



सत्यमेव जयते

No. RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/2007/Part-I

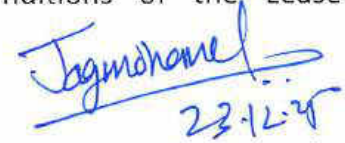
Dated:23.12.2025

Handing over of Lease Agreement to the Developer

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: LOA No. RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/(2007) dt. 22.08.2024

The Lease Agreement No. RLDA/2025/LA/07 dated 16.12.2025 for the Residential development of **Railway Colony of 150 Type-II Quarters in Railway land at New Loco Colony, Vasundhara, Varanasi (U.P.)** has been signed on 16.12.2025 in Triplicate between **RLDA** and **M/s Shalimar Skyline Private Limited**, SPC incorporated by Selected bidder. Two copy of originally signed Lease Agreement, one for registration of Lease Agreement and one copy for the developer, are handed over to the Authorised person of Developer/SPC **M/s Shalimar Skyline Private Limited**. SPC/Developer is advised to comply the necessary formalities for registration of Lease Agreement as per the applicable laws and to take further action as per terms and conditions of the Lease Agreement.



(Jagmohan C Laamba)

Joint General Manager/P-3

Received Two original copy of Lease Agreement.

Signature:



(Manish Chopra)

Authorized by SPC

For M/s Shalimar Skyline Private Limited

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LEASE AGREEMENT
FOR RAILWAY LAND AT VASUNDHARA VARANSI
BY AND BETWEEN



RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railway, Govt. of India)

(Unit-702-B, 7th Floor Konnectus Tower-II, DMRC Building, Bhavbhuti Marg, Delhi-110002)

("RLDA")

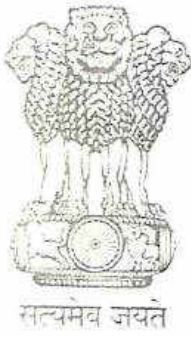
AND

M/s SHALIMAR SKYLINE PRIVATE LIMITED

(A-2/3 F/F, SAFDARJUNG ENCLAVE, NAUROJI NAGAR, NEW DELHI-110029)

("LESSEE")

(Lease Agreement No. RLDA/2025/LA/07)



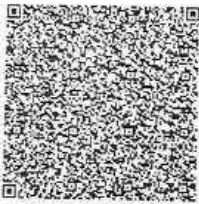
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL97981845210564X
 Certificate Issued Date : 21-Nov-2025 04:57 PM
 Account Reference : IMPACC (IV)/ dl1005503/ DELHI/ DL-STD
 Unique Doc. Reference : SUBIN-DL DL100550323133143765565X
 Purchased by : SHALIMAR SKYLINE PRIVATE LIMITED
 Description of Document : Article 35(vi) Lease with security upto 100 years
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAIL LAND DEVELOPMENT AUTHORITY
 Second Party : SHALIMAR SKYLINE PRIVATE LIMITED
 Stamp Duty Paid By : SHALIMAR SKYLINE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)

E-Stamp Locked



Please write or type below this line

LEASE AGREEMENT

This LEASE AGREEMENT ("Lease Agreement" No. RLDA/2025/LA/07) made at 16th day of Dec, 2025 ("Effective Date 16.12.2025") is entered into at New Delhi by and between:

- i. **Rail Land Development Authority**, a Statutory Authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) having its office Unit No.702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002 (hereinafter referred to as "RLDA", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through **Mr. Jagmohan C Lamba S/o Shri Chaman Lal Lamba**, its **Joint General Manager/Project-3**, the Authorized Signatory of the

FIRST PART: Skyline Private Limited
For Shalimar Skyline Private Limited

Authorized Signatory



1. The e-Stamp should be verified at www.shalilestamp.com or using e-Stamp Mobile App. The e-Stamp certificate is available on the website. Mobile App renders it as valid. 2. In case of any discrepancy, please inform the Competent Authority.

AND

- ii. **M/s Shalimar Skyline Private Limited**, a company incorporated on 29th May, 2024 having its registered office at A-2/3, FF, Sufdarjung Enclave, Nauroji Nagar, New Delhi-110029 under the Companies Act, 2013 (18 of 2013) (hereinafter referred to as the "**Lessee**", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through **Mr. Kunal Seth (Director)** S/o of **Sh. Sanjay Seth**, Residence of 8/1, Vikramaditya Marg, Hazariganj, Lucknow, U.P-226001, its Executive Director and Authorized signatory, as authorized vide Board Resolution dated 01.10.2024 of the **SECOND PART**.

(Each of the parties of the **FIRST and SECOND parts** are hereinafter, as the context may admit or require, individually referred to as a "**Party**" and collectively as the "**Parties**").

WHEREAS

- A. RLDA is a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) with the obligation, *inter alia*, of development on Railway Land for commercial use, entrusted to it by the Central Government (Ministry of Railways) for the purpose of generating revenue (required by Railways for up gradation / maintenance of its network) by non – tariff measures.
- B. RLDA intends to undertake Residential Development over a land area of approximately **15161 Sqm** of Railway Land at **Railway land parcel at Vasundhara, Varanasi (U.P.) for 99 years with FAR of 2.5 and Re-development of 150 Type-II Railway Quarters at New Loco Colony, Varanasi** as described, more particularly in Schedule-I of RFP Part-V-Schedule and Specifications of RLDA LDHB "(the 'Site')
- C. As part of the proposed development of the Site, RLDA had conducted a competitive Bidding Process by inviting proposal in the form of bids (the "**Bid**") vide its Bid Notice No. RLDA/2024/RFP/CD/CRD-04 of 2024 Dated: 11.01.2024 to undertake the development of the site, on the terms and conditions specified herein.
- D. **M/s Shalimar Corp Limited**, 11th floor, Shalimar Corporate Park, Vibhuti Khand, Lucknow (the '**Selected Bidder**') was the successful bidder and was issued the Letter of Acceptance (the "**LOA**") vide letter No. RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/(2007) dated 22.08.2024 by RLDA.
- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated the Lessee i.e. **M/s Shalimar Skyline Private Limited**, as a company registered under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letter dated 19.10.2024, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.
- F. The Selected Bidder, in compliance of the terms and conditions of the LOA, has:
- a) **Paid to RLDA** following amount towards the 1st and 2nd Installment of the Lease Premium as specified in the LOA/Schedule of payment, along with the interest in the following manner:

Payment of Lease Premium/ Interest				
SN	Firm Name	Date of Deposit	Transaction Details	Amount (in Rs)
1	M/s Shalimar Skyline Private Limited	19.10.2024	Funds Transfer SBI Bank	14,95,00,000/-
2.	M/s Shalimar Skyline Private Limited	17.10.2025	Funds Transfer SBI Bank	20,17,65,510/-
Total (Rs.) Towards LP				35,12,65,510/-
(Rupees Thirty Five Crore Twelve Lakh Sixty Five Thousand Five Hundred Ten only)				

For Shalimar Skyline Private Limited

Authorised Signatory



- (i) For the subsequent installments of Lease Premium (3rd and 4th), Selected bidder/SPC Vide letter dated 19.04.2025 has submitted their option for opting escrow mechanism as per RFP Provisions.
- G. Deposited with RLDA "Performance Guarantee Bond" No. 81450ILG004125 dated 07.04.2025 issued by Punjab National Bank, Large Corporate Branch, 10, Ashok Marg, Lucknow (U.P) for Rs.2,99,00,000/- (Rupees Two Crore Ninety Nine Lakh only) with a validity up to 06.04.2028 with claim Expiry Date 06.04.2029.
- H. The Lessee is desirous of acquiring lease rights over the Site for the purposes of conceptualizing, designing, financing, construction, marketing, leasing, operating and maintaining the Assets upon the Site.
- I. For smooth functioning of the project Lessee will provide Office Accommodation for RLDA officials at Railway Colony Re-development site.
- J. RLDA has agreed to grant to the Lessee, the lease rights and other rights in the site subject to the fulfillment of the Conditions Precedent and upon the fulfillment of the other obligations of the Lessee as contained herein in accordance with the terms and conditions of this Lease Agreement.
- K. The Lessee shall have the right of sub lease the builtup area alongwith undivided Proportionate leasehold right in the land or mere parts.
- L. The lessee/sub-lessee shall have rights to mortgage the lease hold rights in the Railway land in favour of any Govt. Financial institution or any Govt. recognized financial institution for the purpose of finance with the prior approval of authority, provided that authority shall have the First charge on the Leasehold right of the property. Provided that such mortgage is mortgage (other than mortgage by conditional) as per provision of transfer of the property Act, 1882, in compliance with Gazette Notification dated 12.09.2024

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Lease Agreement and related Lease Documents (the receipt and adequacy of which are hereby mutually acknowledged), the Parties, with the intent to be legally bound, hereby agree to the terms and conditions specified herein:

RLDA grants to the Lessee, the Site on lease for a period up to **08th December 2123** i.e **98 (Ninety Nine) years 07 (Seven) months 07 (Seven) days** from the **Effective Date 16.12.2025**, on the terms and conditions contained in the following documents which shall be deemed to form a part of this Lease Agreement:

- 1) LOA No. RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/(2007) dated 22.08.2024
- 2) NIT, RFP (Part-I, II, III, IV, & V of Bid Document) and its Addendum 1.
- 3) Bid Form 12 (Financial Proposal) submitted by the bidder and opened at the time of financial bid opening.
- 4) Other related Documents:
 - i. Letter from Govt. of India, Ministry of Railways, (Railway Board) New Delhi Entrustment Letter No.2009/LML/2/2(NER) Dated 05.11.2009 addressed to Vice Chairman RLDA.
 - ii. RLDA Letter No. RLDA/2025/Committee/Old Lease Agreements/(3279) dated 13.02.2025 regarding incorporating new amendments.
 - iii. PAN Card of Rail Land Development Authority.
 - iv. Selected Bidder/SPC Board resolution dated 01.10.2024 authorizing SPC's Executive Director for signing of Lease Agreement.
 - v. Bidder/Lessee's Indemnity Bond for GST liability dated 01.05.2025.
 - vi. Bidder/Lessee's letter dated 19.04.2025 regarding opting of Escrow mechanism as per RFP document.
 - vii. Legal Opinion dated 02.05.2025 and ROC Search Report dated 30.04.2025.

- viii. Performance Guarantee Bond Bank Guarantee Bond No. 814501LG004125 dated 07.04.2025 issued by Punjab National Bank, Large Corporate Branch, 10, Ashok Marg, Lucknow (U.P) for Rs.2,99,00,000/- (Rupees Two Crore Ninety-Nine Lakh only) with a validity up to 06.04.2028 with claim Expiry Date 06.04.2029.
- ix. Board Resolution dated 20.06.2024 and Power of Attorney dated 24.06.2024 by selected bidder for formation of SPC.
- x. Documents of Special Purpose Company (SPC) and its Paid-up Share Capital, along with Certificate from the Company Secretary in respect thereof.
- xi. SPC documents of "M/s Shalimar Skyline Private Limited".
- xii. Bid Form 1,2, 3 (b),4,7, 9A, 11,16,17 submitted by the bidder.
- xiii. Bidder Letter dated 10.07.2025 for survey of Khasra No. of the land.
- xiv. Land records obtained from Revenue department, Varanasi duly certified by BSB Division dated - 02.09.2025. (Annexure-7)

The Lessee shall execute the Development Project on the Site leased out to it in accordance with the provisions of the Lease Agreement.

IN WITNESS WHEREOF, the Parties hereunto have caused the Lease Agreement signed in their respective names set the hands on the day and year first above written.

<p>FOR AND ON BEHALF OF</p> <p>Rail Land Development Authority</p>   <p>Shri Jagmohan C Laamba, Joint General Manager/Project-3, Authorized Representative of RLDA Stamp/Seal</p>	<p>Witnesses:</p> <p>1. Signature  Name Hinesh Kumar Address RLDA</p> <p>2. Signature  Name Shweta Address RLDA</p>
<p>FOR AND ON BEHALF OF</p> <p>M/s Shalimar Skyline Private Limited</p>  <p>For Shalimar Skyline Private Limited Authorized Signatory Shri Kunal Seth, Executive Director, Authorized Signatory of M/s Shalimar Skyline Private Limited. Stamp/Seal</p>	<p>Witnesses:</p> <p>1. Signature  Name Manish Chopra Address B-79, Sector-22, Noida.</p> <p>2. Signature  Name Ankit Jain Address Gulebi Bypass, Delhi</p>

VALUATION FOR STAMP DUTY-

1- Valuation of 15,161 Sq. Mtrs Land @ (48,000/-) 33,600/-per = Rs.50,94,09,600/-

Or = Rs. 50,94,10,000/-

Market Value Total Rs. 50,94,10,000/-

Rs. 59,80,00,000/- X 7% = Rs. 4,18,60,000/-

@ = Rs. 4,18,60,000/-

The Second Party was paid Rs. 59,80,00,000/- (Rupees Fifty-Nine Crore Eighty Lakh only).

As per the applicable Government provisions and rules, stamp duty shall be calculated on the higher of the value determined as per the Circle Rate or the actual amount paid.

Stamp of Rs. 4,18,60,000/- is payable on Rs. 59,80,00,000/- as per G.O. No. 2756/11 dated 30.6.2008 of U.P. Government.

Stamp of Rs. 4,18,60,000/- is Payable on this Lease deed.

