



Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

Main Specifications

The minimum acceptable specifications for Railway mandatory infrastructure are given below. In case of any omission in specifications given in MoR letter dated 05.04.2024, CPWD Specifications of June, 2019 or latest Updation are to be followed in that very order, and if there is no provision in CPWD specifications also, then work shall be carried out as per Good Industry Practices with the approval of RLDA.

1. Minimum Acceptable Specifications for Civil works in Residential building Works: -

SN	Description	Minimum Specifications
1	Foundation and plinth	
	Concrete work up to plinth level	Lean concrete shall be with stone aggregate of 1:5:10 mix.
	Damp Proof Course (DPC), if required.	DPC shall be 40mm thick of CC1:2:4(1cement: 2 coarsesand:4 graded stone aggregate12.5 mm size) for all houses with water proofing material 'Impermo' or equivalent (mixed in CC) having the projections of25mm on outer walls. and bitumen coating of 1.7kg/sqm according to CPWD specifications,2009 and amendments.
	Plinth Filling	Sand filling-Fine sand 100 mm. (as per Good Industry Practice) Concrete under floor- 75mm layer of CC1:5:10with brick aggregate.

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	Brick work in foundation and plinth	Bricks to be fly ash Cement bricks of class designation 75. Cement mortar 1:4&1:6 shall be provided for masonry in foundation and plinth respectively subject to the provisions of the approved structural drawings. Sunk Portion: <ul style="list-style-type: none">i. Chemical based suitable water proofing treatment as per CPWD specification.ii. Encasing joints of pipes and traps with CC 1:2:4 of size 30 cm x 30 cm x 30 cm.iii. 32 mm dia GI spout into shaftiv. The filling shall be with CC 1:5:10 with stone aggregatev. Pipe shall be embossed with ISI mark and to be tested fully.vi. Discharge from trap falling into another trap shall be avoided.
2	Walls in Super structure	Walls in super structure shall be with light weight ACC blocks except in wet area where brick work is to be used.
3	RCC work	
	RCC in columns, beams and slabs	The detailed dimensions & mix of RCC to be adopted shall be as per approved structural design. Reinforcement bars shall be given anti-corrosion treatment as per CECRI process or as per good industry practice.
	Lintels	Pre cast or cast in situ RCC.
	Lintels band. Seismic resistance	As per approved structural design and BIS/CPWD specifications.
	Triangular portion of steps in staircase	With fly ash bricks of class designation 75 in CM in 1:3 (in coarse sand) as per drawing or RCC steps as per structural drawings.

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	Railing in stair case & balcony	0.9m high Stainless Steel railing in all the houses of approved pattern with hand railing 40 mm SS tube (medium class pipe) and vertical bars embedded in waist slab/steps. The height of the railing shall be 0.9m from finished level of step as specified in drawing. 1.0m high Stainless Steel railing of approved patterns in balconies with hand railing of 40 mm medium class Stainless Steel pipe. Parapet on the terrace shall be 1.0m above the finished terrace level. On top of parapet wall 40 mm thick CC (1:2:4) shall be provided with slope inside instead of coping.
	Conduits for electrical & Telecommunication cables	To be laid as per National Building Code/BIS standards and to be concealed.
4	Woodwork	
	Door Frames & Shutters	35mm thick ISI marked factory made flush door shutters in 2 nd class teak wood frame with both side painted (synthetic enamel), for Bath & W.C. door shutters, lower portion (600 mm) of water face to be flushed with Aluminum sheet. All outer doors to be of double shutter with outer shutter mosquito proof, paneled, 35 mm thick made of hard wood with SS jali with suitable fittings complete including painting etc.
	Entrance Door	It will be of double shutter. Apart from 35 mm flush door shutter as mentioned above main entrance door to have one additional Safety door shutter with grills made of SS grade 304 & mosquito proof wire mesh of Stainless Steel Grade 304 and with suitable locking arrangements both from inside and outside.



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	Door fittings	Anodized aluminum fittings e.g. Tower bolts, handles, door stopper etc will be provided. Anodized aluminum sliding door bolts will be provided only at the entrance doors. All other doors will be provided with Stainless Steel pull lock bolts.
	Kitchen Cabinets, Cup Boards & Wardrobes	Kitchen Cabinets, Cup Boards & Wardrobes to be provided as per Railway Board letter dated 05.04.2024.
5	Aluminum / Steel Work	
	Window Frames & Shutters	Anodized Aluminum with separate glazed and mosquito proof shutters as per CPWD specifications 2009 and amendments, with provision in frame for accommodating window AC.
	Window fittings	Anodized Aluminum fittings for all houses.
6	Floorings	
	Flooring	As per Annexure-V of MoR letter dated 05.04.2024, however only Vitrified Tiles to be provided in Living/Drawing Room, Dining Room & Bedrooms with suitable Border tiles of suitable contrast in a pleasing manner as approved by Nodal Officer (Ceramic Tiles are not to be provided in these areas). Mirror Polished Kota Stone flooring to be provided in common circulation area of residential buildings. For balance area refer to MoR letter dated 05.04.2024.
7	Common area	
	Roof Treatment	Brick bat Koba as per specifications.
	Treatment on sloping roof slabs (like mumty slab etc.)	Bitumen painting 1.7kg/sqm followed by brick tiles of class designation 100, over 12 mm bed of CM1:3 and grouted with CM1:3 with approved Make/Brand water proofing compound.



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	Rain water pipes	PVC rainwater pipe of approved Make/Brand (Supreme, Prince, Crown etc).
8	Finishing	
	Plastering on walls	12/15mm cement plaster in CM1:6 on internal surface and 1:4 CM with water proofing compound on external surface. POP to be provided as per Annexure V Railway Board letter
9	Kitchen Platform Top/Counter	18-25 mm thick Polished Granite slab with Rounded Edges with suitable hole for gas pipe.
10	Finished bottom of RCC slab	6mm rendering in CM1:3
11	Primer	AS per CPWD specifications
12	Painting on wood and steel work	Superior quality Synthetic enamel paint, ISI mark for all wood and steel work.
13	Plinth protection	50mm thick CC1:2:4 over 75 mm bed of dry stone ballast 40 mm with brick edging laid length wise to half brick depth.
14	Skirting	
	Kitchen	100 to150 mm high with matching floor
	Bed Room	
	Living Room	
	Common area	
15	Wall Tiles(Ceramic)	
	Kitchen	Full height with decorative band at certain interval.
	W.C.& Bath	Full height with decorative band at certain interval.
16	Dado in Lift and Staircase Lobby	2.1 mtr height Polished Granite Slabs

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17	Ceiling Painting	Oil bound distemper
18	Wall Painting (Low VOC paints)	
	Kitchen	Oil bound distemper
	washbasin area	Oil bound distemper
	Bed Room	Oil bound distemper
	Living Room	Oil bound distemper
	Common area	Oil bound distemper
19	External Finishing	As per Annexure-V of MoR letter dated 05.04.2024.
	Plumbing	Dual piping and storage system for flushing and other uses
20	Internal Sanitary/Water Supply System	
	W. C. Pan	White vitreous China, 580 mm Orissa pattern pan with 10ltr (Max. capacity) low level PP dual flushing cistern of approved quality/ISI mark in one bathroom and European type WC seat with 10 Ltr. Max. capacity) low level PP dual flushing cistern of approved quality / ISI mark with heavy quality seat cover in other bathroom(s).
	Wash Basin	White vitreous China flat back wash basin 550 x 450, ISI mark of approved quality.
	Mirror (5mmthick)	Beveled edge mirror 600 x 450mm
	Soil and waste pipes	SCI pipes of required size including all SCI fittings as per approved plumbing design.
	Internal Manhole	Brick masonry with brick work of class designation 75, size 90 x 80cm as per required depth or as per drawing with SFRC light duty cover.
	Pipe connecting house manhole and service manhole	SW pipe of required size as per drawing and design

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	Internal Water Supply	16/20/25/32 mm (or as per drawing and design) internal dia PE-AL-PE (Polyethylene Aluminium Polyethylene) composite pressure pipes and fittings conforming to ASTM F-1282-1195, as per approved design.
	External Water Supply	16/20/25/32 mm (or as per drawing and design) internal dia PE-AL-PE composite pressure pipes and fittings conforming to ASTM F-1282-1195 as per approved design.
	Painting of GI/SCI pipes	Ready mixed paint over steel primer
	Fittings	As per Annexure-II of MoR letter dated 05.04.2024.
21	Electrical Works	Copper wiring, concealed conduit, protective MCB. Fittings and fixtures as per Railway Board letter dated 05.04.2024
22	Internal Road sparking and paths	
	Sub grade	Sub grade to be prepared by excavating earth to an average depth of 22.5cm, dressing to complete and consolidating with road roller 8-10 ton as per CPWD specifications.
	Road	Laying of GSB & WMM with specified stone aggregate/ Stone screening and binding material including water bound macadam with specified stone aggregate, stone screening, sorting, spreading complete and consolidating with road roller 8 to 10 ton capacity all complete as per IRC specifications. Design of road should be with minimum 2 MSA loading.
	Surfacing	50mm bitumen macadam followed by 40mm Asphaltic concrete surface as per BDA/NAGAR NIGAM BAREILLY/LOCAL AUTHORITY/ MORTH norms or as directed by Nodal Officer.
	Kerb Stone	CC 1:1.5:3 Pre cast Kerb stone 0.3 m long and 0.3 m x 0.15 m section complete as per CPWD specifications as per direction of Engineer-in-charge.
	Toe Wall	Brick wall 1:4 with brick designation 75.



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	Paths	150 mm thick CC 1:1.5:3 over 100 mm thick CC 1:5:10 with AC strips.
22	Boundary wall with gates and security room	RCC frame of Foundation, column & beam with MS Grills of approved drawing and design.
23	Numbering of flats	The numbering of size 100mm in height shall be printed on glazed tiles above the entrance door. Parking area to be suitably demarcated with permanent marks. In addition, in front of each Block, suitable Block Number Plate shall be provided. Adequate signage at appropriate locations (at suitable block ends, road intersections etc) shall be provided for identification of Residential and Institutional buildings blocks, facility area, entry and exits.
24	Fit-outs in apartments	The following minimum yard sticks to be followed subject to CPWD specifications.
	Bedrooms	Wardrobes in bedrooms with minimum 7 sqm area for type-IV units with minimum depth of 600mm.
	Modular kitchen	Shelves with minimum 5 sq.m area with minimum depth of 350mm.
	TV units	6ft x 9 ft plywood backdrop with minimum 1mm thick laminate finish for TV unit along with 1.50 sq.m cabinet below.
	Electrical	Sockets for at-least 6 appliances in kitchen to be provided. One LED tube light to be provided in each room.



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25	General	<p>a. For existing services like electrical cables, signal cables developer, telecommunication cables etc. will have to separate suitable duct/chute under the footpath as per the design approved by Railways/RLDA.</p> <p>b. Efficient rain water harvesting network/system to be laid/installed.</p> <p>c. Environment friendly material (green) to be used as far as possible.</p> <p>d. Good landscaping of area to be done along with plantation/Miyawaki forest, grassing etc.</p> <p>e. Cloth line bracket to be provided for drying of cloths in the balcony areas.</p> <p>f. Access ramps for differently abled at all block entrances to be provided.</p> <p>g. Canopies for pedestrian pathways with artificial lighting to be provided.</p> <p>h. Sign ages at all major junctions as per way-finding guidelines.</p> <p>i. Sign ages/ map of the project.</p> <p>j. Entry/exit boom barriers at each entry/exit.</p> <p>k. Grand entrance gateway for the township along with name plate.</p> <p>l. External lighting as per NBC standards.</p> <p>m. Amenities not covered above shall be provided as per Railway Board letter dated 05.04.2024.</p>
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Note : In case of any omission in specifications mentioned in MoR letter dated 05.04.2024, CPWD Specifications of June 2019 or latest Updation are to be followed in that very order and if there is no provision in CPWD specifications also, then work shall be carried out as per Good Industry Practices with the approval of RLDA.

