



## MD & CEO's MESSAGE

Dear Patrons,

I am happy to share with you a historic moment. Under the guidance and leadership of Hon'ble Minister for Railways, Commerce and Industries, in view of the legal provisions of Railway Act 1989, Ministry of Environment, Forest and Climate Change, Govt. of India has clarified vide its letter no. F.No.19 – 172/2018-IA III dated 28.05.2020 that-

***Projects in LAND APPURTENANT TO 'Railway', identified for commercial development in and around the railway stations shall be exempt from seeking prior environmental clearance under the provisions of the EIA notification, 2006 subject to the terms and conditions.***

After powers to approve its own plan in consultation of local body, **IRSDC has now become first agency** which can offer **single window clearance for Building Approval as well as EIA clearance** for speedy clearance of the IRSDC projects. This would be major confidence booster for the investors in station development projects.

In terms of the Govt. guidelines, our Corporate office was reopened on 4<sup>th</sup> May 2020 after the lockdown. The Facility Management offices at Anand Vihar, Secunderabad, Bengaluru, Chandigarh & Pune were already operational in the lockdown period as well to maintain and upgrade the sanitisation activities and support endeavours of Indian Railways. Project sites at Habibganj and Gandhinagar were made operational as per the directions of local authorities. We took extra safety precautions and devised Standard Operating Procedures (SOPs) for making sure that our work spaces are sanitized 24X7 and maintain 'social distancing'. Few measures that were taken immediately were the installation of Foot-operated sanitizer machine, maintaining attendance record on register and not on biometric machine, thorough cleaning of surfaces, spraying disinfectant at each work station, cleaning of AC filters to ensure improved air-conditioning, full opening of fresh air window to ensure maximum clean air, thermal temperature scanning and distribution of essential sanitizing kits among office staff.

We, as a team are proud that in these challenging times we have developed loyalty, commitment, and long-lasting relationship among ourselves. Together, with a conscious effort we can keep a check on our health and at the same time follow our passions, even if that means venturing out from the confinement of our homes with proper care. Each member of IRSDC firmly believes that it is the duty of each citizen to not take for granted what our CORONA warriors are doing each day at their respective work zones to safeguard our lives. We are in this together and shall win this battle.

A Stakeholder Consultation Webinar was conducted on May 7<sup>th</sup> to deliberate the ongoing & upcoming projects. On May 12<sup>th</sup>, IRSDC hosted a Pre-bid meeting regarding Chandigarh Railway Station redevelopment via video conference. The queries of prospective bidders regarding solicitation documents, scope of work and other specific details were clarified. Real Estate Developers & Fund Houses like Bharti Realty, Adani, JKB Industries, Kalpataru Power, L&T, Eldec group, JLL and AECOM participated. Another breakthrough was the signing of Shareholders' Agreement (SHA) by RITES Ltd, a leading infrastructure consultancy and engineering company for acquiring 24% stake in IRSDC. The SHA was signed between RLDA, IRCON, RITES and IRSDC (as conforming party) on 21.5.2020 so as to have IRSDC now as a JV of RLDA, IRCON and RITES with 50:26:24 ownership.

Indian Railways started running 'shramik special' trains from May 1, 2020, to move migrant workers, pilgrims, tourists, students and other persons stranded at different places due to nationwide lockdown. We advocate this mission of Indian Railways and our Facility Managers deployed at Anand Vihar, Chandigarh, Secunderabad, Pune and Bengaluru joined the rescue efforts. The team at railway stations ensured quick and effective sanitization at all times. We are united in our efforts and are committed to transform the railway station development/redevelopment landscape in India. Better times are ahead. Stay Safe!

### Check out-

- **Signing of SHA by RITES Ltd. (Pg- 2)**
- **Cover story on Habibganj Railway Station (Pg- 3-5)**

### ITES Ltd.- Signing of Agreement for 24% stake in IRSDC

ITES Ltd., a leading infrastructure consultancy and engineering company has signed Shareholders' Agreement for acquiring 24% stake in IRSDC for Rs. 48 crore, with RLDA (50%) and IRCON (26%) being the other equity partners.

We are looking forward to build synergy together!

