



## MD & CEO's MESSAGE

Dear Patrons,

The entire world is going through a stressful time and unprecedented crisis. In such a situation it is important to keep physical and mental well being. Every individual, society and nation in general have a key role to play in this. If everyone remains healthy, then rest of the programmes, businesses and nation can flourish. In such trying times, Indian Railway Stations Development Corporation Limited (IRSDC) has been pacing up to keep its focus on the established goals and objectives. During this period, IRSDC had interactions with real estate organizations, developers, fund managers, facility managers, local bodies and in general all the stake holders. This was necessary to keep stakeholders updated and take forward the programme of redevelopment of railway stations.

August month had major announcements and achievements. IRSDC announced Chhatrapati Shivaji Maharaj Terminus (CSMT) Railway station redevelopment plan and floated the RFQ. CSMT Railway Station is a UNESCO heritage building. It is a unique project where conservation of the building and restoration to its original look of 1930 is a major aim as well as to improve the quality of passenger facilities by modernizing the surroundings. A pre bid meeting is scheduled on 25.09.2020 and applications due date is 22.10.2020. Meeting with Central Railway officials on the CSMT project was also held on 24.08.2020 followed by a virtual press briefing.

In our continuous efforts to reach out to all stakeholders, a webinar on "Business opportunities at IRSDC" in collaboration with PHD Chamber of Commerce and Industry was held on 18.08.2020. During the webinar, deliberations were held on the 'ongoing and upcoming Projects and facility management programme for the stations'. A session was also organized by Rotary Club on theme 'Transforming Railway Stations' and more than 250 participants including Rotary Club members, architects/planners joined.

Another important development is the in-principal approval given by the Heritage Conservation Committee under the aegis of Nagpur Municipal Corporation, Nagpur for redevelopment of Nagpur Railway Station in the meeting held through video conference on 13.08.2020.

In view of the priority accorded by the Government of India to Stations redevelopment programme, Hon'ble Minister of Railways reviewed the progress and way forward for the redevelopment of Gandhi Nagar Railway station project on 05.08.2020 and shared its vision for further expediting the programme.

On the organizational front, RITES has come on the Board as a third partner in the Joint Venture with 24% equity along with RLDA and IRCON.

Despite unfavourable situations, IRSDC is going ahead with full throttle and inching towards the goal. So, keep in touch and follow us on Twitter, Facebook and LinkedIn for updates.

**Cover Stories- check inside pages**

**Pg. 2- IRSDC invites RFQ for redevelopment of Chhatrapati Shivaji Maharaj Terminus (CSMT) Railway Station, Mumbai**

**Pg. 3- Another 1<sup>st</sup> for IRSDC : Heritage Conservation Committee, under the aegis of Nagpur Municipal Corporation, Nagpur has cleared the redevelopment of Nagpur Railway Station**

### IRSDC invites RFQ for redevelopment of Chhatrapati Shivaji Maharaj Terminus (CSMT) Railway Station, Mumbai



## Chhatrapati Shivaji Maharaj Terminal - Mumbai

***“The infrastructure at the redeveloped station is envisaged in such a manner that it promotes seamless integration from one mode to another mode. Upon redevelopment, it will provide multiple access points to passengers for easy commute and also a direct linkage between suburban railway, harbour line, long distance and commercial development. This will help in reducing the congestion while enjoying the enhanced heritage structure. Efforts would also be made to integrate the last mile connectivity so that passengers can be provided end-to-end solutions.”- MD & CEO, IRSDC.***

After the in principle approval of Public Private Partnership Appraisal Committee (PPPAC) for the redevelopment of Chhatrapati Shivaji Maharaj Terminus (CSMT, Mumbai) Railway Station on PPP mode, Request for Qualification (RFQ) for redevelopment of CSMT has been invited by IRSDC vide NIT published on 20.08.2020. The RFQ document is available on <https://irsd.enivida.com>. The Pre Bid Conference is scheduled to take place on 25.09.2020. The Application due date is 22.10.2020.

The Applicants fulfilling the Eligibility Criteria shall be shortlisted for participating in further stage. The entire bidding procedure is a two-stage bidding process consisting of RFQ and Request for Proposal (RFP). The selected bidder at the RFP stage shall take up the redevelopment of the Railway station and commercial development of the surrounding railway land on leasehold basis up to 60 years for commercial development and up to 99 years for residential development on selected plots, along with operation and maintenance of the station for 60 years on concession basis. The user charge will also be another continuous source of revenue to the concessioner which will be available just after the Commercial Operation Date (COD) of the station.

