



INVITATION FROM EXPERIENCED FIRMS FOR SUBMITTING CONCEPT MASTER PLANS FOR REDEVELOPMENT/DEVELOPMENT OF RAILWAY STATIONS UNDER INDIAN RAILWAYS ON HONORARY BASIS (AT ZERO COST) TO INDIAN RAILWAYS/ IRSDC

February 2018

Office of The Managing Director & Chief Executive Officer

Indian Railway Stations Development Corporation Limited

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CIN No. U45204DL2012G0I234292

Website: www.irsdc.com

1 INTRODUCTION

- 1.1 Ministry of Railways (MoR) have decided to develop 600+stations on Indian Railways to provide better amenities and comfort to the passengers which was announced in budget speech 2018-19. Indian Railway Stations Development Corporation (IRSDC) will be the nodal agency for station redevelopment program.
- 1.2 This is world's largest Transit Oriented Development (TOD) program. The work of 600+ stations is to be taken up immediately, for which plans are being prepared by MoR/IRSDC. The work is to be carried out expeditiously. IRSDC intends to redevelop stations having better passenger facilities, passenger & traffic movements, adequate parking, Divyang friendly, commercial spaces with concepts of green building, water recycling, rainwater harvesting, sewerage, garbage disposal, solar power etc.
- 1.3 To supplement these efforts in nation-building, IRSDC requests for contributions from experienced architects/planners/engineers (The "Applicant/s") on honorary basis (at no cost basis) to prepare concept master plans for a group of stations (minimum six stations) of their choice. For the ease in coordination it is desirable that these stations fall within the territorial jurisdiction of one Zonal Railway. However, if the Applicant possesses required organization, then he can apply for pan India basis also. The terms and conditions are as under:-
 - 1.3.1 Any entity wishing to contribute has to take up minimum of 6(six) stations for which request letter along with their Curriculum Vitae (CV) with works done on similar projects in the past shall have to be submitted as per Annexure I within 15 (Fifteen) days i.e. on or before 27.02.2018 through e-mail to info@irsdco.in. Alternatively/additionally, the Applicants may choose to give standardized concept master plan, which can be used for any particular category of stations of similar size/usage/characteristics and at a particular cost so that the same can be replicated at multiple stations.
 - 1.3.2 Upon receipt of the application as above, IRSDC may, if it deems the entity capable of preparing concept master plan based on similar projects done in the past, decide to acknowledge the Application within 7 days, and may decide to share the data available.
 - 1.3.3 The data as available with IRSDC shall be shared on-line. IRSDC shall arrange data such as soft copies of existing railway land boundaries, proposed area of redevelopment, passenger footfalls, existing earning of station etc. The publicly available data/ other data available with Applicant may be used for developing concept master plan, however the Plan shall be verified with the data made available by IRSDC. Applicants are encouraged to submit their respective Applications after visiting the station(s) and ascertaining for themselves the station conditions, traffic, location, surroundings, climate, access to the site, real estate potential, local bye laws, FSI etc., applicable laws and regulations and any other details considered relevant by them. IRSDC shall facilitate permissions for collecting site details through Indian Railways, however no payment shall be made for the same by IRSDC.
 - 1.3.4 The Applicants shall submit the concept plan as early as possible, but in no case after 12.04.2018.

- 1.3.5 **Clarifications:** Applicants requiring any clarification may send their queries to IRSDC in writing or through email on info@irsdc.co.in and IRSDC shall endeavor to respond to the queries within 10 (days) days. However, IRSDC reserves the right not to respond to any questions or provide any clarifications.

2 PREPARATION AND SUBMISSION OF CONCEPT MASTER PLAN

2.1 Concept Master Plan (The Plan)

The Plan should broadly consist of following details

- i. Master plan for station precincts, conforming with local bye laws and other laws related to archaeology, heritage, airports authority etc. Applicants are also encouraged to suggest best international practices and norms/bye-laws for similar type of Transit Oriented Development.
- ii. Station Concept Master Plan developed as per the relevant guidelines such as National Building Codes (NBC), National Fire Protection Association (NFPA) etc.
- iii. Broad Cost estimates of station & commercial development
- iv. Transportation Aspect including Station access including Universal accessibility
- v. Seamless Integration with surrounding uses and transit modes
- vi. Creative Value of the Design, Economic Aspects: Real Estate Value capture (maximization) including Integration of Station and proposed commercial development
- vii. Implementability and constructability.