#### ITES LIMITED

Corporate office: ITES Bhawan, No.1, Sector 29, Gurugram (Haryana) - 122001  
Registered Office: SCOPE Minar, Laxmi Nagar, Delhi - 110092  
CIN: L74899DL1974GOI007227

#### Press Release

22<sup>nd</sup> May 2020

#### ITES: Covid-19 – Business Update and Signing of Agreement for 24% stake in IRSDC

**Gurugram:** ITES Ltd, (NSE: ITES, BSE: 541556) the leading Infrastructure Consultancy and Engineering company, has resumed its operations at most of its offices and project sites after Covid-induced lockdown restrictions were eased.

Besides, its corporate office in Gurugram, project offices at Ahmedabad, Bhubaneswar, Secunderabad and inspection offices at Bhilai, Delhi, Chennai have also started operations. Key project activities have been resumed at various sites like rail line doubling project at Gooty-Darmawaram, railway electrification work in Rajasthan, Project Monitoring Services at several rail connectivity works of power plants and coal mines, workshops modernization at Bikaner in Rajasthan, Kurdawadi in Maharashtra, Lumding in Assam, Sarla in Odisha, Quality Assurance work at various locations etc. With these operations, ITES is estimated to have achieved more than half of its capacity and will scale up its activities with easing of more restrictions.

During this lockdown period, apart from concluding negotiations for a major export deal with CFM Mozambique enhanced to Rs. 700 crore on account of increase in quantity, ITES has been able to successfully deliver the 188 RKM Vijaypur-Pachore Road-Maksi section railway electrification project in Madhya Pradesh. Besides working from home on various reports, tenders and designing based projects, it continued its operations at most of the locomotive leasing sites and inspection office at Bhilai.

In another important development, the company has signed Shareholders' Agreement for acquiring 24% stake in Indian Railway Stations Development Corporation (IRSDC) for Rs. 48 crore, with Rail Land Development Authority and IRCON International being the other equity partners.

**Mr Rajeev Mehrotra, Chairman & Managing Director, ITES Ltd,** said, *"During the lockdown, ITES continued to focus on key business deals like exports to Africa, signing of IRSDC Shareholders' Agreement etc. and now, we have hit the ground running as we resume most of our operations within the guidelines issued by the Government. While resuming business activities, the safety and wellbeing of our employees during these challenging times would remain our top priority. ITES has implemented a Standard Operating Procedure (SOP) to guide its employees about precautions and safety measures at work."*

#### **About ITES Limited:**

ITES Limited is a Miniratna (Category – I) Schedule 'A' Public Sector Enterprise and a leading player in the transport consultancy and engineering sector in India, having diversified range of services and geographical reach. Company has an experience spanning 46 years and has undertaken projects in over 55 countries including Asia, Africa, Latin America, South America and Middle East regions. ITES Limited is the only export arm of Indian Railways for providing rolling stock overseas (other than Thailand, Malaysia and Indonesia).

**DISCLAIMER:** Certain statements that are made in the Press Release may be forward-looking statements. Such forward looking statements are subject to certain risks and uncertainties like significant changes in economic environment in India and overseas, tax laws, inflation, litigation, etc. Actual results might differ substantially from those expressed or implied. ITES Ltd. will not be in any way responsible for any action taken based on such statements and discussions; and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.



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### Habibganj Railway Station

#### First PPP Project of Indian Railway in Bhopal Near Completion

*Habibganj Railway Station in Bhopal, Madhya Pradesh has a special characteristic regarding its ongoing redevelopment. The station is being redeveloped on Public Private Partnership (PPP) mode, which makes it the India's first railway station to adopt this mode. Indian Railway Stations Development Corporation Ltd. (IRSDC) along with Bansal Group's M/s. Bansal Pathways Habibganj Pvt. Ltd. are redeveloping the station and till date more than 90% civil work has been completed at the site.*



**Aerial view of Habibganj Railway Station-Artist Impression**

The redeveloped station will have a dome-like structure at the entrance with sky lights, first ever Air Concourse (above the track), dedicated concourse area with airport-like retail outlets and cafeterias, plush waiting lounge for passengers, refurbished and world-class interiors, gaming and museum zones, decongested platforms with exit underpass for passengers to de-board trains. The station building will be a 'Green building' with LED lighting and waste water treatment for reuse. One of the most striking feature is that at the eastern side of the railway station, hotels, hospitals, spas and other facilities will be situated. A convention centre outside the station building has been also planned.