### IRSDC invites RFQ for redevelopment of Chhatrapati Shivaji Maharaj Terminus (CSMT) Railway Station, Mumbai

**“Station Redevelopment projects are a huge Investment opportunity and not just construction projects. Accordingly, PPPAC has deleted ‘Technical Eligibility’ criteria at the stage of qualification and has only kept ‘Financial Eligibility’ criteria. So, all those investors who have Minimum Net worth of Rs. 821 crore at the close of preceding financial year and all fund houses who have Minimum AIC of Rs. 821 crore at the close of the preceding financial year (for AIF or Foreign Investment Fund) can apply for this prestigious and iconic project which is extremely important considering the re/development of Railways in the country.” - MD & CEO, IRSDC.**

He further added that a redeveloped station building has to function like a city-centre rail mall where in addition to a passenger's transportation needs, his daily needs are also fulfilled, like- Retail, F&B, Entertainment, Souvenir shopping. The aim is that most of his daily needs are catered to by visiting the railway station thus avoiding unnecessary travel within the city.

The planning of this project has been done by M/s AREP from France and discussions have been held with various stakeholders on periodic basis. The redevelopment cost of the station (mandatory cost) including the cost of financing and contingency etc. is Rs. 1642 crore. The investment opportunity for redevelopment is on DBFOT (Design, Build, Finance, Operate and Transfer) basis.



Conceptual Views





### **IRSDC conducted a webinar on the current & upcoming 'Business Opportunities at IRSDC' in collaboration with PHD Chamber of Commerce and Industry**

Indian Railway Stations Development Corporation Ltd. (IRSDC) in association with PHD Chamber of Commerce and Industry organised a webinar on August 18, 2020. The webinar was focussed on the 'current and upcoming Business Opportunities in the field of station re/development and facility management' that the developers and fund houses can explore.

MD&CEO, IRSDC, Sh. S.K. Lohia presented a detailed roadmap on the theme of the webinar in presence of key officials from PHD Commerce and Industry, Mr. Veenu Jain, Chairman and Mr. Ranjan Dhingra and Mr. Ravi Gupta, Co-Chairman, Embassy of Czech Republic in addition to prominent developers and fund houses.

During the webinar pioneering steps of IRSDC were shared, like Habibganj Railway Station will be the first station under PPP mode, EPC tender of Gandhinagar Railway Station was accepted in 2017, KSR Bengaluru was taken up by IRSDC for Facility Management in 2019 and the PPPAC approval for 4 stations (Nagpur, Gwalior, Amritsar and Sabarmati) in 2020.



MD&CEO, IRSDC highlighted-

1. IRSDC is the Planning & Approval Body for all Railway Station Redevelopment projects:
  - a) In consultation with local bodies
  - b) Generally following National TOD policy
  - c) No Change in Land Use required PAN India
2. IRSDC has started functioning as a deemed planning authority for railway projects
3. MoEFCC has clarified Station development projects with commercial development are exempted from prior Environment clearance subject to certain terms & conditions

In addition to this the participants were briefed about the current activities of IRSDC and the opportunities for private sector in three domains broadly i.e. Integrated Facility Management, Station Redevelopment and Land Monetisation.

## HIGHLIGHT

Participants were briefed about the current activities:

- Projects under Execution- 2 (Habibganj and Gandhinagar)
- EPC Contracts awarded for Station Development- 3 (Anand Vihar, Bijwasan, Chandigarh)
- Commercial Development Tenders- 3 (Anand Vihar, Bijwasan, Chandigarh)
- RFQs invited- 4 (Amritsar, Nagpur, Gwalior and Sabarmati)
- Stations for Integrated Facility Management (FM)- 5 running, 90 more planned
- 6 CPSEs engaged to act as PMC for 45 Stations

MD & CEO, IRSDC during the webinar stated that how IRSDC is at the core of Indian Railway's mission of transforming country's railway stations into world-class 24x7 hubs and supporting 'innovations'. These redeveloped hubs will be called 'Railopolis' as here people can live, work, play and ride. It will attract huge investment and business opportunities. With application of Form Based codes developed by IRSDC, the availability of public area in 'Railopolis' shall increase thus making such redeveloped railway stations as true city centres. MD&CEO also highlighted the Facility Management efforts undertaken by IRSDC.

### **MD&CEO, IRSDC spoke on 'Transforming Railway Stations' as a Guest Speaker in Rotary Club of Delhi Midtown webinar**

Rotary Club of Delhi Midtown- Rotary International District 3011 organised a webinar on 22 August, 2020 on the theme 'Transforming Railway Station'. MD&CEO, IRSDC, Sh. S.K. Lohia participated in the webinar as a Guest Speaker and shared his detailed views on 'Transforming Railway Stations'.

The webinar was open for all to join. Mr. Suresh Gupta, President and Mr. Yatin Wadhwana, Secretary, Rotary Club, Delhi Midtown joined the session along with many Rotary members. Over 250 attendees joined the webinar including Architects, Engineers, Developers, Fund Houses, CPSEs and Infrastructure & Logistics entities.