1.1 Approved List of Brands/Makes for Civil (Building) Works:

For ensuring proper quality of civil works, it is essential to use product of reputed brands only. Hence, all civil works shall be executed with branded products for various items as given in table below:

APPROVED LIST OF BRANDS/MAKES FOR CIVIL(BUILDING) WORKS		
S.No.	Item	Make/Brand
1.	(i) Ordinary Portland/Portland Pozzalona Cement (Grey) (43 Grade)	ACC, Ultra Tech, Vikram, Ambuja Cement, Shree Cement, JP Cement, Century Cement and J.K. Cement
	(ii) White Cement	Birla White, J.K. White

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S.No.	Item	Make/Brand
2.	Reinforcement Steel Bar & Structural Steel	Approved primary producers having integrated steel plants namely SAIL, TISCO, RINL, IISCO, Jindal.
3.	Water Proofing Compounds, Plasticizer, Super Plasticizer, Grouts, and Polymers, Polyexpanse, curing compound and other construction chemicals.	ChowguleKoster, Fosroc, Sika, Huntsman (Ciba Geigy) Pidilite, Ferrous Crete, BASF
4.	Glass wool insulation	UP Twiga, SIPLA, UNIFEB, Glass Wool India.
5.	Polycarbonate Sheet	Sunpol, Galena, Alcox, GE Plastic, LEXAN
6.	Admixtures	Fosroc, MBT, Sika, CICO, Asian
7.	MDF board	Kitply, Action Tesa, Greenlam, Merino
8.	Pre Laminated Particle Board for railway captive office space	Novapan, Greenlam, Kitlam, Merino
9.	Laminated Plywood for Railway residential apartments	Kitply, Action Tesa, Greenlam, Century Ply, Merino, Sunmica, Formica
10.	Laminate	Merino, EuroMica, Century, greenlam
11.	Flush Door Shutters	KuttyFlushdoor, Kitply Industries (Swastik), Century, Anchor, Merino
12.	Steel Doors, Windows & Pressed Steel Door Frames	Sen Harvic, Agew, Hopes Metal, Multiwyn, Modern Fabricators, Tecome, Nishan Solid Doors Frame, Windoors (India), Welcome Door.
13.	False Ceiling-Gypsum	Saint Gobain, Lafarge, Vans Gypsum, India Gypsum, Boral Gypsum, Armstrong
14.	False Ceiling -Metal	Saint Gobain, Armstrong, Dexune, SAS, Aura, Lindner, Hunter Doglus
15.	Plywood/ Veneer	Green, Century, Merino, Duro
16.	Melamine Polish	Asian Paints Melamine Gold, WudfinofPidilite, Timbertoneof/CIDulux
17.	Floor Spring	Hardwyn, Godrej, Grace, Sandhu, Ozone
18.	Anodised Aluminium Hardware (Heavy Duty)	Hardima, Everite, Sigma, Dorma Hardware (Heavy Duty)
19.	Aluminium structural members - Windows, Glazing and Partitions.	Jindal, Indalco, Hindalco



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S.No.	Item	Make/Brand
20.	Glazing Structural/Suspended Skylight	Saint Gobain, Pilkington, Asahi
21.	Float Glass, Frosted Glass	Saint Gobain, Asahi, Piling ton, Modiguard
22.	Stainless Steel Railing, Accessories etc	Dorma, D-line, Sialkot, GEZE, KICH, Jindal, Godrej
23.	Aluminium composite Panels	Alu Decor, Aluco Bond, Alström, Alpolic
24.	G.I. Steel door Frame	Kutty Doors, Shakti Metdoor, Navair, Romat, Synergy Thrislington
25.	EPDM Gasket	Hanu/Anand, Raven, Zero
26.	Mosaic tiles/ Chequered Tiles	Modern, NTC, A-1, Ultra Tiles, NITCO
27.	Ceramic Tiles / Glazed tiles	Kajaria, NITCO, Somany, RAK Ceramics, Orient, Varnora
28.	Vitrified Tiles	Kajaria, NITCO, Somany, RAK Ceramics, Riwasa, Varmora, Simpolo
29.	Terrazzo & Cement Tiles	NITCO, Automatic Tiles, Nimco, GICO Tile, National Tiles, Alankar Tiles Pvt. Ltd., Super Tiles, Shirwadkar Tiles, Kirti Tiles.
30.	Paver block, Chequered Tiles & Kerb Stone	NITCO, Unitile, NTC, MGM, T-CON, Shivalik tiles
31.	Tile Adhesive	Pidilite, Bal endure, Fosroc, Ferrous Crete
32.	Grouting Compound	Bal Endura, Pidilite, Fosroc, Ferrous Crete
33.	Nuts / Bots & Screws	GKW, Atul, Kundan, Priya, Panchsheel
34.	Wall putty	Birla wall care, JK White, Asian paints, Sara wall putty of Ferrous Crete
35.	Oil Bound Washable Distemper	Asian Paints, ICI, Nerolac
36.	Premium Acrylic Emulsion Paints	ICI, Nerolac, Asian Paints
37.	Steel Primer	ICI, Nerolac, Asian Paints
38.	Wood Primer	ICI, Nerolac, Asian Paints
39.	Textured Exterior Paint	Asian paints, ICI, Kansai Nerolac
40.	Synthetic Enamel Paint	Asian, ICI, Kansai Nerolac

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S.No.	Item	Make/Brand
41.	Epoxy Paint	Asian, ICI, Kansai Nerolac
42.	G.I/ M.S. Pipe	Tata, Jindal (Hisar), Surya, Prakash
43.	SS Pipes	Jindal Stainless, Rampart, J-Press, Viga
44.	HDPE Pipes	JainPipes, Ori-Plast, Vertex, Reliance, westwell
45.	DI PIPES	Electrosteel, Jindal, Tata Ductura
46.	Float Valve	IVC, Leader, Prayag, Kalsi Pump Pvt. Ltd., Dhawan Sanitary Udyog (Prima)
47.	UPVC pipe and Fittings	Prince, Supreme, Astral, AKG, Finolex
48.	Centrifugally Cast(spun) Iron Pipes & Fillings	Neco, ACL SKF, BIC
49.	Centrifugally Cast(spun) Iron Pipes (Class LA).	Neco, Electro Steel, Kapilansh, Tata
50.	C.I. Manhole covers & Frames	Neco, Raj Iron Foundary Agra, BIC, RIF
51.	Brass stop	Zoloto, Sant, L&K, Leader, Kalsi Pump Pvt.
52.	Mirror Glass	Atul, Modi Guard, Golden Fish, Saint Gobain
53.	PVC Door & Frame	Rajshri, Sintex, Supreme
54.	PVC Pipe & Fittings	Supreme, AKG, Finolex, Prince, Kisan, SFMC, Diplast
55.	Non Return valve (check valve) ½" to 1 ¼"	Kalsi Pumps Pvt. Ltd. Zoloto, Annapurna
56.	Brass Ferrules	Dhawan Sanitary Udyog (Prima), Kalsi, Annapurna
57.	Insulation for hot water pipes	Kaiflex, Armaflex, Careflex
58.	Insulation for external/exposed hot water pipes	Kaiflex, Armaflex, Careflex
59.	Pipe protection for external water supply pipes	Pypkote, MakPolykote, Armaflex
60.	Adhesive Compound/Mortar for AAC block	Ferrous Crete, Greeco Bond, JK Lakshmi, UltraTech, Ardex Endura
DOOR FITTINGS		

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S.No.	Item	Make/Brand
61.	SS Butt Hinges with ball bearing grade -SS304	DORMA (3090) D-line, Ingersoll Rand, Godrej
62.	Magic Eye	DORMA (1200) D-line, Ingersoll Rand, Godrej
63.	Stainless Steel sliding door bolts	DORMA, Geze, Hafele, Ingersoll Rand, Godrej
64.	Pull Handle back to back of length 150mm of steel grade-SS304	DORMA TGDI-D 150, Geze, Ozone, Godrej
65.	Pull Handle single side of length 150mm of steel grade-SS304	DORMA TGDI-D 150, Geze, Ozone, Godrej
66.	Aluminum Section	Hindalco, Jindal, Indian Aluminum Co.
67.	Anodized Aluminum Hardware	Hardima, Everite, Sigma, Dorma
68.	Bitumen impregnated fibre board	STP, Tiger, Jonson
69.	Pre-coated Galvanized Iron profile sheet	JSW, Lloyed, Bhushan Steel
70.	Stainless Steel Sink (Out of Salem Steel)	Neelkanth, Niralli, Jyna, Cera, Franke
71.	White Vitreous china laboratory/kitchen sink	Cera, Jaquar, Kohler, American standard
72.	Gypsum plaster	Ferrous Crete, Saint Gobain (Gyproc-Elite), Boral
73.	Paver Blocks	OuiLite, Nitro, UniStone, Ultra Tiles, Duracret, JST
74.	Pre-laminate MDF Board	Green Ply, Century Ply, Action Tesa, Marino, Sunmica, Formica
75.	GI clip in Metal False ceiling	Saint Gobain, Armstrong, AURA, USG Boral
76.	CI sluice valve	Kirloskar, IVC, BURN
SANITARY FITTINGS		
77.	SS toilet paper holder	Cera, Kohler, Jaquar, American standard
78.	Wall hung type European type water closet	Cera, Kohler, Jaquar, American standard



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S.No.	Item	Make/Brand
79.	Concealed in wall flushing cistern with dual flush actuator plate	Viega, Cera, Kohler, Jaquar, American standard
80.	Electrical operated concealed automatic flushing system for urinals	UTEC, Cera, Kohler, Jaquar, American standard,
81.	V.C. Division plate	Viega, Cera, Kohler, Jaquar, American standard
82.	Vitreous China Rectangular wash Basin	Cera,Somany,jaquar, kohler
83.	Vitreous China flat back wash Basin	Cera,Somany,jaquar, kohler
84.	Vitreous China Oval wash Basin	Cera,Somany,jaquar, kohler
85.	Vitreous China flat back urinal	Cera,Somany,jaquar, kohler
86.	Bottle Trap	Cera,Somany,jaquar, kohler
87.	Head Shower 100 mm dia with Shower Arm	Jaquar, Grohe, Kohler
88.	SS Tower rail	Cera, kohler, jaquar, American standard
89.	SS Double coat hook	Cera, kohler, jaquar, American standard
90.	Soap Dish	Cera, kohler, jaquar, American standard
91.	Grating with Frame and cockroach trap	Cera, kohler, jaquar, American standard
WATER SUPPLY		
92.	Chrome / SS Bib Cock	Jaquar, Grohe, Kohler
93.	Chrome / SS long body bib cock	Jaquar, Grohe, Kohler
94.	Chrome / SS valve for basin mixer	Jaquar, Grohe, Kohler
95.	Concealed stop cock	Jaquar, Grohe, Kohler

Note:- Before procurement, particular brands has to be got approved from Nodal officer of RLDA.

2 Specifications for Water Supply Works

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- 2.1 **Scope:** It includes excavation for pipes, laying of ductile iron pipe with rubber joint with necessary fittings, sluice valves, fire hydrants, air valves with necessary brick chambers, jointing of pipes and fittings, accessories, refilling of trenches, compaction and consolidation and testing for leakage, disinfection, pressure testing, fixing water meters & stop cock, fixing ferrule etc., construction of masonry chamber, thrust block/anchor block complete to satisfaction of Engineer-in-charge as per approved scheme in the specified boundary/area.
- 2.2 The water line system shall be laid as per the scheme approved by HMDA/GHMC. The CI sluice valves, fire-hydrants and air valves shall be ISI marked. Any modifications in the scheme approved by Engineer-in-Charge shall not violate terms of the contract. The work shall be executed as per CPWD specifications 2009 with up-to-date correction slips respectively and the latest relevant ISI codes shall be followed.
- 2.3 **EXCAVATION:** The work includes excavation in all types of strata. For proper jointing of pipes and fittings the trench width should be sufficient for doing proper lead caulking/push fitting of joints. The top of the pipes would have at least cushion of 60 cm from the finished surface under road berms and 1.2m under roads or as per direction of Engineer-in-charge.
- 2.4 Ductile iron pipes duly approved by the Engineer-in-charge shall be used in the work. All collar jointed / flanged/socketed fittings shall be of heavy class.
- 2.5 **LAYING:** The ductile iron pipes shall be laid at site as per alignment shown in the approved drawings. In case it is considered necessary by the Engineer-in-charge to alter the alignment as per site situations so as to accommodate laying of other services viz. storm water drain, sewerage, Horticulture pipes and Electric cables, no extra claims for the same would be entertained. While laying the pipes, it may be ensured that these water-supply pipes have a horizontal and vertical separation of 3 mtr. And 0.50 mtr respectively from the sewer pipes. The water line should in no case run below the sewer line.
- 2.6 **JOINTING:** Water supply pipes, fittings and specials shall be jointed together with rubber joints or flanged joints where necessary as per direction of Engineer-in-charge. The pig lead brought at site shall be got tested from approved laboratory and only after the results are found to be satisfactory the same would be allowed to be used in the work. The quantity of lead to be used in joints of pipes, fittings & specials would be as per CPWD specifications/ISI codes.
- 2.7 **CHAMBERS:** Suitable brick chambers for housing the fire hydrants and sluice valves shall be constructed in brick masonry with bricks of class designation 75 in cement mortar 1:5. The brick chambers shall have levelling course of C-1:5:10, the chamber shall be plastered