Stamp Duty of Rs. 4,18,60,000/- is paid through e-Stamp bearing certificate No. IN-UP53963842246562Y Dated-16.01.2026

Mauja - Habibpura , Ward- Chetganj, Pargana - Dehat Amanat , Tehsil - Sadar,
Varanasi,

Bounded -

North- Flyover with AEN Railway Colony opposite to the road

West - Railway Residential Establishments

South- Private Residential Establishments

East - Private Residential Establishments



Jagnandan


WITNESSES:

1. Mr. Anirudh Kumar Nigam
Occupation: Service
(Aadhar No. XXXX XXXX 5542)
S/o. Mr. Hanuman Prasad Nigam
R/o. New -62 , Puraiya Kheda, P.O. Rajajipuram,
Distt. Lucknow , Uttar Pradesh- 226017
(Mobile No- 7887006066)



2. Mr. Ravi Kumar Ranjan
Occupation: Service
(Aadhar No. XXXX XXXX 7548)
S/O. Mr. Ram Kumar Chourasia
R/o. Vilage Prkthoul , Barauni, Khizar Chak,
Distt. Begusarai, Bihar Pin-851112
(Mobile No. 9717601377)



कार्यालय-राजस्व विभाग नगर निगम, वाराणसी

सेवा में,

शालीमार स्काईलाईन
प्रा0लि0

पत्रांक सं0- 1060/राजस्व/2025-26

दिनांक- 25/10/2025

विषय:- पत्रांक संख्या SSPL/Na.Ni./2025/15 दिनांक- 09.10.2025 के सन्दर्भ में।

महोदय,

कृपया पत्रांक संख्या SSPL/Na.Ni./2025/15 दिनांक-09.10.2025 के माध्यम से आराजी सं0-2, 3, 4, 5, 6, 7, 8, 9, 11 मौजा-हबीबपुरा, परगना-देहात अमानत, तहसील-सादर जिला-वाराणसी पर स्थित निर्माण रथल का जोन, वार्ड व मोहल्ला का नाम उपलब्ध कराने की अपेक्षा किया गया है।

मौजा-हबीबपुरा परगना-देहात अमानत तहसील-सादर जिला-वाराणसी, जोन-दशाश्वमेध जोन, वार्ड-लहरतारा, मोहल्ला-वसुंधरा रेलवे कालोनी, जो लहरतारा-कैंपट रेलवे स्टेशन मुख्य मार्ग पर पड़ता है।

तदनुसार अवगत होने का कष्ट करें।

भवदीय

नायब तहसीलदार
नगर निगम वाराणसी

प्रतिलिपि:-

1. अपर नगर आयुक्त महोदय को सादर सूचनार्थ प्रेषित।
2. सहायक नगर आयुक्त महोदय को सादर सूचनार्थ प्रेषित।



Jagmohan



नायब तहसीलदार
नगर निगम वाराणसी

SCHEDULE-I (PART - A)

SITE DESCRIPTION AND SITE PLAN

1. The details of the Site is as below:-

Land Area	Subject Site A: 15,161 Sqm. Residential Development for 99 years lease Subject Site B: 10,622 Sqm. for Railway colony redevelopment
Proposed FSI(Basic) for lease-based Development	2.50 w.r.t. complete land plot earmarked for lease-based development (Residential) Varanasi Master Plan -2031 and applicable DCR Norms
FSI Area of the Site for Redevelopment	37,903 Sqm. in Part-A (Lessee/Developer earmarked Area).
DCR Norms	Prevailing DCR Norms applicable to Bareilly, Uttar Pradesh

The Site is bounded by:	
Loco Colony Vasundhara, Varanasi	
North:	Flyover with AEN Railway Colony opposite to the road
West:	Railway Residential Establishments
South:	Private Residential Establishments
East:	Private Residential Establishments

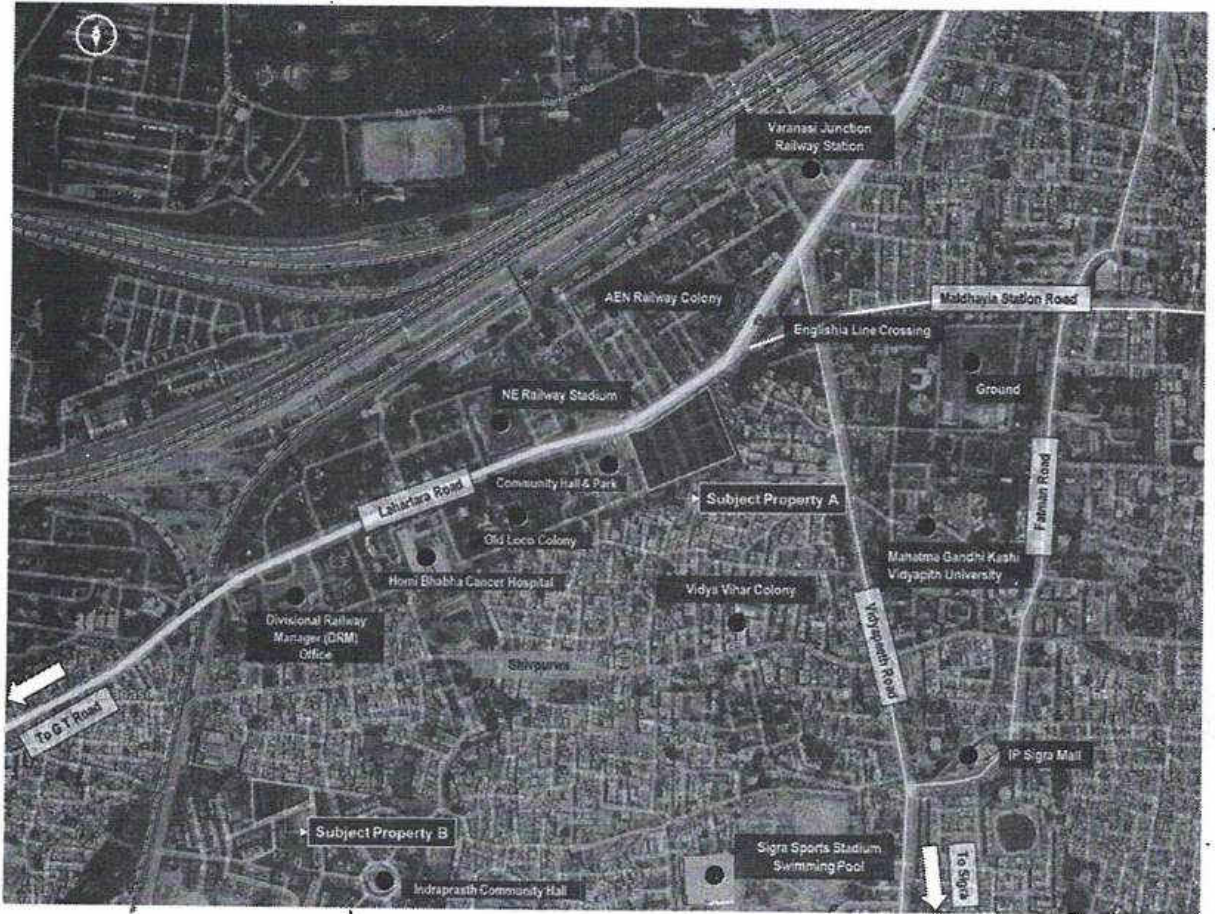
Annexure:

1. Copy of Site Layout Plan (Revenue maps, survey maps, etc)
2. Title related Documents.
3. Area Statement

For Shalimar Skyline Private Limited
Authorised Signatory



GOOGLE MAP SHOWING SITE



SITE SHOWN IN RED COLOR IN GOOGLE MAP

For Shalimar Skylife Private Limited
Authorized Signatory



GOOGLE MAP SHOWING SITE INCLUDING REDEVELOPMENT

Subject Site A (Part-A)



Phase-I = Area 15161 Sqm for Leased Base Development.

Phase-II = Area 9428 Sqm for future Development by RLDA.

Subject Site B (Part B) – Redevelopment



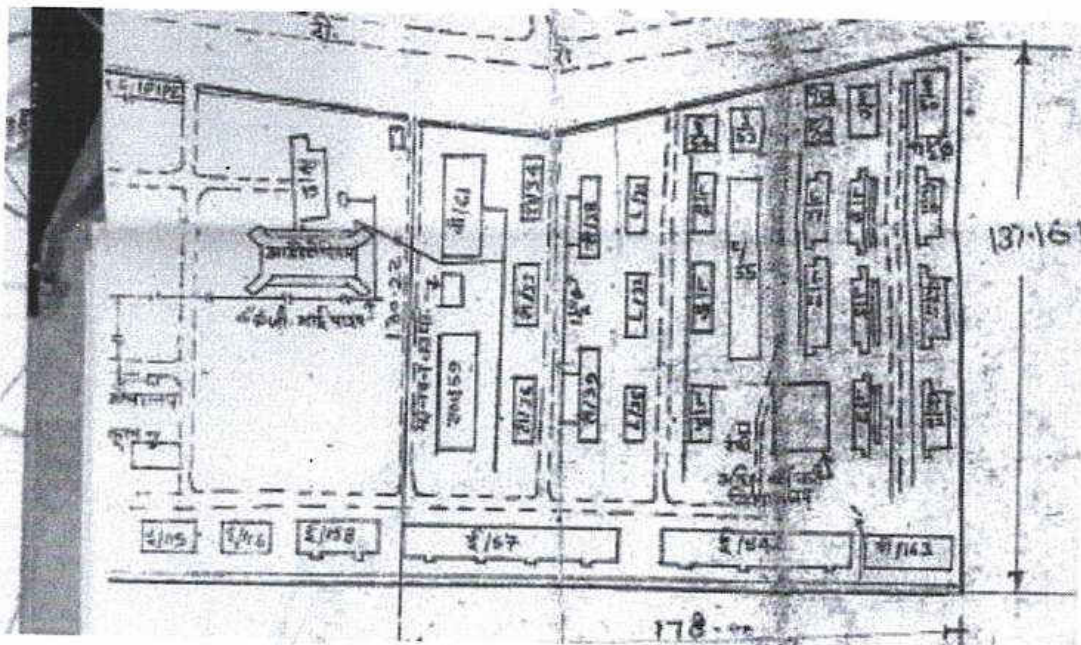
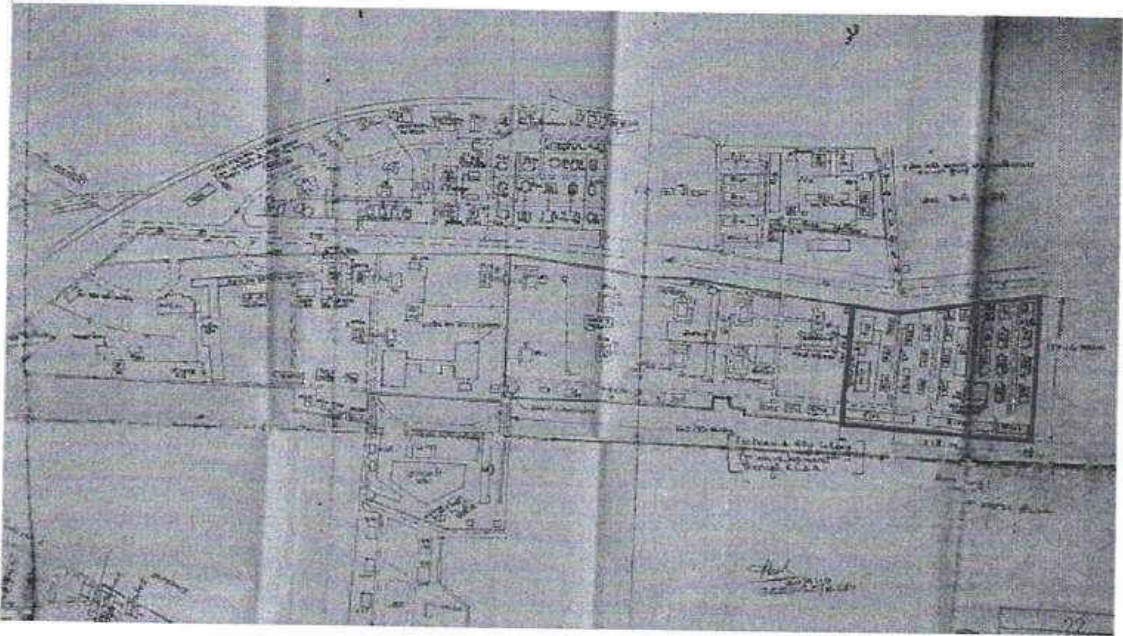
For Shalimar Skyline Private Limited



Authorised Signatory



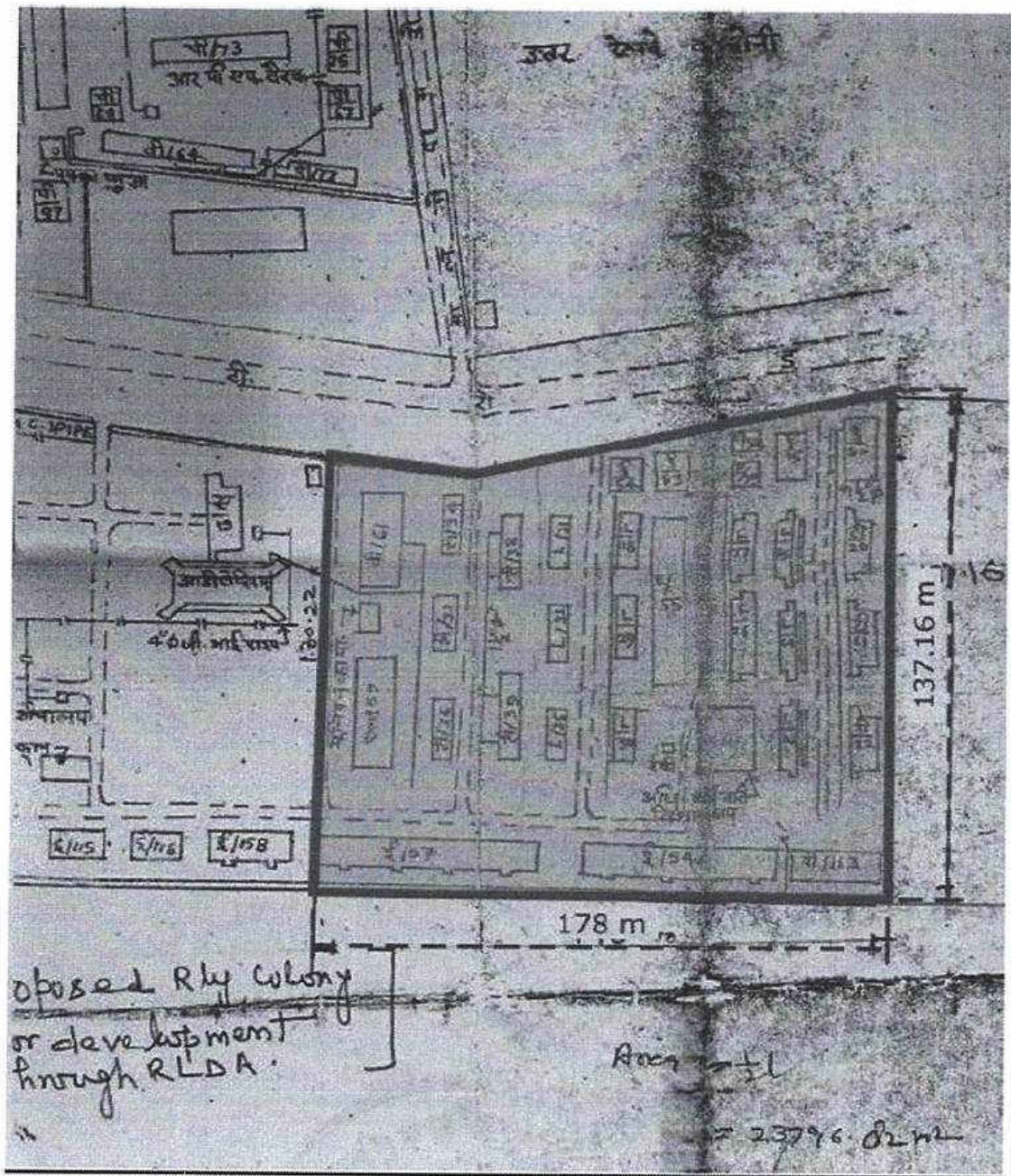
EXISTING SITE PLAN RAILWAY COLONY AT VASUNDHARA
RAILWAY COLONY AT OLD LOCO COLONY, VASUNDHARA, VARANASI



For Shalimar Skyline Private Limited
Authorised Signatory



EXISTING SITE PLAN RAILWAY COLONY AT VASUNDHARA



For Leased base development Area 15161 Sqm only.