MD&CEO, IRSDC, Sh. S.K. Lohia made a detailed presentation on the current and upcoming projects of IRSDC and how the organisation is transforming the landscape of station re/development in India under the able guidance of Hon'ble Minister, MoR, Govt. of India.



### ***Another FIRST for IRSDC\_:*** **Heritage Conservation Committee, under the aegis of Nagpur Municipal Corporation, Nagpur has cleared the redevelopment of Nagpur Railway Station**

The Heritage Conservation Committee held its meeting on 13.08.2020 at Nagpur Municipal Corporation, Head Quarters to discuss and consider the proposal of redevelopment of Nagpur Railway Station.

In order to de-risk the project, IRSDC processes to obtain approval. As part of same, IRSDC submitted a detailed proposal to Nagpur Municipal Corporation and "Heritage Impact Plan" to Heritage Conservation Committee, Nagpur. The Heritage Conservation Committee consisting of eminent architects, engineers and environmentalists considered this proposal on 13.08.2020. Presentation was made by the project French Architects firm M/s. ENIA Design private ltd, and IRSDC by video conferencing due to Covid-19 circumstances. The committee in-principally approved the proposal during the meeting itself. Minutes are awaited.



***Existing view from Tekdi Road***



***Proposed view from Tekdi Road***



### ***Another FIRST for IRSDC :***

**Heritage Conservation Committee, under the aegis of Nagpur Municipal Corporation, Nagpur has cleared the redevelopment of Nagpur Railway Station**

#### **Background:**

- Nagpur Railway station has a historical significance and it is a Grade-II heritage building as per Gazette list.
- Construction was done in early 1900s and the Railway Station was officially inaugurated on 15 January, 1925 by then Governor Sir Frank Sly.
- The main building of Nagpur Railway Station is made up of Kanhan yellow sandstone just like other colonial structures of the Orange City such as RBI, High Court and other prominent buildings. The Nagpur Railway Station is built in **Classical Block Style**, also known as the "**Beaux-Arts style**."
- The building was designed for natural ventilation and features large volumes in spaces including high ceilings and buffer space on façade on West Side to reduce heat gain.

#### **Heritage Strategy:**

- Heritage Grade II buildings presents regional and local importance, along with special architectural, aesthetic merit, its cultural and historical significance, workmanship, ornamentation, climate responsive architectural. The Heritage Impact Assessment Report /plan prepared considering all these aspects.
- The existing building is surrounded by similar looking buildings constructed by Railway over the years. The proposal is to 'De-clutter' heritage building by relocating the surrounding buildings, enhance beauty and grandeur of the heritage and improving façade lighting to emphasis its look and feel building. Also it is proposed to introduce lift for universal accessibility and modernize without disturbing the heritage.
- Segregating passenger flows in the station so as to minimize cross movement and clutter during peak hours.
- Clearing the circulation corridors which are at present being used as station admin functions in ground floor.



***Proposed view of Nagpur Railway Station after redevelopment***

## Hon'ble Minister, MoR chaired a meeting on station redevelopment

On August 5, 2020, Hon'ble Minister held a meeting with Railway officials and reviewed the progress of Gandhinagar Railway Station redevelopment project, Gujarat. He also appreciated the efforts undertaken by Railway officials during the pandemic period to serve the nation.



## DRM, Firozpur chaired a meeting on redevelopment plan of Ludhiana Railway Station

On August 20, 2020 DRM Firozpur, Mr. Rajesh Aggarwal chaired the meeting regarding redevelopment of Ludhiana Railway Station via VC. Key officials from the zone & IRSDC joined. The redevelopment plan of the Ludhiana Railway Station was deliberated upon & the future roadmap was also drafted.



## KSR Bengaluru Railway Station receives ISO certification

KSR Bengaluru Railway Station has received ISO 14001:2015 certification on August 4, 2020. ISO 14001:2015 specifies the requirements for an environmental management system that an organization can use to enhance its environmental performance. ISO 14001:2015 certification recognises the systematic management of environmental responsibilities that contributes to the environmental pillar of sustainability. Now, all five stations of IRSDC are ISO certified.



## Touch-free hand washing kiosk installed at KSR Bengaluru Railway Station

IRSDC's Facility Management team at KSR Bengaluru Railway Station in collaboration with Hindustan Unilever installed a touch-free pedal based hand washing kiosk. This will provide safe and hygienic environment to passengers at the railway station.





## Chandigarh Railway Station – Taking a Green route

Chandigarh Railway Station received certification for participating in 'PET NEUTRAL INITIATIVES' from April 1, 2019 to March 31, 2020. A total of 72 Kg/ 4800 bottles were prevented from going to landfill and sent for 100% recycling during this campaign. We strongly advocate this noble cause.