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- inside with cement, mortar 1:3,12 mm thick with a floating coat of neat cement. The chambers shall have RCC slab on top with required opening for operation of valves as per specification.
- 2.8 **Thrust Block:** Cement concrete 1:2:4, thrust blocks and anchor blocks wherever required shall be provided as per CPWD specifications for the various fittings / accessories.
- 2.9 **DISINFECTION/TESTING:** After the work has been completed the lines shall be flushed with water containing bleaching power @ 0.5 gms per ltr. of water and cleaned with fresh water and the operation repeated 3 times till the sample of water is approved by Municipal Laboratory.
- 2.10 Pipes laid shall be tested at twice the maximum allowable pressure to check water tightness of the joints and to detect any hair cracks in the pipes. After satisfactory completion of the work, 5 sets of completion plans showing the alignment of lines, location of air valves, sluice valves, fire hydrants along with the service plan (in original) approved by Competent Local Bodies along with its forwarding letter to the Engineer-in-charge shall be submitted.
- 2.11 The work may be inspected by officials of BDA/Nagar Nigam Bareilly/Local Authority or any other agency during execution.
- 2.12 **U.G.R.** of required capacity with boosting arrangement in pump house i/c necessary installation for supply of water as per BDA/NAGAR NIGAM BAREILLY/LOCAL AUTHORITY norms including standby DG set. This is to be provided as per sanctioned accorded by BDA/ Nagar Nigam Bareilly/Local Authority, Fire fighting and Engineer-in-charge.
- Note:** The specific requirement as per approval accorded by BDA/NAGAR NIGAM BAREILLY/LOCAL AUTHORITY shall also be compiled with.

3 Water Supply Arrangement:

- 3.1 **Scope of Work:** The water supply arrangement of the housing pocket consists of the following items including installation, testing and commissioning of all equipments.
- Providing underground tank of the capacity calculated in accordance to guidelines of BDA/ Nagar Nigam Bareilly/Local Authority.
 - Providing booster pump house of suitable size including booster pumping sets along with provision of 100% standby arrangement with all allied accessories and items such as sluice valve, C.I. flanged type pipe, flanged type bend, taper and puddle pipe wherever required.
 - Providing D.G. set of suitable capacity with acoustic enclosure.
 - Providing number of tube-wells including submersible pumps as per data available and construction of pump house.
 - Providing cubicle type L.T. Panel Board suitable for operation of booster pump sets, submersible pumps and D.G. set.
 - Providing water level indicator (electronic type)





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- g. Obtaining service connection in the name of Engineer in Charge, RLDA from UPPCL including payment of service connection charges.
- h. Cable of suitable sizes.
- i. Earthing.
- j. Fire extinguishers, rubber mat and exhaust fan.

4 Specifications for Sewerage Works

The work shall be executed as per approval accorded by BDA/Nagar Nigam Bareilly/Local Authority in design and drawings by Engineer-in-charge/BDA/ Nagar Nigam Bareilly/Local Authority shall be final and binding on the Lessee and will not be open to questions. This work shall include excavation in all strata, laying stone ware, RCC NP2/NP3/NP4,S/S Pipes, construction of manholes providing heavy duty S.F.R.C. manhole covers, & frames, foot rests with necessary brick work in cement mortar, plaster, and pipe bedding as required.

- 4.1 The work will be done in accordance with C.P.W.D. specifications 2009/2019 with up-to-date correction slip respectively wherever applicable.

The reference benchmark shall tally with G.T.S. bench mark.

4.2 Circular Manholes:

Manholes shall be provided:

- o At starting point on each line.
- o At all change points (Gradient, size of the pipe, alignment)
- o At all junction points of two or more lines. Manholes should be so spaced that each properly discharges in the direction of flow, and maximum centre to centre spacing of manholes will be as per prevailing BDA/ Nagar Nigam Bareilly/Local Authority norms.

4.3 Sizes of manholes:

	For Depth of manhole between	Bottom diameter of manhole
i.	0.914 mtr. To 1.68 mtr. (3'-0" to 5'-6")	0.914 mtr. (3'-0")
ii.	1.68 mtr. To 2.28 mtr. (5'-6" to 7'-6")	1.220 mtr. (4'-0")
iii.	Beyond 2.28 M	1.520 mtr. (5'-0")

For depth less than 0.914 mtr. rectangular man holes of size 90X80 cms. shall be provided.

- 4.4 The circular manholes shall be of minimum depth of 0.914m.

- 4.5 The depth of the manhole shall be taken as vertical distance between top level of SFRCS cover and invert level of channel in the manhole. The work includes excavation in all



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types of soils for construction of manholes complete with orange color safety foot rest of minimum 6mm thick plastic encapsulated as per IS-10910.

- 4.6 All the manholes to be plastered both inside and outside with cement mortar 1:3 (1 cement:3 coarse sand) with a floating coat of neat cement foundations.
- 4.7 When sewer is being laid under sub-soil water 15 cm thick stones oiling shall be provided under concrete bedding and 23 cm thick under manholes.
- 4.8 Heavy duty (HD 20) SFRC manhole frames and covers 560 mm internal dia confirming to IS:12592 shall be provided weighing 182 kg. fixed in cement concrete 1:2:4 and to be tested as per IS:1726 (Part 1) for heavy duty loads. The cover shall be embossed with Sewer, RLDA, Year of manufacturing, HD, Name of manufacturer.
- 4.9 Orange colour safety foot rest of minimum 6 mm thick plastic in capsulated complete as per IS-10910.
- 4.10 **Drop Connection:** Normally, no sewer line shall have a drop of more than 0.610 m. in any case. Whenever, the drop is more, a drop connection arrangement, shall be provided as per CPWD specifications 2009 and amendments.
- 4.11 **Pipes:** Laying of sewerage lines shall include excavation in all types of soils, providing and laying of RCC, S & S pipes NP2/NP3/NP4 as specified with rubber ring joints, testing and refilling etc. the completion of job to the satisfaction of Engineer- in-charge and according to the specifications prescribed.
- The S/SR.C.C., NP2/NP3/NP4 pipes as per requirement/approved scheme, ISI marked will be used, with rubber ring & cement mortar (CM1:2) joints.
 - Pipes laid at a depth less than 0.910 m under road berms and green belts and more than 4.57 m shall be cased with 1:4:8 (1 cement: 4 fines and:8 graded stone agg. 40 mm nominal size) cement concrete 15 cm thick on all sides including under the pipes.
 - Extra excavation of at least 0.23 m width in each side will be done for proper jointing of pipes at the location of sockets.
 - No sewer line shall be laid within a distance of 3.25M from building line in case of roads. In case of service lanes/roads the sewer shall be laid at centre of the lanes.
 - The minimum size of pipe other than House Connection to be used shall be 250 mm.
 - In case the pipes are laid under sub soil water level, the encasement shall be done with 1:3:6 (1 cement: 3 coarse sand: 6 graded stone agg. 40 mm nominal size) instead of C.C.1:4:8 (1 cement:4 fine sand: 8 graded stone agg. 40 nominal size) cement concrete.
 - Where the invert level of the manhole is 1.22 m or more below the sub soil water level 0.115 m thick core of 1:2:4 cement concrete (1 cement: 2 coarse sand: 4 graded stone ballast 20 mm nominal size) shall be provided in the walls of the manhole up to



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0.61mtr. above sub soil water level in order to prevent in filtration of sub soil water level from the sides of the manhole shall be provided with 15 cm thick 1:2:4 (1 cement: 2 coarse sand: 4 stone agg. 20 mm nominal size) RCC slab monolithically with the core of the wall of the manhole lean concrete of 1:5:10 (1 cement:5 fines and:10 graded stoneagg.40mm nominal size) of 0.075 m thick shall be provided under the slab.

- i. Pipe bedding shall be provided as per IS 783 and amendments.

4.12 Tests: The sewer line laid will be subject to following three tests:

- i) Smoke Test: to check the air tightness of joints.
- ii) Mirror Test: to check straight alignment of pipes.
- iii) Disc Test: The disc test will be conducted to see that lines are free from dead/set concrete/mortar/other blockages and lines laid are in straight line from manhole to manhole.

4.13 The Lessee will submit to Engineer-in-charge 5 sets of completion plans of sewerage system laid showing position of manholes, with its centre to centre distance, dia and length of lines, gradients, location of drop connections, connecting point, with ground levels and invert levels at each point within 10 days of completion of the sewerage work. The service plan (in original) approved by local body / BDA/Nagar Nigam Bareilly/Local Authority along with their forwarding letter be also submitted to the Engineer-in- charge.

4.14 Lessee may adopt the following pipe gradients:

S.N	Dia of pipe	Slope
1	250mm	1in 190
2	300mm	1in 245
3	350mm	1in 300
4	400mm	1in 360
5	450mm	1in 510
6	500mm	1in 590

4.15 During execution, officials of BDA/Nagar Nigam Bareilly/Local Authority / other Regulatory Authority may also inspect the work.

4.16 Crossing over nallahs shall be done by CI pipe with necessary support.

4.17 The conditions mentioned in the approved scheme of BDA/ Nagar Nigam Bareilly/Local Authority shall be followed strictly.

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5 Specifications for Storm Water Drainage Works

Laying of underground pipe storm water drainage shall include excavating in all types of soils providing and laying of RCCNP-2 class, S & S pipes, jointed with rubber rings and cement mortar 1:2 including testing and refilling, constructing brick manholes, chambers, providing SFRC covers & Frames, and SFRC grating as per approval of VDA/NAGAR NIGAM Varanasi/LOCAL AUTHORITY completing the job to the satisfaction of the Engineer-in-charge.

The following specifications shall be used for providing underground pipe drainage in the complex.

- 5.1 The work shall be executed as per the design and layout approved by the VDA/Nagar Nigam Varanasi/Local Authority.
- 5.2 RCC NP2/NP3 pipe confirming to IS 458: 1988 and ISI marked S&S Pipe shall be used.
- 5.3 Minimum diameter of the pipe used will be as per approved scheme by VDA/Nagar Nigam Varanasi/Local Authority.
- 5.4 The size of road gully chamber will be 50X45X60 cm. Base concrete will be in C.C.1:5:10 (1 cement:5 fine sand: 10 graded stone aggregate 40mm nominal size). Brick work 23 cm thick with bricks of class designation 75 will be in C.M. 1:5 (1 cement: 5 fine sand) inside plastering 12 mm thick with 1:3 (1 cement: 3 coarse sand) with a floating coat of neat cement SFRC grating with frame will be of size 500X450 mm as per standard design in CPWD specifications, 2009 and amendments.
- 5.5 The gully chamber shall be provided at the starting point, junctions and turns to the alignment as well as at every 20mtr. Interval.
- 5.6 In case the pipes are laid under sub-soil water level, full encasement shall be done with 1:3:6 cement concrete (1 cement:3 coarse sand: 6 graded stone agg.40mm nominal size).
- 5.7 Pipe bedding shall be provided as per the codels:783.
- 5.8 RCC pipe drains shall be provided shall be provided on both sides of roads for easy collection of storm water, as per approval accorded by VDA/Nagar Nigam Varanasi/Local Authority.
- 5.9 For collection of storm water, the covers of manhole shall be of SFRC, Gully chambers shall be provided on both sides of roads at suitable intervals and connected to the main pipe drain with RCC NP 2 pipes, SFRC heavy duty covers & frames shall be provided to the manholes which shall be embossed S.W. drains, RLDA and its year of manufacture and name of manufacturer as per instructions of Engineer-in-charge.



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Rail Land Development Authority





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5.10 The manhole shall be circular and constructed in brick masonry and shall be provided at each junction, change in pipe diameter or gradient, change in flow direction and at an interval of not exceeding 20m on the alignment of the line.

5.11 Size of manholes w.r.t. depth of the piped rain will be as follows:

For depth of manhole between	Bottom diameter of manhole
i. 0.914 m to 1.68 m	0.91 m
ii. 1.68 m to 2.28 m	1.20 m
iii. Beyond 2.28 m	1.52 m

Start manholes shall be minimum 0.914M depth. The depth of the manholes shall be taken as vertical distance between top level of SFRC cover and invert level of channel in the manhole.