As per the signed contract clauses, Bansal Group, the developer has 45 years lease rights for 17,245 sq m railway land and would be investing more than a total of Rs 400 crore to develop a trade centre, a hospital, a convention centre, a budget hotel and a luxury hotel, with a built-up area of 13-lakh sq. ft. in total. The responsibility of station's operation is also with the Developer for 8 years, the station revenue collection and operation and maintenance (O&M) is to be done by developer. IRSDC would get a fixed percentage of Station Revenue as its management fee, without any expenditure for O&M. Services like railway operations including train movement control, parcel, OHE Electric traction, signalling & telecom, stabling of trains, ticketing etc. and also the Capital investment of the project for the mandatory (Station Redevelopment & Relocations) and commercial will be borne by the Developer.

#### Planning & Design

Habibganj Railway Station is designed as a multi-modal transit hub. International case studies on station development and property development was studied from across the globe to put international benchmarks

### *Habibganj Railway Station*

#### **First PPP Project of Indian Railway in Bhopal Near Completion**

and best practices at optimum costs in use while redeveloping the station. The station is surrounded by BRTS from both side, the under construction Bhopal Metro would have direct connection in New West Terminal Station Building through a skywalk.

The station is being redeveloped at a cost of Rs. 100Cr, while Rs. 400Cr is being spent on its commercial development, leading to an overall cost of Rs. 500Cr.

#### **The Concourse**

The redeveloped station will have a central air space concourse of 84m long and 36m wide equipped with amenities for waiting and seating. To avoid congestion there will be complete segregation between arriving and departing passengers.

The station is planned as differently-abled friendly. International practices and Indian norms have been taken into consideration to ensure its adherence. Provision of 6 lifts, 11 escalators and 3 travelators has been made for easy access to platforms and concourse. To ensure a seamless flow of passengers in all-weather conditions and better passenger movement, two underpass of 4m width has been provided for arriving passengers.



**Artistic images of proposed Habibganj Railway Station**



### *Habibganj Railway Station*

**First PPP Project of Indian Railway in Bhopal  
Near Completion**



***Turning Dream into Reality- Habibganj Railway Station, PPP Project of Railway***

#### **Multi Modal Integration**

The redeveloped station will have dedicated approach roads for traffic to railway station along-with municipal roads with its integration in circulating areas. This will ensure easy ingress/exit along with convenient parking provisions without creating a traffic block and congestion on the city roads.

The planning also includes a dedicated pickup and drop off parking facilities for the station users. Provision of parking for approximately 300 cars, 850 two-wheelers, Rickshaws, Taxi & buses has been made. The station will be operated and maintained by the private sector concessionaire under the supervision of IRSDC for all the passenger amenities at the station area.

#### **Phasing**

Phased development approach was undertaken to ensure revamping and capacity addition in a modular development way even at a later period of time when passenger/station users increases. Station will comply with NFPA (National Fire Protection Act) to mitigate any such fire mishap at a public place.

