

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	<p>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.</p> <p>Sunk Portion:</p> <ol style="list-style-type: none"> Chemical based suitable water proofing treatment as per CPWD specification. Encasing joints of pipes and traps with CC 1:2:4 of size 30 cm x 30 cm x 30 cm. 32 mm dia GI spout into shaft The filling shall be with CC 1:5:10 with stone aggregate Pipe shall be embossed with ISI mark and to be tested fully. 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	<p>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.</p> <p>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.</p>
	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.
	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.

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	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.
	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

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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 to 150 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
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	

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	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
	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.

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	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.
	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 sqm 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 sqm 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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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 (Gréy) (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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APPROVED LIST OF BRANDS/MAKES FOR CIVIL(BUILDING) WORKS		
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.	Chowgule Koster, 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	Kutty Flushdoor, 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, Wudfin of Pidilite, Timbertone of ICI Dulux
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
20.	Glazing Structural/Suspended Skylight	Saint Gobain, Pilkington, Asahi
21.	Float Glass, Frosted Glass	Saint Gobain, Asahi, Piling ton, Modiguard

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APPROVED LIST OF BRANDS/MAKES FOR CIVIL(BUILDING) WORKS		
S.No.	Item	Make/Brand
22.	Stainless Steel Railing, Accessories etc	Dorma, D-line, Sialkot, GEZE, KICH, Jindal, Godrej
23.	Aluminium composite Panels	Alu Decor, Aluco Bond, Alstrong, 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
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

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APPROVED LIST OF BRANDS/MAKES FOR CIVIL(BUILDING) WORKS

S.No.	Item	Make/Brand
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, Greco Bond, JK Lakshmi, UltraTech, Ardex Endura
DOOR FITTINGS		
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

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S.No.	Item	Make/Brand
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, Dura-cret, 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
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

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S.No.	Item	Make/Brand
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

- 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,

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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 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.

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- e. Providing cubicle type L.T. Panel Board suitable for operation of booster pump sets, submersible pumps and D.G. set.
- f. Providing water level indicator (electronic type)
- 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:

- At starting point on each line.
- At all change points (Gradient, size of the pipe, alignment)
- 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 center to center 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 SFRC cover and invert level of channel in the manhole. The work includes excavation in all 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.

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- 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 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:

- Smoke Test:** to check the air tightness of joints.
 - Mirror Test:** to check straight alignment of pipes.
 - 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)

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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.

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.

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- 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 code IS:783.
- 5.8 RCC pipe drains 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.
- 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:

<i>For depth of manhole between</i>	<i>Bottom diameter of manhole</i>
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 m 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 center to center 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.

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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**

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).

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- 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.
- 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.
- 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).

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- 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 backups 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:

- Providing & fixing of Cubical Meter Boards & Main Distribution Boards.
- Junction Box at Ground Floor for termination of TV Outlet points in each Dwelling Unit.
- Junction Box at Ground Floor for termination of Telephone outlet point in each Dwelling Unit.
- Any other item required for completion of work.
- 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.
- S.W./Hume Pipes for road crossing for Telephone/TV cables etc.
- 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:

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- 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

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

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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.

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.

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METER BOARD ITEM-

- a) Meter chamber shall be provided with 75mm wide and 100mm long windows in front covered with 2mm thick clear acrylic sheet.
- b) Meter board shall be spray painted internally as well as externally with approved colour paint after applying coat of zinc chromate primer.
- c) The bus bar shall be PVC taped/sleeved with proper colour coding.
- d) Knock outs of 20mm/25mm/32mm shall be provided for meter loop wires on top of the meter board.
- e) 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.
- f) End termination of UPPCL or concerned electric supply body service cable in TP & N switch shall be done by the Lessee.

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:2036Grade 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 anywhere in the installation.

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				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/Alstom /Controls& Switch Gears Company Ltd.	-
8	Enclosures of MCBs for SDBs	IS:13032	L&T/MDS/Indokopp /Standard/EE with ISI Mark	They shall be made of 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

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				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	
16	Telephone Cables	ITD Spec. No. S/WS-113C	Delton /Finolex	
17	G.I. Earth Pipe For earthing		BST/Jindal/ISI Mark /Medium	

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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.
- 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.

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- 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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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 still 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 RLDS'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

For Shalimar Skyline Private Limited
Authorized Signatory



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	

For Shalimar Skyline Private Limited



Authorised Signatory



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.

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.

For Shalimar Skyline Private Limited

Authorised Signatory





सत्यमेव जयते

No.RLDA/2025/Committee/Old Lease Agreements/(3279)

Dated: 13.02.2025

All CPMs /GMs
RLDA

Subject: Implementation of Amended Regulations on Existing Lease Agreements
Ref (i) Recommendation of Two Member Committee of ED/Project & GM/Account/RLDA on old lease agreements impacted by RERA Regulations.

(ii) Amendments in RLDA (Development of Land and Other Works) Regulations, 2012 has been issued vide Gazette Notification number GSR.568 (E) dated 12th September,2024.

In reference to above Recommendations of subject committee on the assigned terms of references (TOR) are given hereunder

(a) Applicability of New (amended) Regulations on existing agreements or on specific request of the Developer.

Committee recommends that being post tender modification, only relevant part of amended Regulations that eases in registration of developers project with RERA and its marketability, may be made applicable on existing agreements on specific request of developer (Lessee) since each case would not be identical for the relief sought by developer (Lessee) and the relief permissible. Committee is of the view that on specific request of developer (Lessee), through supplementary agreement, **the following may be allowed** on case to case basis based on merits to facilitate registration of developer's project in RERA as well as to facilitate loan ability of the built up area for the end users, so that RLDA's credibility as business facilitator and the brand image of RLDA is protected among prospective developers and buyers.

(i) The right to sub-lease the built-up area along with the proportionate undivided leasehold rights in the Railway Land to one or more parties. {in line with amended clause 26(a)(1) of RLDA Regulations}

(ii) The sub-lessee may mortgage its leasehold rights in railway land in favour of any government organisation or any government recognised financial institution for the purpose of financing with the prior permission of Authority provided that the Authority shall have the first charge on the



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leasehold rights of the property. (in line with amended clause 26 (g) and 8 (b) (1A) of RLDA Regulations)

(iii) No extension shall be applicable in payment of 1st instalment beyond 150 days from the date of issue of LOA. Any extension in payment of outstanding dues of subsequent instalments (LP and ALR) may be agreed to ,along with interest payable as per original Lease Agreement to facilitate applicability of amended Regulations permitted through clause 26 (g) 26(a)(1) and 8 (b) (1A)on existing agreements .

Committee further recommends that extension of payment of outstanding dues shall be paid within one year from the date of issuance of RLDA's approval letter or within 9 months from the signing of the supplementary Lease Agreement, whichever is earlier. For this extended period simple interest at prescribed rate shall be chargeable and no additional interest or penal interest as specified in Form 12 B shall be levied on the outstanding dues. This extended period shall be in addition to the permissible extension under original agreement.

The developer/lessee would have liberty to seek extension of payment of subsequent instalment(s) along with additional interest as per the terms of original lease agreement.

