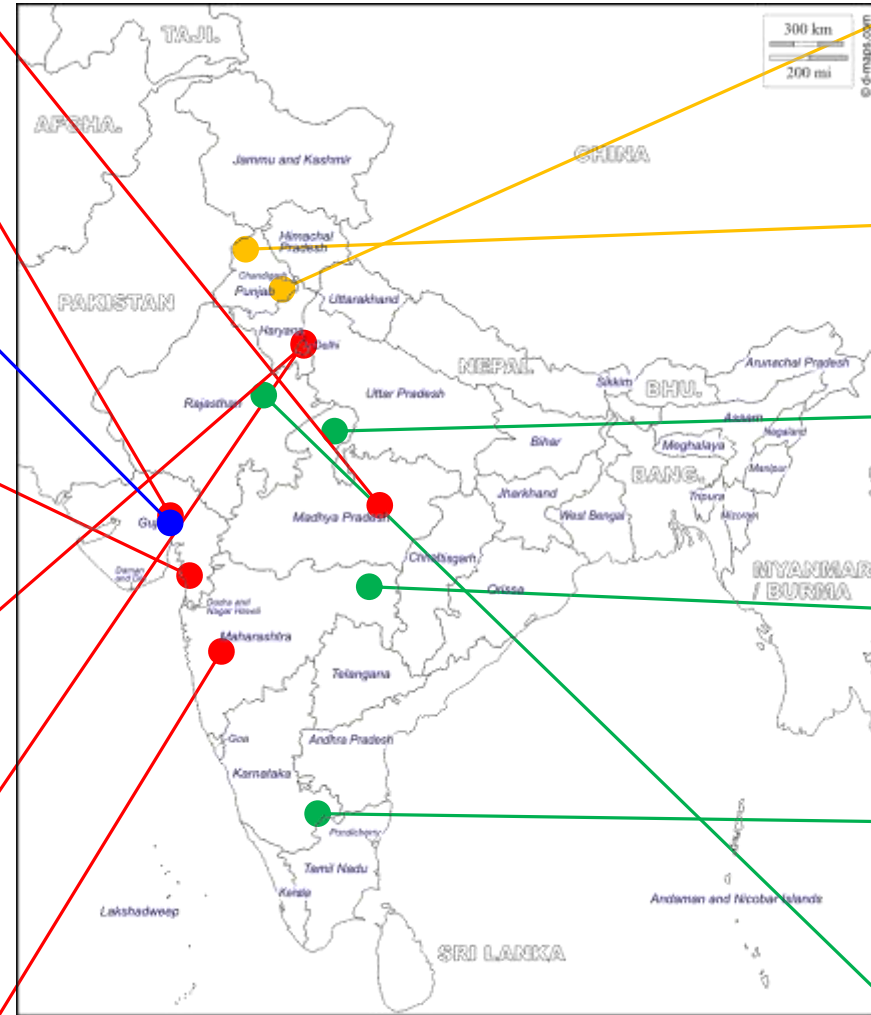
ANAND VIHAR (DELHI)



BIJWASAN (DELHI)



SHIVAJI NAGAR-PUNE (MH)



CHANDIGARH (UT)



AMRITSAR (PUNJAB)



GWALIOR (MP)



NAGPUR (MH)



**BAIYAPPANHALLI -
BENGALURU
(KARNATAKA)**



**GANDHINAGAR-JAIPUR
(RAJASTHAN)**

CLASSIFICATION OF STATIONS - NEW w.e.f Nov 2017

➤ Based on ticket earnings as well as number and type of passengers

Categorization of Stations for the period 2017-18 to 2022-23

Category of Stations	Criteria of Earnings	Number of stations on based of Earnings	Criteria of outward passengers handled	Number of stations based on passengers handled	Total number of stations
Non- Suburban Stations = 5976 Nos					
NSG 1	More than 500 Crore	10	More than 20 Million	10	20
NSG 2	100 to 500 Crore	69	10 to 20 Million	8	77
NSG 3	20 to 100 Crore	211	05 to 10 Million	11	222
NSG 4	10 to 20 Crore	194	02 to 05 Million	55	249
NSG 5	01 to 10 Crore	1067	01 to 02 Million	13	1080
NSG 6	Upto 01 Crore	4328	Upto 01 Million	0	4328

Total Stations 8613 (Non Suburban 5976 , Suburban 484 and Halts 2153)

CLASSIFICATION OF STATIONS - NEW W.E.T NOV 2017 Contd..