#### **Reuse & Recharge**

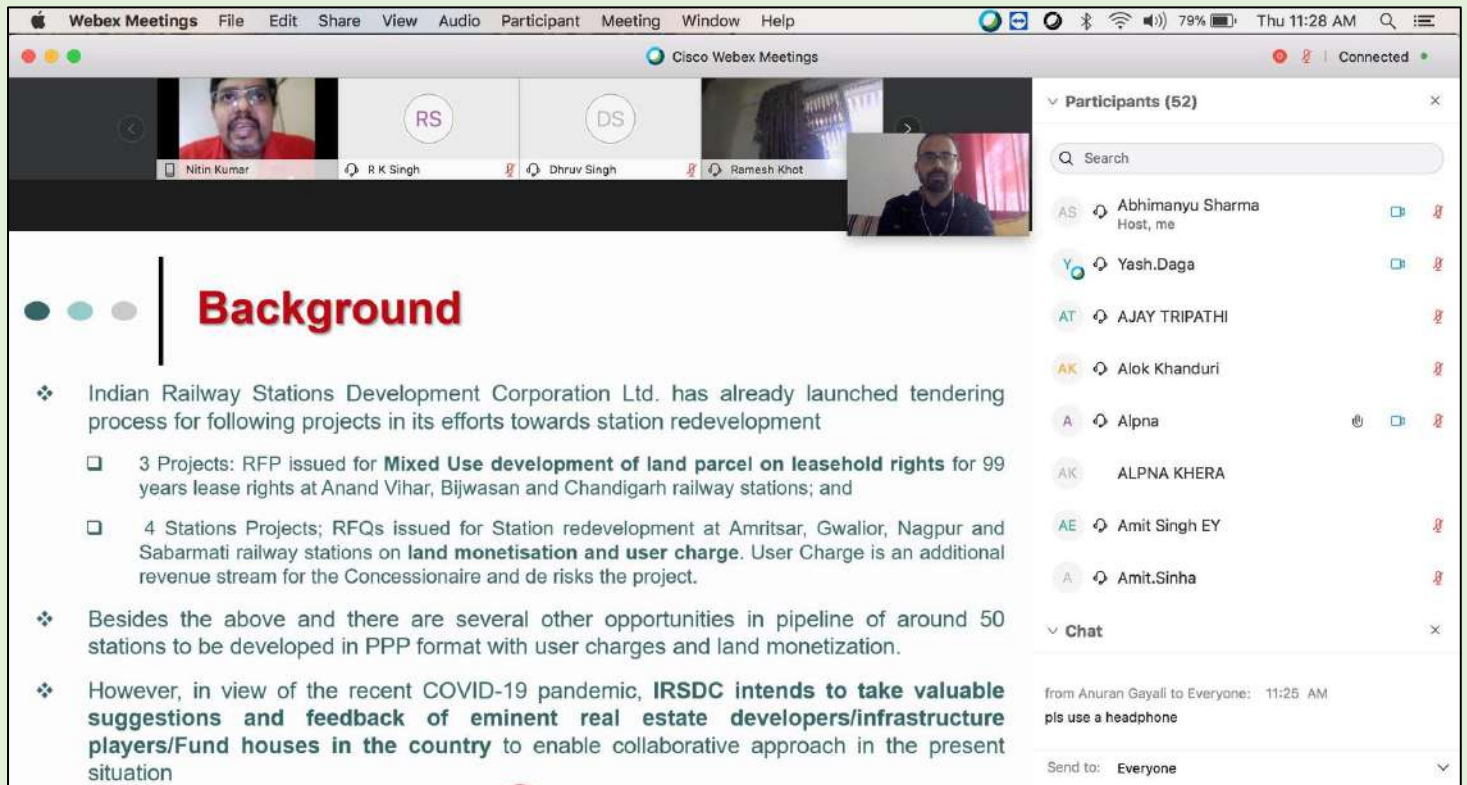
Extensive reuse of water is planned with Zero discharge technology being put into place for sewage systems. Approximately 6800 sqm is identified for soft landscaping and 7300 sqm for hard landscaping. To ensure cleaner energy from renewable and non-conventional energy, provisions for solar energy generation is provided at the station. Adequate provision of rainwater harvesting has been made at identified locations.

IRSDC is closely supervising the redevelopment project. We have deployed resources to ensure that the station attains par-excellence operational efficiency and passengers are provided with world class amenities.

**In the words of our MD&CEO, IRSDC, this project will prove this statement true in every sense- ‘Turning Dream into Reality!’.**

## Stakeholder Consultation Webinar held on 7<sup>th</sup> May 2020

Sh. S.K. Lohia, MD&CEO, IRSDC hosted a 'Stakeholder Consultation' Webinar on May 7<sup>th</sup>. Deliberations were held on ongoing & upcoming projects of IRSDC. Comprehensive feedback was also taken from Real Estate Developers & Fund Houses like Bharti Realty, Adani, JKB Industries, Kalpataru Power etc.