(b) The process for applicability of new (amended) Regulations in old Agreements (Flow chart):

Step –(i) Developers to be informed about the decision of RLDA (a) (i) , (ii) & (iii) by Nodal officer.

In case developers wants to avail the relief as per a (i),(ii),(iii) , the request for the same to be submitted to Nodal officer. This relief by RLDA is for the existing Lessees and for those developers in whose favour LoA has been issued but lease agreement has not been executed. This is one time relaxation and is subject to response by developer within a limited time of 2 months from the date of issuance of letter from RLDA.

The developer's application should contain following information:

- (a) The relief sought.
- (b) A detailed justification how the relief being sought is affecting its development plan with documentary proof and how the relief sought would help it completing its project.
- (c) Date wise list of actions taken by the developer post LOA/lease agreement along with supporting papers
- (d) Detail of entire outstanding dues (LP and ALR) along with an undertaking to clear the outstanding dues (LP and ALR) within the time frame as prescribed in (a)iii.
- (e) An affidavit for no claim whatsoever in this regard in future.

Jbc



Step-(ii) The application received will be examined by Nodal officer in terms of existing agreement provisions and amended regulations. The Nodal Officer will also verify outstanding dues (LP and ALR) against the developer (Lessee). Cases where the developer (Lessee) is in litigation or the matter is pending in court/arbitration, in such cases request of developer (lessee) for supplementary agreement facilitating implementation of amended regulations shall not be considered till the matter is settled or the matter is withdrawn by the concerned developer (Lessee).

CPM will forward developer's (Lessee) application to DGM/Law. along with his clear recommendation on acceptability of the relief sought by the developer.

Step (iii) DGM/Law will legally examine the applicability of relief sought and recommendations by CPM.

Step (iv) The legally vetted case shall be returned back to CPM concerned by DGM /Law.

Step (v) After legal vetting, the case will be recommended by concerned CPM to tender accepting authority for his approval.

Step (vi) After approval of the case, execution of Supplementary Agreement will be done by Nodal Officer.

(c) Any extension in payment of instalments, if to be given.

Covered in recommendation a(iii)

(d) If extension in payment of instalments is given, then for how many years and rate of interest thereon.

Covered in recommendation a(iii)

(e) Any moratorium for payment of instalments.

Covered in recommendation a(iii)

(f) Whether any specific time period to be given for taking the approval from RERA.

RLDA leases out the land with a pre-fixed lease period. Activities such as Registration of Lease with revenue authorities, Planning, designing, plan approvals, RERA registration, construction & development, marketing, sub-leasing etc. are to be done by developer with in the prefixed lease period only.

(g) Any other recommendation for the whole process.

(i) The recommendations as given under (a) to (f) above shall also be made applicable for those cases for which LOA has been issued but Lease Agreement is yet to be executed.

(ii) A Sub-Lessee may have the right to further sub-lease the lease hold rights of the built up area along with the proportionate undivided lease hold rights



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in the Railway land, to one or more parties. This shall be permitted with prior permission of the Authority and subject to inclusion of the provisions thereof in the supplementary agreement executed between the Authority (original Lessor) and original Lessee and after making a one-time transfer charge of Rs. 200/- (Rupees Two Hundred only) per sqm of built up area by the transferee(s) to Authority (Lessor)

(iii) No extra premium will be charged by RLDA on account of above relief

The above mentioned recommendation of two member committee has been accepted by VC/RLDA subject to the following:

- I. The Committee has recommended in (b) Step (v) that the case is to be approved by tender accepting authority. The tender accepting authority shall be as per the current applicable SoP. If the case is to be approved by VC/Member (s) then it should be processed with the recommendations of ED/Projects.
- II. The formats for affidavit for 'no claim', supplementary agreement, letter to be written to the Developer by Nodal Officer, undertaking by Developer to clear outstanding dues etc. may be standardized and issued by ED/Projects in consultation with DGM/Law& HQ finance.
- III. The recommendation in (a) (ii) may be read as, "The Lessee/Sub-lessee may mortgage its leasehold rights in railway land in favour of any government organisation or any government recognised financial institution for the purpose of financing with the prior permission of Authority provided that the Authority shall have the first charge on the leasehold rights of the property. (in line with amended clause 26(g) and 8(b)(1A) of RLDA Regulations)".

It may be ensured that the above mortgage is mortgage (other than the mortgage by conditional sale) as per the provisions of Transfer of Property Act, 1882 (4 of 1882) in compliance with the Gazette Notification dated 12.09.2024.

- IV. The recommendation in second para of (a)(iii) may be read as, "committee further recommends that outstanding dues shall be paid within one year from the date of issuance of RLDA's approval letter or within 09 months from the signing of the supplementary Lease Agreement, whichever is earlier. For this extended period simple interest at prescribed rate shall be chargeable and no additional interest or penal interest as specified in Form 12 B shall be levied on the outstanding dues. This extended period shall be in addition to the permissible extension under original agreement.



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- V. The details of entire outstanding dues (LP & ALR) as mentioned in recommendation (b) Step (i) (d) shall be vetted by HQ finance.
- VI. Any other issue pertaining to a site arising as a result of the above recommendations may be dealt by CPM appropriately.

DA : as above

Anand Singh
(Anand Singh)
ED/Projects

Copy To:

(i) PPS to VC/RLDA : for kind information of VC/RLDA

(ii) Member/Revenue, Member/BD, Member/Planning : For kind information pls.



Shalimar Skyline Private Limited
[Signature]
Authorised Signatory



Annexure-A

No.....

Dated: __.02.2025

To,

Developer's Name

Developer's Address

Subject: Implementation of Amended Regulations on Existing Lease Agreements

Ref (i) Amendments in RLDA (Development of Land and Other Works) Regulations, 2012 has been issued vide Gazette Notification number GSR.568 (E) dated 12th September,2024.

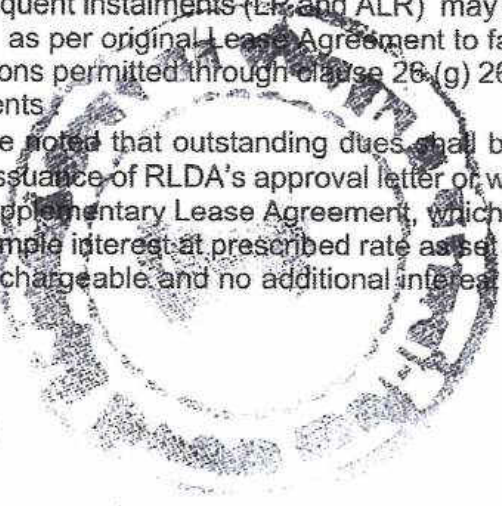
1.0 In reference to above , competent authority of RLDA has formulated certain mechanism to facilitate registration of developer's project in RERA as well as to facilitate them to avail loan on the built up area for the end users. Consequent upon amendments in RLDA Regulations, the following rights are proposed in the existing Agreement.