➤ Based on ticket earnings as well as number and type of passengers

Categorization of Stations for the period 2017-18 to 2022-23

Category of Stations	Criteria of Earnings	Number of stations on based of Earnings	Criteria of outward passengers handled	Number of stations based on passengers handled	Total number of stations
Suburban Stations = 484 Nos					
SG 1	More than 25 Crore	16	More than 30 Million	6	22
SG 2	10 to 25 Crore	36	10 to 30 Million	27	63
SG 3	Upto 10 Crore	399	Upto 10 Million	0	399
Halts Stations = 2153 Nos					
HG 1	More than 50 Lakh	10	More than 03 Lakh	5	15
HG 2	05 to 50 Lakh	115	01 to 03 lakh	9	124
HG 3	Upto 05 Lakh	2014	Upto 01 Lakh	0	2014

Total Stations 8613 (Non Suburban 5976 , Suburban 484 and Halts 2153)

HABIBGANJ (BHOPAL)



Before

Description	Cost in Cr.
Mandatory Cost	100
Commercial Cost	350



After

Category	Percentage of total BUA (%)	Built-Up Area (Sq. Ft.)
Office	33.7	4,11,000
Retail	50.0	6,10,000
Hospitality	16.4	2,00,000
Residential	-	-
TOTAL	100.0	12,21,000

Takeover of the station



01 March 2017

Target Date

31 December 2018, ahead of contractual date: 25 June 2019

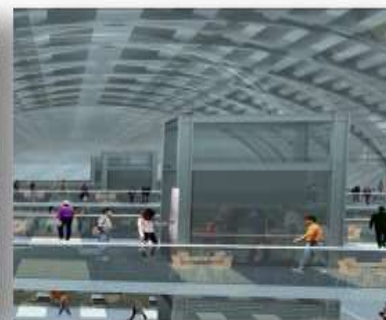
Habibganj (Bhopal) - Salient Facilities after Redevelopment



Station entry – both side 60 m x 40 m



Concourse – 84 m x 36 m = 3024 sq.m.



Lifts – 6 Nos.



Escalators – 11 Nos.



Travellers – 3 Nos.



Parcel corridor – 1



Pedestrian Subway – 2 Nos. (66 m x 4 m)



Landscaping – 6778 sq.m.



Surface Parking – 14037 sq.m.
(284 cars, 839 two-wheelers and 5 buses)

HABIBGANJ (BHOPAL) - Work in progress



TARGET DATE OF COMPLETION –
31.12.18

GANDHINAGAR (GUJARAT STN. ON REDEVELOPMENT



Project implementation through new SPV (**GARUD**) between Govt. of Gujarat and IRSDC with equity ratio of 74:26 respectively



03 Jan 2017

LOA issued, work in progress, DOC targeted Dec 18



Foundation stone laying by Hon'ble PM on 9.1.17

GARUD - Gandhinagar Railway and Urban Development Corp.

GANDHINAGAR (GUJARAT)



Before



After

Salient features

- **Segregation of arrival and departure passengers:** 2 nos. of 4 m wide x 2.7 m high x 110 m long Subways connected by ramps for passenger evacuation.
- **Concourse:** Dedicated Departure Halls for various categories of passengers at Concourse (11589 sqm) above existing Railway Track. Approx. 604 seats and Passenger Amenities like Kiosks, Toilets, Food stall, Book stall, Shops etc.
- **Large Roof Span:** Space frame structure covering across railway track, 105 m span without intermediate support to match with the architecture of Mahatma Mandir.
- **Divyang Friendly:** Lifts – 3 nos. and Escalators – 2 nos.
- **Parking Facility:** 1000 cars, 200 two wheelers and 100 autorickshaws

Description

Cost Rs in Cr

Cost of Station + Hotel + MM
(Revised)

556

Project Execution - Gandhinagar



SURAT (GUJARAT)