For Shalimar Skyline Private Limited

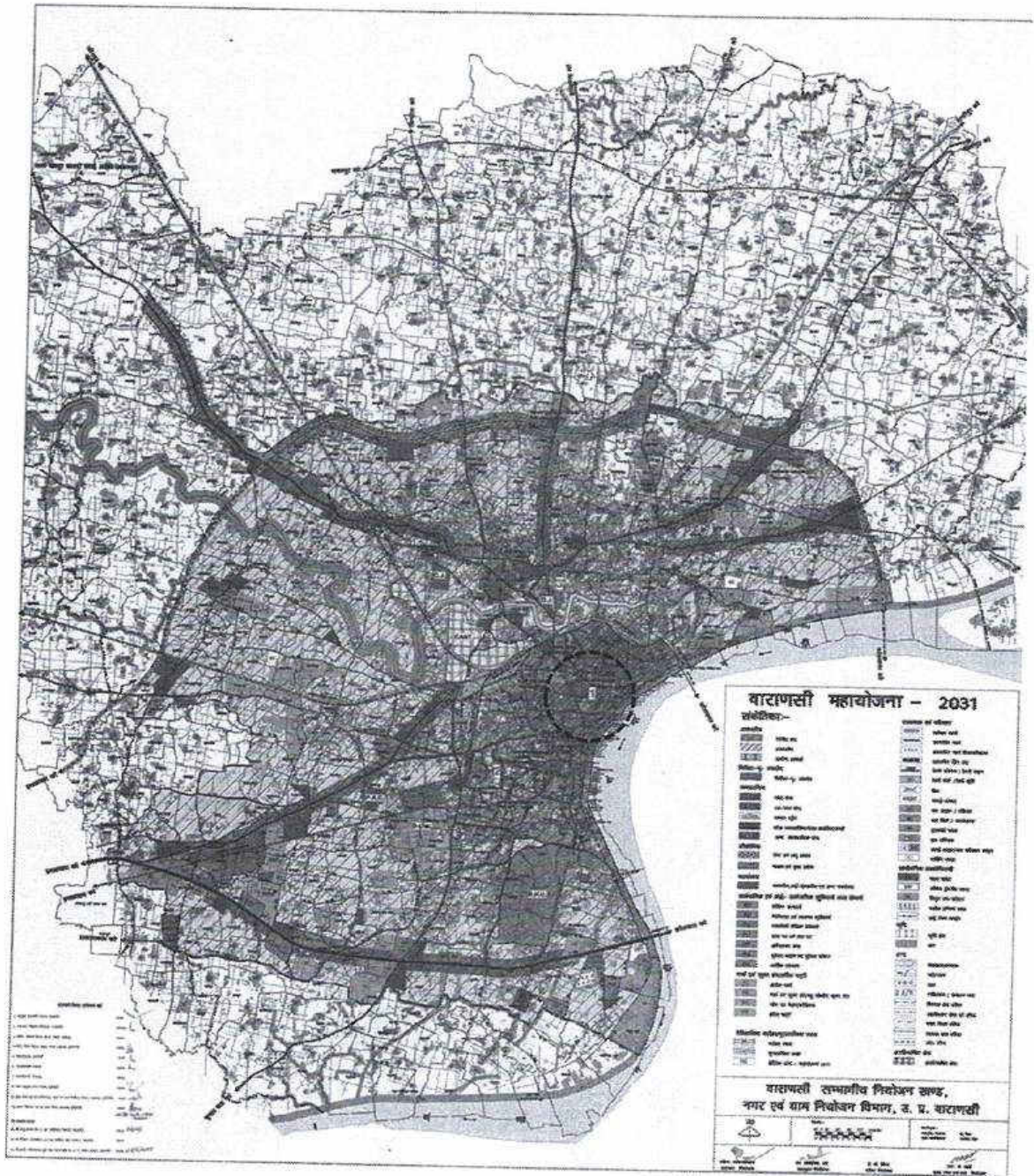
Authorised Signatory



JBL



MASTER PLAN – RAILWAY COLONY AT VASUNDHARA (LOCATION AND LAND USE)

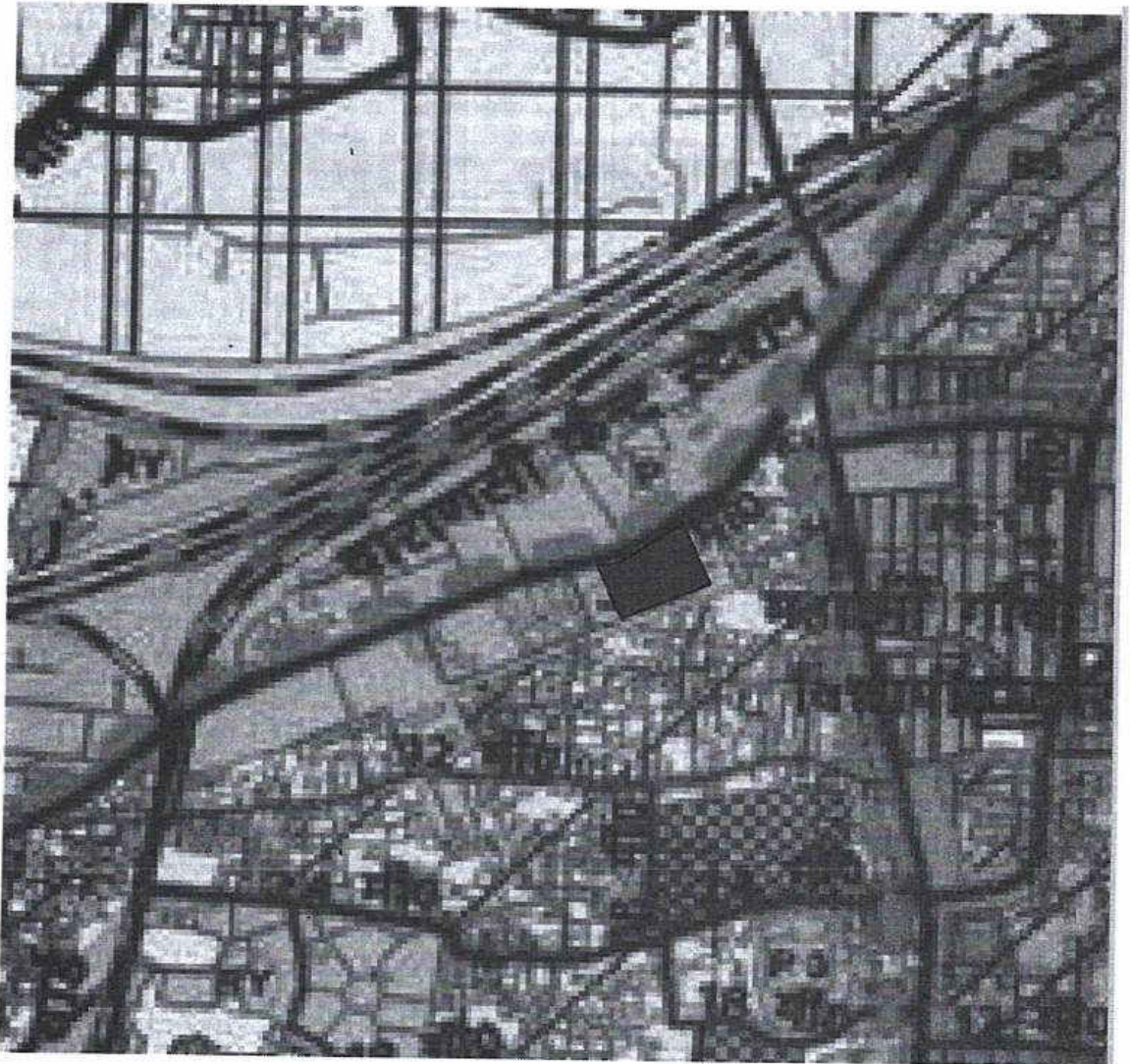


For Shalimar Skyline Private Limited

Authorised Signatory



MASTER PLAN – RAILWAY COLONY AT VASUNDHARA (LOCATION AND LAND USE)



BLOW UP MASTER PART PLAN (SITE SHOWN IN PINK COLOR)

For Shalimar Skyline Private Limited

Authorised Signatory

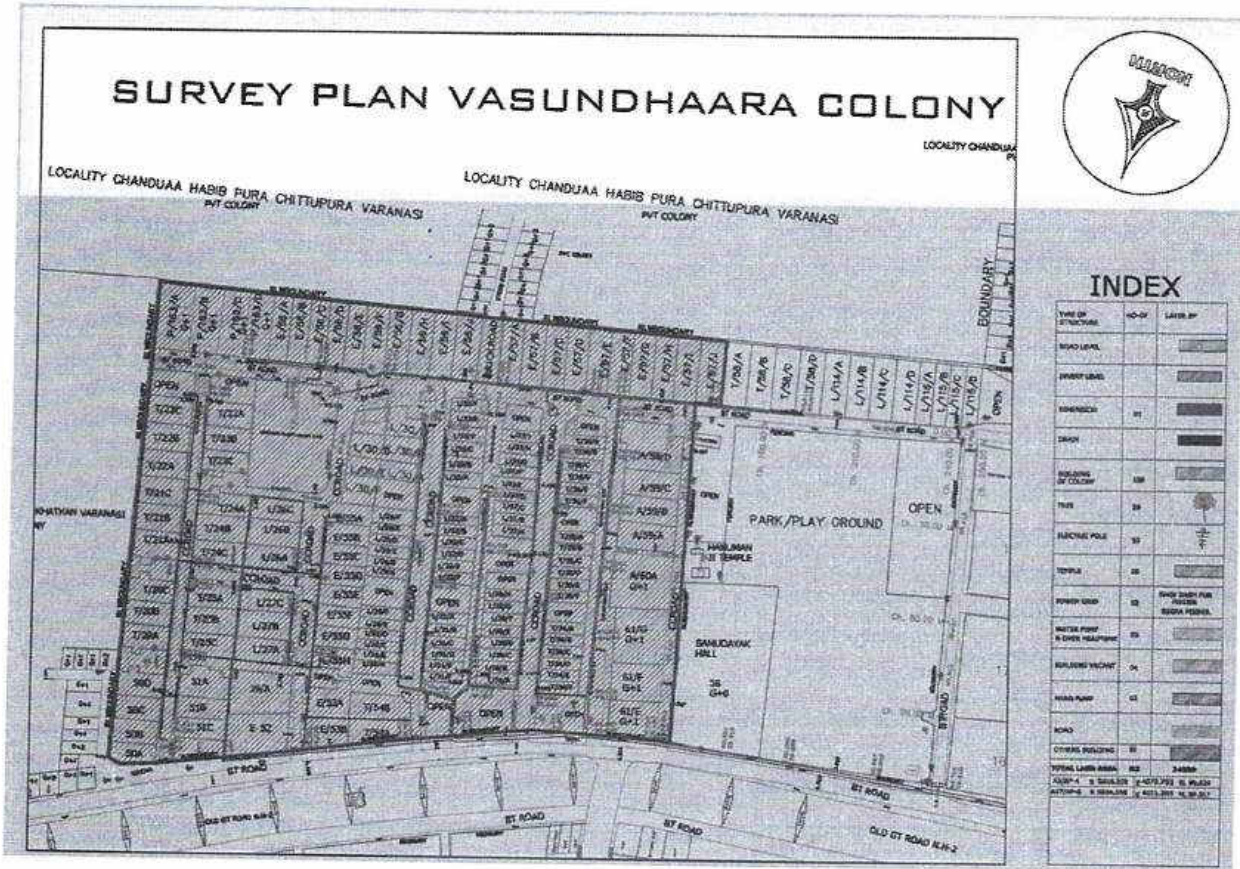


A handwritten signature in blue ink, written over the text 'Authorised Signatory'.



LAYOUT PLAN AS PER SURVEY

(For Reference)



INDEX

TYPE OF STRUCTURE	NO. OF	LAIS. BY
ROAD LEVEL		
DRY WELLS		
SEWERAGE	BT	
DRAIN		
BUILDING OF COLONY	100	
TREE	20	
ELECTRIC POLE	30	
TEMPLE	10	
PUMP UP	10	RAJESH KUMAR SINGH
WATER POINT	10	
BUILDING VEHICLE	04	
WATER PUMP	01	
ROAD		
OTHER BUILDING	01	
TOTAL LAIS. BY	100	24/06/10
DATE	24/06/10	
BY		

For Shalimar Skyline Private Limited
 Authorised Signatory



Land Record for Colony

(3)

महोदय,

संलग्न पत्र बासीमार स्काईलाइन प्रॉजैक्ट
 फॉर्म सं. SSPL/DA/17/25/08 दिनांक 16.07.2025 विषय बासीमार
 स्काईलाइन प्रॉजैक्ट के वसुंधरा देखे कालोनी निम्न कूट देखे
 स्थान तहसील खंड बासवडी में लीज पर दो नजी 15,14.00 फीट
 धुंध के लीजेंडन, मिडलन व खसरो की वास्तुस्थिति में कसत
 कसो के सम्बन्ध में दिया गया है जिस पर टीएमआर अंजितोकी
 वरु महोदय द्वारा हस्ताक्षरित अधिसूचना दिनांक 17.07.2025 के प्रम में
 धुंध व नैड के प्रेषण स्थिति के आधार पर मिडलन मिगा ववा
 फिली संयुक्त नजी-नजी में प्रेषित किया गया है मिडलन में
 प्रेषित नये का किरव निम्न है-

क्र.सं.	ग्राम का नाम	गाथा सं.	नैड
1.	खीसपुरा	2	कसोती जैवी 6(2)
2.	"	3	कसोती जैवी 6(2)
3.	"	4	कसोती जैवी 6(2)
4.	"	5	कसोती जैवी 6(2)
5.	"	6	कसोती जैवी 6(2)
6.	"	7	कसोती जैवी 6(2)
7.	"	8	कसोती जैवी 6(2)
8.	"	9	कसोती जैवी 6(2)
9.	"	11	कसोती जैवी 7(2)

नोट: प्रेषित नये की कूट व खसरो व खसरो नाम में संयुक्त
 कसोती जैवी 6(2) का नाम नये में बदल दिया है।
 नये में बदलने के लिए कसोती जैवी 6(2) का नये में बदलने का
 नये में बदलने का नये में बदलने का नये में बदलने का नये में बदलने का
 REVENUE DEPARTMENT, VARANASI

26/7/25

सी सेक्शन इंजीनियर (वर्क) दक्षिण
 Sr Section Engineer (Works) South
 पूर्वोत्तर रेलवे, वाराणसी
 N. E Riv. Varanasi

अग्रसारित

ADTEN/BSB

राजेश सरावत
 (SSPL)