1. The right to sub-lease the built-up area along with the proportionate undivided leasehold rights in the Railway Land to one or more parties. {in line with amended clause 26(a)(1) of RLDA Regulations}

2. The Lessee/Sub-lessee may mortgage its leasehold rights in railway land in favour of any government organisation or any government recognised financial institution for the purpose of financing with the prior permission of Authority provided that the Authority shall have the first charge on the leasehold rights of the property. (in line with amended clause 26(g) and 8(b)(1A) of RLDA Regulations)".

It may be ensured that the above mortgage is (other than the mortgage by conditional sale) as per the provisions of Transfer of Property Act, 1882 (4 of 1882) in compliance with the Gazette Notification dated 12.09.2024

- i. No extension shall be applicable in payment of 1st instalment beyond 150 days from the date of issue of LOA. Any extension in payment of outstanding dues of subsequent instalments (LP and ALR) may be agreed to ,along with interest payable as per original Lease Agreement to facilitate applicability of amended Regulations permitted through clause 26 (g) 26(a)(1) and 8 (b) (1A)on existing agreements.
- ii. It may be noted that outstanding dues shall be paid within one year from the date of issuance of RLDA's approval letter or within 09 months from the signing of the supplementary Lease Agreement, whichever is earlier. For this extended period simple interest at prescribed rate as set out in principal lease agreement shall be chargeable and no additional interest or penal interest as specified in



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Form 12 B shall be levied on the outstanding dues. This extended period shall be in addition to the permissible extension under principal lease agreement.

iii. The developer/lessee would have liberty to seek extension of payment of subsequent instalment(s) along with additional interest as per the terms of principal lease agreement.

(iv) A Sub-Lessee may have the right to further sub-lease the lease hold rights of the built up area along with the proportionate undivided lease hold rights in the Railway land, to one or more parties. This shall be permitted with prior permission of the Authority and subject to inclusion of the provisions thereof in the supplementary agreement executed between the Authority (original Lessor) and original Lessee and after making a one-time transfer charge of Rs. 200/- (Rupees Two Hundred only) per sqm-of built up area by the transferee(s) to Authority (Lessor)

2.0 In case developers wants to avail the relief as per 1.0 (i),(ii),(iii) (iv) , the request for the same to be submitted to Nodal officer. This relief by RLDA is for the existing Lessees and for those developers in whose favour LoA has been issued but lease agreement has not been executed. This is one time relaxation and is subject to response by developer within a limited time of 2 months from the date of issuance of letter from RLDA. The response from developer should be given to Nodal Officer through registered post and e-mail.

The developer's application should contain following information:

- (a) The relief sought.
- (b) A detailed justification how the relief being sought is affecting its development plan with documentary proof and how the relief sought would help it completing its project.
- (c) Date wise list of actions taken by the developer post LOA/lease agreement) along with supporting papers
- (d) Detail of entire outstanding dues (LP and ALR). along with an undertaking to clear the outstanding dues (LP and ALR) within the time frame as prescribed in the format enclosed.
- (e) An affidavit in the enclosed format for no claim whatsoever in this regard in future.

3.0 RLDA reserves its right to amend/modify and withdraw this relief at any stage

4.0 This has to be noted that this mechanism does not create any right and can not be claimed it as matter of right

DA : as above



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Affidavit for No Claim beyond the relief provided to the developer under the amended provisions of RLDA Regulations

1. I hereby affirm that I have received the information on relief being provided by the RLDA as stated in Letter No. _____ dated _____. I undertake that I have no further claims, demands, or causes of action against the RLDA with respect to the relief provided including any consequential relief.
2. I understand that by signing this affidavit, I am waiving my right to pursue further claims against the RLDA in relation to the matters addressed herein.
3. I affirm that the statements made in this affidavit are true and correct to the best of my knowledge, information, and belief.
4. I am putting my signature with free will and consent.

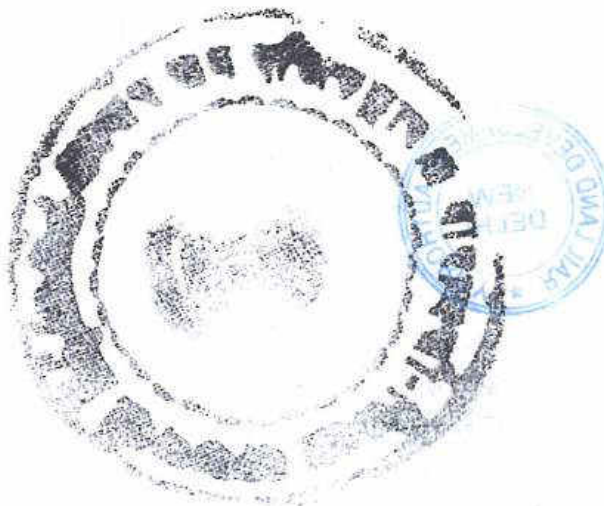
Name of authorised signatory of developer

(Seal, Sign and stamped)



Shri. Skyline Private Limited

Authorized Signatory





रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
(रेल मंत्रालय, भारत सरकार का सांविधिक प्राधिकरण)
(A Statutory Authority under Ministry of Railways, Govt. of India)

No. RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/(2007)

Dated: 22.08.2024

Shalimar Corp Ltd
R/o 196/4, R.L.C, Road, Gola Ganj,
Amina Bad Park,
Lucknow, U.P.- 226018,
Phone No. 0522-4030444.
Email: amsood@shalimar.org

(Kind Attention: Mohd. Abdullah Masood, the Authorized Signatory)

Letter of Acceptance (LOA)

Sub: "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".

Ref: (i) RFP Notice No. RLDA/2024/RFP/CD/CRD/04 dated 11.01.2024 read with all the corrigenda/addenda thereto.
(ii) Your Eligibility Proposal and Financial Proposal opened on 05.08.2024 & 20.08.2024 respectively.

1. We are pleased to inform you that your eligibility proposal and financial proposal at ref (ii) above with respect to the RFP at ref (i) above, have been accepted by the Competent Authority, at your offered value of ₹59,80,00,000/- (Rupees Fifty Nine Crore Eighty Lakh Only) towards Lease Premium in respect of lease 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".
2. You are requested to sign and return the duplicate copy of this LOA as a token of acknowledgement within 07 (Seven) days of receipt of this LOA. In the event the duplicate copy of the LOA duly signed by you is not received within the stipulated date, RLDA may, unless it consents to extension of the time for submission thereof, forfeit the Bid Security and Commitment Security of the such bidder as mutually agreed genuine pre-estimated loss and damage suffered by RLDA on account of failure of the selected bidder to acknowledge the LOA.
3. As per your Financial Offer in Bid Form 12, read with Clause 6.0 of Part-III of ITB of Bid Document, you have to make payment of First Installment of ₹14,95,00,000/- (Rupees Fourteen Crore Ninety Five Lakh Only), to RLDA within interest free period of 60 days from the date of issue of this letter. failing which, note (2) & (3) of Bid Form 12 will apply. Applicable GST is required to be deposited by the Developer on RCM method. In case, you fail to deposit the first installment of Lease Premium within stipulated time, the LOA shall be cancelled without any notice to the Selected Bidder. Bid Security & other amounts shall also be forfeited beside other actions as stipulated in Bid Document.
4. As per your Financial Offer in Bid Form 12, read with Clause 6.0 of Part-III of ITB of Bid Document the Annual Lease Rent ₹1,00,000/- (Rupees One Lakh Only) per Annum shall be payable to RLDA every year in advance (not later than 10th April).