**Background**

- ❖ Indian Railway Stations Development Corporation Ltd. has already launched tendering process for following projects in its efforts towards station redevelopment
  - ❑ 3 Projects: RFP issued for **Mixed Use development of land parcel on leasehold rights** for 99 years lease rights at Anand Vihar, Bijwasan and Chandigarh railway stations; and
  - ❑ 4 Stations Projects; RFQs issued for Station redevelopment at Amritsar, Gwalior, Nagpur and Sabarmati railway stations on **land monetisation and user charge**. User Charge is an additional revenue stream for the Concessionaire and de risks the project.
- ❖ Besides the above and there are several other opportunities in pipeline of around 50 stations to be developed in PPP format with user charges and land monetization.
- ❖ However, in view of the recent COVID-19 pandemic, **IRSDC intends to take valuable suggestions and feedback of eminent real estate developers/infrastructure players/Fund houses in the country** to enable collaborative approach in the present situation

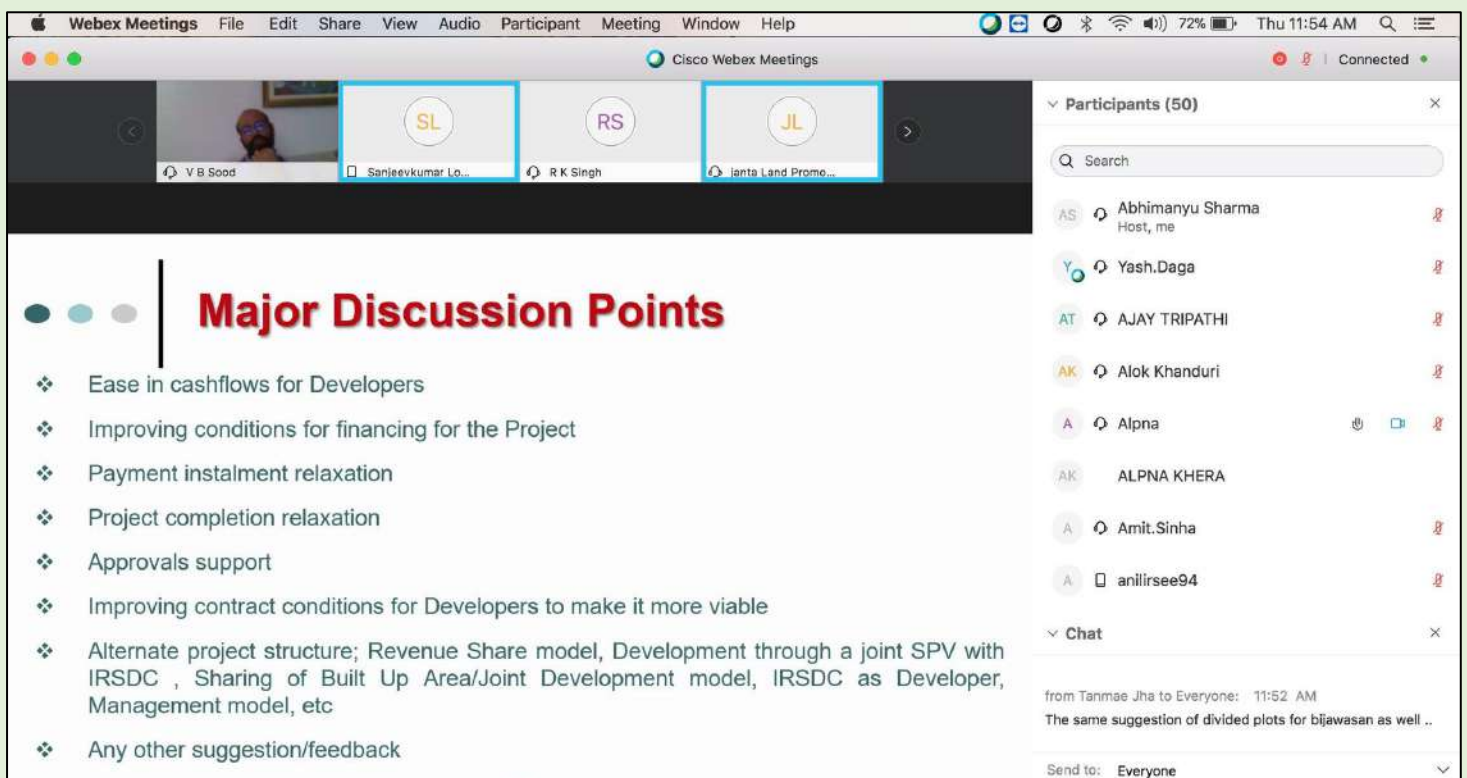
**Participants (52)**

- AS Abhimanyu Sharma Host, me
- Y Yash.Daga
- AT AJAY TRIPATHI
- AK Alok Khanduri
- A Alpna
- AK ALPNA KHERA
- AE Amit Singh EY
- A Amit.Sinha

**Chat**

from Anuran Gayali to Everyone: 11:25 AM  
pls use a headphone

Send to: Everyone



**Major Discussion Points**

- ❖ Ease in cashflows for Developers
- ❖ Improving conditions for financing for the Project
- ❖ Payment instalment relaxation
- ❖ Project completion relaxation
- ❖ Approvals support
- ❖ Improving contract conditions for Developers to make it more viable
- ❖ Alternate project structure; Revenue Share model, Development through a joint SPV with IRSDC, Sharing of Built Up Area/Joint Development model, IRSDC as Developer, Management model, etc
- ❖ Any other suggestion/feedback

**Participants (50)**

- AS Abhimanyu Sharma Host, me
- Y Yash.Daga