संतोष कुमार सिंह
 सी. ए. नो. 204
 सी. ए. नो. 204
 सी. ए. नो. 204

29/7/25

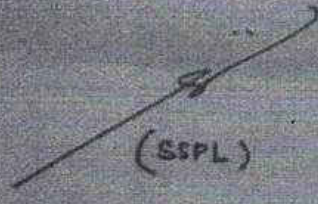
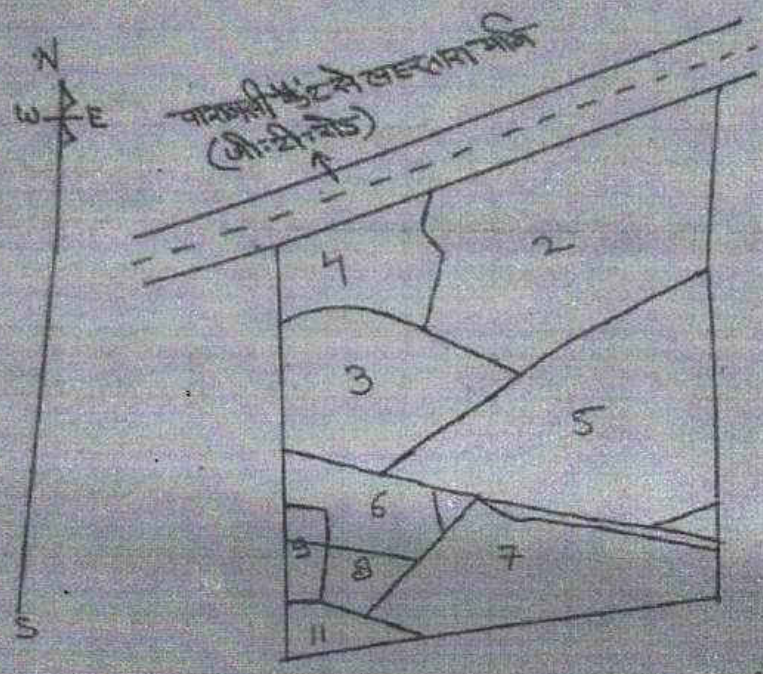
For Shalimar Skyline Private Limited

Authorised Signatory



नजरी-नकशा

मौजा-हवीमिया परकना-देवातजमानत तहसील-बल
जिला-वाराणसी गांव-२, ३, ४, ५, ६, ७, ८, ९, १०, ११



For the above said land, serial/ gate
no 4420, is now replaced with 2, 3, 4,
5, 6, 7, 8, 9, 10, 11. It is now
verified after consultation with
Revenue Department, Varanasi

23/7/25
मो. 9838292

सी रोषन इंजीनियर (कार्य) दक्षिण
Sr Section Engineer (Works) South
पुर्वोत्तर रेलवे, वाराणसी
N E Rly. Varanasi

ADTEN/BSB

For Shalimar Skyline Private Limited

Authorized Signatory



Prefix



उद्घरण खतौनी

उद्घरण क्रमांक : 21925720250752

पान : 1
(1) पान संख्या : 08247

आवेदन संख्या : 219257
प्लान का नाम (संशोधन) : इलीम इन्टरनेशनल
प्लान संख्या : 1428-1433 (01 फ्लॉर, 2020 से 30 फ्लॉर, 2026)
प्लान का प्रकार : आवासीय

खातेदार का विवरण		खातेदारी प्राप्त होने का विवरण		भूमि का विवरण		खातेदार का अंश		
(1) नाम	(2) पता / प्लान नं० (अतिरिक्त पता अंश) अथवा प्लान नं० (6-9 अंश के अंतर्गत) / प्लान / जमातीति (संभवतः देते)	(3) प्लान नं० / जमातीति	(4) प्लान नं०	(5) प्लान (प्लॉट का नं०)	(6) प्लॉट का कुल क्षेत्रफल (कि. मी.)	(7) हिस्से में	(8) क्षेत्रफल में (कि. मी.)	(9) खातेदार द्वारा देय प्लान नं०
1	1) अनाम / .			5/2 (2192570005300262)	0.5670	1) 1/1	1) 0.5670	

नामांकन / परिवर्तन का विवरण		खारिज किया गया		दर्ज किया गया		
(10) नामांकन का नाम / परिवर्तन का विवरण / परिवर्तन का विवरण / परिवर्तन का विवरण / परिवर्तन का विवरण	(11) पता / प्लान नं० / प्लान नं० (अतिरिक्त पता अंश) अथवा प्लान नं० (6-9 अंश के अंतर्गत) / प्लान / जमातीति (संभवतः देते)	(12) प्लान का प्रकार / प्लान नं०	(13) क्षेत्रफल (कि. मी.)	(14) पता / प्लान नं० / प्लान नं० (अतिरिक्त पता अंश) अथवा प्लान नं० (6-9 अंश के अंतर्गत) / प्लान / जमातीति (संभवतः देते)	(15) प्लान का प्रकार / प्लान नं०	(16) क्षेत्रफल (कि. मी.)
			5/2 (2192570005300262)		5/2 (2192570005300262)	

1 of 2

29-07-20

For Shalimar Skyline Private Limited



Authorised Signatory





उद्घरण खतौनी

उद्घरण क्रमांक : 21925720250746

आगत क्रमांक : 219257 शोधक का नाम (अनुसंधान) : राष्ट्रीय उद्घरण आयोग आवेदन संख्या : 1428-1433 (01 अंश, 2020 से.30 अंश, 2025) शरण : (1) अंश संख्या : 1 (2) अंश संख्या : 00247

नोट: 6-2 में उद्घरणकर्ता - स्वयं, स्वयंसे, विवेक, स्वयं और ऐसे द्वारा भूमिगत अंतर्गत अंतर्गत के अंश में जारी जारी हो

खतौदार का विवरण		खतौदारी प्रारम्भ होने का विवरण		भूमि का विवरण		खतौदार का अंश		
(1) खतौदार का नाम	(2) खतौदार का पता / पत्तिका / आकार नं० (अंश/अंश) अथवा पैन नं० (6-9 अंश के अंक) / पता / कर्मचारी (आवश्यक है)	(3) खतौदार का नाम / कर्मचारी का नाम अथवा आदेश संख्या / आदेश का दिनांक / अंश का अंश	(4) वर्ष	(5) गाँव (प्लॉट कोड)	(6) गाँव का कुल क्षेत्रफल (है.)	(7) अंश में	(8) क्षेत्रफल में (है.)	(9) खतौदार का पैन नं०
	1) अंश / 1			0.2192570003900162	0.1580	1) 1/1	1) 0.1580	
								0.1580

अंश नं० 1 का क्षेत्रफल - 0.1580 (हेक्टर) कुल क्षेत्रफल - नई अंश नं० का क्षेत्रफल - (0.1580) (हेक्टर)

सामान्यतया / परिवर्तन का विवरण		खतौदा विधि का विवरण			दस्तावेज का विवरण		
(10) सामान्यतया का नाम / कर्मचारी का नाम अथवा आदेश संख्या / आदेश का दिनांक / सामान्यतया का अंश / विवरण सामान्यतया / विवरण सामान्यतया विवरण	(11) नाम / पता-नं० / पत्तिका / आकार नं० (अंश/अंश) अथवा पैन नं० (6-9 अंश के अंक) / पता / कर्मचारी (आवश्यक है)	(12) गाँव का अंश संख्या / प्लॉट कोड	(13) क्षेत्रफल (है.)	(14) नाम / पता-नं० / पत्तिका / आकार नं० (अंश/अंश) अथवा पैन नं० (6-9 अंश के अंक) / पता / कर्मचारी (आवश्यक है)	(15) गाँव का अंश संख्या / प्लॉट कोड	(16) क्षेत्रफल (है.)	
		0.2192570003900162			0.2192579003900162		

(17) भूमि के अंश संख्या में विवरण अंश संख्या / अंश नं० का कर्मचारी का नाम :

For Snalimar Skyline Private Limited



Authorized Signatory





उद्घरण खर्तानी



उद्घरण क्रमांक : 21925729250753

उद्घरण क्रमांक : 219257
 उद्घरण का प्रकार (संख्या) : इतिहास युक्त विवरण
 संशोधन : नया
 पत्रपत्र : 1
 पत्रपत्र नं. : 1418-1433 (31 मार्च, 2020 से 30 जून, 2026)
 पृष्ठ : 1
 (1) उद्घरण संख्या : 08247

उद्घरण का विवरण		उद्घरण प्रारम्भ होने का विवरण		भूमि का विवरण		उद्घरण का अंश		
(1) क्रमांक	(2) नाम/पिता-पति-प्रादाक-अवकाश का नाम / जमीन मालिक / अवकाश के नं. (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	(3) नाम/पिता-पति-प्रादाक-अवकाश का नाम / जमीन मालिक / अवकाश के नं. (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	(4) वर्ष	(5) माप (चौकीय चौक)	(6) माप का प्रकार (कै. मी.)	(7) हिस्से में	(8) क्षेत्रफल च. (कै.)	(9) उद्घरण द्वारा देय भू-अवकाश
1/1	(1) अवकाश / ...			11/1, 2192570611300462	0.4900	1/1	1) 0.4900	
कुल क्षेत्रफल - 0.4900 (कै. मी.)		कुल पट्टाधार - 000		कुल माप का क्षेत्रफल - (1) 0.4900 (1490)				

नामानासत/पतिवर्तन का विवरण		खर्च का विवरण		द्वयं किस प्रकार		
(10)	(11) नाम / पिता-पति-प्रादाक-अवकाश का नाम / जमीन मालिक / अवकाश के नं. (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	(12) माप का प्रकार (कै. मी.)	(13) क्षेत्रफल (कै.)	(14) नाम / पिता-पति-प्रादाक-अवकाश का नाम / जमीन मालिक / अवकाश के नं. (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	(15) माप का प्रकार (कै. मी.)	(16) क्षेत्रफल (कै.)

1 of 2

20-07-2025, 16:29

For Shalimar Skyline Private Limited

Authorised Signatory





उद्धरण खतौनी



उद्धरण क्रमांक : 219257000900162

उद्धरण क्रमांक : 219257
 प्रारम्भ का नाम (प्राप्तकर्ता) : प्रथम कृषि विकास
 प्राप्ति : 1428-1433 (01 जुलाई, 2028 से 30 जून, 2026)
 प्लॉट नं. : 6-3 / अग्रणीक पट्टी - खण्ड, खण्ड, खण्ड, खण्ड और दोनो प्लॉटों का प्रथम कृषि विकास कार्यक्रम के अन्तर्गत में जारी प्लॉट है।
 प्लॉट : (1) प्लॉट नं. : 08247

खातेदार का विवरण		खानेदारों प्रारम्भ होने का विवरण		भूमि का विवरण		खानेदार का अंश		
प्लॉट/पार्ट	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
व्यक्ति	प्राप्तकर्ता/पति-साथक-प्रथमक का नाम / पति/पत्नी / आधार नं. (अनियत पार अंक) अथवा पैन नं. (6-9 स्थान के अंक) / पता / जमाबंदी (अवधारक है।)	खातेदार का नाम / कम्प्यूटरीकृत नाम सफल अथवा अग्रणीक/आवेदन संख्या / आवेदन का दिनांक / खंड का अथवा	नं.	प्लॉट (प्लॉट कोड)	प्लॉट का कुल क्षेत्रफल (है.)	खिसे नं.	अंश (है.)	अंशधारक का पैन नं.
अ.	1) अग्रणीक / .			9(219257000900162)	0.1780	1) 1/1	1) 0.1780	
प्लॉट नं. 1	खंड 0.1780 (है.)	प्रथम कृषि विकास - पार	प्लॉट नं. का क्षेत्रफल - (0.1780) (है.)				0.1780	

आवेदन/परिवर्तन का विवरण		खानेदार विवरण			दखल विवरण	
(10)	(11)	(12)	(13)	(14)	(15)	(16)
आवेदन का नाम / कम्प्यूटरीकृत नाम सफल अथवा अग्रणीक/आवेदन संख्या / आवेदन का दिनांक / सफलता का अथवा / विभिन्न इलाका नाम / विभिन्न प्रस्ताव दिनांक	नाम / पति-पत्नी-साथक-प्रथमक का नाम / पति/पत्नी / आधार नं. (अनियत पार अंक) अथवा पैन नं. (6-9 स्थान के अंक) / पता / जमाबंदी (अवधारक है।)	प्लॉट का खानेदार नं. / प्लॉट कोड	क्षेत्रफल (है.)	पार / पति-पत्नी-साथक-प्रथमक का नाम / पति/पत्नी / आधार नं. (अनियत पार अंक) अथवा पैन नं. (6-9 स्थान के अंक) / पता / जमाबंदी (अवधारक है।)	प्लॉट का खानेदार नं. / प्लॉट कोड	क्षेत्रफल (है.)
		9(219257000900162)		9(219257000900162)		

(17) भूमि के अन्तर्गत में विभागीय सफल खानेदारों की कम्प्यूटरीकृत सूची :

For Shalimar Skyline Private Limited

Authorised Signatory





खतौनी

खतौनी क्रमांक : 21925729250745

आवेदन संख्या : 219257 नाम का रूप (संपत्ति) : इकोन प्लानिंग जमीन : खण्ड : प्लान नं : 1428-1433 (01) तारीख : 2020 से 30 अक्टूबर, 2024 प्लॉट नं : 1 (3) प्लॉट संख्या : 00247

नियम 16-2 / अधिनियम 2016 - स्वयं, बंधक, संपन्न और अन्य प्रकार के अधिकारों को ध्यान में रखते हुए

खतौनी का विवरण		खतौनी प्रारम्भ होने का विवरण		प्लॉट का विवरण		खतौनी का जंग	
प्लॉट/प्लॉट संख्या	(2)	(3)	(4)	(5)	(6)	(7)	(8)
संख्या	नाम/पिता-पति-संस्था-प्रबंधक का नाम / पति/पत्नी / आवक नं (अनिम पार जंग) अथवा पैर नं (6-9 स्थान के अंक) / पता / जमाखति (अवकाश हेतु)	आधारक का नाम / सम्पत्तिकृत याद संख्या अथवा अर्पण संख्या / अर्पण का दिनांक / क्षेत्र का आधार	जंग	प्लॉट (प्लॉट नंबर)	प्लॉट का कुल क्षेत्रफल (है.)	हिस्से में	क्षेत्रफल में (है.)
1	1) 2000 / . / .			2, (2192570002900162)	0.0160	1) 1/1	0.0160

नियम 17 - कुल क्षेत्रफल - 0.0160 (हेक्टर) कुल प्लॉट संख्या - 001 कुल जंग का क्षेत्रफल - (0.0160) (हेक्टर)

नामान्तरण / परिवर्तन का विवरण		खतौनी किया गया			खतौनी किया गया	
(10)	(11)	(12)	(13)	(14)	(15)	(16)
आधारक का नाम / सम्पत्तिकृत याद संख्या अथवा अर्पण संख्या / अर्पण का दिनांक / नामान्तरण का संख्या / दिनांक अथवा अर्पण संख्या / दिनांक अथवा अर्पण संख्या	नाम / पिता-पति-संस्था-प्रबंधक का नाम / पति/पत्नी / आवक नं (अनिम पार जंग) अथवा पैर नं (6-9 स्थान के अंक) / पता / जमाखति (अवकाश हेतु)	प्लॉट का खतौनी संख्या / प्लॉट नंबर	क्षेत्रफल (है.)	नाम / पिता-पति-संस्था-प्रबंधक का नाम / पति/पत्नी / आवक नं (अनिम पार जंग) अथवा पैर नं (6-9 स्थान के अंक) / पता / जमाखति (अवकाश हेतु)	प्लॉट का खतौनी संख्या / प्लॉट नंबर	क्षेत्रफल (है.)
		2, (2192570002900162)			2, (2192570002900162)	