5.12 Where invert level of the manhole is 1.22 mm or more below the sub soil water level, 0.115 mtr thick concrete of 1:2:4 (1 cement:2 coarse sand: 4 stone ballast 20mm nominal size) shall be provided in the walls of the manhole upto 0.61mtr. Above sub soil water level in order to prevent infiltration of sub soil water from the sides of the manholes as per VDA/ Nagar Nigam Varanasi/Local Authority norms. The bottom of the manhole shall be provided with 0.15mtr thick 1:2:4(1 cement: 2 coarse sand:4 stone ballast 20mm nominal size) of 0.075 mtr thickness shall be provided under the slab.

5.13 Where branch drain meets the main drains & drop is more than 0.61 m a drop connection as per CPWD specifications, 2009 and amendments, shall be provided.

5.14 During execution the work may be inspected by officials of VDA/ Nagar Nigam Varanasi/Local Authority also.

5.15 The Lessee will submit to the Engineer-in-chief 5 sets of completion plans of drainage work showing gradient; position or chambers, manhole, with centre to centre distance location of drop connections, dia of lines within 10 days of completion of drainage work. The service plan (in original) approved by legal body/ VDA/ Nagar Nigam Varanasi/Local Authority along with its forwarding letter shall be submitted to the Engineer-in- charge by the Lessee/Licensee.

6 Sewerage Treatment Plan (STP), if required, of suitable capacity

STP of Suitable capacity of design/drawing & specifications as per approved byelaws in force in Telangana state and discharge should be fit for its re-use for flushing etc. as per prevailing Bye-Laws of VDA/ Nagar Nigam Varanasi/Local Authority.

7 LIFTS: TECHNICAL SPECIFICATIONS OF PASSENGER LIFTS AND GOODS LIFTS

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These specifications cover the details of 8/13 persons /544 / 884 kgs. capacity Passenger lifts and 1.5 MT capacity Goods Lifts including suitable Brake release tools (total 3 sets) to be designed supplied, inspection as may be necessary before dispatch, delivery at site, installation, testing, commissioning and the defects liability for a period of 1 year after completion of all works & handing over to RLDA / Railways. Scope of work shall also include AMC (Annual maintenance contract) for 4 years after one year of defect liability period after handing over to client. Speed of passenger lift should be 1.5 mtr per second.

The equipment and installation covered by these specifications shall conform to codes of practice in force and highest standards of workmanship and materials. This work shall be done in accordance with the provisions of the Local Lifts Authority rules and shall also conform to requirements of local municipal by laws, and subsequent provisions, as also any state or local Act in force and latest Indian Standard 14665 and all latest applicable BIS, NBC code and 'CPWD General Specifications for Electrical Works (Part III, Lifts & Escalators) 2003/ 2013 (General Specifications of Electrical Works Part 1)'.
The Entire electrical installation shall be done in accordance with the Indian Electricity Act 2003, Indian Electricity Rules 1956 as amended to-date. The Electrical wiring shall strictly comply with IS:732 and latest applicable BIS and NBC code. The electrical works shall also conform to CPWD General Specification for Electrical Work Part-I (Internal) 2013 and Part-II (External) 2013 as amended up to date.

The Contractor shall follow all Statutory Requirements as well as best trade practices in the manufacture & installation of lifts. The Contractor shall arrange to obtain the statutory approval of the Inspectorate of Lifts as may be required for commissioning of the lifts and handover for operation after satisfactory tests.

Before commencing work, the Contractor shall prepare and submit all drawings for individual lifts in required nos. necessary to show the general arrangement and details of lift installation, electrical etc. These drawings must be approved by the EPI/ RLDA before installation and shall become part of the contract.

- i. Hoist ways, machine rooms and pits of specified dimensions (within normal building tolerances).
- ii. Floor, wall and ceiling finishes in hoist ways, pits and machine rooms including painting (except painting of equipment and materials supplied by lift Contractor) and waterproofing, as well as doors and windows in machine room.


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- iii. Cables from main L.T. Panel Board through the hoist ways terminating in and including individual Main Switches of required rating for 3 phase and single phase supply in Machine Rooms including necessary earthing.
 - iv. Free 3 phase power supply for group testing and commissioning of lifts after erection is completed.
 - v. Lighting installation within machine rooms as required by the lift Contractor including 1-phase main switch with ELCB at machine room.
 - vi. The equipment shall be suitable to operate on 415 Volts 3 phase, 4 wires, 50 Hz. A.C. supply with a variation of $\pm 10\%$ in Volts and $\pm 5\%$ in frequency respectively. The supply for illumination and single phase equipment shall be 230 Volts A.C.
 - vii. Lighting installation within hoist ways and pits as required by the lift Contractor including 1-phase main switch at machine room.
 - viii. Ventilation system of machine rooms with minimum 18" heavy duty exhaust fan in each machine room as per the requirement of NBC / BIS codes.
 - ix. Providing of hoisting beam in the machine room for hoisting of equipment during erection and to facilitate maintenance in future.
 - x. Approved Make:
 - OTIS
 - MITSUBISHI
 - SCHINDLER
- 8 **DG sets Specifications:**
- i. Auto start DG sets (silent type); the work shall be executed as per CPWD specifications 2013 (General Specifications of Electrical Works Part 7) and best engineering practices.
 - ii. The acoustic enclosure must be sturdy base skid, weather proof, self supporting with load bearing corner posts and panels made up of cold rolled sheet steel to withstand all weathers and fabricated as per TM-3 of ABGSM specification.
 - iii. The enclosure should have two doors of adequate size with suitable locking arrangements, thickness of wall panels including structures and insulation shall be restricted to a maximum of 180 mm, the inner wall panels should be of dampening and acoustic absorptive material retained under screen of perforated sheet steel meeting the requirement of fire rating for class-I BS-476 Part-VII of 1971.
 - iv. The joinery between wall panels and supporting corner posts shall be lap welded the panels shall be stiffened to prevent drumming effect. Painting should be of high quality meeting all weather conditions, corrosion and finally painted with polyurethane paint.



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- v. The lighting system in the enclosure shall have two light points (A.C. supply as well as D.C. supply with requisite CFL/ Fluorescent lamp. Auxiliary power plug 6/16A socket outlet with switches be provided).
- vi. The control panel should be indoor type totally enclosed, self supporting, floor mounting dust tight and vermin proof having gland plates at bottom/ top for cables termination. The panel should conform to Central Electricity Authority regulations.

Approved Makes:

- | | | |
|---------------|---|--|
| 1. Engine | : | Kirloskar / Greaves/ Cummins. |
| 2. Alternator | : | Kirloskar Electric/ Crompton/ Stamford |
| 3. M.C.C.B | : | Crompton/ LT-LK/ Siemens |
| 4. Relays | : | Alstom/ Easun/ LT-LK |
| 5. Meters | : | AE/ Rishab/ Impex |
| 6. Indicating | : | LEDLamps |
| 7. C.T. | : | Kappa/ Calpa/ AE |

8. Power Backup: For lifts 100% power backup shall be provided. For common area 50% power backup shall be provided. All these power backup shall be provided with adequate connectivity and wiring, cabling conducting etc. complete. DG Set (Silent Type Outdoor) of suitable capacity for Power Backup as mentioned above shall be provided in Part-A area (Railway Redevelopment Part).

9 Specifications for Electrical Works-Internal Installation Work

9.1 Scope of work

Internal electrical installation in each Housing Unit & all other Building facilities shall be carried out in recessed conduit wiring system of wiring. The work shall be carried out in accordance with the CPWD specifications & the specifications given in this chapter. In case of any ambiguity between the two, the specifications given in this chapter shall prevail. The work also includes the following:

- a) Providing & fixing of Cubical Meter Boards & Main Distribution Boards.
- b) Junction Box at Ground Floor for termination of TV Outlet points in each Dwelling Unit.
- c) Junction Box at Ground Floor for termination of Telephone outlet point in each Dwelling Unit.
- d) Any other item required for completion of work.
- e) S.W./Hume Pipes for laying cables from Meter Board/ Junction Boxes up to Kachha portion along with necessary brick masonry chambers of suitable size wherever required.
- f) S.W./Hume Pipes for road crossing for Telephone/TV cables etc.

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- g) After completing the work, necessary test results as envisaged in CPWD specifications, 2009 and amendments shall be recorded and submitted to the departments. Test Results have to be within the permissible limits. Test report forms duly signed for obtaining electric connections(Energy Meters) from Electricity Supply Authority/ Company/UPPCL shall also be given.

9.2 Additional Conditions & Specifications

9.2.1 The work shall be carried out as per specifications indicated below:

- a) CPWD specifications for Electrical works, Delhi Part-I (Internal)1994 and Part- II (External) 1994 with correction slips up-to-date.
b) Indian Electricity Rules1956 as amended up-to-date.

9.2.2 A table indicating the makes, governing specifications and other details in respect of some of the important materials to be used in the work is attached.

9.2.3 Only material bearing ISI/BIS certification mark shall be used in the work. Where material bearing ISI/BIS certification mark is not available, material conforming to ISI/BIS marked shall be used, with the prior approval of Engineer-in-charge.

9.2.4 Sample of material proposed to be used shall be got approved from the Engineer-in-charge, prior to execution.

9.2.5 The sample installation shall be executed in selected sample units at appropriate time, as required and as per the instruction of Engineer-in-charge.

9.2.6 Whenever required, the Engineer-in-charge shall beat liberty to take samples for the purpose of testing of any material (by random sampling) brought to site for use in the work. Suitable package & samples shall be provided free of charge by the Lessee & expenditure for testing of the samples shall also be borne by the Lessee.

9.2.7 The Lessee shall submit Completion Certificate as per general specifications for electrical work within one month after actual date of completion.

9.2.8 The Lessee shall issue test report form duly filled and signed for obtaining electric meter connection as per instructions of the Engineer-in-charge.

9.2.9 In addition to the provision contained in Clause 36 of PWD-7/8 the Lessee shall also have either of the following:

- a) First class licensed foreman(Electrical)
b) A person holding certificate of competency (Electrical) issued by the Competent Authority.

9.3 Technical Specifications



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The work shall be carried out in recessed PVC conduit wiring. No horizontal chasing in brick wall for looping through horizontal conduits shall be permitted, except, wherever specifically desired or approved by the Engineer-in-charge.

Chases/recess in the masonry for embedding the conduit shall be in proper line and to the required depth and shall be made with electric chase cutting machine. Any consequential damages shall be made good to the satisfaction of the Engineer-in-charge. After the conduit/boxes etc. are fixed, the chases shall be filled with cement mortar 1:4 (1cement:4coarses and) and made flush with masonry surface and cured adequately.

The Lessee will ensure that pipe laid is free from any concrete slurry or building material etc. and for this purpose thorough checking should be carried out soon after the conduits are laid/shuttering removed to avoid difficulty at a later stage in wiring and possible damage to the roof slab/walls. After checking G.I. fish wire of 1.6 mm (16S.W.G.) shall be drawn which shall be removed at the time of wiring. Any ordinary or special accessories i.e. PVC or metal boxes, if required for the purpose of branching of conduits shall form part of the sub-main/circuit/point wiring.

The edges for switch/ fan boxes and junction boxes etc. shall be neatly finished to match with the finished surface.

For light point, fan points, call bell points, light plug points and power plug points, piano type, switches / socket outlets / bell push (as the case may be) will be provided.

Six pin outlets shall be provided for power plug points (except for toilet).

Light point, fan points and Exhaust fan points shall be provided with earth continuity with 2.24 mm dia PVC insulated copper conductor.

The light points where no fittings are to be provided under this contract shall have to be provided with extended wire for phase & neutral for at least 25 cm length & 1.5 mm thickness and 10 cm dia phenolic laminated sheet cover over the junction box. Connectors to be used anywhere in the installation shall be of the porcelain type.

The Lessee shall provide the necessary loop earth wire for earthing of regulators either looped from the third pin of the socket outlet in the box or from any other convenient point.





Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

The galvanized metal boxes to be used in the work shall be made of M.S. sheet and galvanized, and suitable for accommodating the accessories like switches, sockets, fan regulators etc. as required. The minimum depth of metal box as meant for accommodating fan regulator shall be 75mm.

The screws for fixing phenolic laminated sheet to cover metal boxes shall be provided to adequate length so that it covers the full thickness of the threaded portion of the box. For this, cadmium plated round headed screws with flat washers will be acceptable. All other flat/round headed screws for the covers of junction boxes, loose wire boxes, fan box covers shall also be cadmium plated.