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O/c.

Applicable Taxes/GST etc. thereon as per prevailing rates & rules are required to be deposited by the Lessee under RCM method. The payment of First Annual Lease Rent shall become due on the Effective Date (as defined in Clause No. 4 Part-IV SCLA & GCLA Ref 1.1.31), i.e., it shall commence from the day, exactly one year after the execution of Lease Agreement. Initially it shall be paid for remaining period of Financial Year (GCLA Ref 5.3.2) and shall thereafter continue to be paid every year in advance at the beginning of each financial year (not later than 10th April) till the expiry of the Term of the Lease Agreement. The amount of Annual Lease Rent stated above shall automatically be revised upwards by 15% (fifteen percent) every three years (to be compounded).

5. Further, as per your Financial Offer in Bid Form 12, read with Clause 6.0 of Part-III of ITB of Bid Document, the Annual License Fee of ₹1.00 (Rupees One Only) per sqm of the Redevelopment Project land area per annum plus applicable Taxes/GST etc. thereon as per prevailing rates & rules of the of the land licensed for redevelopment area of the project shall be payable and the GST as above is required to be deposited by the Lessee under RCM method.
6. As per Clause 11 of Part-III of Bid Document, you are requested to pay a sum of ₹8,11,250/- (Rupees Eight Lakh Eleven Thousand Two Hundred Fifty Only) plus applicable GST towards first instalment (Stage-I) of Success Fee i.e., 25% of total success fee of Rs. 32,45,000/- as per Clause 11 of Part-III of RFP, to Rail Land Development Authority for onward remittance to RLDA's Consultant, M/s JLL Property (India) Pvt. Ltd. within 30 days from the date of issue of this letter. Default in the payment of Success Fee or part thereof by the Selected Bidder shall entitle RLDA to forfeit the Bid Security and may result in cancellation of LOA and termination of Contract.
7. You are requested to fulfill the conditions as per Clause 26.0 of Part-I (Regulations for Bids and Lease Agreement), along with Clause 12.0 of Part-III (Instruction to Bidders and Bid Forms) of the Bid Documents leading to execution of Lease Agreement with Rail Land Development Authority (RLDA) and all other conditions of the Bid Document referred above.
8. Till such time the Lease Agreement is executed between RLDA and the Special Purpose Company (SPC) created by you (hereby referred to as the "Lessee"), this Letter of Acceptance (LOA) shall constitute a binding contract with you for fulfilling the requirement of execution of Lease Agreement.
9. As per Note - 8 of Bid Form 12, RLDA, being an Authority of the Union of India under Ministry of Railways, is part of the Government and deduction of income tax at source (TDS) would not be applicable on the payments to be made by the Selected Bidder/ Lessee to RLDA.
10. Any communication from your side containing any condition contrary with respect to agreed conditions either implied or otherwise would be treated as cancellation of LOA and it will lead to forfeiture of Bid Security & Commitment Security.
11. You will comply with all the other requirements set out in the Bid Document referred above.



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12. The LOA shall be read in conjunction with the Bid Document referred above. All the terms and conditions of the Bid Document will be binding on you and in case of any conflict between LOA and Bid Document, the Bid Document shall prevail over LOA.
13. In the instant lease, the court at Delhi shall have exclusive jurisdiction on matters pertaining to or arising from the LOA.
14. The payments can be remitted through RTGS/NEFT directly into RLDA account or through the other instrument as indicated in Bid Form 12. While using online mode please submit the item-wise details of payment to RLDA. The particulars of RLDA account are as under: -

Name of Bank	State Bank of India, Rail Bhavan, New Delhi
Beneficiary Name	Rail Land Development Authority
Current Account No.	3023 1544 682
IFSC Code	SBIN 000 3771

15. The GSTIN of RLDA is: 07AAAGR0030G1ZT (Zero Seven A A A G R Zero Zero Three Zero G One Z T).
16. The TAN of RLDA is: DELO02988G (D E L O Zero Two Nine Eight Eight G).
17. Further communication in the matter may kindly be made with JGM/Projects /Muzaffarpur/RLDA.



Yours Sincerely,
(Signature)
 22/08/2024

(Neeraj Kumar Gupta)
 JGM/Expert/Tender
 Mobile: 9711305031

For Rail Land Development Authority,
 (A Statutory Authority under Ministry of Railways, Government of India)

We hereby acknowledge receipt of this Letter of Acceptance.
 Signature of Authorized Signatory (With Company Seal)
 Date & Place

(Mohd. Abdullah Masood)
 Authorized Signatory
 For and behalf of Shalimar Corp Ltd

Copy to: -

1. General Manager, North Eastern Railway for kind information.
2. Principal Chief Engineer, North Eastern Railway for kind information.
3. Divisional Railway Manager, Varanasi Division of North Eastern Railway for kind information.
4. GM/Accounts & CPM/LKO/RLDA for kind information.
5. JGMP-1/LKO/RLDA (Nodal Officer) for information and liaising with selected bidder Limited for timely payment of Lease Premium etc.

प्रेषक / DESPATCH
 23/08/24
 हस्ता / Sign: *(Signature)*

ED 536410200IN
 ED 536410195IN
 ED 536410187IN
 ED 536410173IN

(Signature)
 P.A. to Mr. V.S. Ch
 23/8/24

Shalimar Corp Ltd Bidder Limited
 Page 3 of 3 Signatory
(Signature)

Received
(Signature)
 TR/JGM/P-3

54-7

GOVERNMENT OF INDIA (BHARAT SARKAR)
MINISTRY OF RAILWAYS (RAIL MANTRALAYA)
(RAILWAY BOARD)

No. 2013/LMB-II/15/5

New Delhi, dated 19.06.2018

The Vice Chairman,
Rail Land Development Authority (RLDA)
Near Safdarjung Railway Station
New Delhi - 110021.

Sub: Entrustment of railway land to RLDA for redevelopment of Railway Colonies

The following proposals of redevelopment of Railway Colonies received from various Railway zone were sent to RLDA for conducting the feasibility study:-

S. No	Rly.	Name of the Rly. Colony	Sent to RLDA vide Bd's letter of even no. dated
1.	CR	(1) Supari Baug Rly Colony at Parel, Mumbai	23.04.2018
2.	ECoR	(1) Rail Vihar Colony, Chandrasekharpur, Bhubaneswar	03.05.2018
3.	NER	(1) Ramgarh Tal Rly Colony, Gorakhpur (2) Badshah Nagar Rly Colony, Lucknow (3) Aishbagh Colony (Nehru Nagar), Lucknow (4) Office & Medical Colony, Izzat Nagar (5) South Colony Pilibhit, Izzat Nagar (6) Chaupla Colony, Izzat Nagar (7) Vasundhara (Old Loco Colony), Varanasi (8) Jhusi Colony, Varanasi Div.	19.04.2018 06.06.2018
4.	SCR	(1) Chilakalaguda Rly Colony, Hyderabad (2) Rifle Range Rly. Colony, Hyderabad (3) Satyanarayanapuram, Vijayawada	30.05.2018
5.	SWR	(1) Rly Colony L.H. Side towards Karwar Road at Hubballi	05.04.2018

Railway Board has decided to entrust all the above mentioned 14 sites to RLDA for redevelopment of Railway Colony in terms of Section 4(D)(2)(ii) of Railway Act, 1989 and Clause 5 of RLDA (Constitution) Rules, 2007.