(17) प्लॉट के सम्बन्ध में विवादास्पद तथ्य/कारणों की सम्पत्तिकृत संख्या :

For Shalimar Skyline Private Limited



Authorised Signatory





उद्घरण खतीनी



उद्घरण क्रमांक : 21925720250748

प्रारंभ क्रमांक : 219257 प्रारंभ का नाम (प्लानर) : इकोन प्लानर (अवकाश) जमीन : शहरी जखर : शहरी जखर नंबर : 1428-1433 (01 सुपार्ड, 2020 से 300 प्ल, 2026) भाग : I (1) प्रारंभ क्रमांक : 00247

नोट : 6-2 / उपर्युक्त प्लान - प्लान, शर्तें, शर्तें, अवर और अन्य सभी प्राचीन योजनाओं के साथ में जारी जारी है।

खानेदार का विवरण	खानेदारी प्रारंभ होने का विवरण		भूमि का विवरण		खानेदार का अंश			
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
नाम/पता/संपत्ति-पति-संरक्षक-उपबंधक का नाम / जॉब कोड / अक्षर नं० (अंतिम चार अंक) अक्षर पैर नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	न्यायालय का नाम / कम्प्यूटरीज का संख्या अक्षर अक्षर संख्या / अक्षर का दिशांक / जॉब का अक्षर		गाटा (प्लॉक कोड)	गाटे का कुल क्षेत्रफल (हे.)	शेअर में	क्षेत्रफल में (हे.)	खानेदार का पैर नं०	
1) शहरी / .			6(2)192570006900162	0.0450	1) 1/1	1) 0.0450		
						0.0450		

कुल क्षेत्रफल - 0.0450 (हे.मी) कुल क्षेत्रफल - शहरी कुल क्षेत्रफल - (0.0450 (हे.मी))

न्यायालय / परिवार का विवरण	खारिज किया गया			दर्ज किया गया		
(10)	(11)	(12)	(13)	(14)	(15)	(16)
न्यायालय का नाम / कम्प्यूटरीज का संख्या अक्षर अक्षर संख्या / अक्षर का दिशांक / न्यायालय का अक्षर / दिग्दर्शन अक्षर नाम / दिग्दर्शन अक्षर दिशांक	नाम / पति-पति-संरक्षक-उपबंधक का नाम / जॉब कोड / अक्षर नं० (अंतिम चार अंक) अक्षर पैर नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	गाटे का शहर नंबर / प्लॉक कोड	क्षेत्रफल (हे.)	नाम / पति-पति-संरक्षक-उपबंधक का नाम / जॉब कोड / अक्षर नं० (अंतिम चार अंक) अक्षर पैर नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवकाश हेतु)	गाटे का शहर नंबर / प्लॉक कोड	क्षेत्रफल (हे.)
		6(2)192570006900162		6(2)192570006900162		

(17) प्लान के सम्बन्ध में विचारणीय राजस्व प्राप्ति/भरती की कम्प्यूटरीज संख्या :

For Shalimar Skyline Private Limited

Authorised Signatory



उद्धरण खसरा

①
१४२६ प्रकल्प
मय काली समन्वय

क्र. सं.	वर्ग	एडीएफ	आवक	वर्ग	प्रकार	मूल्य	मूल्य (कमसे) वाले पृष्ठ का क्षेत्रफल)						क्षेत्रफल	मिलान बजट के हस्ताक्षर के अनुसार प्रकल्प के प्रकल्प वाले का क्षेत्र	प्रत्येक क्षेत्र के मूल्य के लिए प्रकल्प के क्षेत्र और बिन्दु	दिखायी					
							उपरोक्त		रही		जुड़ा						क्षेत्रफल	क्षेत्रफल			
							क्षेत्रफल	क्षेत्रफल	क्षेत्रफल	क्षेत्रफल	क्षेत्रफल	क्षेत्रफल									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
			आवक	X														आवक	०.०१६	X	X
			आवक	X														आवक	०.१५८	X	X
			आवक	X														आवक	०.३१२	X	X
			आवक	X														आवक	०.५६६	X	X
			आवक	X														आवक	०.०४५	X	X

For Shalimar Skyline Private Limited
 Sr Section Engineer (Works) South
 पुर्वोत्तर रेलवे, वाराणसी
 H E Rly, Varanasi

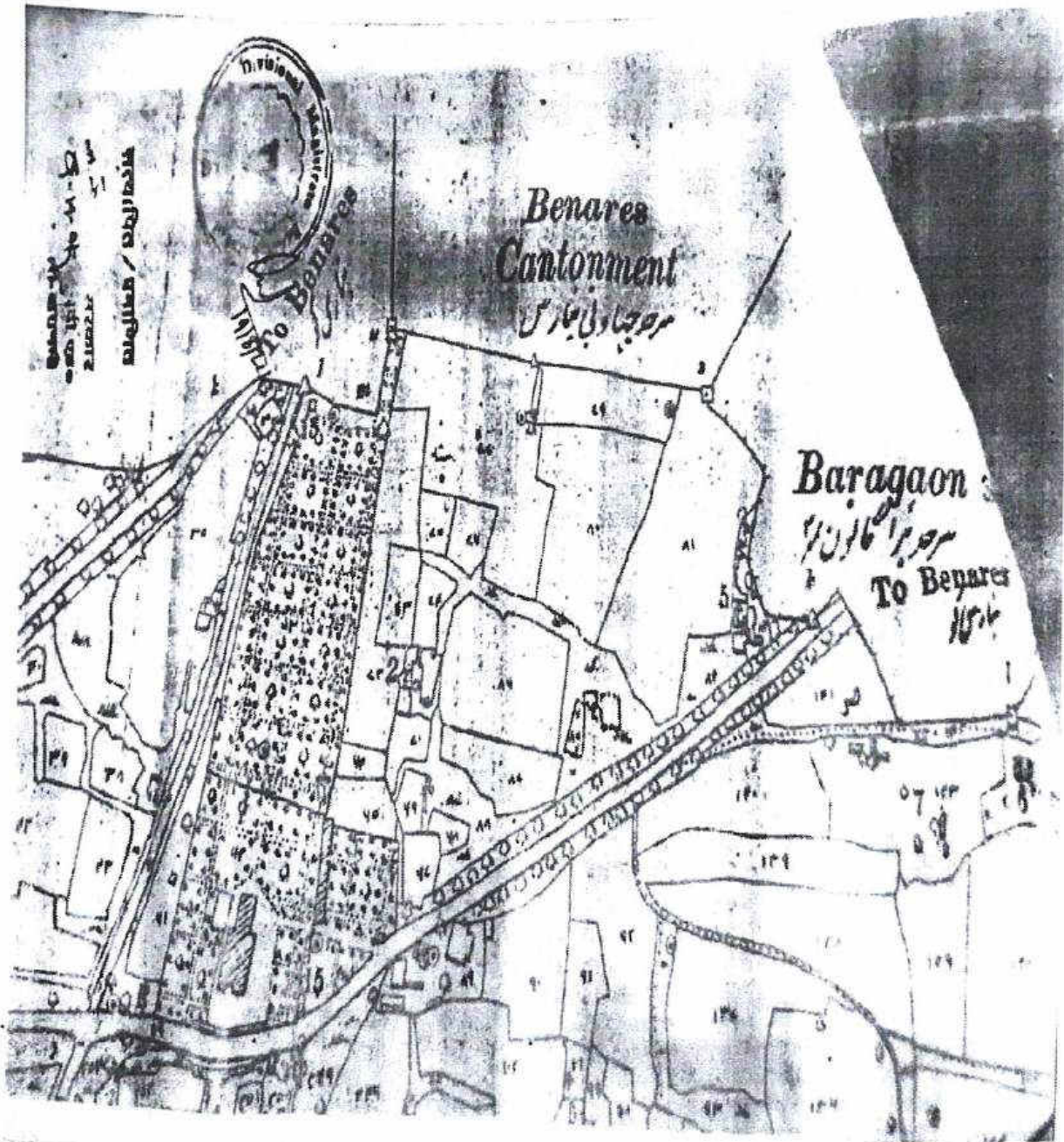
ADTEN/BSB

For Shalimar Skyline Private Limited

Authorised Signatory



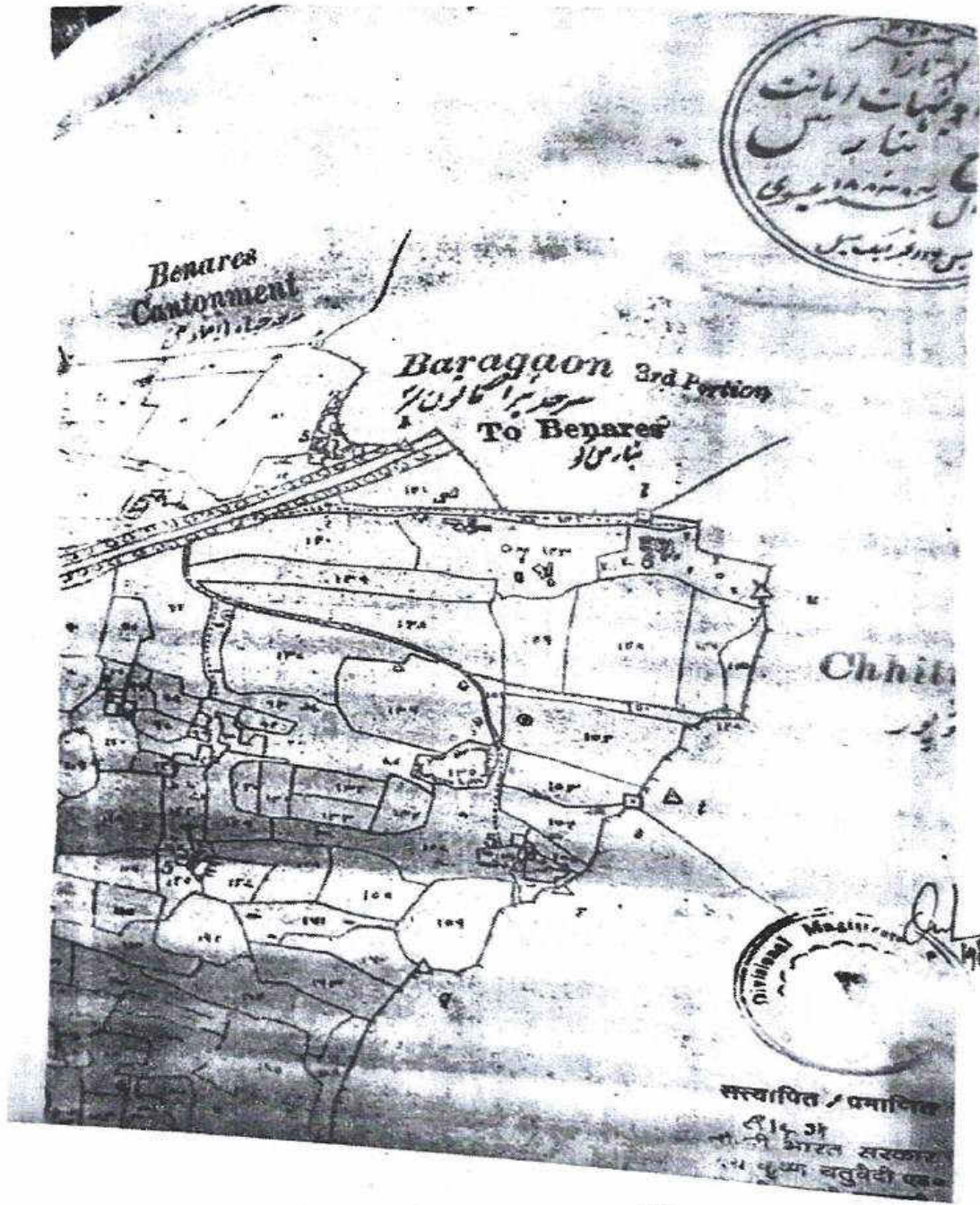
Shajara Plan



For Shalimar Skyline Private Limited

Authorised Signatory





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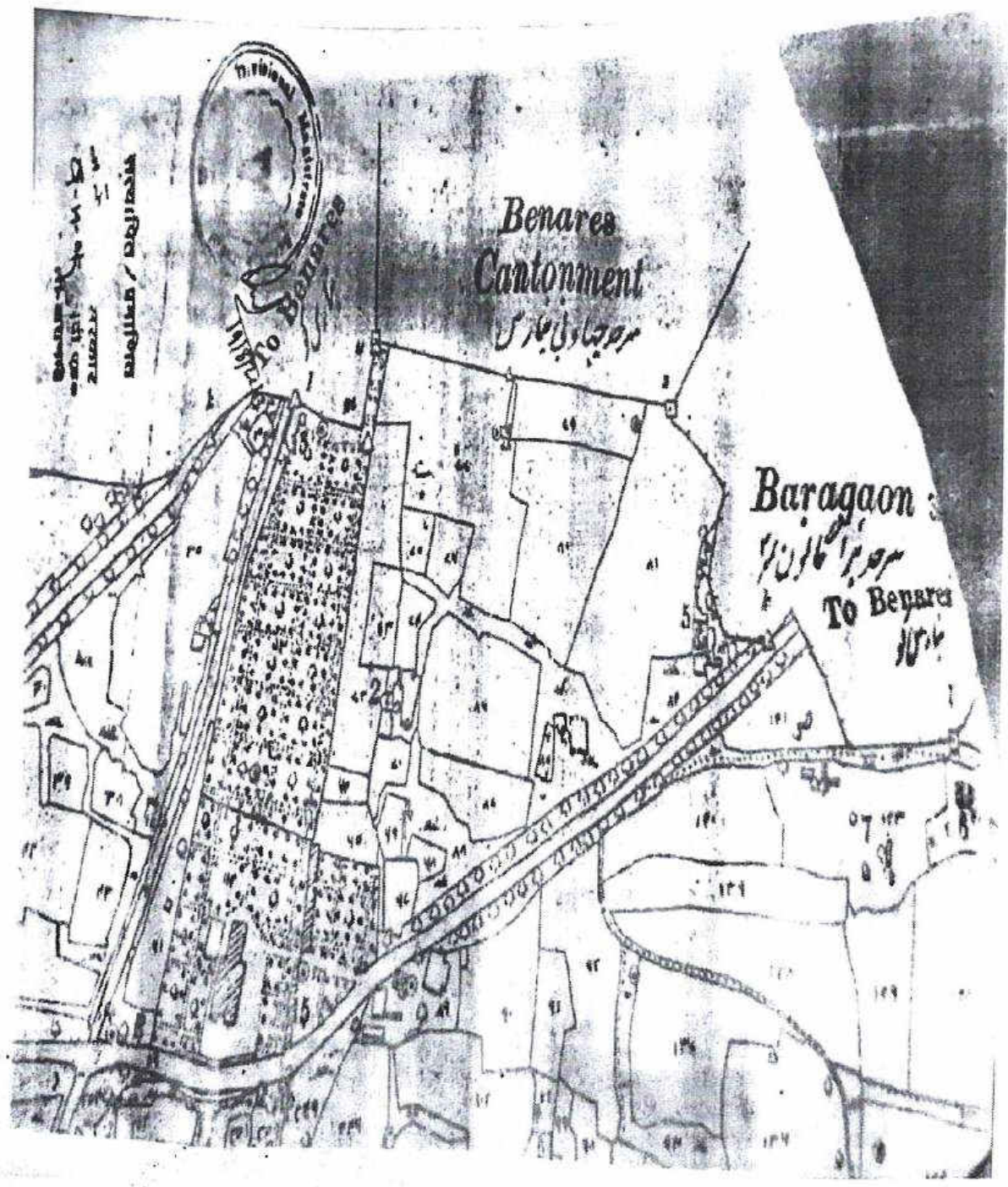
For Shalimar Skyline Private Limited