All GI Boxes shall be earthed with suitable size of copper earth wire.

Adequate length of phase and neutral wires of circuit/ sub-main wiring at both ends shall be extended in order to have proper future maintenance and also proper connection in distribution board/main switch board. The measurement of the circuit/sub-main shall be done up to the termination of the conduit and nothing extra shall be paid for extended wires of circuits/ sub-main.

Suitable rain protection cover made of 18.S.W.G, M.S. sheet on switch box, open to rain, wherever, required has to be provided by the Lessee.

Marking such as L.P. and quarter number etc. as required by the Engineer-in-charge shall be made on the distribution board.

METER BOARD ITEM-

- Meter chamber shall be provided with 75mm wide and 100mm long windows in front covered with 2mm thick clear acrylic sheet.
- Meter board shall be spray painted internally as well as externally with approved colour paint after applying coat of zinc chromate primer.
- The bus bar shall be PVC taped/sleeved with proper colour coding.
- Knock outs of 20mm/25mm/32mm shall be provided for meter loop wires on top of the meter board.
- 12S.W.G.G.I. wire shall be used for loop earthing of the energy meters from earthing terminal(s) provided on the meter boards.
- End termination of UPPCL or concerned electric supply body service cable in TP & N switch shall be done by the Lessee.



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

9.4 TABLE INDICATING GOVERNING SPECIFICATIONS ETC. IN RESPECT OF MATERIAL TO BE USED AT WORK

SN	Items	Governing BIS Specifications	Make	Remarks
1	Phenolic laminated sheet	IS:2036 Grade P1	Hylam/super /Hylam/ Formica /Caprihans with ISI Mark	The sheet shall be 3mm thick. The sheet shall be cut vertical & edges rounded off.
2	Brass Batten	IS:1258	Antex/Kinjal/	
3	Angle Holder		Phoenix with ISI Mark	
4	PVC Conduit	IS:9537PtIII (Medium)	BEC /Precision/ AKG with ISI Mark	For termination of PVC conduit in boxes, no check nut and bushed are to be used.
5.	PVC insulated copper/ conductor wires	IS:694	National/Finolex/Nicc o with ISI Mark	a) Wires of size above 2.5sq.mm shall be stranded type i/c earth insulated conductors. b) End termination of all standard wires shall be done by means of crimped copper lugs. c) Twisted joints shall not be permitted any where in the installation. d) All cable lugs should be PVC taped / sleeved at terminals.
6	MCB	IS:8828: 1996	L&T/MDS/Indokopp /Standard/EE with ISI Mark	Breaking capacity Minimum 10 KA at 240 volts
7	TP & N Switch	IS:13947 Part III	Siemens/Standard/Als tom /Controls& Switch Gears Company Ltd.	-
8	Enclosures of MCBs for	IS:13032	L&T/MDS/Indokopp /Standard/EE with	They shall be made of

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

	SDBs		ISI Mark	1.6mm thick CRCA MS sheet & shall be of same make as that of MCB & shall be factory fabricated.
9	Neutral Link			Shall be clamp type with Bakelite supports.
10	Piano type switch	IS:3854	Anchor/Kone/CPL /Precision with ISI Mark	Shall be of approved colour.
11	Three/six pin Socket outlets	IS:1293	Anchor/Kone/CPL /Precision with ISI Mark	Shall be of approved colour.
12	PVC Junction boxes	IS:3419	ISI Mark	Junction Boxes for use in ceiling shall be minimum 55 mm deep (nominal size) in wall 25 mm deep (nominal)
13	PVC bend/ Coupler etc.	IS:3419	ISI Mark	Bends made out of ISI Mark conduit shall also be accepted. These shall be push/grip type .Joint with PVC conduit shall Be done with approved PVC cement.
14	G.I. Boxes	Galvanizing as per IS: 277-1992		a) Shall be made out of 18 SWGMS sheet upto size of 250mm X 300mm & above this size 16 SWGMS sheet shall be used. These boxes shall be galvanized after fabrication. b) The earth terminals of cable size bolt with nut and spring washers shall be provided for the termination of earth wires.
15	Porcelain Kit kat (Fuse base with Carrier)	IS:2086	AECO /Havells/ Kenber/Crompton	Shalimar Skylines Private Limited
16	Telephone	ITD Spec. No.	Delton /Finolex	Authorized Signatory





Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
 Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

	Cables	S/WS-113C		
17	G.I. Earth Pipe For earthing		BST/Jindal/ISI Mark /Medium	

9.5 Specifications for Electrical Works- External Electrification:

SCOPE OF WORK:

The Lessee shall get the complete external electrification including the peripheral electrification work executed from the concerned Authority UPPCL. The payments demanded by UPPCL/Concerned authority towards the same shall have to be paid by the Lessee to the concerned UPPCL within prescribed time.

The electrification work shall include the following:

- a) The sites of electric sub-station as required by the concerned UPPCL will have to be provided within the site and the same shall be allotted by RLDA to Local Authorities, if required as per the procedure laid.
- b) Construction of required no. of sub-station buildings, if required.
- c) Providing sub-station equipment including transformers, as per requirements.
- d) Providing H.T. Feed (from the nearest available source and from sub- station to sub-station building) as per requirement of Concerned authority / Company.
- e) Providing H.T. & L.T. network with required number of feeder pillar/service pillars.
- f) Providing service cables up to each meter board from feeder pillar.
- g) Providing street lighting work/path lighting, street lighting in parking area as and where required, level of lighting should be as per NEC. Lighting lamps have to be on LED technology.
- h) The Lessee shall have to arrange fitness/clearance certificate from the office of Chief Electrical Inspector of Uttar Pradesh Administration for electric installation, if required by the Engineer-in-charge. The fees for such certificates shall also be paid to concerning authority by the Lessee.
- i) The make of material used at site/sub-station equipment shall be as per the approval of UPPCL and relevant specifications.

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

- j) The Lessee shall install Diesel Generators for power back-up systems for Lifts and Common areas of silent, environment friendly type as per BIS/Good Industry standards.
- k) Adequate number of lifts/elevators in each block of residential towers of modern technical specifications as per Codal provisions and Good industry practice shall be provided.
- l) Transformer: 2000 KVA or as per design, Outdoor type as per CPWD Specifications 2013 (General specification of Electrical Works Part 4) of Alstom, Areba, ABB or as per specifications and approved make by concerning authority of State Government for Railway part.
- m) Street lighting network comprising poles, fixtures, LED lamps, switches, fuses, etc. to be provided as per CPWD Specifications 2013 (General Specifications of Electrical Works) and with Good Industry Practices.

Note:

- i) Detailed specifications shall be provided by the Architect and Structural Engineer of Lessee and approved by Nodal Officer of RLDA before execution.
- ii) Minimum specifications of other works not provided above shall be carried out as per relevant provisions of National Building Code.
- iii) All fittings and fixtures including sanitary fittings, electrical wiring, fittings, switches, appliances etc shall be ISI marked of reputed brands and to be approved by Nodal Officer of RLDA prior to installation. Colour and design pattern of floor tiles and wall tiles also to be also approved by Nodal Officer of RLDA.



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Part-V Schedule 2 Specifications RLDA LDHB





Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P

Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

SCHEDULE – VI

DRAWINGS FOR MANDATORY AND REDEVELOPMENTWORKS

1. Type-II, Railway quarters are to be constructed as per the reference drawings of RLDA with required modifications as per practical considerations. In residential towers, number of units per floor in Type-II quarters shall be kept 6 units quarters. Each residential tower will have one stilt floor for parking purpose. The residential floors will have minimum clear height of 2.9m from floor level to soffit level of roof over it. A typical layout of various towers is also enclosed for guidance purpose. Suitable modifications in typical layout as per site conditions shall be permitted with the approval of RLDA.
2. The typical layout of subordinate Rest House (G+2) in the Railway re-development area is enclosed for guidance purpose. Suitable modifications in typical layout as per site conditions shall be permitted with the approval of RLDA/Railway. Detailed internal plans/drawings of these buildings shall be prepared by the lessee and to be got approved from RLDA and Railway.
The Railway apartments/quarters, and subordinate Rest House (G+2) Buildings should be made ready with all respects including interiors/exterior so that they are ready to occupy. Providing households items/equipments/gadgets like furniture, consumer electronics, AC units, Chimney and tools/equipments/instruments etc. in the service buildings are not included in the scope of re-development of Railway assets. However, electrical LED lights, fans, complete wiring, plugs/switches etc. as per laid down norms and specifications are included in the scope of re-development of Railway assets and to be provided by the lessee.
3. The RLDA's reference drawings for type-II, Railway quarters enclosed herewith shall be followed for this site with suitable modifications for efficient utilization of land. The final drawings & layouts shall be approved by RLDA in compliance with local bye-laws. For subordinate Rest House (G+2), internal floor plans/drawings of these buildings shall be prepared by the lessee and to be got approved from RLDA and Railway.
4. The total SBUA, of Railway mandatory infrastructure consisting of Railway apartments/quarters and subordinate Rest House (G+2), handed over to Railways/RLDA should be satisfying the minimum SBUA mentioned in RFP documents.

The Plan attached herewith are indicative and may be change within the prescribed area

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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
 Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

SCHEDULE – VII

SITE HANDING OVER SCHEDULE

The project site is in Two parts i.e. Part-A for Residential Development for 99 years lease and Part-B for Railway colony Redevelopment. The site shall be handed over to the selected developer/Lessee in two stages i.e. Stage-I and Stage-II in both Part A & Part B. After shifting of occupants of existing quarters falling in Stage-I area in Part-A and Part-B as per MoU between RLDA and NE Railway,

The selected bidder will be given access to an area of approx. 15,161 Sqm in Part-A (In existing Vasundhara Rly Colony for Residential Development for 99 years lease) & he will also be handed over approx. 10,622 Sqm in Part-B (In New Loco Rly Colony for redevelopment of Railway Assets) for Stage-I redevelopment/development of the Project on or before 'Appointed Date'. After completion of Stage-I redevelopment in Part-A i.e. after issuance of Stage-I Completion Certificate by Nodal Officer for Part-A, 04 months period is kept for vacation of quarters/service buildings falling in Stage-II of Part-A and Part-B area.

The tabulated statement for handing over of area is as follows:

	Stages of project	Part-A (Sqm.) (Access)	Part-B (Sqm.) (Handing over)	Total of Part-A & B (Sqm.)	Remarks
1	Stage – I	15,161	10,622	25,783	Part-A refers to Railway land where Residential Development for 99 Years Lease in Vasundhara (Old Loco) Railway Colony. Part-B refers to the Railway Land in New Loco Railway Colony where Mandatory Railway Assets are to be developed. This portion of railway land in Part-A & Part-B is to be handed over to the selected developer after shifting of occupants of existing quarters falling in this area as per MoU between RLDA and NE Railway (i.e. as on Appointed Date) or on fulfilment of conditions precedent as per the provisions of Article 4 of Part-II of (GCLA) of this RFP, whichever is later.
	Total	15,161	10,622	25,783	



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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P
Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

Note:	The above arrangement is as per initial planning done by RLDA & Railways and is subjected to some changes as per the final approved drawings and mutual consultations.
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1. In the event of delay upto three months in handing over of Land in Stage-I & II by RLDA beyond the schedule stipulated above, the Lessee shall be entitled to recover liquidated damages from RLDA, in accordance with the provisions of Clause 14.2.3 of Part II (GCLA) of this RFP. For any excessive delay beyond three months, relief will be provided as per provisions under Clause-18 in Part-III of Bid Documents (ITB).
2. All approvals, NOCs/Permits etc. as mentioned in the Bid Documents to be obtained by the developer at his own costs and expenses for the entire development in Railway areas and Lessee/developer areas.
3. The diversion of utilities/power cables/telecom/pipelines etc to be done by the developer at his own cost.
4. The land area required for widening/extension of Service/water supply system and access to religious structures to be provided by the Lessee/developer.
5. Master Plan roads in the colonies have been considered and land area earmarked in Part-A & Part-B of Phase-I development accordingly. The balance areas of the entrusted railway colony is reserved by RLDA/
6. All the internal roads and Master plan roads to the colonies are to be developed by the lessee/developer. The roads in Railway areas to be maintained by the developer for 2 (Two) years.