- AT AJAY TRIPATHI
- AK Alok Khanduri
- A Alpna
- AK ALPNA KHERA
- A Amit.Sinha
- A anilrsee94

**Chat**

from Tanmai Jha to Everyone: 11:52 AM  
The same suggestion of divided plots for bijwasan as well ..

Send to: Everyone



## IRSDC NEWS

### Pre Bid Meeting regarding Chandigarh Railway Station held on 12<sup>th</sup> May 2020

2nd Pre-Bid Meeting regarding Chandigarh Railway Station redevelopment was conducted on May 12<sup>th</sup>. The concerns of prospective bidders regarding the tender application process were addressed during the meeting. Participants included real estate industry and fund houses members, L&T, Eldeco group, Adani group, Kalpataru Power Transmission Ltd., JLL, JKB Infrastructure, AECOM etc. First Pre bid meeting was held on 7<sup>th</sup> Feb 2020 in Chandigarh.

**Local Norms**

- Sub-plot Area = 11347 sq.m. (1.1 Ha)
- Land area under **Setbacks (unused)** = **36%**
- Land Area under **internal Roads** = **18%**
- Land area left of **Green** = **6%**
- Footprint Area = **40% (max.)**

**Proposed Railway Norms: 0 setback**

- Sub-plot Area = 11347 sq.m. (1.1 Ha)
- Land area under **internal Roads** = **18%**
- Land area under **Green** = **21%**
- Footprint Area = **61% (flexible)**

The screenshot also shows a Webex interface with participants (56) and a chat window.

**VISION**

- Mix of Uses**
- 24x7 City centre**
- Promote Pedestrian and NMT**
- 24x7 City active streets with high-density above**
- Large Green areas for Value creation & Quality of Life**
- Eyes on the Street**

The screenshot also shows a Webex interface with participants (54) and a chat window.

## IRSDC NEWS

### Appointment of new Board of Director at IRSDC

Shri Baldeo Purushartha, Joint Secretary (IPF) Infrastructure Policy and Finance Division, Department of Economic Affairs (DEA), Ministry of Finance, Govt. of India, has been appointed as MoF nominee director on Board of IRSDC.