Authorized Signatory



Shajra Plan Showing Colony



For Shalimar Skyline Private Limited

Authorised Signatory





वाराणसी विकास प्राधिकरण, वाराणसी

राजा उदय प्रताप मार्ग, पन्ना लाल पार्क, वाराणसी-221002
फोन: 0542-2280328 ईमेल: vdavaranasi@gmail.com

सेवा में,

मुख्य परियोजना प्रबन्धक,
लखनऊ।

पत्रांक: 83/वि0प्रा0/विन्वास/2024-25

दिनांक 26-06-2024

विषय: वसुंधरा कालोनी स्थित रेल भूमि के वाणिज्यिक विकास के सम्बन्ध में।

महोदय,

कृपया स्वकीय पत्र सं0-RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/2007 दिनांक 30.05.2024 का सन्दर्भ ग्रहण करने का कष्ट करें। आपके द्वारा पूर्वोत्तर रेलवे के वसुंधरा कालोनी (लहरतारा ग्राम गाटा सं0-1420) स्थित 15161 वर्गमी0 भूमि को धारा 4 घ (III) के अन्तर्गत रेल मन्त्रालय द्वारा रेल भूमि विकास प्राधिकरण को सौंपा गया है। उक्त भूमि को रेल भूमि विकास प्राधिकरण द्वारा खुली निविदा के द्वारा आवासीय उपयोग के लिये 99 वर्ष के लिये पट्टे पर दिया जाना प्रस्तावित है। उक्त भूमि पूर्णतया रेलवे की भूमि है।

आपके द्वारा दिये गये पत्र में उल्लेख किया गया है कि प्रश्नगत स्थल रेल भूमि किसी पूर्व विकसित योजना अथवा आर्वटित भूखण्ड का हिस्सा नहीं है तथा भूखण्ड का क्षेत्रफल 15161.00 वर्गमी0 अंकित किया गया है। उक्त के क्रम में अवगत कराना है कि भवन निर्माण एवं विकास उपविधि 2008 (यथा संशोधित-2018) के प्रस्तर 3.3 के अनुसार न्यूनतम 12.00मी0 चौड़ी विद्यमान सड़क पर युप हाउसिंग हेतु अधिकतम एफ0ए0आर0 2.50 अनुमन्य होगा।

साथ ही अवगत कराना है कि 24.00 मी0 एवं अधिक चौड़ी सड़क पर बेसिक एफ0ए0आर0 का 50 प्रतिशत क्रय योग्य एफ0ए0आर0 सशुल्क देय होगा, जिस हेतु वाराणसी विकास प्राधिकरण से पूर्व अनुमति आवश्यक होगी।

भवदीय,

(विद प्रकाश मिश्रा)
सचिव।

For Shalimar Skyline Private Limited

Authorised Signatory



Area Statement:

Subject Site A (Part A) Area for Lease for 99 years (Developer's part): 15,161 sq.m.

	Area			BUA		
	Hectare	sq. m.	acres	sq. m.	sq. ft.	
Total Available Area	2.46	24,589	6.08			
Land to be given on lease for Development						
Residential	1.44	14,403	3.56	95%	36,007	387,580
Support Retail	0.08	758	0.20	5%	1,895	20,399
Total developer Part	1.52	15,161	3.76	100%	37,902	407,979

Subject Site B (Part B)

S.No.	Description	Plot area (sq.m.)	Built up area (sq.m.)	Remarks
1	Area for Railway Colony (Subject Site B)	10,622	14,679	
a)	Area for Housing			
	<i>Type II</i>		13,950	Permissible Ground coverage 35%
b)	Area for Guest House		729	

For Shalimar Skyline Private Limited

Authorized Signatory



2024/LMB-II/2/3

I/3092637/2024

भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
(रेलवे बोर्ड RAILWAY BOARD)

No. 2024/LMB-II/2/3

New Delhi, dated: as signed

The General Managers,
All Zonal Railways/Production Units,
DG/RDSO,
IRICEN/PUNE.

Sub: Revision of Plinth Area Norms for General Pool Residential Accommodation to be constructed for Indian Railway Employees – Reg.

It has been decided to revise the Plinth Area norms of construction of residential quarters under Railway colonies for Railway employees. The revised plinth area norms as contained in Ministry of Housing & Urban Affairs' O.M No. 28012/08/2023-WI dated 23/01/2024 have been adopted in construction of staff quarters in Railways. To optimize the utilization of limited and valuable land resources with the railways, zonal railways are advised to strictly follow the instruction issued by Board's policy letter No. 2023/LMB-II/2/8 dt. 05.12.2023 regarding construction of multi-storey residential accommodation on IR. The revised Plinth area norms and related details are as under:-

1.1 Revised Plinth Area Norms

Revised Plinth Area Norms for Dwelling Units from Type-I to Type-V and new Plinth Area Norms from Type-VI to Type VIII Quarters applicable for construction on Indian Railways for Railway Employees shall be as per Table Below:

(In Sq. mtr)

Type		2013	2024
I (A)	Main Unit	49.5	No new construction
II (B)	Main Unit	63.00	75.00
III (C)	Main Unit	73.00	85.00
IV (D)	Main Unit	101.50	110.00
	Servant Unit	19.50	25.00
V (E)	Main Unit	161.50	161.50
	Servant Unit	25.00	25.00
VI (F)	Main Unit	229.00	229.00
	Servant Unit	25.00	25.00
VII (G)	Main Unit	331.00	331.00

For Shalimar Skyline Private Limited

Authorized Signatory



	Servant Unit	23.5*2	25*2
VIII (H)	Main Unit	460.00	460.00
	Servant Unit	23.5*4	25*4

1.2 Scale of Amenities

- General Design Guidelines for Railway Quarters (Annexure-1).
- Scale of Amenities for Architectural Services (Annexure-2).
- Scale of Amenities for Civil Fittings and Fixtures (Annexure-3)
- Scale of Amenities for Electrical Services (Annexure-4).

1.3 General specifications – General specification of flooring, doors, windows, water supply, sanitary installation and other services (Annexure-5).

1.4 Parking Norms:

The parking norms of the local body shall be followed.

This issues in consultation with Finance Directorate of Railway Board.

DA: Annexure 1 to 5

Signed by Surendra Kumar

Date: 05-04-2024 15:23:27

Reason: Approved

(Surendra Kumar)
Director/ Land & Amenities
Railway Board

No. 2024/LMB-II/2/3

New Delhi, dated: as signed

Copy forwarded for information to:

- The Principal Financial Advisor (PFA), All Indian Railways.
- The Principal Director of Audit, All Indian Railways.
- The Deputy Comptroller & Auditor General of India (Railways), Room No. 224, Rail Bhawan, New Delhi.

Signed by

Jagdish Pandey

Date: 08-04-2024 15:46:22

for Member (Finance), Railway Board

Copy to:-

- Advisor (MR), EDPG(MR), EDPG/MoSR(J), EDPG/MoSR(D), OSD(MR), OSD/Co-ordination (MR).
- The General Secretary, NFIR
- The General Secretary, AIRF
- The Secretary General, FROA
- The Secretary General, IRPOF

For Shalimar Skyline Private Limited

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6. The Secretary General, All Indian RPF Association.
7. The GM, NF Railway (Const.), Chief Administrative Officer (Const.), All Indian Railways.
8. The General Manager and the PFA, Metro Railway, Kolkata.
9. The General Manager and the PFA, CORE, Allahabad.
10. The Director General, National Academy of Indian Railways/Vadodara.
11. The Director, IRIEEN/Nasik Road, IRIMEE/Jamalpur, IRISSET/Secunderabad.
12. PPSs/PSs to:- All AMs and Advisers, Railway Board.
13. E/G, G/ACC., E/WELFARE, E/LR, F/X-I Branches of Railway Board.

Annexure-1

General Design Guidelines for Railway Quarters

Guidelines given below may be adopted while designing Railway houses.

- Minimum floor to floor height may be kept as 3,000 mm.
- Generally, no room or space of less than 1,800 mm may be designed.
- The size of toilets may be minimum 1,500 mm x 2,100 mm, but it is desirable to design bigger toilets. All water closets must have a wash basin also.
- Generally, duplex units may be avoided. However, if designed, provision of pantry of adequate size may be made at the first-floor level.
- Utility balcony may be avoided on front side of the building. Utility Balcony to be provided in all unit types.
- Balcony must be provided in all the climatic regions of the country. These balconies may be enclosed with glaze windows only in the hilly regions. The area of balconies may vary with the design depending on the architectural & structure considerations. Minimum depth 1,200 mm
- Windows may be designed for window type ACs in all bedrooms, living and drawing rooms. Provision for power points and drainage of split/window type ACs may also be made.
- The layout of electrical points, fittings and fans shall match with furniture layout.
- The staircase and balcony railing may be made of SS 316 or cast iron or timber.
- Large size granite stone slabs may be used in common circulation areas.
- Community facilities like community hall, milk booth, vegetable shop, grocery store, dry-cleaning shop etc. may be provided, if required.
- The main entrance to the building may be designed for barrier free access.
- As far as possible, stilt may be avoided.
- Wherever required, additional area for staircase, circulation, porch and services like electrical sub-station, pump house, meter room, guard room etc. will be allowed over and above the norms. Staircase and circulation to be as per local bye laws/NBC.
- Shafts for services like water supply, drainage and sanitary pipes, electrical and communication lines will be allowed over and above the norms.
- Generally, no deviation from the prescribed norms should be made, but if any deviation becomes essential, proposal for such deviation should be referred to for specific approval of the owner organization on case-to-case basis.

For Shalimar Skyline Private Limited



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- The proposed plinth area Norms are based on standard single brick wall of 230 mm (9") and shall be applicable to modular masonry of size 200 mm (8"). However where the wall thickness has to be increased for technical reasons like cavity-wall for green building construction or for use of local material like stone etc. the plinth area may be suitably increased.

Annexure-2.

Scale of Amenities: Architectural (Main Unit)

S No	Category	Office	Drawing Room	Dining Room	Bed Rooms	Kitchen	Store	Number of Attendant's Unit	Utility Balcony	Toilets
1	Type-II	--	One	--	Two	One	--	--	One	Two
2	Type-III	--	One	--	Two plus study	One	--	--	One	Two
3	Type-IV	--	One	One	Three	One	-	One	One	Three
4	Type-V	--	One	One	Three	One	One	One	Two	Three
5	Type-VI	--	One	One	Four	One	One	One	Two	Three
6	Type-VII	One	One	One	Four	One	One	Two	Two	Four*
7	Type-VIII	One	One	One	Four	One	One	Two	Two	Four*
8	Attendant's unit	--	--	--	One	One	--	--	One	One

*One toilet (without bath) shall be provided attached with office.

Annexure-3

Scale of Civil Fittings and Fixtures

S No	Item	Type-II & III		Type-IV		Type-V & VI		Type-VII & VIII		Attendant unit	
		Old	New	Old	New	Old	New	Old	New	Old	New
I	Kitchen										
(i)	Granite cooking platform	Yes	Yes	Yes	Yes	--	Yes	--	Yes	Yes	Yes
(ii)	Stainless steel 316 kitchen sink with drain board	Yes	Yes	Yes	Yes	--	Yes	--	Yes	Yes	Yes
(iii)	Modular cupboard	--	Yes	--	Yes	Yes	Yes	Yes	Yes	--	Yes

For Shalimar Skyline Private Limited



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I/3092637/2024

	with shelves and drawers										
2	Built in wardrobe in each bedroom up to ceiling height, minimum about 900 mm wide and 600 mm deep. It may be made up of 18 mm thick blackboard or wood composite plastic or steel. The inner side of one shutter may have mirror of size 600 mm x 1200 mm approx.	Yes	Yes	Yes	Yes	Factory made wardrobe	Yes	Factory made wardrobe	Yes	Yes	Yes
3	Magic eye in front entry door	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Curtain rod with required accessories, except for kitchen and toilet doors and windows	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	18 mm thick granite window sill lining	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6	Indian or European or wall hung WC pan with flushing cistern	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

For Shalimar Skyline Private Limited

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Annexure-3 (cont..)