***** End of Part-V *****



Shalimar Civils Private Limited

(Handwritten Signature)
 Authorized Signatory

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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)

UNIT- 702 -B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi



REQUEST FOR PROPOSAL(RFP)

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

"Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Rail Land Development Authority invites proposals through e-tendering single stage two cover bidding system from interested eligible bidders as per conditions of Bid Documents for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Site description	Approximate area of site	FAR	Reserve Price (Rs.)
Vasundhara, Varanasi (U.P)	15161 Sqm	2.50 (w.r.t. Complete Land Plot area)	Rs.59.50 Crore

The schedule of important dates, Fees and contact person (s) are as follows:

Fees	Pre Bid Meeting	Due Date(s) & Time	Contact Person(s)
(1)	(2)	(3)	(4)
<p>1. Registration Charges: Rs. 2,500/- (Non-refundable) for E-procurement portal of RLDA.</p> <p>2. Bid processing fee is payable @ 0.05% of the Reserve Price with a minimum cap of Rs. 550/- and maximum cap of Rs.5,000/- exclusive of all taxes. (Non-refundable).</p> <p>3. Bid Document Fee: Rs.59,000/- Including GST @18% (Non-transferable & Non-refundable)</p> <p>4. Bid Security Rs.1,00,00,000/- (Rs. One Crore Only) in the manner as prescribed in Bid Document.</p>	<p>1. Pre Bid Meeting on 16.02.2024 at 12:30 hrs Details to be obtained from JGM/P-3 M:7678149900</p>	<p>1. Commencement of downloading of e-bid document: 06.02.2024 at 18:00 Hrs.</p> <p>2. Last date of receiving queries: 19.02.2024 up to 18:00 Hrs.</p> <p>3. Reply to queries, uploading of Amendment to e-Bid on website, if any: 21.02.2024</p> <p>4. Last date of downloading of e-bid Document for participation/ submission online: 26.03.2024 upto 14:00 Hrs.</p> <p>5. E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 26.03.2024 upto 15:00 Hrs.</p> <p>6. Last date for submission of Bid Forms (Bid Forms 1 to 11,16,16A & 17 as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-Bids: As per Article-20 of ITB (Part-III of Bid Documents).</p> <p>7. Opening of e-Bids : 26.03.2024 at 15:30 Hrs.</p>	<p>1. Shri Sudhir Singh Chief Project Manager/Lucknow: (e-mail: gmrltdako@gmail.com) Mobile: +91 9794883330</p> <p>2. Shri Jagmohan C Laamba Joint General Manager/P-3 (e-mail: dgm_p3@rida.railnet.gov.in) Tel:011-23232854, Extn:220 Mobile:7678149900</p> <p>3. Consultant of the Site: JLL Property (India) Pvt. Ltd. Mr. Ravi Chauhan (Mobile: 9999973478) email : ravi.chauhan@ap.jll.com</p> <p>4. For e-bid queries : Mr. Suraj Singh email: suraj@etenderwizard.com Mobile: 9599653865</p>

Notes:

(1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderwizard.in/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the bids online.

(2) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/ Amended bids and e-bid will be evaluate accordingly. The decision of RLDA shall be final and binding.

(3) Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned websites and will not be published in newspapers.

MOHAMMAD ABDULLAH MASOOD
I attest to the accuracy and
authenticity of this document.

04.08.2024 18:43



Digitally signed by HEMANT KUMAR
Date: 2024.02.06 12:10:33 IST
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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.01 DATED 12.02.2024
To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Pre-bid meeting Date & Time	Pre Bid Meeting on 16.02.2024 at 12:30 hrs. Details to be obtained from JGM/P-3 M:7678149900	Pre Bid Meeting on 19.02.2024 at 12:00 hrs. on WebEx Portal, Details to be obtained from JGM/P-3 M:7678149900
2	Last date of receiving queries	Last date of receiving queries: 19.02.2024 up to 18:00 Hrs.	Last date of receiving queries: 22.02.2024 up to 18:00 Hrs.
3	Reply to queries, uploading of Amendment to e-Bid on website, if any:	Reply to queries, uploading of Amendment to e-Bid on website, if any: 21.02.2024	Reply to queries, uploading of Amendment to e-Bid on website, if any: 26.02.2024
4	Consultant of the Site	JLL Property (India) Pvt. Ltd. Mr. Ravi Chauhan (Mobile: 9999973478) email : ravi.chauhan@ap.jll.com	JLL Property (India) Pvt. Ltd. Mr. Ravi Chauhan (Mobile: 7042000567) email : ravi.chauhan@ap.jll.com

*All other terms and conditions will remain same.

Shalimar Skyline Private Limited

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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.02 DATED 19.02.2024

To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

As per the corrigendum No.1 dated 12.02.2024, the Pre-bid Meeting for the subjected site is scheduled on 19.02.2024 at 12:30 Hrs on Web Ex portal. The link for the same is as under:

Pre-Bid Meeting of Vasundhara Colony, Varanasi

RLDA IT HOST 12:30 PM - 2:00 PM Monday, February 19, 2024 (UTC+05:30) Chennai, Kolkata, Mumbai, New Delhi

Join information

Meeting link: <https://rlda.webex.com/rlda/j.php?MTID=m47cfc7c01125c8ff27cb787a666835cc>

Meeting number: 2510 688 5758

Password: meeting@1234 (63384641 from video systems)

Host key: 492952

Agenda: Pre-Bid Meeting of Vasundhara Colony, Varanasi

Join by video system Dial 25106885758@rlda.webex.com

You can also dial 210.4.202.4 and enter your meeting number.

Join by phone

+65-6703-6949 Singapore Toll

Access code: 2510 688 5758

Host PIN: 4154

Global call-in numbers

*All other terms and conditions will remain same.

Shalimar Skyline Private Limited

Authorized Signatory
JGM/Tender



Jbc 153



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RAIL LAND DEVELOPMENT AUTHORITY

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Unit No. 702-B, 7th Floor Connexus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.03 DATED 13.03.2024

To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Reply to queries, uploading of Amendment to e-Bid on website, if any	Reply to queries, uploading of Amendment to e-Bid on website, if any: 21.02.2024	Reply to queries, uploading of Amendment to e-Bid on website, if any: 18.03.2024
2	Bid Documents	-	Revised Bid Documents have been uploaded. Prospective bidders are requested to download revised bid documents.
3	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 26.03.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 18.04.2024 upto 14:00 Hrs.
4	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 26.03.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 18.04.2024 upto 15:00 Hrs.
5	Opening of e-Bids :	Opening of e-Bids : 26.03.2024 at 15:30 Hrs.	Opening of e-Bids : 18.04.2024 at 15:30 Hrs.

Shalimar Skyline Private Limited

*All other terms and conditions will remain same.

Authorized Signatory

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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.04 DATED 09.04.2024
To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 18.04.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 13.06.2024 upto 14:00 Hrs.
2	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 18.04.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 13.06.2024 upto 15:00 Hrs.
3	Opening of e-Bids:	Opening of e-Bids: 18.04.2024 at 15:30 Hrs.	Opening of e-Bids: 13.06.2024 at 15:30 Hrs.

*All other terms and conditions will remain same.

JGM/Tender

Shalimar Skyline Private Limited

Authorised Signatory



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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.05 DATED 27.05.2024

To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 13.06.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 28.06.2024 upto 14:00 Hrs.
2	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 13.06.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 28.06.2024 upto 15:00 Hrs.
3	Opening of e-Bids:	Opening of e-Bids: 13.06.2024 at 15:30 Hrs.	Opening of e-Bids: 28.06.2024 at 15:30 Hrs.

*All other terms and conditions will remain same.

JGM/Tender

Shalimar Skyline Private Limited

Authorized Signatory



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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.06 DATED 26.06.2024

To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 28.06.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 22.07.2024 upto 14:00 Hrs.
2	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 28.06.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 22.07.2024 upto 15:00 Hrs.
3	Opening of e-Bids:	Opening of e-Bids: 28.06.2024 at 15:30 Hrs.	Opening of e-Bids: 22.07.2024 at 15:30 Hrs.

*All other terms and conditions will remain same.

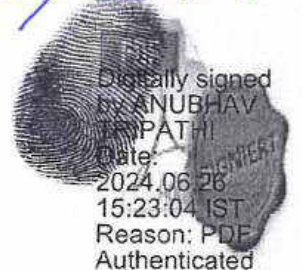
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Shalimar Skyline Private Limited

Authorised Signatory



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RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Unit No. 702-B, 7th Floor Konnectus Tower-II, DMRC Building,
Bhavbhuti Marg, New Delhi – 110002
Phone : +91-11-22232854, Fax: +91-11-22232835



CORRIGENDUM NO.08 DATED 18.07.2024
To

(RFP Notice No: RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024)

In respect of RFP for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P." amended e-bidding schedule are as under:

SN	Activity of Schedules	Existing Provision	Amended Provision
(1)	(2)	(3)	(4)
1	Reserved Price (Rs.)	Rs.59.50 Crore	Rs. 57.80 Crore
2	Last date of downloading of e-bid Document for participation/ submission online:	Last date of downloading of e-bid Document for participation/ submission online: 22.07.2024 upto 14:00 Hrs.	Last date of downloading of e-bid Document for participation/ submission online: 05.08.2024 upto 14:00 Hrs.
3	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date")	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 22.07.2024 upto 15:00 Hrs.	E-bid Due Date/ last date of submission of e-bid (the "Bid Submission Date") 05.08.2024 upto 15:00 Hrs.
4	Opening of e-Bids:	Opening of e-Bids: 22.07.2024 at 15:30 Hrs.	Opening of e-Bids: 05.08.2024 at 15:30 Hrs.
5	The RFP Part-III, Part-IV and Part-V has been revised. The bidders are requested to download the revised documents accordingly.		

*All other terms and conditions will remain same.

Shalimar Skyline Private Limited

JGM/Tender

Authorised Signatory



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SHALIMAR™

Shalimar Corp Limited
11th Fl., Titanium, Shalimar Corporate Park,
Vibhuti Khand, Gornti Nagar,
Lucknow - 226010 INDIA
Tel. : 0522 - 4030444
Fax : 0522 - 4030413
CIN : U70100DL1988PLC390006


To,
The Vice Chairman
Rail Land Development Authority (RLDA)
Unit No. 702-B, 7th Floor, Konnectus Tower-II
DMRC Building, Ajmeri Gate, New delhi-110002

Sub: Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhra Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.

Ref: RLDA//2024/RFP/CD/CRD-04 Dated 11.01.2024

I/We Hereby declared that I/we have read and made myself/Ourselves well conversant with the provision/ information content in RLDA's Land Development hand book (Part-I) and General Conditions of Lease Agreement (Part-II) and We affirm to abide by the same.

Yours Faithfully


Signature of Authorized Signatory
Mohd. Abdullāh Masood
Director
for & behalf of Shalimar Corp. Ltd.

Date: 01.08.2024
Place: Lucknow



Shalimar Skyline Private Limited
Authorized Signatory



Great Place To Work Certified

BID FORM 1: Covering Letter

Bid Document No: - RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Sub:- Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P.".

Dear Sir,

1. With reference to your Bid Document dated 11.01.2024, I/We M/s Shalimar Corp Limited hereby undertake that I/W have studied the whole Bid Documents (Non-Variable) "Part-I: Regulation for Bids and Lease Agreement (Amended up to 26.03.2014)" and "Part II: General Conditions of Lease Agreement (Amended upto 26.03.2014)" carefully in addition to all other Bidding Documents, addendums, amendments, etc. and understood their contents.
I/We M/s Shalimar Corp Limited hereby unconditionally agree to abide by all provisions, terms and conditions contained therein and hereby submit my/our Bid for the aforesaid Project for subject Site.
2. My/Our Bid is unconditional and unqualified.
3. I/We also agree to keep this offer open for acceptance for prescribed period from the Bid Due Date.
4. I/We also hereby agree and undertake to abide by all the terms and conditions of the Bid Documents.
5. I/ We acknowledge that the RLDA will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Lessee for the aforesaid Project and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
6. This statement is made for the express purpose of our selection as Lessee for the aforesaid Project.
7. I/ We shall make available to the RLDA any additional information it may find necessary or require to supplement or authenticate the Bid.
8. I/ We acknowledge the right of the RLDA to reject our Bid without assigning any reason therefor.