Before

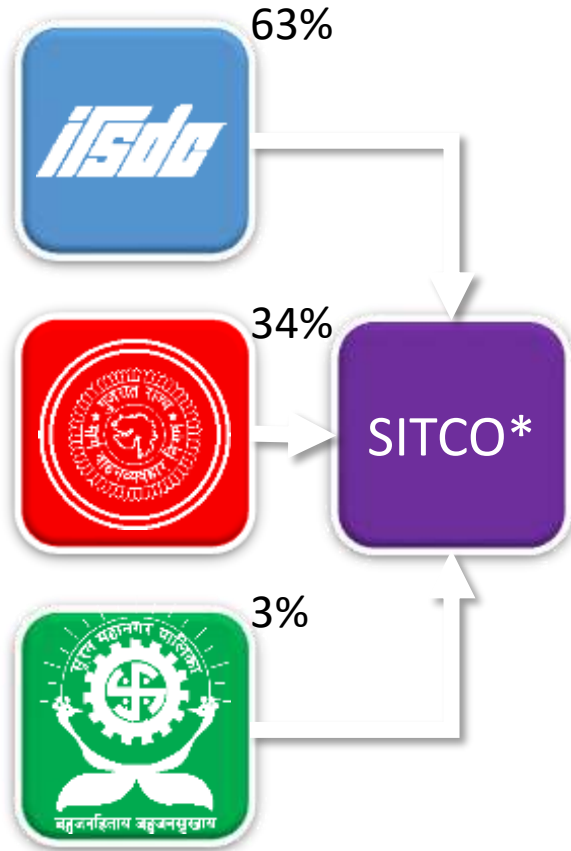
Description	Cost Rs in Cr.
Cost of Station, Bus Terminal	645
Cost of commercial development	3000



After

Description	Area sq.ft.
Approximate Built Up Area for Commercial	90,00,000

SURAT MMTH = IRSDC + GSRTC + SMC



*Surat Integrated Transport Corporation Ltd.

UNIQUE	First of its kind attempted in India, bringing together three levels of government: CENTRAL, STATE AND MUNICIPAL GOVERNMENT
PURPOSE	Purpose: Development of Multi Modal Transport Hub at the Surat Railway Station: Bus Terminal, Train, LDB, Metro, Auto, BRT, City Bus Service etc.
IRSDC	Station redevelopment, funded by commercial development on leasehold rights for the lease period of 90 years on the vacant railway land and air space.
GSRTC	Central Bus Terminal (GSRTC funded by commercial development on leasehold rights for the lease period of 90 years on the vacant GSRTC land and air space.
SMC	Provides utility infrastructure support and policy/land support.
OWNERSHIP	To lie vested in the promoters. Only developmental rights transferred to JVC.

ANAND VIHAR (NEW DELHI)



Before

Description	Cost in Cr.
Mandatory Cost	200
Commercial Cost	650



After

Category	Percentage of total BUA (%)	Built-Up Area (Sq. Ft.)
Office	41.1	7,51,860
Retail	54.1	9,89,633
Hotel	4.8	88,479
Residential	-	-
TOTAL	100.0	18,29,973

RFP discharged due to DDA Land lease issue. Matter raised with MoUD

BIJWASAN (GREENFIELD PROJECT)



Before



After

Description	Cost in Cr.
Mandatory Cost	350
Commercial Cost	800

Category	Percentage of total BUA (%)	Built-Up Area (Sq. Ft.)
Office	37.5	14,98,420
Retail	12.5	4,99,470
Hospitality	50.0	19,97,900
Residential	-	-
TOTAL	100.0	39,95,790

RFP discharged due to DDA Land lease issue. Matter raised with MoUD

CHANDIGARH



Before

Description	Cost in Cr.
Mandatory Cost	300
Commercial Cost	600



After

Category	Percentage of total BUA (%)	Built-Up Area (Sq. Ft.)
Office	58.09%	18,00,000
Retail	35.91%	27,00,000
Hospitality	6.00%	3,00,000
Residential	-	-
TOTAL	100.0	50,00,000

09 Jul 2015



UT Chandigarh conveys NOC/ Approval with 50% cut in Commercial Development



Project not viable, hence tendering could not start

SHIVAJINAGAR (PUNE)



Before

Description	Cost in Cr.
Mandatory Cost	150
Commercial Cost	350



After

Category	Percentage of total BUA (%)	Built-Up Area (Sq. Ft.)
Office	52.2	6,00,000
Retail	39.1	4,50,000
Hospitality	8.7	1,00,000
Residential	-	
TOTAL	100.0	11,50,000