Scale of Civil Fittings and Fixtures

S No	Item	Type-II & III		Type-IV		Type-V & VI		Type-VII & VIII		Attendant		
		Old	New	Old	New	Old	New	Old	New	Old	New	
7	Water jet spray/ Hand faucet with each IWC/EWC	Yes	Yes	Yes	Yes	Yes					No	Yes
8	Wash basin with CP brass mixer tap in each toilet	Yes	Yes	Yes	Yes	Yes					Yes	Yes
9	Wash basin in balcony. Tap for washing machine	No	Yes	No	Yes	No					No	No
10	Taps in kitchen, toilets and balcony, director supply connection in kitchen	Yes Not in Balcony	Yes	Yes Not in Balcony	Yes	Yes Not in Balcony			Yes Not in Balcony	Yes	Yes Not in Balcony	Yes
11	Swan neck CP brass mixer tap in kitchen sink	No	Yes	No	Yes	No					No	Yes
12	Shower with CP brass mixer tap	Yes	Yes	Yes	Yes	Yes						Yes
13	SS 316 towel rail	Yes CP Brass	Yes	Yes CP Brass	Yes	Yes CP Brass			Yes CP Brass	Yes	Yes CP Brass	Yes
14	SS 316 toilet paper holder	Yes CP Brass	Yes	Yes CP Brass	Yes	Yes CP Brass			Yes CP Brass	Yes	No	Yes
15	Mirror of size 450 x 600 mm or of bigger size	Yes	Yes	Yes	Yes	Yes					Yes	Yes
16	Granite quadrant of 250 mm radius near shower, one at 1200	No	Yes	No	Yes	No					No	Yes

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	mm and second at 1500 mm height											
							Yes	No	Yes			
17	Plumbing for water filter and geyser	Yes	Yes	Yes	Yes	Yes				Yes	Yes	
							Yes	Yes	Yes			
18	Terrace water tank of 500 litres capacity	Yes	Yes	Yes	Yes	Yes				Yes	Yes	
							Yes	Yes	Yes			
19	Facility for IGL pipeline, where applicable	No	Yes	No	Yes	No		No		No	Yes	
							Yes		Yes			
20	PVC pipe for drainage of water from ACs	No	Yes	No	Yes	No		No		No	No	
							Yes		Yes			
21	Provision for window A/Cs in each room	No	Yes	No	Yes	No		No		No	No	
							Yes		Yes			
22	Provision for split A/Cs in each room	No	Yes	No	Yes	No		No		No	No	
							Yes		Yes			

Annexure-4

Scale of Electrical Fittings and Fixtures

S No	Item	Type- II & III	Type-IV	Type-V & VI	Type-VII & VIII	Attendant unit
1	Light fittings, minimum one in each room and kitchen	Yes	Yes	Yes	Yes	Yes
2	Bracket or decorative lights, minimum one in each room balcony, each toilet and mirror light for each bathroom	Yes	Yes	Yes	Yes	Yes
3	Fans (minimum one decorative in each	Yes	Yes	Yes	Yes	Yes

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	room)					
4	Modular switches	Yes	Yes	Yes	Yes	Yes
5	5 A sockets (minimum two in each room and kitchen)	Yes	Yes	Yes	Yes	Yes
6	15 A sockets (minimum two in each room and kitchen)	Yes	Yes	Yes	Yes	Yes
7	15 A socket with MCB for geyser in each toilet and kitchen	Yes	Yes	Yes	Yes	Yes
8	15 A socket with MCB for AC in each room	Yes	Yes	Yes	Yes	-
9	5 A and 15 A sockets, one each, in balcony , and utility area , store	Yes	Yes	Yes	Yes	Yes
10	Call bell near main door	Yes	Yes	Yes	Yes	Yes
11	Electric chimney in kitchen	-	-	Yes	Yes	-
12	Fresh air exhaust fan in kitchen and each toilet	Yes	Yes	Yes	Yes	Yes
13	25 liters geyser in each toilet	Yes	Yes	Yes	Yes	-
14	Telephone and cable TV sockets & modular mobile charging socket each room	Yes	Yes	Yes	Yes	Yes
15	Electrical points for water filter and oven	Yes	Yes	Yes	Yes	Yes
16	Electrical point for fridge and washing machine	Yes	Yes	Yes	Yes	Yes
17	Call bell point with image display system			Yes	Yes	
18	Dressing light point	Yes	Yes	Yes	Yes	Yes

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vii	Architraves	Teak wood or wood fibre composite or UPVC.
4	Windows	
i	Frames	2 nd class teak wood or UPVC extruded profiles having 2.3 mm thick wall.
ii	Shutters	2 nd class teak wood or UPVC extruded profiles having 2.3 mm thick wall.
iii	Fixed glazing	2 nd class teak wood or UPVC extruded profiles having 2.3 mm thick wall.
iv	Toilets	5mm glass louvers in colour anodized aluminium frame
v	Wire gauze shutters (for all external)	Wire mesh of SS 304 stainless steel.
vi	Window sill level	Rooms: 900 mm, Toilets: 1225 mm, Kitchen: 1225 mm
5	Wardrobes	Boxes and shelves of 19 mm thick commercial block board, shutters of 19 mm teak veneered or laminated or commercial block board. OR boxes, shelves and shutters of 18 mm thick wood fibre composite board of density 650 kg/m ³ . 20 mm diameter aluminium hanger rods with slotted (non screw type) brackets. Clear distance of hanger rod below the board bottom: 40 mm. Or S.S 304
6	Kitchen cupboards	Boxes shelves, and shutters of teak veneered or commercial or laminated 19 mm thick block board OR 18 mm thick wood fibre composite board of density 650 kg/m ³ . Stainless steel drawers with telescopic channel.
7	Hardware fittings	ss 304 stainless steel. OR colour anodized aluminum 125*64*1.90 mm stainless steel butt hinges
8	Curtain rods	Elliptical shaped SS 304 stainless steel with heavy duty non-screw type brackets and finials. Height 100 mm above window top.
9	Flooring and skirting	
i	Circulation areas	18 mm thick gang saw cut granite of light shade with contrast border. The skirting will not project beyond wall surface. Staircase skirting will be parallel to waist slab.
ii	Rooms	18 mm thick gang saw cut granite of light shade.
iii	Kitchen	Satin matt vitrified tiles of minimum size 600*600 mm.
iv	Kitchen platform	18 mm thick gang saw cut black granite; edges rounded. Height above finished floor level: 900 mm Granite slab will be supported over 19 mm thick block board boxes, no RCC slab is required for modular kitchen platform.
v	Kitchen dado	Above platform: 600 mm high with vitrified tiles of size 600*600 mm OR with ceramic tiles of size 600*300 mm. Elsewhere: full height dado of same tiles.

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vi	Toilets and WC	Anti-skid ceramic tiles of size 300*300 mm. Two granite corners of 250 mm radius will be fixed in wall near shower, first at 1200 and second at 1500 mm height.
vii	Toilet dado	Vitrified tiles of size 600*600 mm OR ceramic tiles of size 600*300 mm up to ceiling. One decorative band.
viii	Wash basin counter	Counter and 100 mm high skirting with 18 mm thick gang saw cut black granite. Edges rounded. 1500 mm high dado of vitrified tiles of size 600*600 mm OR 1500 mm dado of ceramic tiles of size 600*300 mm. Only under countertop wash basins will be used.
ix	Window sill	18 mm thick gang saw cut black granite, edges rounded, and projecting 12mm from finished wall surfaces.
10	Parapet walls	1200 mm high, 230 mm thick. Top finished with black granite, sloping inwards edges rounded, projecting 12mm from finished wall surfaces.
11	Balustrade/railing	1200 mm high powder coated aluminium sections or factory made SS 304 stainless steel. OR cast iron.
12	Terracing	Vitrified tile of size 600*600 mm with adhesive or crazy marble flooring. The RCC roof slab will be cast with a slope of 1:100.
13	Sanitary fittings	CP brass fittings Sanitaryware of reputed brands. Rigid PVC or GI waste pipe for wash basins and kitchen sinks.
14	Sanitary ware height	Wash basin top: 800 mm Urinal lip top: 600 mm Shower: 2100 mm Mirror: 1200 mm Towel rail: 1500 mm WC faucet: 300 mm
15	Internal services	
i	Rain water pipes	150 mm diameter UPVC pipes clamped over MS heavy duty brackets 50 mm away from wall surface.
ii	Soil and waste pipes	100 mm diameter centrifugally cast (spun) iron pipes and fittings. OR UPVC pipes and fittings. All pipes shall be 50 mm away from wall surface, clamped over MS heavy duty brackets. No pipe will be < 75 mm diameter.
iii	Floor traps	Long arm P-type floor traps placed at a corner of toilet. Each floor trap outlet will be separate and join the vertical stack externally. No <i>Nahani</i> traps shall be used.
iv	Spouts	75 mm diameter UPVC OR GI spouts, projecting 150 mm beyond wall surface, sloping outwards, laid 5 mm below floor level. End of pipe shall be cut at 45°.
v	Sewer lines	HOPE pipes. Cushion of 600 mm.
vi	Manholes	At 30 metre centres, and at bends and junctions.
vii	Terrace tanks	4 PVC tanks of 1000 litres capacity each, with screw type

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8	Cables LAN	Cables will be provided in recessed PVC conduits. Core switches, L2 switches, gigabit switch, SFP modules, OFC, wi-fi access and controller.
9	Uninterruptible power systems	Online (double conversion voltage and frequency independent) UPS shall comply with IEC 62040-3 to provide continuous power to life safety circuits and sensitive equipment. It must have both static bypass switch and manually operated bypass switch for maintenance. Battery banks shall be designed to provide at least 30 minutes back-up at full load.
10	Lifts	Two regenerative lifts of 20 persons capacity each, with speed of 1.5 mis, microprocessor-based control, and variable voltage variable frequency drive system for AC motor. It should be equipped with automatic rescue device and maintenance free dry batteries. It should meet accessibility requirements for especially abled persons. like minimum lift size of 1500 mm x 1500 mm, minimum door width of 900 mm, call button, control panel, hand rails, and audio and visual indicators
11	Air-conditioning	Two modular air cooled variable refrigerant flow outdoor units of 20 HP capacity each with inverter type scroll compressor and R410 A refrigerant, suitable to deliver coefficient of performance (CoP) of minimum 4.7 at 50% load. High wall type indoor units of 2 TR capacity each.
12	Fire alarm system	The intelligent addressable fire alarm system (AFAS) will integrate public address, lifts, fire fighting, pressurization and smoke management systems.
13	Fire fighting system	The wet riser system will consist of electric pump, diesel pump, jockey pump, all suitable for automatic operation and control panel for pumps in a pump room near the underground sump, delivery pipe, terrace pump and air vessel. Powder coated MS glazed cabinet will be provided for wet riser shaft on each floor to encase one 150 mm diameter C class MS delivery pipe, fire hose box containing two reinforced rubber lined hose pipes each of 63 mm diameter and 15 m length with 20 mm diameter nozzle, powder coated MS hose reel disc with 30 m long rubber braided hose of 20 mm nominal diameter and 19 m shut off nozzle and hydrant landing valve. Four-way and three-way fire brigade inlet connection valves will also be provided in the sump and riser respectively. The landing valve, hose coupling, fire brigade inlet connection valve etc, will be of stainless steel. The yard hydrant will consist of ring main of 200 mm diameter C class MS pipe, hydrants spaced at 45 metre centres and connected to ring main with 80 mm diameter MS pipe, and fire hose box containing two reinforced rubber lined hose pipes

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		each of 63 mm diameter and 15 m length with 20 mm diameter nozzle. The clear size of wet riser shaft will be 1200*800 mm.
14	Ventilation system	The basement and corridors will have supply air fans, ducts, grills, and exhaust air fans. The lift shaft, lift lobby and staircase will have pressurization system consisting of axial flow fan. Fan motor and casing shall be suitable for smoke exhaust application having thermal rating of 250° C for 2 hours as per BS EN12101-3: 2015. The ventilation system will be designed for minimum 12 air change per hour and pressure differential of 25 to 30 Pa.
15	Lightning protection	Single prong finial with GI tape of 20 mm*3 mm suitably earthed to the ground.
	Bulk services	
1	Compound wall	Low height compound wall is preferable. The maximum height may be 2100 mm, with 1500 mm high masonry and 600 mm high MS grill. The length of each wall panel may be 3600 mm centres. Expansion joint will be provided at 45 metre centres. The entrance gate, wall panels, coping, and grill will be designed aesthetically. About 1200 mm wide strip along the wall will be used for plantation, laying cables and pipes.
2	Buildings in hills	Hill slopes of up to 30° are generally stable. Therefore, building sites will be located on hillside with slope is 45°, preferably on south slope for more heat gain. Stepped terrace development and stepped storey construction will be adopted for economy and environment protection.
3	Levelling	The entire plot will be levelled to a slope of 300:1 to allow natural drainage of rain water.
4	Internal roads	6 meter wide carriage way with 2% camber. 750 mm wide unpaved shoulders on both sides sloping outwards to drain off rain water. Paver finished bituminous road section will consist of 150 mm GSB, 150 mm WMM 50 mm BM and 40 mm thick bituminous concrete OR 150 mm thick vacuum dewatered M 30 concrete laid over 100 mm thick base of M10 concrete, in chequered bays of maximum 3*3 metre size. The grooves will be 5 mm wide, 50 mm deep and filled with suitable sealant
5	Footpath	200 mm high and 1200 mm wide footpath finished with 60 mm thick paver blocks of M30 and kerb stone
6	Tube Well	One 200 mm diameter, 100 m deep tube well with uPVC pipe. Distribution network of CPVC pipes

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7	Underground Sump	
		RCC sump of 200 kl capacity, with 10 HP submersible pump. The floor and walls will be finished with vitrified tiles of size 600*600 mm. The first compartment of 100 kl will be used for firefighting.
8	Filtered water supply	Tube well water will be chlorinated and fed into the UG sump. Water from the sump will be pumped to terrace tanks through CPVC distribution lines.
9	Sewerage system	HOPE pipes of 300, 200, and 100 mm diameter laid to minimum slope of 300:1. Manholes at 30 m intervals. 100 kl sewage treatment plant on MBBR technology
10	Recycled water	Treated water from STP will be collected into a sump and pumped for horticulture purpose through CPVC distribution lines. The hydrants will be of ball cock type.
11	Rainwater harvesting	2 pits each of size 1.5*2*2 m with borewell of 100 mm diameter and 15 m depth
12	Sub-station	Two 1250 kVA, 5-star, 3 phase dry type 11 kV/433-250 V transformers, HT panel, LT panels, APFC panel, and surge protection device.
13	DG set	Two 250 kVA 3 phase DG set with AMF panel mounted on platform of size 7000*6000 mm. Shed of MS tubular truss and galvalume sheet.
14	Solar power	On grid, roof top solar PV plant of 250 kWp installed capacity with monocrystalline cell panels of minimum 20% efficiency. Power conditioning unit. Net metering and data monitoring system.
15	Street lights	LED fitting over 9 m high ornamental MS/CI poles
16	Horticulture works	Grassing in select areas, tree and shrub plantation
General		
1	Floor height (minimum)	Residential: 3000 mm Non-residential: 3300 mm 3600 mm with sprinklers. False ceiling height 2700 m
2	Pantry	Pantry of minimum 1800 width may be provided on each floor of a non-residential building. It may have 600 mm wide platform and one kitchen sink
3	Toilets	Each water closet will be provided with a wash basin

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		Wherever feasible, sanitary ware will be provided on external wall of the building. The clear depth of sunken slab for Indian WC will be 600 mm and that for EWC will be 300 mm to accommodate pipes, traps, and slope
4	Accessible terrace	All the buildings with flat roof will have accessible terrace for ease of maintenance.
5	Retaining walls	Generally, the hill slope will not be cut steeper than 60° from the horizontal for its stability. Where unavoidable, retaining wall will be provided with weep holes of 100 mm diameter PVC pipes at 1500 mm centres in staggered manner embedded at 10° downward slope, projecting by 150 mm beyond the wall on the valley side. Inverted filter will be provided behind the wall. About 300 mm thick silty clay layer of back-fill with grass will be provided flush with the top of retaining wall to prevent seepage of water in the back-fill. The back-fill itself will be of self-draining soil like coarse sand or gravel, free of fines. Grass turfing on toe side to prevent toe erosion

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SCHEDULE- I (PART-B)
SITE INVENTORY

1. Inventory
A. For Development

SN	Name of the Colony	Type of Qtrs.	Status
1.	Vasundhara (Old Loco) Railway Colony	Type-II	Vacant

B. For Redevelopment

SN	Name of the Colony	Type of Qtrs.	Status
1.	New Loco Railway Colony	Type-II	Vacant

Note: On getting the existing structures vacated by Railway in phases, the same will be handed over to the lessee on 'as is where is' basis after tri-partite handing-taking over between Railways/RLDA and lessee. On vacating and handing over, the existing inventory of structures on the project site as detailed above is required to be dismantled by the Lessee at his own costs and expenses. However, lessee is required to maintain existing utilities/services, being in use of the residents of nearby plot, till such time alternate utilities are created and commissioned by the RLDA for their use. The Lessee on his own, after dismantling of the structures, shall be free to dispose of the released materials/debris as per applicable local laws. Credit of release material, if any, will also be retained by the Lessee.