## DDA Consultation on implementation of TOD Policy in Delhi wrt 2041 Master Plan

A virtual meeting was held under the chairmanship of Vice Chairman, DDA on 20.08.2020 to discuss views & comments on the Transit Oriented Development (TOD) policy and regulations for its successful implementation in Delhi. DDA is in the process of modifying its Master Plan and prepare a plan with perspective upto 2041 since the MRTS agencies in Delhi are the major stakeholders. IRSDC based on its station re/development experience made a presentation. DDA constituted a Group with MD & CEO, IRSDC as a Convenor. Other members are Shri Rajesh Kumar, Chief Architect/NCRTC and Ms. Papia Sarkar, Chief Architect/DMRC. This group will review the application of TOD Policy on MRTS stations and submit their report along with comparative studies of the 3-4 stations illustrating the implications of property development with operational area not taken into account for FAR calculations.

## MEDIA COVERAGE

### KSR Railway Station gets luggage disinfection kiosk

**EXPRESS NEWS SERVICE**  
(@Bengaluru)

TO ensure a safer entry for passengers, the Bengaluru Railway Division launched a unique luggage disinfection kiosk at KSR Railway Station on Monday.

An official statement said the kiosk — UV Baggage Bath — is designed to prevent transmission of Covid-19 from the outer surfaces of the bags. "The kiosk is an enclosed chamber beamed by ultraviolet C light from all directions, through which passenger baggage will be passed to disinfect viruses, bacteria and other pathogens that reside on their outer surface," the press note stated. The baggage will be handed over to the passenger with a sticker certifying it as "disinfected".

To ensure safety of passengers, there is an extended tunnel on both ends and UV-resistant flaps for the sides. Since most of the scheduled special trains arrive and depart from platforms 5, 6, 7 and 8, the kiosk is set up near the back entry point, the release said. Yeswanthpur will be the next station in Bengaluru to get the facility.

The optional service will be offered free of cost during the first month and nominal charges will be levied after that depending on patronage and operational cost.

A N Krishna Reddy, Senior Divisional Commercial Manager, Bengaluru, inaugurated the kiosk.

### Indian Railways का पहला एयरपोर्ट जैसा स्टेशन तैयार! हबीबगंज स्टेशन का 98 फीसदी काम खत्म

हबीबगंज स्टेशन (Habibganj Station) का पहला एयरपोर्ट जैसा स्टेशन तैयार! हबीबगंज स्टेशन का 98 फीसदी काम खत्म।

हबीबगंज स्टेशन (Habibganj Station) का पहला एयरपोर्ट जैसा स्टेशन तैयार! हबीबगंज स्टेशन का 98 फीसदी काम खत्म।

By Christopher M. R. James, August 5, 2022 1:00 PM

**Source:** Indian Railways/ Ministry of Railways. It is stated to become India's first airport-free world class railway station. According to IRCTC, the tentative project completion target is November 2010.



of major political entities along the coastline of the province.

**Haldighati railway station.** Get ready for Indian Railways' Test project that awards student! The redevelopment work at the country's first railway station, Haldighati railway station in Bengal – under Public-Private Partnership (PPP) mode is in full swing. The Indian Railways Station Development Corporation (ISDC), which is executing the station redevelopment project, recently said that \$7.98 per sqm of civil work has already been completed at the project site. So, Indian Railways' Haldighati station is slated to become India's first airport-like world-class railway station. According to ISDC, the tentative project completion target is December 2020.

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### Abstract

Game deal: Bundesliga with bid, Kicker Bayern sells Big Game to RTL



Source: *Washington Post*, 1998, p. 1.



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Almost 98 percent civil work complete on Habibganj railway station

Friday, 07 Aug 2020

The redevelopment work of the country's first railway station, Habibganj railway station in Bhopal, Madhya Pradesh under public private partnership (PPP) mode is going on in full swing.

Around 97.95 percent of civil work has already been completed at the project site. The Indian Railways Station Development Corporation (IRSDC) is executing the station redevelopment project.

Habibganj station will soon become India's first airport-like world-class railway station. The tentative project completion target is December 2020.

The railway station will boast a glass dome like structure at the station entrance once fully redeveloped. At the revamped station, a dedicated concourse area will

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- Nearly 27 percent work completed on Mumbai Trans Harbour Link project



## By David H. Green | Published August 24, 2020 | 14 min

Indian Railways' Gandhinagar railway station is the world class smart, Indian Railways' Gandhinagar railway station is slated to get a new treatment like none before! The Gandhinagar station is being revamped under Railway Ministry's station redevelopment and beautification plan and the Indian Railways Station Development Corporation (IRSDC) is heading the station's redevelopment project work. According to IRSDC, as far as Rs.5 per cent civil work has already been completed at the project site. The tentative completion target of the Gandhinagar railway station redevelopment project is December 2023. Once the station

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**Crime beat: Murdered with dad, Richard Ryan sells Big Bazaar to Peabody**