2.2 Submission Format and content

The submission may be in the form of plans/ drawings/ architectural rendering etc in soft copies to be sent to info@irsdc.co.in. The concept plan shall be explained through video walk-throughs.

2.3 Submission terms & conditions:

- a) In case an entry is found to be copied/plagiarized in violation of any copyrights or similar applicable laws in India or abroad, its members and authorizing firms will be barred from any future assignment with IRSDC for one year.
- b) Any Application not received within the prescribed time may not be considered.

3 INTELLECTUAL PROPERTY RIGHTS

3.1 All Plans (including associated materials and work product) submitted by Applicants shall become property of IRSDC and the rights in respect of the same shall be expressly and irrevocably waived off to the extent of IRSDC/MoR be free to use the same for its projects in any form or manner it deems fit without infringement of any intellectual property rights or obligations, and without any payment to be made by IRSDC/MoR to the Applicant for the same. The Applicants shall however retain the right to use their concepts submitted on their own projects/assignments.

3.2 IRSDC shall have unequivocal rights to develop the concept master plan (including associated materials and work product) into Detailed Project Report/ Detailed Design for the purpose of implementation.



3.3 If any Plans are used by IRSDC, the same shall be acknowledged in the name of Applicant and IRSDC will issue a letter to acknowledge the efforts made by the Applicant. After the concept master plans are acknowledged for use by IRSDC/MoR, the Applicants shall be entitled to use/display the plans so generated in their portfolio.

4 FURTHER ENGAGEMENT OF APPLICANT

4.1 The Applicant whose plans are selected for implementation by IRSDC may be requested to make presentation on the same to Ministry of Railways and /or IRSDC. No payment towards travel/ other arrangements for such presentation(s) shall be admissible.

4.2 Mere submission of concept master plan to IRSDC for any station and/or selection of the same for implementation shall not be deemed to be a disqualification, and Applicants shall be entitled to participate in any bids for the purpose of engagement of the Applicants by IRSDC or any Developer/Contractor/Consultant on the projects related to that station.

4.3 The services imparted by the Applicant would not, in any manner, be contingent on, or entitle the Applicant to claim, any right of first refusal or other preference/ priority in appointment/ selection for provision of other design/detailing or architectural services for projects undertaken by IRSDC, presently or in the future.

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ANNEXURE I

To

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

Subject: Invitation from experienced firms for submitting concept master plans for redevelopment/ development of railway stations under Indian Railways on honorary basis at zero cost to Indian Railways/ IRSDC.

1 I/We _____ intend to submit concept master plan for following stations for which I/We may be authorized to access the data available with MoR/ IRSDC as per terms and conditions of the Invitation Document:

S No	Name of Station/ Category of Stations	State/ Railway Zone
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- 2 I/We undertake to make fair use of the data for the limited purpose of preparing the Concept Master Plan and undertake not to disclose/share/transmit/make available the data/information accessed by me/us through IRSDC/Ministry of Railways with any third party with or without any consideration, whatsoever.
- 3 I/We undertake that all the submissions made by me/us are not copied/plagiarized in violation of any copyrights or similar applicable laws in India or abroad
- 4 I/We have enclosed my/our Curriculum Vitae (CV) with this application along with my/our experience of similar projects to enable IRSDC to determine my/our capabilities to prepare the Concept Master Plan(s).



- 5 I/We hereby agree to abide by the following conditions:
- 5.1 I/We shall not be entitled to any payment for the efforts made towards the preparation and submission of the Concept Master Plan(s) to IRSDC.
 - 5.2 I/We acknowledge that upon making submission of Concept Master Plan to IRSDC, the Intellectual Property Rights for the same shall be waived off to the extent of IRSDC/MoR being free for unrestricted use on their projects in any form or manner deemed fit without infringement of any intellectual property rights or obligations, and without any payment to be made by IRSDC/MoR to the Applicant for the same. I/We shall however retain the right to use our concepts submitted on our own projects/assignments. After the concept master plans are acknowledged for use by IRSDC/MoR, I/we be further entitled to use/display the plans so generated in our portfolio.
 - 5.3 I/We understand that IRSDC will inform me/us about any Concept Master Plan submitted by me/us being used on their projects and that my/our name shall be acknowledged by IRSDC.

Date:

Name _____

Designation _____

Address _____

Contact Details _____

Email.id