- otherwise, and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
9. I/ We certify that in the last three years, I/we/any of the Members of our consortium have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitrator judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
10. I/We declare that:
- I/We have examined and have no reservations to the Bid Documents, including any addendum issued by RLDA; and
 - I/We do not have any conflict of interest, in accordance with the terms/clauses of the Bid Documents that affects the bidding process; and
 - I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, in respect of any tender or request for proposal issued by or any agreement entered into with the RLDA or any other Public Sector Enterprise or any Government, Central or State; and
 - I/We hereby certify that I/we have taken steps to ensure that in conformity with the provisions of The Bid Documents, no person acting for me/us or on my/our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
 - I/We hereby certify that we are not otherwise debarred from participating in this Bid by any provision of Applicable Laws; and
 - The undertakings given by me/us along with the Proposal in response to the Bid Documents for the Project were true and correct as on the date of making the Proposal and are also true and correct as on the Bid Due Date and I/We shall continue to abide by them.
11. I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the Project, without incurring any liability to the Bidders.
12. I/We believe that I/We/ our Consortium satisfy(ies) the Financial Eligibility specified in the Bid Documents and undertake to satisfy Construction Experience within 105 days of issue of LOA.
13. I/We declare that I/We/ any Member of the consortium, am/are/ is not a member of any other Bidder/consortium submitting a Bid for the Project.
14. I/We certify that in regard to matters other than security and integrity of the country, I/We/ our consortium or any Member of our consortium has not been convicted by a court of law or indicted or adverse orders passed by a regulatory authority, which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community nor is there any such investigation pending against us.
15. I/We further certify that in regard to matters relating to security and integrity of the country, I/We/ our consortium or any Member of our consortium have/has not been charge-sheeted by any agency of the Government or convicted by a court of law for any offence committed by us or by any of our associates nor is there any such investigation pending against us.
16. I/We further certify that no investigation by a regulatory authority or security agency relating to security and integrity of the country is pending either against us or against our associates or



against our Chief Executive Officer (CEO) / Chief Financial Officer (CFO) or any of our directors/ managers/ employees etc.

17. I/We undertake that in case due to any change in facts or circumstances during the bidding process, the provisions of disqualification in terms of the guidelines referred to above, are attracted in our case, we shall intimate RLDA of the same immediately.
18. In the event of my/ our being declared as the Selected Bidder, I/ We agree to incorporate Special Purpose Company under the Indian Companies Act, 2013 within the time specified in Bid Documents for execution of the Lease Agreement.
19. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by RLDA in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the abovementioned Project and the terms and implementation thereof.
20. In the event of my/ our being declared as the Selected Bidder, I/We agree to enter into a Lease Agreement in accordance with the draft Lease Agreement has been provided to me/ us. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
21. I/ We have studied all the Bidding Documents carefully and have also surveyed the Site. We understand that except to the extent as expressly set forth in the Lease Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the RLDA or in respect of any matter arising out of or relating to the Bidding Process including the award of Lease.
22. Bid Security of Rs. 1,00,00,000 (Rupees One Crore) has been paid online in accordance with the Bid Documents. I/We understand that the full value of the Bid Security shall stand forfeited in case I/We fail to fulfill the requirements laid down in the bid Documents for the purpose.
23. I/We also understand that the full value of Bid Security shall be forfeited in case I/We fail to fulfill the requirements laid down in the Bid document for the purpose.
24. Our Financial Proposal is enclosed in Bid Form-12 in online submission only. The Lease Premium has been quoted by me /us after taking into consideration all the terms and conditions stated in the Bidding Documents, our own estimates of costs and after a careful assessment of the Site and all the conditions that may affect the Project Cost and implementation of the Project.
25. I/ We agree and understand that the Bid is subject to the provisions of the Bid Documents. In no case, I/We shall have any claim or right of whatsoever nature if the Project / Lease is not awarded to me/us or our Bid is not opened or rejected.
26. We declare that the information stated above and in the aforementioned attachments is complete and absolutely correct and any error or omission therein, accidental or otherwise, will be sufficient for RLDA to reject our Bid and forfeit the Bid Security.
27. I/We has/have examined the relevant papers for the Site available with RLDA such as land plan and property card before submission of the Bid. Any sub- divisioning of the Site, if required, has to be done by me/us at my/our own cost. RLDA shall not be held responsible for any delay on account of any shortcoming in land plan, property card and sub-division and no demand for any compensation shall be raised against RLDA on this account.
28. We, the Consortium Members agree and undertake to be jointly and severally liable for all the obligations of the Lessee under the Lease Agreement.
29. I/We or any of the Directors of my/our company/Member of the Consortium or any or my/our



employee has/have not retired as Gazetted Officer within 2 years of the date of submission of the bid and/or taken permission from the President of India for taking employment under me/us, becoming partner, Director in my/our company or taking this contract.

In witness thereof, I/ we submit this Bid under and in accordance with the terms of the Bid Documents.

Date:- 01.08.2024
Place:- Lucknow



Yours faithfully,

Seal of the Bidder
(Signature of the Bidder/Authorized Signatory)
Mohd. Abdullah Masood
Director

- Encl:
1. Checklist of Documents submitted by us
 2. Bid Security details paid online
 3. Other documents as per prescribed formats



Shalimar Skyline Private Limited

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BID FORM 2: General Information about the Bidder

Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

Name of Project: Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

1. Full Name of the Bidder /Lead Member of the Consortium: SHALIMAR CORP LIMITED
2. Bidder's Constitution (for example Public Limited Co. /Pvt. Ltd. Co.): PUBLIC LIMITED COMPANY
3. Bidder's Registered Office and Place of Business and branch office(s) in India,
Registered Office: A 2/3 First Floor, Safdarjung Enclave, New Delhi-110029
Corporate Office: 11th Floor, Titanium Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar Lucknow-226010
4. Bidder's Telephone No.- 0522-4030444
Fax No. - 0522-4030413
E-mail address: - shalimar@shalimar.org
5. Name & Address of Directors of the Company
Name: Mohd. Abdullah Masood (Director)
Office Address: 11th Floor, Titanium Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow-226010
Residence Address:- R/o 196/4, R.L.C. Road, Gola Ganj, Amina Bad Park, Lucknow, Uttar Pradesh
Telephone: 0522-4030444
Fax: 0522-4030413
Email:-amasood@shalimar.org
Profession/ Business Engaged in: Construction

Name: Khalid Masood
Office Address: 11th Floor, Titanium Shalimar Corporate Park Vibhuti Khand Gomti Nagar Lucknow-226010
Residence Address- R/o 196/4, R.L.C. Road, Gola Ganj, Amina Bad Park, Lucknow, Uttar Pradesh
Telephone: 0522-4030444
Fax: 0522-4030413
Email: - khalid@shalimar.org
Profession/ Business Engaged in: Construction



V-III

Name: Kunal Seth

Office Address: 11th Floor, Titanium Shalimar Corporate Park Vibhuti Khand Gomti Nagar Lucknow-226010

Residence Address: 8/1 Vikramaditya Marg, Hazratganj, Lucknow, Uttar Pradesh-226001

Telephone: 0522-4030444

Fax: 0522-4030413

Email: -shalimar@shalimar.org

Profession/ Business Engaged in: Construction

Name: Harivnder Singh Sarna

Office Address: 11th Floor, Titanium Shalimar Corporate Park Vibhuti Khand Gomti Nagar Lucknow-226010

Residence Address: 11/48, P.N. Road, Near Kalyan Bhawan, Lucknow, Uttar Pradesh - 226001

Telephone: 0522-4030444

Fax: 0522-4030413

Profession/ Business Engaged in: Construction

Name: Trisha Sinha

Office Address: 11th Floor, Titanium Shalimar Corporate Park Vibhuti Khand Gomti Nagar Lucknow-226010

Residence Address: A-1/6 Srishti Apartment, 10-B Madan Mohan Malviya Marg, Hazratganj, Lucknow-226001

Telephone: 0522-4030444

Fax: 0522-4030413

Profession/ Business Engaged in: Construction

Name: Brajesh Narain Seth

Office Address: 11th Floor, Titanium Shalimar Corporate Park Vibhuti Khand Gomti Nagar Lucknow-226010

Residence Address: 19-B/L, Vidhan Sabha Marg, Lucknow G.P., Lucknow- 226001

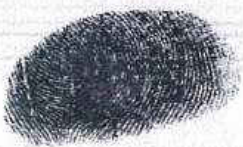
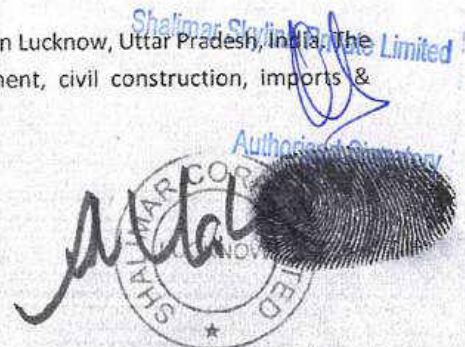
Telephone: 0522-4030444

Fax: 0522-4030413

Profession/ Business Engaged in: Construction

6. Profile of the Bidder giving details of current activities, background of promoters and management structure including evidence of incorporation and proposed role and responsibilities in this Project, brief description of its main lines of business, details of current activities, Country of incorporation,

The Shalimar Group is a diversified business house headquartered in Lucknow, Uttar Pradesh, India. The Group's footprints span across real estate, property management, civil construction, imports & exports and glass processing & trading.



7. Details of individual(s) who will serve as the point of contact/communication for the RLDA

- (a) Name: Mr. Ratindra Singh
- (b) Designation: Vice President-Finance
- (c) Company: Shalimar Corp Limited
- (d) Address: 11th Floor, Titanium Shalimar Corporate Park Vibhuti Khand Gomti Nagar Lucknow-226010
- (e) Telephone Number:8114003412
- (f) E-Mail Address: ratindra.singh@shalimar.org
- (g) Fax Number: 0522-4030413

8. Particulars of the Authorized Signatory of the Bidder, if any

- (a) Name: Mohd. Abdullah Masood
- (b) Designation: Director
- (c) Address: R/o 196/4, R.L.C. Road, Gola Ganj, Amina Bad Park, Lucknow, Uttar Pradesh
- (d) Phone Number: 0522-4030444
- (e) Fax Number:0522
- (d) E-Mail Address: amsood@shalimar.org

9. Particulars of the bank details where Bid Security/ Performance Security/ any other payable etc. may be refunded:

Name of Account Holder	SHALIMAR CORP LIMITED
Bank Account No.	10044011000113
Type of Account :Current/Saving/etc.	Current Account
Name of Bank	Punjab National Bank
IFSC Code	PUNB0814500
Branch Address	LCB Lucknow Uttar Pradesh

Note:

1. In case of foreign company (ies), the same must be incorporated under the laws of the country of registration.
2. Certificate of Incorporation or equivalent of such foreign company should be either certified by the statutory auditor of the company or the Company Secretary.
3. All information required in terms of this Form shall be given in respect of each of the Members of the consortium.



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SHALIMAR CORP LIMITED

11/08/1988

PAN No. AADCS9234L

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SHALIMAR CORP. LIMITED

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Jbs
RAIL AND DEVELOPMENT AUTHORITY
NEW DELHI

Shalimar Skyline Private Limited
[Signature]
Authorised Signatory



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BID FORM – 3 (A)

Undertaking for Construction Experience (To be forwarded on the letter head of the Applicant/Lead Member of Consortium)

Ref. Tender No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

Name of Project: Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Date:01.08.2024

To,
The Vice Chairman
Rail Land Development Authority, Unit
No.702-B,7th Floor, Konnectus Tower-2,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Dear Sir,

We refer to the Request for Proposal dated including any corrigendum/addend unissued thereto (collectively referred to as the "RFP") issued by the Authority in connection with the captioned Project. We, in response to the RFP, have submitted our Application for the Project and in terms of Construction Experience Criteria set out in Clause 4.0 (C) of the Instruction to Bidders (Part III of Bid Documents), hereby agree, confirm and undertake to the Authority that in the event of our Bid being accepted by the Authority and the Project being awarded to us, we shall, forthwith and in any case not later than the prescribed period of 105 days, demonstrate and fulfill the Construction Experience as outlined in Clause 4.0 (C) of the Instruction to Bidders (Part III of Bid Documents), for undertaking and performing the necessary construction works in connection with the Project in accordance with the provisions of RFP Documents either:

- (i) Ourselves as the Applicant/Bidder/through Associates, or
- (ii) entering into a suitable legally binding agreement, with prior approval of the Authority, with an entity who fulfils the afore mentioned Construction Experience and is allowed to do business in India as per Applicable Laws and such agreement(s) shall be in conformity with the provisions of the RFP Documents.