The Authority is hereby assigned and authorized to discharge the functions as provided in Section 4(D)(2)(ii) of Railways Act, 1989 to exercise powers as provided under Section 4E of the Railways Act, 1989, and Rail Land development Authority (Constitution) Rules, 2007.

The Authority should take necessary action to collect relevant documents and other details from the concerned Railways. CR, ECoR, NER, SCR & SWR are also requested to extend all co-operations to the Authority in furnishing the relevant documents pertaining to the above mentioned sites.

Kindly acknowledge receipt of this letter.



Shalima SK Line Private Limited
(Signature)
(Chander Shekhar)
Joint Director/L&A
Railway Board

Authorised Signatory

Copy to:- Principal Chief Engineers/ CR, ECoR, NER, SCR, SWR for making available all relevant documents to RLDA



29/8/24 AM/RLDA
 1/1
 26/8/24 JGM/G/T
 SN-14

Rail Land Development Authority

BID FORM 12: Financial Proposal

RFP Notice No: RLDA/2024/RFP/DCR/04 Dated 11.01.2024

Name of Site: Vasundhara Colony, Varanasi Division of NER (I.P.)
 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 Laas Colony, in Varanasi Division of NER Railway, I.P.,
 Reserve Price for Lease Premium: Rs.57,800 crore for Area approx. 15161 Sqm, with FSI of 2.50 (w.r.t. complete land plot)

The Bidder shall be bound by this Bid, which consist of my own financial offer hereto, for a period of 120 (one hundred and twenty) days from the Bid Due Date. The Bidder's financial offer shall not be accepted by you any time before the expiration of the said period.

The Bidder shall be liable to pay Lease Premium for grant of the lease rights on the Land Area of 15161 Sqm with FAR area of 17024 Sqm (FSI of 2.50 (w.r.t. complete land plot)) after duly considering all costs towards all development fee/charges, Labour welfare Cess, approval charges, all incidental fees, taxes and charges to be made to Regulatory Authorities, Local Development Authorities, Revenue Authorities, Registration Authorities, as a part of overall cost for the development and agree to pay Annual Lease Rent mentioned as per Break-up given below.

NAME OF THE BIDDER		SHALIMAR CORP LIMITED
Bidding Parameter	Bidder's Offer in Rupees (Please insert in Figures)	Bidder's Offer in Rupees (In Words)
	1	2a
	2b	
Lease Premium (LP)	598000000.00	Fifty Nine Crore Eighty Lakh Only
Annual Lease Rent (ALR)	Annual Lease Rent as Rs.1.00 lakh per annum with 15% escalation after every three years (to be compounded) for the lease period.	
Annual Licence Fee	Rupee 1.00 per Sqm of the Redevelopment Project land area per annum + all applicable taxes on the land Licenced for Railway Redevelopment	

The applicable taxes duties levies GST shall be payable extra by the bidder in addition to the above quoted offered rates (LP and ALR). The cost of redevelopment work as per scope of work will have to be borne by the developer.

Important Note: It should be noted that, the above mentioned offer Lease Premium will be considered for 2.50 FSI (w.r.t. complete Land Plot area) for Residential Use with 5% area permissible for commercial use. If Lessee uses the area for Commercial use (in full or beyond the commercial area offered i.e. > 5%) by obtaining all applicable permits from Competent Authority, instead of the current Residential use then an additional amount equal to 2.23% of the quoted Lease Premium for every 1% of commercial area shall be required to deposited along with the quoted Lease Premium, in table of Bid Form-12 /column 2, to the extent of area used for commercial development, than offered.

PAYMENT SCHEDULE

A. Lease Premium (LP)			
Particulars	Installments as % of Lease Premium	Due Date	Amount
First Installment	25%	Within 60 days from the date of issue of Letter of Acceptance (LOA) by RLDA	25% of the Lease Premium plus interest @ 11.75% or 11.75%+3% per annum as per note 2 & 3 below on full amount of Lease Premium for the period of extension, if any plus applicable GST thereon "Applicable GST will be paid by the selected developer on RCM method"
Second Installment	25%	On or before the first anniversary date of Payment of the First Installment	25% of the Lease Premium plus interest @ 11.75% per annum on the total outstanding amount of Lease Premium (Cumulative amount of Second, Third, and Fourth installments) for the period from date of Payment of First Installment to the actual date of payment of Second Installment plus applicable GST thereon "Applicable GST will be paid by the selected developer on RCM method"
Third Installment	25%	On or before the second anniversary date of Payment of the First Installment	25% of the Lease Premium plus interest @ 11.75% per annum on the total outstanding amount of Lease Premium (amount of Third & Fourth installments) for the period from date of Payment of Second Installment to the actual date of payment of Third Installment plus applicable GST thereon "Applicable GST will be paid by the selected developer on RCM method"
Fourth Installment	25%	On or before the third anniversary date of Payment of the First Installment	25% of the Lease Premium plus interest @ 11.75% per annum on the total outstanding amount of Lease Premium (amount of Fourth installments) for the period from date of Payment of Third Installment to the actual date of payment of Fourth Installment plus applicable GST thereon "Applicable GST will be paid by the selected developer on RCM method"



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Handwritten signatures and initials at the bottom of the page.

B. Annual Lease Rent (ALR): I We offer to pay to RLDA every year in advance (not later than 10th April) the Annual Lease Rent and the same shall be revised upwards by 15% (Fifteen percent) every three years (compounded) during the entire term. The first revision effected from the beginning from the third financial year subsequent to the one in which the payment of first Annual Lease Rent become due. The payment of Annual Lease Rent shall commence from the day after the execution of Lease Agreement and shall continue to be paid every year in advance at the beginning of each financial year (not later than 10th April) till the expiry of the term of the lease agreement.