### 3 Key Meetings held (all through VC)

10th BoD meeting of SITCO held on 20.05.2020

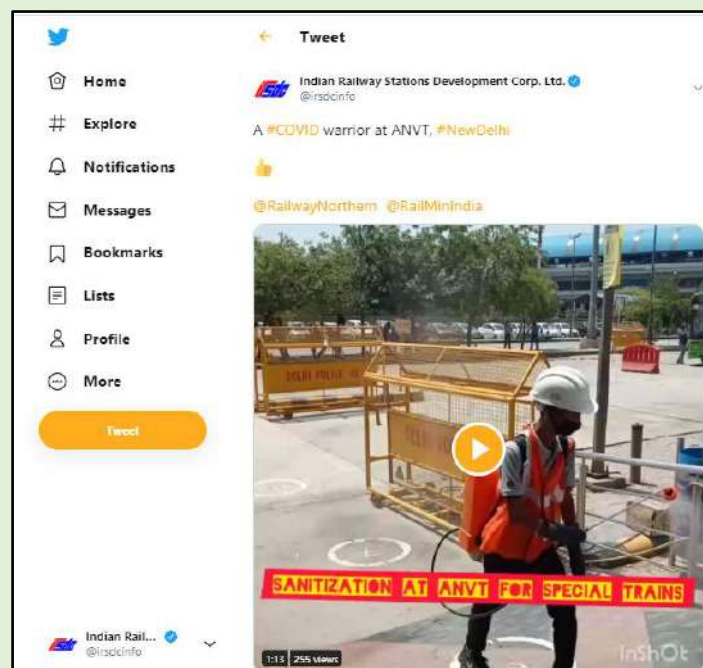
29th Audit Committee Meeting of IRSDC held on 27.05.2020

46th BoD meeting of IRSDC held on 28.05.2020

## IRSDC NEWS

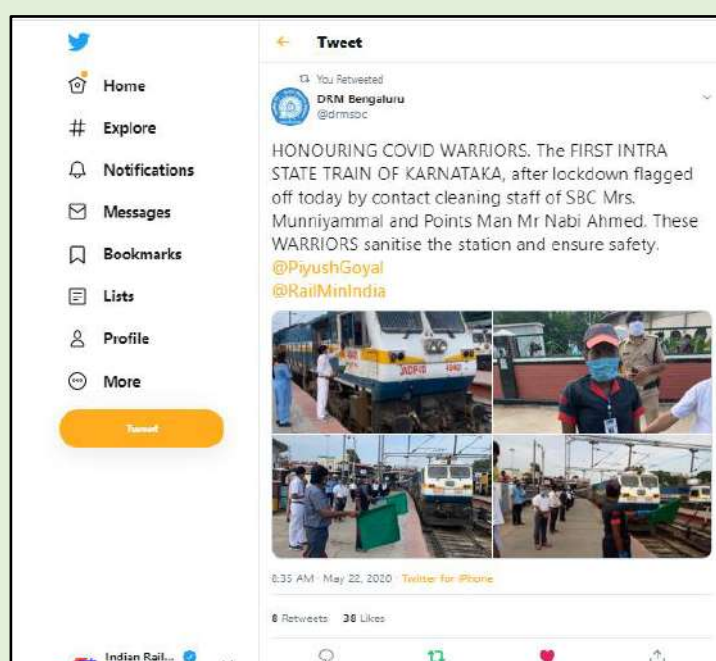
### A #COVID warrior at ANVT, New Delhi

We salute this COVID19 warrior who is discharging his responsibility of sanitizing Anand Vihar Railway Station in New Delhi.



### Twitter Snapshots

### DRM Bengaluru praised IRSDCs housekeeping staff at KSR Bengaluru Railway Station





## IRSDC NEWS

### IRSDC Tenders

Due to lockdown phase in India, many prospective bidders requested IRSDC to extend the application dates of Tenders. IRSDC has addressed the issues of bidders and have issued new and revised deadlines for completing the application process of Tenders.

The information about extension has been widely circulated. We are notifying once again for reference to all concerned and public at large.