In the event we are unable to secure and furnish to the Authority on or before the prescribed period, in the form and manner satisfactory to the Authority, suitable legally binding agreement as above for undertaking and performing the necessary obligations, the Authority shall be entitled in its sole and absolute discretion and without any reference to us, take such action against us as suitable, including cancellation of the LOA and appropriate the Bid Security, and impose the Liquidated Damages, as it may deem fit. And we agree that any decision of the Authority in this regard shall be final and binding on us. All capitalized terms used herein unless specifically defined shall have the meaning as ascribed under the RFP.

Yours Faithfully,

Mohd. Abdullah Masood

Director
(Shalimar Corp Ltd) Private Limited

Authorised Signatory

Date: 01.08.2024

Place: Lucknow



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BID FORM 3 (B): Information for Construction Experience

Bid Document No:- RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

Name of Project: Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

Name of Bidder:- SHALIMAR CORP LIMITED. A 2/3, FIRST FLOOR, SAFDARJUNG ENCLAVE, NEW DELHI-110029

S. No.	Name and location of relevant project	Name of the Client/owner	Name of Implementing Agency and its relationship with the Bidder with documentary evidence/self	Brief description about the Nature of the Project	Total Built up Area in Sq.M.	Date of Completion of Project	Remarks
1	SHALIMAR GALLANT, LUCKNOW	SHALIMAR CORP LTD	SHALIMAR CORP LTD(SELF)	RESIDENTIAL (APPROVD BY LDA)	Tower (A to H & J and K, L, M, Convenient Shop, Club Community Center, Gym, Library) - Built-up Area - 1,14,349.61 Sq. Mtr.	Whole Group Housing Completion Certificate - 18.11.2022	Map & Completion Certificate is Attached.

Certificate by a registered architect:

We, declare that above mentioned project(s) has/have been fully/partially completed and the project(s)/completed built up area is/are ready for occupation/ has already been occupied/commissioned (*strike out whichever is not applicable*).

Dated this 1st day of August 2024

(Name, Signature and seal of the Architect)

Shivam
SHIVAM SRIVASTAVA
 ARCHITECT
 CA/2010/50742
 Shivam Srivastava



Shalimar Skyline Private Limited
 Authorised Signatory



Regd. Office : A2/3, Safdarjung Enclave, New Delhi 110029 IN
 E-mail : shalimar@shalimar.org Website : www.shalimarcorp.com
 RERA Registration No. : UPRERAPRM4092

Website link - <http://upreraportal.cloudapp.net/ViewPromoter.aspx?ID=UPRERAPRM4092>

Residential | Commercial | Township | ...

RAY SINGH & CO.

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KOLKATA-700136
PH: 931045587/ 7685972129
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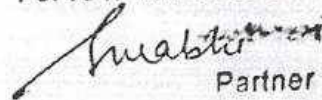
CHARTERED ACCOUNTANTS

Certificate by Statutory Auditor of the Bidder or Contracted Entity:

We, in our capacity as the Statutory Auditor of **SHALIMAR CORP LTD** certify that **SHALIMAR CORP LTD** has executed the above-listed projects as owner/ developer/ contractor and/or through its Holding/Subsidiary Company/Entity (as per clause 3 (d) of Part-I read with clause 1.5 (iii) of ITB (strike out whichever is not applicable).

For Ray Singh & Co.
Chartered Accountants

For RAY SINGH & CO.


Partner

Signature of Chartered Accountant

Name: Surabhi Singh

Designation: Partner

Membership No. 313148

Place: Kolkata

Date: 26/06/2024

UDIN: 24313148BKCTT9877



Counter-Signed:

We accept that all details/documents/attachments provided with this Bid Form are complete and absolutely correct and any error or omission therein, accidental or otherwise, will be sufficient for RLDA to reject our Bid and forfeit the Bid Security.


SHALIMAR CORP. LIMITED
KOLKATA

Mohd. Abdullah Masood

(Name & Signature of Authorised Signatory)

In the capacity of SELECTED BIDDER (position) duly authorized to sign this Bid for and behalf of SHALIMAR CORP LTD, A2/3, FIRST FLOOR SAFDARIUNG ENCLAVE, NEW DELHI-110029




Authorized Signatory



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लखनऊ विकास प्राधिकरण

विपिन खण्ड, गोमती नगर, लखनऊ

भाग-स

(विकास प्राधिकरण की अभ्युक्ति एवं पूर्णता प्रमाण-पत्र)

संख्या :- 1/2022/2022

दिनांक :- 05.01.2023

मंसस शालीमार कॉर्प लि0 के द्वारा ग्रुप हाउसिंग परियोजना गैलेन्ट, खसरा संख्या-166-171, 180, 181, 183-203, 205, 206 ग्राम इस्लामबाड़ी गार्ड शंकरपुरवा, लखनऊ पर निर्मित कराये गये ग्रुप हाउसिंग परियोजना जिसमें नर्सरी स्कूल भी सम्मिलित है का पूर्णता प्रमाण पत्र हेतु आवेदन किया गया है। निर्माण हेतु मानचित्र की स्वीकृति परमिट संख्या-39788 दिनांक 25.05.2015 को लखनऊ विकास प्राधिकरण द्वारा प्रदान की गयी थी। पूर्व में आवेदक द्वारा इस परियोजना के अंश भाग टावर-ए सं एच व टावर-जे का पूर्णता प्रमाण-पत्र दिनांक 28.03.2017 को प्राप्त कर लिया गया है परन्तु वर्तमान में उक्त परियोजना के टावर-के0, एल0, एम0 कन्वीनिएन्ट शॉप, क्लब कम्युनिटी सेंटर, जिम, लाइब्रेरी एवं नर्सरी स्कूल के मानचित्रों का शमन मानचित्र परमिट संख्या-43157 दिनांक 18.10.2019 द्वारा स्वीकृत कराया जा चुका है। तत्पश्चात् आवेदक द्वारा दिनांक 13.07.2020 को टावर-के0, एल0, एम0 कन्वीनिएन्ट शॉप, क्लब कम्युनिटी सेंटर, जिम, लाइब्रेरी का पूर्णता प्रमाण-पत्र प्राधिकरण से निर्गत किया जा चुका है। पक्ष द्वारा सम्पूर्ण ग्रुप हाउसिंग के पूर्णता प्रमाण-पत्र निर्गत किये जाने का अनुरोध किया गया है। उक्त के क्रम में शमन मानचित्र परमिट संख्या-43157 दिनांक 18.10.2019 के क्रम में स्थल परीक्षण श्री रगनाथ सिंह अवर अभियन्ता लखनऊ द्वारा कर लिया गया है एवं निर्माण कावे प्राधिकरण द्वारा पूर्व स्वीकृत मानचित्र परमिट संख्या-43157 दिनांक 18.10.2019 के अनुरूप सही पाया गया है।

अतः उपाध्यक्ष महोदय द्वारा पूर्णता प्रमाण-पत्र निर्गत किये जाने हेतु प्रदान की गयी स्वीकृति दिनांक 18.11.2022 के अनुपालन में लखनऊ नगर योजना और विकास अधिनियम-1973 की धारा-15क(2) के अन्तर्गत पूर्णता प्रमाण-पत्र निम्न प्रतिबन्धों के साथ निर्गत किया जाता है।

शर्तें / प्रतिबन्ध :-

1. प्रश्नगत भवन का अग्निशमन विभाग द्वारा जारी किये गये अनापत्ति प्रमाण-पत्र में दी गयी समस्त शर्तों का अनुपालन सुनिश्चित करना पक्ष की जिम्मेदारी होगी। वर्ष में एक बार अग्निशमन विभाग से भवन में जीव रक्षा, फायर प्रवेशन तथा प्रोटेशन सिस्टम के कार्यशील होने का प्रमाण-पत्र प्राप्त किया जाना पक्ष की जिम्मेदारी होगी।
2. समस्त अवस्थापना सुविधाओं को नगर निगम/रेजीडेन्ट वेलफेयर सोसाइटी को हस्तगत किये जाने तक इनके रख-रखाव एवं क्रियाशील रखने की जिम्मेदारी निर्माणकर्ता की होगी।
3. अपार्टमेंट एक्ट का अनुपालन करना होगा। भविष्य में प्राधिकरण या अन्य विभाग की कोई देनदारी निकलती है तो निर्माणकर्ता को देय होगी।
4. अन्य सभी विभाग की अनापत्तियों में इंगित प्रतिबन्धों का अनुपालन निर्माणकर्ता द्वारा किया जाना अनिवार्य होगा।
5. सड़क विस्तार हेतु छोड़ी गयी भूमि पर किसी प्रकार का अतिक्रमण नहीं किया जायेगा।
6. उक्त शर्तों/निर्देशों का उल्लंघन होने पर निर्गत पूर्णता प्रमाण-पत्र स्वतः निरस्त समझा जायेगा।

हस्ताक्षर :-

पदनाम : अधिशासी अभियन्ता अभियन्ता जोन-

कार्यालय की मोहर



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RAY SINGH & CO.

2ND FLOOR MEENA TOWER, RAJARHAT,
KOLKATA-700136
PH: 931045587/ 7685972129
E-MAIL: raysinghsahaboffice@yahoo.co.in

CHARTERED ACCOUNTANTS

BID FORM 4: Information for Financial Qualification (For Bidder / Each Member of the Consortium)

Bid Document No: - RLDA/2024/RFP/CD/CRD-04 Dated 11.01.2024

Name of Project: - Bid for "Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 Years with Redevelopment of 150 Type-II Quarters in Railway land at New Loco Colony, in Varanasi Division of NE Railway, U.P."

- a) **Total/Gross Turn-Over:** The aggregate total/gross turn-over (as defined in Clause 5.3 of ITB) as per the audited annual financial statement* of the last three Financial Years should be presented in the following tabular format (along with the copies of above documents) certified by the Statutory Auditor of the Bidder or of each Member (in case of a Consortium).

Name of Bidder / Each Member of the Consortium (holding at least 26% equity):

S. No	Head	Gross Annual Revenues in Indian Rupees (in Cr.)
1	Financial Year 2020-21	385.55/-
2	Financial Year 2021-22	306.34/-
3	Financial Year 2022-23	459.35/-
4	Sum of Total/Gross Turnover of Three Years	1,151.24/-
5	Average Annual Total/Gross Turnover (Gross Total - 3)	Rs. 383.75/-

OR

- b) **Net worth:** Net Worth shall mean (Subscribed and Paid up Equity Capital (not to include any Share Application Money/Preference Share Capital) including Equity/Security Premium+ General Reserves) Less (Revaluation Reserves + Accumulated Losses + Miscellaneous Expenditure not written off + Accrued Liabilities not accounted for + Intangible Assets). It should be presented in the following tabular format (along with the copies of audited annual financial statement of last FY 2022-2023, certified by the Statutory Auditor of the Bidder or of each Member (in case of a Consortium):

Calculation of Net Worth for Financial Year: 31 st March 2023		Amount (Rs. in Cr)
Particulars		
	Subscribed and Paid up Equity/ Capital (including Equity/Security Premium)	24.57/-
Add	General Reserves	650.40/-
Less	Revaluation Reserves	163.26/-
Less	Accumulated Losses	
Less	Miscellaneous expenditure not written off	
Less	Accrued liabilities not accounted for	
Less		0.01/-
TOTAL NET WORTH		Rs. 511.69/-



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CHARTERED ACCOUNTANTS

For conversion of other currencies to Indian Rupees the rate of conversion shall be as per the Reserve Bank of India ("RBI") reference rate as on the first day of the month preceding the month of opening of Bid. In case of currencies not indicated under the RBI reference rate, the same shall be converted to US\$ as per IMF reference rate as on the Conversion Date and the amount so derived in US\$ shall be converted into Indian Rupees as per the US\$ RBI reference rate as on the conversion date.

(Name & Signature of Authorized Signatory)

Mohd. Abdullah Masood

In the capacity of **Director** duly authorized to sign this Bid for and behalf of
SHALIMAR CORP LTD, A 2/3 FRIST FLOOR, SAFDARJUNG ENCLAVE, NEW DELHI-110029

The information given above is true as per the audited financial statement/income tax return of the Bidder/Member. We have signed this Bid Form 4 in our capacity as the Statutory Auditor of (name of the Bidder/Member of Consortium).

For Ray Singh & Co.
Chartered Accountants
For RAY SINGH & CO.



Surabhi Singh
Partner
Signature of Chartered Accountant
Name: Surabhi Singh
Designation: Partner
Membership No. 313148
Place: Kolkata
Date: 26/06/2024
UDIN: 24313148BKCTTY9844



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Shalimar Skyline Private Limited

Statutory