Rashtriya Sahara, Delhi  
Wednesday, 19th August 2020; Page: 11  
Width: 22.52 cms; Height: 34.47 cms; a1: ID: 14.2020-08-19 142

उन्हीने कहा कि स्टेशन पुनर्विकास के अव  
कॉन्सिडरेशन रतिविधियों के साथ 60 वर्ष की सीज  
और रेंटिडिक्शनल रतिविधियों के साथ 99 वर्ष की

उन्होंने कहा कि जिस तरह से बड़े स्टेशनों बनीं कीं गए। और ए. सी. बंगी के स्टेशनों को पुनर्विकास योजना में एयरपोर्ट की तरह बनाया जा रहा है। उसी तरह से जो बंगी और महानगरी के उपनगरीय स्टेशनों को भी योजना में शामिल किया जाएगा वहाँ पर रेलवेयियों को आवाजाही (फुटपाथ) अत्यधिक हो। उन्होंने बताया कि दिसम्बर 2020 तक हवाईमार्ग बनकर तैयार हो जाएगा और फिर मोदीनगर स्टेशन अगले वर्ष तक तैयार हो जाएगा। इसके बाद अन्य स्टेशनों के पुनर्विकास की बारी आएगी, जो कि विभिन्न योजनाओं के अन्तर्गत है।





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NEW DELHI

**Business Line, Delhi**  
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## User charges to be notified for redeveloped railway stations

**OUR BUREAU**

New Delhi, August 18

The Railway Ministry will notify the user charges for railway stations and the annual revision for stations that are being redeveloped by the Indian Railways Station Development Corporation (IRSDC).

These user charges are akin to 'platform charges' that visitors at the station pay. Revenue from user charges will add to the total revenue of the 'developer' at a time when the real estate market is under stress.

On increase in user charges at the Pune station to ₹50 from ₹10 post Covid-19, Sanjeev Lohia, Managing Director and CEO, IRSDC, said in a virtual conference here on Tuesday that

the corporation coordinated with the Indian Railways for platform ticket charges to stop 'non-serious' persons from entering the station and to maintain social distancing. Also, as of now, the charges have been increased only at the Pune railway station.

On the formula that will be used to revise or determine the change in user charges, Lohia said that the Ministry will notify it. Platform ticket charges may also decrease if they are linked to costs, he added.

### Cap on bidders removed

To attract more players to bid for stations, the cap of six bidders per station has now been removed, he added. This has

resulted in larger number of players participating in several projects.

The qualification request for projects that require monetising land is likely to be delayed.

On May 28, the Environment Ministry had said there was no need for a separate environmental nod for the railway station redevelopment. This would assuage concerns from potential investors regarding delays in infrastructure projects due to pending environmental clearances.

Responding to queries from participants at a conference organised by PHDCCI later in the day, Lohia said the user charges had been approved by the group of secretaries.

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NEW DELHI

**Financial Express, Delhi**  
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## Rail station revamp: ₹50k-cr investment goal for FY21

**FE BUREAU**

New Delhi, August 18

**INDIAN RAILWAY STATIONS** Development Corporation (IRSDC) has set an ambitious target to generate ₹50,000-crore investments under its station redevelopment programme this fiscal. As many as 50 stations will be offered by IRSDC for commercial development in the year, in collaboration with Railway Land Development

Authority. IRSDC has stepped up momentum on station revamp at a time when signs of economic recovery are still feeble and business sentiments have yet to pick up meaningfully.

Eight stations have been awarded so far and others are in various advanced stages, said Sanjeev Kumar, CEO & MD, IRSDC, at a virtual meet. Kumar said the expecta-

tions are in line with the plan that involves cost of station development overhaul and real estate development.

Though passenger volumes are low, what makes the IRSDC optimistic is the revision in bidding rules. Until recently, there was a limit of allowing only six qualified companies for bidding whereas now, under new rules of the Public Private Partnership Appraisal

Committee, all those who meet the eligibility criteria would be able to bid for the stations.

"Participation level is good and people are interested," said Kumar, adding that unlike earlier when railways would bank on real estate development, now user charges have been added which gives a certainty of revenue. These two sources would be a significant component of the money to come in from station development plan.



**SHIRLEY LANTIER**  
New York, NY August

Miss flies were shortlisted in the minor bids received for first stations: — Nagpur, Coimbatore, Amritsar, and Saharanpur.



रेल्वे मंत्रालय

## सीएसएमटी रेल्वे स्थानकाचा पुनर्विकास

आयआरएसडीसीने सार्वजनिक-खासगी भागीदारी तत्वावर छत्रपती शिवाजी महाराज टर्मिनस (मुंबई) च्या पुनर्विकासासाठी पात्रता विनंती अर्ज (आरएफक्यू) मागवले आहेत.