2nd Mar 2017



PMC issues letter for completion of consultation process

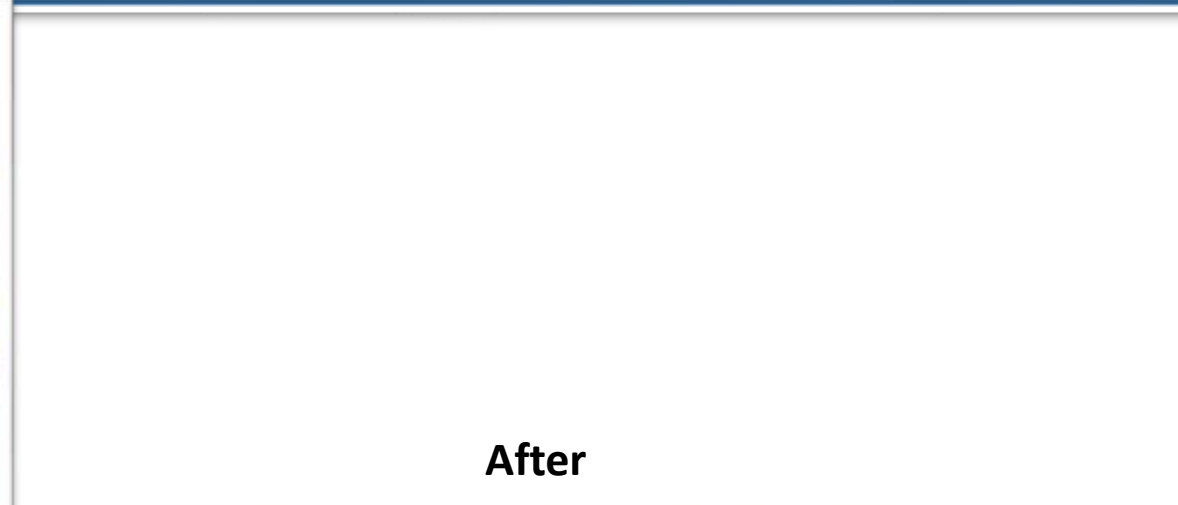


PMC insists on huge parking in railway area as per master plan. Project not viable.

AMRITSAR



Before



After



**CONCEPTUAL PLAN DEVELOPED
TENDERING TO COMMENCE SOON**

ADDL. RLY. STATIONS ENTRUSTED TO IRSDC



SABARMATI RAILWAY STATION



GANDHINAGAR RAILWAY STATION, JAIPUR

Station Development Program - Revitalised

IRSDC to
be nodal
agency

Improved viability of
commercial

Improved
station
viability

IRSDC given
powers to
approve
plans

IRSDC
empowered
to raise loans

99 years
lease

Residential
permitted

Multiple sub-
leases
permitted

Infra-
structure
status to
program

RDN share:
10%

Platform
ticket
revenue

Station Development - Action taken

- **Work going on at 2 stations**
 - Habibganj and Gandhinagar targeted for completion by December 2018
- **Work taken up at 9 stations through NBCC**
 - To synergise with Smart City Mission
 - **BOT Annuity scheme being formulated between MoR & IRSDC for taking up stations development on EPC**
 - **Tenders called on EPC for Anand Vihar, Bijwasan and Chandigarh on 10th Mar'18**
 - **RFP for Surat targeted for being called on PPP in April'18**

Station Development - Action taken

- **Tenders for Integrated Station Management of 5 stations called on 18.2.18, DOO - 6.4.18**
 - Chandigarh, Anand Vihar, Pune, Secunderabad and Bangalore city
- **Empanelment of firms for technical and Architectural services**
 - One round completed, second round in progress
 - 11 firms empanelled

International Design Competition for appointment of consultants for development of Concept and Master Plan of 3 Stations



Preparation of design brief & international design competition for appointment of consultants for development of concept and master plan of 3 Stations: Nagpur, Baiyappanhalli & Gwalior

- Evaluation of International design competition document for Stage-2 (for Consultants) also completed.
- Winners announced and work awarded.
- Evaluation for Category 2 (Students) is complete.
- The competition was launched through MyGov portal
- Stage-2 of Competition was limited to Consultants shortlisted after Stage-1 as per the terms of the IDC.



Crowd sourcing of ideas for station development

SRIJAN – Ideas Competition for 600 + Railway Stations

- The competition was launched through the MyGov portal on 26.01.18
- Last date 26.03.18, 640 ideas received

Concept & master plans being developed through interested architects

- At zero cost (Token cost of Re 1/-)
- 11 architects/ firms have shown interest for 74 stations out of list of 794 stations



The poster for the SRIJAN competition features the Ministry of Railways and MyGov logos at the top. It includes the text: 'Ministry of Railways, through IRSDC, launches SRIJAN [Station Rejuvenation Initiative by Joint Action] A Competition for Innovative Ideas for Transforming Passenger Experience at 600+ Railway Stations'. A central image shows a railway station with a banner that reads 'MY STATION MY IDEA LET US THINK TOGETHER AND TRANSFORM OUR RAILWAY STATIONS'. At the bottom, there is a portrait of Prime Minister Narendra Modi, a QR code, and the slogan 'SRIJAN सृजन सु' (SRIJAN Srujan Su) with the tagline 'SMALL, LOW COST, HIGH IMPACT'.





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11 March 2018