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SCHEDULE – II

Railway Assets to be Re-developed & Stages of Work

1.1 Railway Assets to be Re-developed:

The Lessee will develop the following Railway Assets as part of the Project on the Site in Part-B. The developer/lessee has to prepare detailed layout plan, building plans, Architectural plans, elevations, detailed structure plans, landscaping, HVAC/MEP services, facade design, detailed design of utilities and external developments, detailed schedule of quantities and specifications of materials, milestone chart /Bar chart for Stage-wise completion and handing over of the project to RLDA/Railway.

1.2 Multi-storied Residential Quarters to be provided area as follows:

Type of Residential Quarters	No. of Quarters
Type-II	150
Total	150

The Specifications of Railway Quarters have to be minimum as prescribed vide Railway Board Letter No. 2024/LMB-II/2/3 dated 05.04.2024. (Copy attached in Schedule-V) with green building concept. Residential towers shall be constructed as RCC framed structures on RCC raft foundation as per design based on the soil bearing capacity of the site.

- 1.2.1 The Railway quarters, Type-II are to be constructed as per the reference drawing of RLDA given in Schedule-VI. The iconic towers with green concept are to be constructed with Architectural design from renowned Architects to be chosen by the Lessee in consultation with RLDA. Each tower will have floors as Podium and 1 (One) stilt floor for parking purpose to meet the requirement of parking as per applicable development control norms. The residential floors will have minimum clear height of 3m from floor level to soffit level of roof over it. Number of residential units per floor in Type-II quarters (Four Towers) shall generally be kept 6 units on each floor. An indicative layout of various towers is also enclosed in Schedule-VI for guidance. Minor modifications in typical layout as per site conditions and efficient utilization of land shall be permitted with the approval of RLDA.
- 1.2.2 The structural design of the buildings shall be got done by developer from a reputed/ renowned Structural Designer and the same should be got proof checked from any IIT/NIT at own costs and expenses.

1.3 Railway Institutional/Health Unit/Official Buildings to be provided are as follows:

S.No	Type of Buildings (BUA)	Remarks
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1.	Subordinate rest house (729* sqm)	(i) Parking is to be provided as per the development norms. (ii) Distribution of Land Area between different buildings will be done in consultation with Railways as per their requirement and as per approved drawings.
Note	*Unit Area excludes lifts, stair cases, lobby area and parking area. The same are to be provided as per Building Bye-Laws and Specifications stipulated in Bid Documents.	

1.3.1 Above mentioned asset shall be constructed as RCC framed structures with foundation suitable for one additional floor as per design based on the soil bearing capacity of the site. The number of storey shall be as per available vacant space. Minimum floor to floor clear height shall be 3.6m.

1.3.2 The structural design of the buildings shall be got done by developer from a reputed/renowned Structural Designer and it should be proof checked from IIT/NIT at his own costs and expenses.

1.4 Provision of Parking Area to be provided are as follows:

The parking has to be planned and provided for Railway Apartments/Other structures etc. as per the requirement and satisfying the local development control norms.

1.5 Following Services / Equipment in support of Railway Assets mentioned above to be provided:

S. No.	Type of Facilities
1.	Passenger and Goods Lifts comprising 1 service lift & Minimum 1 passenger lift as appropriate to number of dwelling units as per laid down norms in each railway residential towers. Passenger lifts to have a capacity of 8 passengers. The DCR norms and NBC provisions are to be followed.
2.	Generator and Power Backup System providing backup for Lifts and for adequate lighting in common areas of residential towers.
3.	Sewage Treatment Plant (STP)
4.	Fire-fighting arrangements with Riser & Sprinkler System, Smoke Detectors, UGR, Overhead reservoir etc. complete as per Fire norms. This also includes Manual Fire alarm system, Automatic Fire Alarm System, internal water supply & sanitary installations, electrical external service connections, civil external service connections, internal electric installations, power wiring & plugs, centralized intercom system etc.
5.	HT Panel & LT Panel & Metering Panel for individual unit/quarter.
6.	Electric Sub Station/Transformers as required.
7.	Internal Security (Centralized Intercom)
8.	Roads and internal circulation network with adequate sign ages as per way finding guidelines

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9.	Water storage reservoir, RCC water tanks, Pump & Pump houses, water supply lines, sewerage, drainage etc. complete as per requirement.
10.	Adequate Illumination (External/Street Lighting (LED)).
11.	Horticulture operations, Landscaping including plantation.
12.	Parks, Play Area, Kids Corner with equipments and Recreation Areas
13.	Rain Water Harvesting as per bye-laws.
14.	Outdoor Gymnasium facility with equipments.
15.	Construction of 2m to 4m high (as per requirement) gated boundary wall on RCC foundation, beams & columns for each of re-developed Railway assets as per drawing approved by RLDA.
16.	All other infrastructure facilities including but not limited to as listed in Schedule-III, Project Utilities (LDHB Part-IV) and Para 1.2 of LDHB Part-III (Instructions to Bidders and Bid Forms) have to be provided. Any other facility which is required as per DCR norms and not mentioned in Bid Documents can be added by RLDA and shall be treated as included in the scope of work.

1.5.1 An Outdoor Gymnasium along with Kids Corner in park area at suitable location having following equipments of Make Kidzlet/Modcon or any other reputed Make approved by Nodal Officer of RLDA, will be provided by the developer at his own costs and expenses.

A) Outdoor Gym Equipments

- i. Sky Walker.
- ii. Pushup Bench.
- iii. Double Standing Hip Twister.
- iv. Outdoor Arm Twister Double Wheel.
- v. Parallel Bars.
- vi. Hanging Exercise Equipment 2 Nos.

B) Equipments for Kids Corner

- i. Swings- 2 Sets (2 Nos each).
- ii. Slides 2- Sets
- iii. Sea-Saw-s 2 Sets
- iv. Merry-Go-Rounds- 2 Sets.
- v. Various Slides - Tube Type.
- vi. Playground Climbers.

1.6 Maintenance of Railway Assets and Services: After completion of each phase of Railway Redevelopment works and after issue of completion certificate by Nodal Officer, **maintenance period of 05 years** will commence. During maintenance period, Developer has to carry out the maintenance & operation of various common services, facilities and equipments provided in the complex. For this, Developer has to keep a team of sufficient number of experienced & skilled personnel under a Assets Manager/Supervisor, available during day hours as follows:

- i. Mason.
 - ii. Carpenter
 - iii. Plumber
 - iv. Electrician
- Sweepers & Cleaners.

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- vi. Gardener
- vii. Operation staff.
- viii. Security Personnel.

Routine sweeping and cleaning of common area including lift, lobby, staircase, internal roads & pathways, drain, park, parking space, gym, etc. is to be done to the satisfaction of Nodal Officer of RLDA / nominated officer in-charge of Railway. Waste disposal should be done as per BDA/Local Authority Bareilly guideline and regulations. Lift should be well maintained and kept in order for its proper functioning. Street light fittings and fixtures, park lights, and all fittings and fixtures of common area of building including gym etc. is to be maintained and kept in order. Parks, garden, plantation, trees etc. is also to be maintained including applying of manure, fertilizers and pesticides. STP/WTP is to be maintained within parameters laid down by State & Central Pollution Control Board. Operation & Maintenance of services shall also to be done by developer during the maintenance period which will include but not limited to Machinery, Water supply system, Fire-fighting system, lifts, Electrical and Mechanical equipment systems, electric substation, transformers, DG sets, STP and other equipments installed for provision of common services in the Railway asset area. However, electric & water bills (both metered), fuel for generators being used for railway assets maintenance will be borne by Railway. Cost of all maintenance works is to be borne by developer, care should be taken by him while quoting for Upfront Lease Premium in Financial Bids.

An online Complaint Redressal System has to be framed and implemented for efficient maintenance of Railway Assets. Both online complaints as well as telephonic/manual complaints should be entered into records and promptly attended. All complaints regarding plumbing, electrical & sweeping are to be attended within 24 hrs of receipt of complaint and all complaints related to Mason, carpenter & gardener should be attended within 72 hrs. A penalty will be imposed @ Rs. 500/- per day per complaint if complaints are not attended within above stipulated time. Decision of Nodal Officer of RLDA in this regard will be final and binding.

1.7 Provision for Security of Railway Assets: Round the clock security arrangement has to be provided by the Developer including construction and maintenance period at his own cost. For this, security room along with office and toilet is to be constructed near all entry/exit points as per provisions of extant regulations.

1.8 Method of calculating % age of Building Work completed in a Partially Completed Buildings:

For Partially Completed Buildings, % age of Building Work completed will be calculated based on the various Activities completed as per weightage given to the various activities given in the table below:

SN	Description of Activities	% age Contribution of Activity in Total Construction Work
1.	On completion of Foundation and Basement/ Podium / Stilt floor for Parking purpose	20%
2.	On casting of next Two Floors each @ 5% for every 2 floors casted with maximum of 40% in last increment.	@ 5% for every 2 floors casted with 40% as maximum
3.	On completion of Flooring of Building.	5%

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4.	On completion of Internal and Outer Plaster Work	5%
5.	On completion of Doors/ Windows/ Wood work	10%
6.	On completion of Bathroom & Kitchen with all fitting and fixtures	5%
7.	On installation of Lifts, Electrical Fitting & Fixtures	10%
8.	On issue of Completion Certificate by Nodal Officer	Remaining 5%

1.0 Additional information for developer -

- (i) Shifting of Railway utilities shall be done by Developer under Railway's supervision and directions at developer's their own costs and expenses.
- (ii) Railway Colony is to be redeveloped as a gated community and it should be ready to occupy with all interiors, fittings and fixtures as per provisions in the RFP.
- (iii) In redeveloped railway colony, storm water covered drains are to be constructed as per the site conditions to avoid flooding in the colony.
- (iv) During the construction of structures, if damages occur to any of the existing pipe lines/sewerage lines/electric lines then same are to be attended immediately by Developer at their own costs and expenses to make them operational/functional.
- (v) The colony is being redeveloped on "as is where is basis". The demolition of the structures is to be done by the developer at their own costs. The developer will remove all the released materials at his own costs and his bid is inclusive of value of all released materials. The released materials need not be returned to Railways.
- (vi) Plantation is to be done as per the provisions of the RFP documents. Further, the plantation is also to be done in lieu of uprooted trees as per requirement of norms of Forest Department. Joint survey should be conducted by the developer with the Railways /RLDA before transplantation/afforestation.
- (vii) The newly constructed apartments for Railway staff and officers, newly constructed service buildings/offices etc. with amenities/facilities as per provisions of bid documents should be handed over to Railways in ready to occupation condition. Phase-II portion should be isolated from Phase-I portion by way of providing covered barricades by the developer at his own costs so that disturbance to the occupants can be avoided/minimized during construction.
- (viii) The power cables/ Telecom cables etc. in the colony to be diverted to safe locations at the cost of the developer as per the requirement of layout planning.

3.0 Stages of Work & Timeline of Construction.

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 single stages i.e. Stage-I in both Part A & Part B.

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:

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3.1

	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	

In each stage, Lessee/ Developer will be handed over the land along with existing structures over it, which shall have to be dismantled and Malba (dismantled material) is to be cleared from the site and dumped at authorized dumping grounds as per Local Bye-Laws. After that construction of Railway Quarters and buildings and other assets as per approved drawings

3.2 Assistance by Lessee / Developer in shifting of Household Luggage & Luggage of Community/ Institutional/ Office Buildings:

The Lessee/ Developer shall provide the transportation arrangement and manual labour required, to assist the Railway residents and Railway officials in colony for necessary shifting of household luggage & luggage of community/ institutional/ office buildings to New Blocks/ Temporary Accommodation as per the case.

3.4 Timeline for Completion of Project:

Time for completion of Railway's redevelopment work in Stage-I is 3 years (Three years). Total time of completion of the Railway's redevelopment work is 3 years (Three years) from the "Appointed date" in which 4 months' time is shifting period for existing staff quarters. The developer can also plan part commissioning after arranging part completion certificate from Nodal officer.

3.5 Existing Unit Shifting Plan: NIL.

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SCHEDULE - III

PROJECT UTILITIES AND RE-DEVELOPMENT PROJECT UTILITIES

The Lessee shall provide project utilities in line with the approved project master plan, approved building plans and applicable legal and statutory guidelines including but not limited to

1. **Water Supply System**
 - ✓ Raw Water rising main;
 - ✓ Underground reservoir;
 - ✓ Treatment (Chlorination) Plant (if required under prevailing regulations) & Clear Water reservoir;
 - ✓ Overhead RCC Tanks;
 - ✓ Pump House including all hydraulic and electro-mechanical equipments;
 - ✓ Distribution network including pipelines, valves, water meters, ferrule connections, etc.;
 - ✓ Fire Static Tank, pipelines, pumps and hydrants;
2. **Sewerage System & Sewerage Treatment Plant**
 - ✓ Pump House including all hydraulic and electro-mechanical equipments, if required;
 - ✓ Collection network including sewer pipelines, manholes, traps, etc.;
 - ✓ Sewerage Treatment Plant (STP) of suitable capacity
3. **Storm Water Drainage System**
 - ✓ Collection network including pipelines/drains, manholes, traps, etc.;
4. **Internal Road, Parking & Pathways**
 - ✓ Roads & Pathways should be as per drawing with adequate provision for street LED lights, drainage etc.
5. **Power Supply & Street Lighting Systems**
 - ✓ HT & LT cables, panels and conductors;
 - ✓ Transformers as per requirement;
 - ✓ Distribution network, Poles, Feeder Pillar Boxes, Switchgears, circuit breakers, Service Lines, service connections, Meters, etc.;
 - ✓ DG Set of suitable capacity for Power Backup of lifts & common areas (Silent Type Outdoor) for Part-A area (Railway Part);
 - ✓ Electrical Sub stations if required, as per load design and shall be as per CPWD specifications and best engineering norms
6. Fire-fighting arrangements with Riser & Sprinkler Systems, UGR, Overhead / Underground reservoir, smoke detectors, reservoir etc. complete as per Fire Norms. This also includes Automatic Fire Alarm System.
7. Internal Security (Centralized Intercom)
8. Rain Water Harvesting as per requirement and design.

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The above list is indicative and not exhaustive. However, provisions have to be made as per Regulatory requirement and good engineering practices.

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SCHEDULE – IV

COST OF MANDATORY AND REDEVELOPMENT WORKS

The Lessee shall provide to RLDA/Railway the components of Re-development Assets” as mentioned in Schedule-II above on the Redevelopment Land (Part-B of Land) at his own costs and expenses which has already been accounted for by RLDA while fixing reserve price.

- 1.0 Total Cost of Railway Re-development Works as per scope specified in Schedule-II above and in Para 1.2 of LDHB Part-III (Instruction to Bidders & Bid Forms) is **Rs.37.64 Cr.**

- 2.0 Consideration for Railway is “Sum of Lease Premium plus Cost of re-development of Railway Assets” mentioned in Bid Documents. The bidding parameter is the Lease premium for Railways/RLDA.

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SCHEDULE – V

SPECIFICATIONS FOR MANDATORY AND REDEVELOPMENTWORKS

(Minimum Standards)

Area Specification for Residential Quarters

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