Posted On: 24 AUG 2020 5:33PM by PIB Mumbai

छत्रपती शिवाजी महाराज टर्मिनस (मुंबई) रेल्वे स्थानकाच्या पीपीपी मोडद्वारे पुनर्विकासासाठी सार्वजनिक खासगी भागीदारी मूल्यांकन समिती (पीपीपीएसी) च्या तत्वतः मंजुरीनंतर, पीपीपीनुसार छत्रपती शिवाजी महाराज टर्मिनस (मुंबई) च्या पुनर्विकासासाठी पात्रता विनंती अर्ज (आरएफक्यू) आयआरएसडीसी द्वारे 20.08.2020 रोजी प्रकाशित एनआयटीद्वारे आमंत्रित केले आहेत. आरएफक्यू दस्तावेज <http://irsdc.enlivea.com/> वर उपलब्ध आहेत. बोली प्रक्रियेआधी होणारी परिषद 22.09.2020 रोजी होणार आहे. अर्ज करण्याची शेवटची तारीख 22.10.2020 आहे.

पात्रता निकष पूर्ण करणाऱ्या अर्जदारांना पुढील टप्प्यात सहभागी होता येईल. बोलीची संपूर्ण प्रक्रिया ही दोन-टप्प्यात असून यामध्ये पात्रता विनंती अर्ज (आरएफक्यू) आणि प्रस्तावासाठी विनंती अर्ज (आरएफपी) यांचा समावेश आहे. आरएफपी टप्प्यावर निवडलेला बोलीदार रेल्वे स्थानकाचा पुनर्विकास आणि आसपासच्या रेल्वे जमीनीच्या व्यावसायिक विकास भांडेतत्वावर व्यावसायिक विकासासाठी 60 वर्षांपर्यंत आणि निवडलेल्या भूखंडांवर निवासी विकासासाठी 99 वर्षांपर्यंत, परिचालन आणि देखभालसह सवलतीच्या आधारावर 60 वर्षांसाठी हाती घेईल. स्थानकाच्या व्यावसायिक परिचालन तारखेनंतर वापरासाठी आकारण्यात येणारे शुल्क हे सवलत घेणाऱ्याचे कायमस्वरूपी उत्पन्न असेल.

हे नियोजन फ्रान्समधील मेसर्स एआरईपी यांनी केले आहे आणि वेळोवेळी विविध हितधारकांशी चर्चाही झाली आहे. स्थानकाचा पुनर्विकास खर्चात (अनिवार्य खर्च) 1642 कोटी रुपये वित्तपुरवठा आणि आकस्मिकता खर्च समाविष्ट आहे. पुनर्विकासासाठी गुंतवणूकीची संधी डीबीएफओटी (डिझाइन, बिल्ड, फायनान्स, ऑपरेट आणि ट्रान्सफर) तत्वावर आहे.

Monday, 31 August 2020

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## Mumbai's CSMT station to get Rs 1,642 crore makeover

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The Chhatrapati Shivaji Maharaj Terminus, Mumbai

**Mumbai, August 24**

The iconic Chhatrapati Shivaji Maharaj Terminus, which is a UNESCO recognised world heritage site and the biggest railway terminal in Mumbai, is set to get a makeover with world class facilities at a cost of Rs 1,642 crore, officials said on Monday.

Under the project, the plan is to shift some railway offices from the premises to Byculla and Wadi Bunder yards, create more pedestrian area and have an access control system at the station, they said.





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### Mumbai's CSMT to get Rs 1,642 cr makeover with world class facilities

The Chhatrapati Shivaji Maharaj Terminus, the biggest railway terminal in Mumbai, is set to get a makeover with world class facilities at a cost of Rs 1,642 crore.

**Topics**  
Chhatrapati Shivaji Terminus

Press Note of India | Mumbai  
Last updated on August 25, 2020 10:21 AM

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### CSMT station to get Rs 1,642 crore makeover

**THE ASSOCIATED PRESS** Published: Aug 25, 2020 09:46 AM IST Updated: Aug 25, 2020 09:46 AM IST



The CSMT is a UNESCO recognised world heritage site and the biggest railway terminal in Mumbai



CSMT station (representational image)

Mumbai's iconic Chhatrapati Shivaji Maharaj Terminus is set to get a makeover with world class facilities at a cost of Rs 1,642 crore.

Addressing reporters via virtual mode on Monday, IRSDC managing director and chief executive officer Sanjeev Kumar Lohia said the redevelopment of the Chhatrapati Shivaji Maharaj Terminus (CSMT) in south Mumbai would not only be limited to improving the facade of the station, but emphasis will be given on the restoration of its heritage first.

The CSMT is a UNESCO recognised world heritage site and the biggest railway terminal in Mumbai. The 150-year-old majestic building, constructed in Victorian Gothic style, houses the Central Railway's main operations and is a major hub for the city's rail network.