Notes:

1	All applicable taxes duties levies GST shall be payable extra by the bidder in addition to the above quoted offered rates (L.P and ALR)	
2	The total Lease Premium is to be paid within 3 (Three) years from the date of payment of the First Installment. An extension of up to 60 (sixty) days beyond the stipulated deadline for the payment of the First Installment as mentioned above, may be granted on written request of the Selected Bidder to RLDA provided the Selected Bidder pays interest @ 11.75% (Eleven point Seven Five percent) p.a. on the full amount of Lease Premium to be paid along with the First Installment, plus applicable GST. The interest shall be calculated for the number of days of extension availed by the Selected Bidder.	
3	Further extension of upto 30 (Thirty) days beyond the above extended period of 60 (sixty) days for the payment of the First Installment, may be granted with an additional Penal interest of 3% (three percent) per annum, over and above the interest of 11.75% (Eleven Point Seven Five percent) per annum, on the full amount of Lease Premium to be paid along with the First Installment amount plus applicable GST. However, no further extension shall be given and the RLDA shall terminate LOA/Lease Agreement, as the case may be, and forfeit the Bid Security and other amounts as per the provisions of the bid document.	
3A	Adjustment from Bid Security, PBG & Security Deposit: - There shall not be any payment default on part of bidder/developer. However, in exceptional cases, where there are bonafide reasons to the satisfaction of RLDA, any deficit/ shortfall in payment by bidder/developer, may be adjusted by RLDA, on the request of the bidder, upto the extent of amount available in any form of Bid Security, PBG & Security Deposit, so as to avoid the payment default case and save the contract from termination. In such an eventuality, concerned bidder/developer has to recoup the bid security/ PBG/ Security Deposit amount along with a penal amount @ 3% higher than the highest applicable rate of interest specified in the Schedule of Payment, of amount adjusted, from due date of payment, up to date of recoupment. The recoupment has to be done within a period of six months. In case Bid Security, PBG & Security amount is not sufficient to meet out the short fall amount OR recoupment of Bid Security/ PBG/ Security Deposit is not done within six months period, then matter shall be dealt as per Contract/RFP provisions treating as payment default.	
4	The remaining Second, Third, & Fourth Installments (the "Subsequent Installments") shall be paid by the Lessee to RLDA as per the Payment Schedule shown above. The Lessee may pay part of any of the Subsequent Installments any time after the due date of the preceding Installment but before the due date of that Installment and in such case the interest @ 11.75% per annum as provided in the payment schedule above on such part payment shall be applicable till the date of the part payment.	
5	The offered Lease Premium is for the area of Site and FSI/Built up Area specified above. In case any variation in the area of Site is found at the time of handing over possession of the Site, the Lease Premium shall be revised on pro-rata basis on the actual area of Site. After approval of plan/scheme by concerning local authority if there is variation in FSI/Built up Area with respective reference FSI Built up Area, the Lease Premium shall be revised on pro-rata basis and in case there is no change in Built Up Area, the Lease Premium and the Annual Lease Rent shall remain unchanged.	
6	If during the Construction Period, in the event FSI gets reduced to less than the extent mentioned hereinabove due to any order/notification/instruction/road widening/acquisition for public purpose etc. of concerned municipal authority / Government body subsequent to the issue of Letter of Acceptance but during the Construction Period and the Compensatory FSI is not passed on to the Lessee, the Lessee shall be entitled for pro-rata reduction in the Lease Premium as specified in 5.4.4 of part-II, of GCLA.	
7	The Lease Premium and Annual Lease Rent shall be paid in the form of Demand Draft or Account Payee cheque in favour of "Rail Land Development Authority" issued by a Nationalized/ Scheduled bank. In case of payment through cheque, the same shall be subject to realization of the cheque. The payment can also be made via Electronic mode i.e. RTGS / NEFT etc. In such case, the details thereof shall be sent to RLDA for crediting the respective Account.	
8	For online payment of lease premium/annual lease rent, RLDA's bank particulars are as under	
(i)	Name of Bank	Rail Land Development Authority
(ii)	Name of Bank and Branch	State Bank of India, Rail Bhawan, New Delhi
(iii)	Branch Account No.	30231544682
(iv)	IFSC Code	SBIN0003771
	In case of online payment, the selected bidder, lessee shall submit break up of payment for proper accountability in their account.	
9	RLDA, being an authority of the Union of India under Ministry of Railways, is part of the Government and deduction of income tax at source (TDS) would not be applicable on the payments to be made by the Selected Bidder/ Lessee to RLDA.	
10	The GSTIN of RLDA is 07AAAGR0030G1Z1	



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 AM/R&A

20/8/24
 JGM/E/T



MINISTRY OF RAILWAYS

RAIL LAND DEVELOPMENT AUTHORITY
(RLDA)

LAND DEVELOPMENT HAND BOOK

March 26, 2014



Part -I - Regulations For Bids And Lease Agreements-RLDA LDHB (Amended on 26-03-2014)



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JGM (F)



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JGM (LAW)

DISCLAIMER

The information contained in this RLDA Land Development Hand Book (the "Handbook") or subsequently provided to Bidder(s), in documentary form by or on behalf of the RLDA or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this Handbook and such other terms and conditions subject to which such information is provided.

This Handbook is not an agreement and is neither an offer nor invitation by the RLDA to the prospective Bidders or any other person. The purpose of this Handbook is to provide interested parties with information that may be useful to them in making their Bids pursuant to this Handbook. This Handbook includes statements, which reflect various assumptions and assessments arrived at by the RLDA in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This Handbook may not be appropriate for all persons, and it is not possible for the RLDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Handbook. The assumptions, assessments, statements and information contained in this Land Development Hand Book Documents, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Handbook and obtain independent advice from appropriate sources.

Information provided in this Handbook to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The RLDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The RLDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Handbook or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Handbook and any assessment, assumption, statement or information contained therein or deemed to form part of this Handbook or arising in any way for participation in this Bid.

The RLDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this Handbook.

The RLDA may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Handbook.



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Shalima Sharma Private Limited
Shalima Sharma
Signatory

The issue of this Handbook does not imply that the RLDA is bound to select a Bidder or to appoint the Selected Bidder or Lessee, as the case may be, for the Project and the RLDA reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the RLDA or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the RLDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.



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PART-I

REGULATIONS FOR BIDS AND LEASE AGREEMENTS

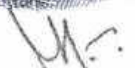


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Regulations For Bids And Lease Agreements-RLDA LDHR (Amended on 26-03-2014)


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PART-I
REGULATIONS FOR BIDS AND LEASE AGREEMENT

1. Introduction

The Rail Land Development Authority ("RLDA") has been set up by Ministry of Railways through an amendment to The Railways Act, 1989 (Act No.47 of 2005, published vide Extraordinary Gazette Notification dated 16.9.2005), for commercial development of vacant railway land. This amendment essentially contains the following provisions:

- i. A new Chapter (IIA) has been inserted in the Railways Act, 1989, authorizing the Central Government to establish RLDA, inter alia to prepare schemes for use of railway land and to develop railway land for commercial use for the purpose of generating revenue by non-tariff measures.
- ii. Section 11 of the Railways Act, 1989 which empowers the railway administrations to execute various works required for the purposes of constructing and maintaining railways, has also been amended, by insertion of sub-clause (da), to empower the railway administration for "developing any railway land for commercial use".
- iii. In pursuance of the said powers and with the object of carrying out the functions for which it has been established, RLDA has prepared these Regulations for the guidance of the bidders for the land development / leasing projects.

2. Definitions and Interpretations

i. Meanings of Terms

These Regulations for Bids and Lease Agreements shall be read in conjunction with the Instructions to Bidders (ITB) and Bid Forms at Part-III, the General Conditions of Lease Agreement (GCLA) at Part-II and shall be subject to modifications, additions or supersession by Special Conditions of Lease Agreement (SCLA) at Part-IV of the Land Development Handbook and Schedule and Specifications, if any, at Part -V.

ii. Definitions

In these Regulations the following terms shall have the meanings assigned hereunder except where the context otherwise requires.