S.No.	Description	Bid Due Date
1	Mixed Use Development on land parcel on leasehold rights basis at Bijwasan Railway Station for the purpose of station redevelopment	24-Jun-20
2	Mixed Use Development on land parcel on leasehold rights basis along with Redevelopment Works at Chandigarh Railway Station for the purpose of station redevelopment	24-Jun-20
3	Mixed Use Development on land parcel on leasehold rights basis at Anand Vihar Railway Station for the purpose of station redevelopment	24-Jun-20
4	RFQ for redevelopment of Gwalior Railway Station	26-Jun-20
5	RFQ for redevelopment of Sabarmati Railway Station	26-Jun-20
6	RFQ for redevelopment of Amritsar Railway Station	26-Jun-20
7	RFQ for redevelopment of Nagpur Railway Station	26-Jun-20

## IRSDC TENDERS

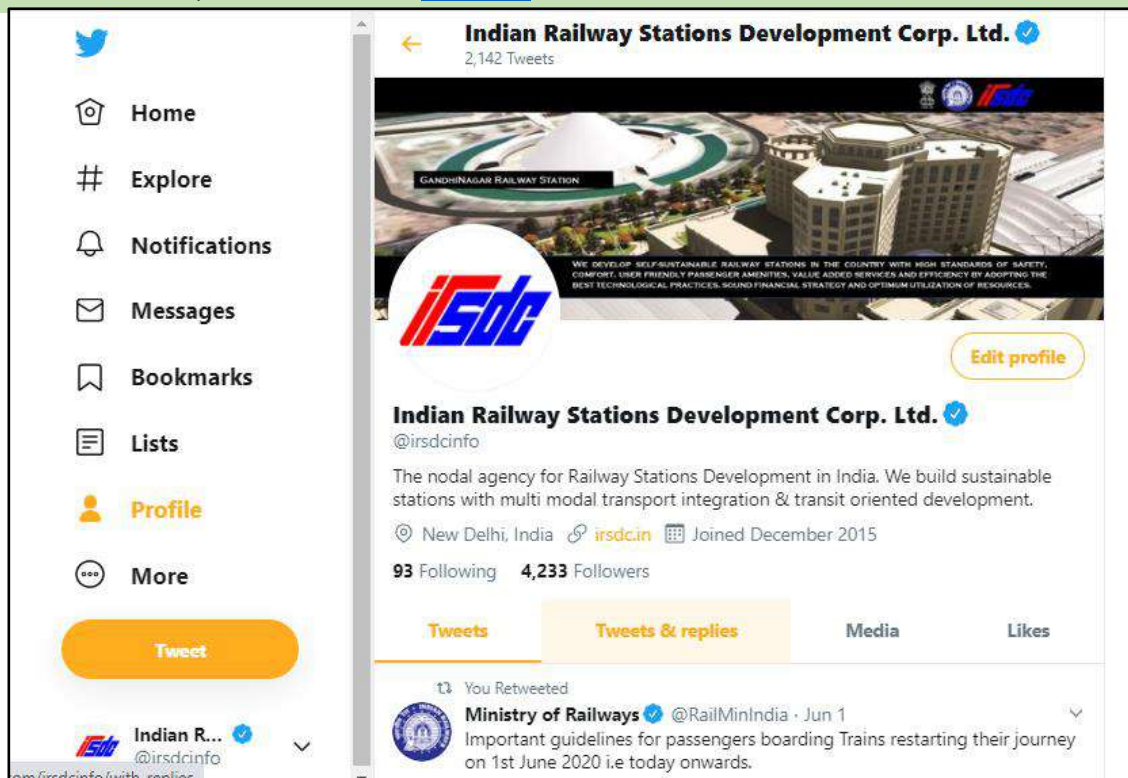
### Live Tenders/ Empanelment:

- Expression of Interest (EOI) for Empanelment of Service Providers for Management of various services at railway stations.
- Mixed Use Development on land parcel on leasehold rights basis along with Redevelopment Works at Chandigarh Railway Station.
- Mixed Use Development on land parcel on leasehold rights basis at Anand Vihar Railway Station.
- Mixed Use Development on land parcel on leasehold rights basis at Bijwasan Railway Station.
- RFQ for Redevelopment of Nagpur Railway Station.
- RFQ for Redevelopment of Gwalior Railway Station.
- RFQ for Redevelopment of Amritsar Railway Station.
- RFQ for Redevelopment of Sabarmati Railway station.

### Upcoming Tenders:

- RFQ for Redevelopment of Chhatrapati Shivaji Maharaj Terminus (CSMT) Railway Station on PPP mode.
- RFQ for Development of MMTH at Surat Railway Station on PPP mode.

For more information, visit website- [irsdcln.in](http://irsdcln.in)



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