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Business News • Industry • Transportation • Railways • In talks with NIIF for redevelopment of CSMT railway station in Mumbai: IRSDC MD

### In talks with NIIF for redevelopment of CSMT railway station in Mumbai: IRSDC MD

By Nishita Senja ET Bureau • Last Updated: Aug 24, 2020 04:55 PM IST

SHARE FONT SIZE DARK LIGHT CSMT

#### Synopsis

The Indian Railway Station Development Corporation (IRSDC) floated the request for qualification document for the project last week, and the station will be redeveloped at an estimated cost of Rs 1,642 crore, IRSDC Managing Director Sanjeev Kumar Lohia said on Monday.



The eligibility criteria is in terms of financial capacity at the BFO stage and the net worth of IRSDC should be Rs 825 cr at the close of preceding

New Delhi: The National Investment and Infrastructure Fund (NIIF) has evinced interest in investing in the redevelopment of the Chhatrapati Shivaji Maharaj Terminus (CSMT) railway station in Mumbai, a senior official has said.

The project received a nod from the



Home / News / Mumbai News

## Mumbai's CSMT Station To Get Back Its 1930s Look Under Redevelopment Plan

Updated: Aug 26, 2020, 10:04 IST | Reuters & ANI | Mumbai

The inspiration was an aerial photograph of the grand Mumbai CSMT station building and complex taken by an Englishman A. R. Hasler in the 1930s



Mumbai's Chhatrapati Shivaji Maharaj Terminus

A 1930 benchmark for the world heritage site of Mumbai's Chhatrapati Shivaji Maharaj Terminus (CSMT) and a railopolis hub at Thakurli Terminus for Kalyan - this is how the railway station redevelopment plans for Mumbai intend to be taken ahead.

Making these announcements on Wednesday, the managing director and chief executive officer of Indian Railway Station Redevelopment Corporation (IRSDC), Sanjeev Kumar, said there was a plan to remodel Mumbai CSMT to its 1930s look and a new terminus hub has been planned on railway land near Kalyan, which will be called "railopolis", on the lines of metropolis, which one could live, play, work and ride.

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MUMBAI

Updated on : Tuesday, August 25, 2020, 7:00 AM IST

## Mumbai's CSMT station to get Rs 1,642 crore makeover

By Swagati Mishra

iconic station to have state-of-the-art toilets, disable-friendly access, escalators, cafes, restaurants, souvenir shops and facilities similar to the ones at airports



FR1 Photo



The iconic Chhatrapati Shivaji Maharaj Terminus (CSMT) is set for a grand world-class makeover. The Indian Railway Station Development Corporation (IRSDC) plans to upgrade the station into a sleek modern terminus with all the new bells and whistles on a PPP model, keeping its heritage value intact. The private developers will have a hold on the iconic CSMT for the next 60 years. Official said the Railways Board has given a green signal.

दैनिक भास्कर  
Bhaskar Mumbai

मुख्य पृष्ठ समाचार देश और दुनिया के समाचार और विशेष रिपोर्टें।  
मुख्य पृष्ठ समाचार देश और दुनिया के समाचार और विशेष रिपोर्टें।

## महानगर: मुंबई के CSMT स्टेशन पर कार्पोरेट, रेसिडेन्सियल डेवलपमेंट की योजना, मंगाई गई बोलियां



समाचार

मुंबई के CSMT स्टेशन पर कार्पोरेट, रेसिडेन्सियल डेवलपमेंट की योजना  
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## CSMT could turn into 'railopolis' with mall-like retail, F&B spaces

Manchuk Malhotra | TNN | Aug 25, 2020, 14:34 IST



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MUMBAI: If all goes as planned, in four years, access to CSMT from P D'Mello Road could turn into a major landmark as the railway plans to develop it as a "swanky railopolis" with retail, food and entertainment spaces.

Indian Railway Stations  
Development Corporation

# Outlook

THE NEWS SCROLL

24 AUGUST 2020 Last Updated at 6:01 PM | SOURCE: PTI

## Mumbai's CSMT station to get Rs 1,642 crore makeover



Mumbai, Aug 24 (PTI) The iconic Chhatrapati Shivaji Maharaj Terminus, which a UNESCO recognised world heritage site and the biggest railway terminal in Mumbai, is set to get a makeover with world class facilities at a cost of Rs 1,642 crore, officials said on Monday.

Under the project, the plan is to shift some railway offices from the premises to Byculla and Wadi Bunder yards, create more pedestrian area and have an access control system at the station, they said.

The 130-year-old majestic building, constructed in Victorian Gothic style, houses the Central Railways headquarters and also platforms of the suburban and long distance trains.

The Indian Railway Stations Development Corporation (IRSDC) on August 20 invited the Request For Qualification (RFQ) for the redevelopment of the station through the public private partnership (PPP) model.