"Annual Lease Rent" shall mean the annual payment required to be made by the Lessee to RLDA in yearly installments, in advance at the



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beginning of each period, as specified in the Schedule of Payment in consideration to the grant of lease rights on the Site.

- b) "Bid" shall mean the Eligibility Proposal and the Financial Proposal collectively submitted by a Bidder in response to an invitation of Bid for a Project(s)/ Site(s).
- c) "Bidder" shall mean and include, subject to any modification through ITB, an entity which may be an individual, a registered limited liability partnership firm (LLP), a registered co-operative society, a registered trust, a public or private limited company incorporated and registered in India under the Companies Act, 1956 or a foreign company duly incorporated in that country applying for the relevant Project(s), either individually or in consortium with other such entities, subject to compliance with applicable laws, policies and guidelines of Government of India, such entities being permitted to Bid and execute the Project(s) as per their object of businesses specified in their charter/registration/incorporation documents and the like and shall include its / their authorized representatives, successors and permitted assigns. For the purpose of this definition, a Proprietary firm will fall under the category of 'individual'.
- d) "Bid Documents" shall mean and include the following documents collectively:
- i. Land Development Hand Book (the "LDHB") Part - I, Regulations for Bids and Lease Agreements (the "Regulations");
 - ii. LDHB Part - II, General Conditions of Lease Agreement and Annexures (the "GCLA");
 - iii. LDHB Part - III, Instructions to Bidders and Bid Forms (the "ITB");
 - iv. LDHB Part - IV, Special Conditions of Lease Agreement (the "SCLA");
 - v. LDHB Part - V, Schedule and Specifications;
 - vi. Additional drawings and Instructions, if any.
- e) "Constituent" shall mean an entity which directly or indirectly either owns, is owned by or is under common ownership with the Bidder/ Member of Bidder, holding more than 50% (fifty percent) of its paid up and subscribed shares. In the case of indirect share holding, for this purpose, the ownership would be considered to have been reduced pro rata as per the percentage shareholding in each stage

"Drawings" shall mean the maps, drawings, plans and tracings or prints thereof annexed to the Bid Forms or subsequently to be approved by the



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Nodal Officer for construction at the Site.

- g) **"Due Date(s)"** shall mean the date(s) on which lump-sum payment of Lease Premium in one or more installment are due as per Schedule of Payment.
- h) **"Estimated Cost of Project"** shall mean the sum of the estimated cost of construction and the Lease Premium as assessed by RLDA.
- i) **"Financial Eligibility"** shall mean the financial eligibility requirements specified in the Bid Documents that have to be satisfied by the Bidder.
- j) **"Lease Premium"** shall mean the lump-sum payment required to be made by the Selected Bidder/Lessee to RLDA in one or more instalments in terms of the Schedule of Payment as consideration for the rights and interest granted by RLDA to the Lessee in relation to the Site.
- k) **"Lessee"** shall mean the Special Purpose Company incorporated under the Companies Act, 1956 by the Selected Bidder for implementation of the Project, which executes the Lease Agreement with RLDA for the Project.
- l) **"Member(s)"** shall mean members of a consortium of Bidders who join together to bid for a Project jointly.
- m) **"Nodal Officer"** shall mean the officer(s) nominated by RLDA as executive in-charge of the Project from time to time and includes other senior officers of the Project wing of RLDA.
- n) **"Project"** shall mean all works related to or incidental to the Site to be executed in accordance with the provisions of the Lease Agreement and as permitted in the Bid Documents as per the Applicable Laws and shall include Development and Redevelopment Project, if any, and all incidental and related works thereto.
- o) **"RLDA"** shall mean the Executive Board of the Rail Land Development Authority or the administrative officers of the Rail Land Development Authority authorized to deal with matters related to land/air space development on its behalf.
- p) **"Railway"** shall mean the 'Railway' as defined in the Railways Act, 1989 and shall also include Railway Administration, as defined therein, where the context so demands.
- q) **"Relative"** shall have the meaning as ascribed under Section 2 (41) of the Companies Act, 1956.

"Revenue Share" shall mean the percentage of the project revenues which the Lessee is required to pay to RLDA in accordance with the



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Schedule of Payment as consideration for the rights and interest granted by RLDA to the Lessee in relation to the Site.

- s) **"Selected Bidder"** shall mean the Bidder selected by RLDA for the Project after conclusion of the bidding process and to whom RLDA issues the Letter of Acceptance (the **"LOA"**).
- t) **"Single Stage Bid"** shall mean the bids invited in two packets viz the 'Eligibility Proposal' and the 'Financial Proposal' submitted together.
- u) **"Site(s)"** shall mean the Railway land, the built up space or the air space above existing Railway building/station /track which RLDA intends to offer to the Lessee on lease through the Bid process as contained in the Bid Documents.
- v) **"Specifications"** shall mean the specifications for materials and works including mandatory redevelopment works (if any) as contained in Part-V of Land Development Hand Book.
- w) **"Special Purpose Company"** or **"SPC"** shall mean the company incorporated under The Companies Act, 1956, by the Selected Bidder, exclusively to carry out the Project.
- x) **"Technical Eligibility"** shall mean the technical eligibility requirements specified in the Bid Documents that have to be satisfied by the Bidder.
- y) **"Two Stage Bid"** shall mean the bids invited in two stages; the first being a qualification stage involving the submission and evaluation of "Eligibility Proposal" and the second being the main bid stage involving the submission and evaluation of "Financial Proposal".
- 2.1 Words importing the singular number shall also include the plural and vice versa where the context requires.
- 2.1.1 reference to laws of India or Indian Law or regulation having the force of law shall include the laws, acts, ordinances, rules, regulations, bye laws or notifications which have the force of law in the territory of India and as from time to time may be amended, modified, supplemented, extended or re-enacted;
- 2.1.2 the table of contents, headings or sub-headings are for convenience of reference only and shall not be used in, and shall not affect, the interpretation or construction of Regulations;
- 2.1.3 the words **"include"** and **"including"** are to be construed without limitation and shall be deemed to be followed by **"without limitation"** or **"but not limited to"** whether or not they are followed by such phrases;
- 2.1.4 any reference to any period of time shall mean a reference to that according to Indian Standard Time;



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- 2.1.5 a reference to any statutory body or authority includes a reference to any successor as to such of its functions as are relevant in the context in which the statutory body or authority was referred to.
- 2.1.6 references to a "business day" shall be construed as references to a day (other than a Sunday or public holiday) on which banks are generally open for business.
- 2.1.7 any reference to month shall mean a reference to a calendar month as per the Gregorian calendar;
- 2.1.8 references to any date, period shall mean and include such date, period as may be extended pursuant to this Regulation.
- 2.1.9 materials or works described in words which so applied have a well known technical or trade meaning shall be held to refer to such recognized standards.