कोरोन वायरस: बीजेपी पोलो देस: प्रोटेक्ट इंडिया: क्रिकेट: बिजनेस: एन्टरटेनमेंट: डेज: बॉलीवुड

**BREAKING NEWS** सुप्रीम कोर्ट की आदेशों पर अदालतों के डोरी बंधी प्रशासन सुप्रीम कोर्ट की आदेशों पर अदालतों के डोरी बंधी प्रशासन सुप्रीम कोर्ट की आदेशों पर अदालतों के डोरी बंधी प्रशासन

24 Aug 2020, 11:01 AM

**रेलवे**

### रेलवे स्टेशनों की बदलेगी तस्वीर, मॉल से लेकर मल्टीप्लेक्स तक की मिलेगी सुविधा

लंबे समय तक चला आया है देश की सड़क लाइन रेलवे की अब लंबी बढ़ाव का दौर है. 314 स्टेशनों में 400 स्टेशनों को एयरपोर्ट की तरह पर विकसित करने का काम लेनी से आगे बढ़ा रहा है. पहले बसों में 74 स्टेशनों पर काम किया जा रहा है.

क्या है ये

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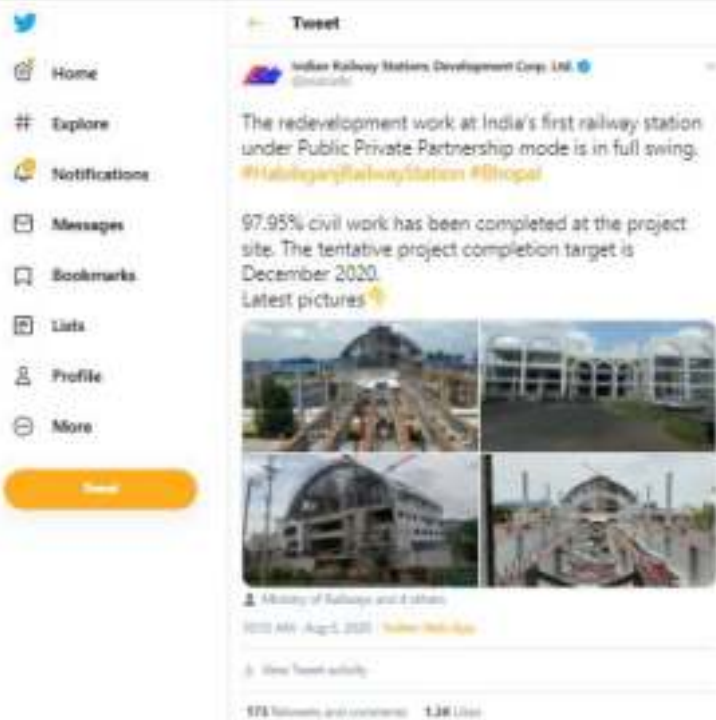
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**नई दिल्ली:** लंबे समय तक चला आया है देश की सड़क लाइन रेलवे की अब लंबी बढ़ाव का दौर है. 314 स्टेशनों में 400 स्टेशनों को एयरपोर्ट की तरह पर विकसित करने का काम लेनी से आगे बढ़ा रहा है. पहले बसों में 74 स्टेशनों पर काम किया जा रहा है. इन स्टेशनों पर शॉपिंग मॉल से लेकर मल्टीप्लेक्स तक की सुविधा मिलेगी. इससे जहां रेलवे की कमाई में बढ़ोतरी होगी, वहीं लोगों को भी मनोरंजन और शॉपिंग के मय ठिकाने मिल सकेगा.



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## TWITTER SNAPSHOTS

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Cleaning of circulating area of SBC Station by IRSDC HK Team as part of special Cleanliness drive for a week from 10.08.2020 to 16.08.2020 to mark the Independence Day. HK Team removed fallen leaves and trees debris from the area #SwachhBharatSwasthBharat #SwachhBharat @irsdinfo



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Habibganj (Bhopal) Railway Station, country's first station to be redeveloped on PPP mode, is getting nearer to its completion. 97.95% civil work is complete.

Tentative date of completion is December 2020.



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Take a look at the brightly lit Railway Stations of Kacheguda, Secunderabad, Gorakhpur & Hyderabad.



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## Live Tenders/ Empanelment:

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

## Upcoming Tenders:

- RFQ for Redevelopment of Surat, Udhna and Thakurli Railway Station on PPP mode.
- RFP for redevelopment of Nagpur Railway station.
- RFP for redevelopment of Gwalior Railway station.
- RFP for redevelopment of Amritsar Railway station.
- RFP for redevelopment of Sabarmati Railway station.
- RFP for appointment of Transaction Advisor for Transaction Advisory Services for redevelopment of railway stations.

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



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