3.0 Eligibility Criteria

Prequalification for invitation of Financial Proposal (for Two Stage Bid) or short listing of Bidders for opening of Financial Proposals (for Single Stage Bid) shall be based on the Bidder meeting the Financial and /or Technical Eligibility as follows:-

a. Technical Eligibility:-

- (i) The Bidder should have successfully completed (as a developer or contractor or owner), in the last 10 (ten) years preceding the bid opening date, at least one real estate (or any other category specified in ITB) project equivalent to a minimum of 20% of the size of the proposed Project or multiple real estate projects (or any other category specified in ITB) with aggregate minimum size equal to the size of the proposed Project, the size being measured in terms of built up area. Partly completed projects would also be permitted for accounting of built up area for fulfillment of the above requirements provided construction of that built up area has been completed and the area is ready for occupation and the same is certified as such on the respective Bid Form.
- (ii) The technical experience for any project shall not be allowed to be claimed by more than one Member of the Consortium. In other words, no double counting claimed by a Consortium in respect of the same project experience shall be permitted in any manner whatsoever.
- (iii) Bidders/their Members shall submit their Technical Eligibility in the specified Bid Form for Technical eligibility duly certified by an architect and the statutory auditor or the chartered accountant as the case may be.

b. **Financial Eligibility:** The Financial Eligibility shall be based on the audited annual financial statements / income tax returns of the last three



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Financial Years of the Bidder ending March 31st preceding the Bid submission date (the "cut off date"). In the case of a Bidder whose financial year does not end on the 31st of March, the annual financial statements of the last three financial years just preceding the cut off date will be considered. Financial Statement for part year will not be accepted. Subject to any modification through ITB, the Financial Eligibility shall be as specified hereunder:

- (i) The minimum average annual gross revenue of the Bidder during the last three financial years preceding the Bid submission date shall be as specified in the ITB.
- (ii) Deleted.
- (iii) In jurisdictions (foreign countries) that do not have Statutory Auditors, the firm of auditors which audits the annual accounts/financial statements of the Bidder may provide the certificates required under Financial Eligibility criteria.
- (iv) In case the Bid is called during a period during which the financial year has ended on 31st of March but the financial statement is not due for audit, the audited financial statement of the preceding financial year will be accepted. Similarly, in case the submission of income tax return is not due, the accepted income tax return of the previous year will be accepted.

c. **Eligibility for a Consortium:** In case the Bidder is a consortium, the aggregate Technical Eligibility and Financial Eligibility of individual Members of the consortium can be considered for meeting the minimum required criteria provided each of such Members holds at least 10% of the equity (for consideration of Technical Eligibility) and 26% of the equity (for consideration of Financial Eligibility) in the consortium. Further, the lead Member of the consortium must have a minimum of 50% of the Financial Eligibility specified in sub-para (b) above.

d. **Experience of Holding/Subsidiary Entity:** Technical experience of a direct holding/subsidiary entity (having ownership of or being owned by, as the case be, by more than 50%) of a Bidder/Member can be considered for determining the Technical Eligibility of the Bidder provided such a holding/subsidiary entity furnishes an undertaking for supporting the Bidder in the specified Bid Form. In case the parent and subsidiaries are both foreign companies, the definition of the holding/subsidiary relationship as per the Companies Act 1956 will apply.

Consortium Requirements

Bids submitted by a consortium of Bidders must comply with following requirements.



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- a) The number of Members shall not exceed [4 (four)] Members, each meeting the requirement specified in Clause 3 (c) above.
- b) The Consortium shall furnish a joint bidding agreement (the "**Joint Bidding Agreement**") on a non-judicial Stamp Paper of a minimum of ₹100/- (Rupees one hundred only) as per the format provided in the relevant Bid Form, which shall be legally binding on all the Members. In case the Consortium is selected, the Joint Bidding Agreement shall continue in full force and effect till the Lease Agreement becomes Effective and thereafter the legal liabilities of the Members shall be governed by the relevant equity lock in provisions of the Lease Agreement. However, in case the Consortium does not get selected for award of the Project, the Joint Bidding Agreement will stand terminated upon return of the Bid Security by RLDA.
- c) One of the Members of the Consortium holding at least 26% (twenty six percent) of the paid up and subscribed equity/ownership stake in the Consortium as well as contributing a minimum of 50% (fifty percent) of the specified Financial Eligibility shall be authorised and nominated as the Lead Member to act and represent all the Members of the Consortium for bidding and implementation of the Project. This authorization shall be evidenced by submitting a Power of Attorney signed by legally authorized signatories of all the Members as per format provided in the relevant Bid Form.
- d) Change of the Lead Member will not be allowed under any circumstance.
- e) A Bidder or a Member of a consortium can be a Member in only one consortium of Bidders; if a Bidder/Member participates in more than one Bid for the same Project/ Site, all Bids of which it is a part would be summarily rejected.
- f) All Members of the consortium of Bidders shall be liable jointly and severally for the execution of the Project.

4.2 Change in Composition and Equity Participation of the Consortium

4.2.1 After receipt of a Bid, any change in composition of a Consortium (either inclusion of a new Member or substitution of a Member) shall not be permitted. However, in the case of Two Stage Bid under unavoidable circumstances RLDA may at its sole discretion consider a request from the Bidder for change in composition of consortium subject to fulfilment of the following conditions by the Bidder:

- a) the Consortium which has submitted the Bid meets the Eligibility Criteria;



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- b) application for such change is made not later than 15 days prior to opening of the Financial Bid in case same has been announced by RLDA;
- c) the existing Lead Member continues to be the Lead Member of the Consortium;
- d) in case of substitution of a member, the substitute is at least equal, in terms of Technical or Financial Eligibility, as the case may be, to the Consortium member who is sought to be substituted and the modified Consortium shall continue to meet the eligibility requirements for the Bidder;
- e) the new Member(s) expressly adopt(s) the Bid already made on behalf of the Consortium as if it were a party to it originally, and is not in Conflict of Interest with any other Bidder and will submit documentary compliances as required;
- f) approval for change in the composition of a Consortium will be at the sole discretion of RLDA and must be approved by RLDA in writing;
- g) The modified /reconstituted Consortium shall submit the revised Joint Bidding Agreement and other documentary compliances.

5.0 Conflict of Interest

5.1 RLDA considers conflict of interest ("Conflict of Interest") to be a situation in which a party has interests that could improperly influence the bidding process or that party's performance of official duties or responsibilities, contractual obligations, or compliance of applicable laws and regulations. Any Bidder(s), which in the opinion of RLDA has or may have the likelihood of a Conflict of Interest, shall be disqualified. Without limiting the generality of the above, a Bidder shall be considered to have a conflict of interest that affects the bidding process, if:

- a) such Bidder, its Member (in case of a consortium of Bidders) or any of its Constituents and any other Bidder for the same Project/Site, its Member or any of its Constituents have cross ownership interest; provided that this disqualification shall not apply in case the direct or indirect ownership/ shareholding (of paid up and subscribed shares) of a Bidder, its Member or any of its Constituent in the other Bidder, its Member or any of its Constituent is less than 10% (ten percent); or
- b) such Bidder or a Member of such Bidder is also a Member of another Bidder for the same Project/Site; or
- c) such Bidder has the same authorized signatory/representative for a Bid as any other Bidder for the same Project/Site; or
- d) such Bidder, its Member or any of its Constituent has participated as a consultant to RLDA in the preparation of any document, design or technical specifications for the same Project/Site; or



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DGM (P-I)

JGM (F)

JGM (LAW)