



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

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

			The signages to be provided on top of buildings or suitable steel hoardings, as found suitable. The Lessee shall submit the design of the signage to the Nodal Officer for approval.
Total Development Period	13.	10.3	05 years.
Period of Maintenance for Railway redevelopment works/ project	14.	11.3	05 Years (60 Months)
Marketing and sub leasing	15.	13.1	The Marketing & Sub-Leasing Rights of the Lessee will be supplemented by:  "The Lessee shall be given controlled and regulated marketing rights. Lessee will market, through Agreement to Sub-Lease, the percentage Built Up Area equal to the percentage of Lease Premium that has already been paid to RLDA."  100% marketing Rights shall be given to Lessee if the Lessee submits Bank Guarantees for all outstanding amounts against the Lease Premium, including interest and GST thereon.
Marketing and Sub-Leasing	16	13.1.1	Clause 13.1.1 Shall be read as: "All amounts due and payable by third parties pursuant to marketing by the Lessee should be paid through Demand draft or account payee Cheque and be deposited in either the Escrow Account (if applicable) or a designated bank account of the Lessee. The Lessee shall furnish the details of the designated bank account to RLDA prior to undertaking any marketing in respect of the Project. Further the Lessee shall not utilize the receipts from the marketing/Sub-leasing except towards meeting with the expenses in executing the Project and making payments of Consideration to RLDA until the entire Project is completed and Completion Certificate is issued by the Nodal Officer.



59

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Marketing and sub leasing	17	13.2 (a)	Para13.2(a) shall be read as: "The Lessee shall not sub-lease the site. However, the Lessee shall have right to sub-lease, sub-let and license of the built up space constructed on the Site leased to him.
Marketing and sub leasing	18	13.2 (b)	Para13.2(b) shall be read as under: The draft of Sub-Lease Deed shall be prepared by the Lessee complying with the requirements under the Lease Agreement as per typical draft specified at Annexure-C to the GCLA and shall have to be pre-approved by the Nodal Officer. However, draft format of Annexure-C shall be suitably modified and drafted by lessee duly incorporating the provisions of Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as "RERA") and any other applicable laws for successful Marketing and Sub-Leasing but within the provisions of Rules and Regulations of RLDA published under gazette notification from time to time. The draft format shall be drafted by a legal counsel of the Lessee in consultation with RLDA same shall be vetted and approved by RLDA and its legal counsel, within 30 days of submission of the draft format by the Lessee. In case, the Sub Lease Deed is required to be registered prior to issue of the Completion Certificate by RLDA, same shall be permitted by suitable amendment in Article13 of GCLA subject to suitable safety measures in the Escrow Account mechanism.
Marketing and Sub-Leasing	19	13.2	Clause 13.2 Shall be supplemented by Clause 13.2 (h) and be read as:  "The Lessee shall have 100% marketing and sub-leasing Rights on submission of Bank Guarantees for all the outstanding amounts against the Lease Premium, including interest thereof
Extension of time of payment for delay on account of the	20	14.4	Article 14.4 shall be read as under: Extension of time of payment for delay on account of the Lessee:-The time fixed for making various payments to RLDA by the Lessee specified in the Agreement documents shall be deemed to be the essence of the Agreement and the Lessee must make these payments not later than the dates as specified



60





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			<p>in the Agreement. If the Lessee fails to make these payments within the time as specified in the Agreement for reasons other than there as on specified in Article 14.1 it shall be construed as a Payment Default on behalf of the Lessee and RLDA may, if satisfied that the overdue payment can be made by the Lessee within reasonably short time thereafter allow the Lessee extension of date (s) of such payment(s) as the Nodal Officer may decide. On such extension, RLDA will be entitled without prejudice to any other right and remedy available on that behalf to recover from the Lessee damages, as mutually agreed genuine pre-estimate of such damages, and not by way of penalty a sum computed at an annual rate of interest of 3% higher for first year and another 3% higher for the next year than the rate of interest specified in Schedule of Payment for the actual delay (in number of days) in making the payment.</p> <p>For the purpose of this sub-clause, the maximum period of extension that can be granted shall not exceed two years.</p> <p>The rate of interest shall be 14.75% per annum for the extension/delay of first year and 17.75% per annum for the second year of the extension/delay.</p>
Escrow Account	21	15.10	<p>In end of the para following sub-para 15.10.3 is added.</p> <p>Escrow Agreement shall be terminated if the Lessee submits Bank Guarantees for all outstanding amounts against the Lease Premium and Additional Lease Premium including interest thereof and applicable GST thereon.</p> <p>The draft format annexed as Annexure-A "Format of Escrow Agreement" appearing in GCLA may be modified and drafted by the Lessee duly incorporating provisions to meet the requirement of the Lender Bank, RERA, GST &amp; any other provisions of the Applicable Laws. The draft format shall be drafted by a team of legal counsel and taxation expert selected by the Lessee after consultation with RLDA only. Same shall be examined by RLDA through an</p>



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61

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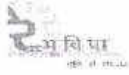
			independent legal & financial expert before approval within 45 days of submission of the draft format by the Lessee. The decision of RLDA shall be final in this regard.
Right of First Refusal in Fresh Bidding	22	20.2	Not Applicable
Vesting Provisions	23	20.3	The existing Article is supplemented with "The Lessee shall handover all the Assets and Project Utilities along with the approvals and N.O.C's from Govt. Departments"
Termination and substitution	24	21.5	"Notwithstanding anything to the contrary, RLDA shall be entitled to determine and terminate the Agreement by giving a due notice, if the site is required for Railway's operational use and the Lessee hereby expressly waives his right to challenge the same".
Termination Payment	25	22.1.3	<p>The maximum Cost of Lease based Assets (COA) will be Rs.172.17 Crore (Rupees Two Hundred Twenty Seven Crore Thirty Lakhs only) excluding GST for achievable FAR of 2.50 or actually incurred by the Lessee whichever is lower. Estimated Cost of Railway Redevelopment Works with 05 years maintenance is Rs. 37.64 Cr (Rupees Thirty-Seven Crore Sixty-four Lacs only).</p> <p>In case of any variation in land area/FSI area/SBUA of Site, variation in costs as per provisions of Bid Documents shall be applicable. Further, the termination payment calculations will also be based on proportionate to effective FSI actually achieved by the Lessee.</p> <p>WPlc = As on the date of signing of Lease Agreement.</p>
Bank Guarantee Bond	26	LDHB (Part-I) & GCLA (Part-II)	The word 'Bank Guarantee' wherever appearing in LDHB (Part-I) & GCLA (Part-II) shall be read as 'Bank Guarantee Bond'.
Sub-Lease Deed	27	13.2 (b) and Annexure-C of GCLA	The word "Form of Sub-Lease Deed" to be read as "Form of Sample Sub-Lease Deed. However, the format of Sample Sub-Lease Deed shall be approved by RLDA before execution by the Lessee.



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Sub-Lease Deed	28	Annexure-C of GCLA	<p>The word "Sub-Lease Deed" in heading to be read as "Sample Sub-Lease Deed. However, the format of Sample Sub-Lease Deed shall be approved by RLDA before execution by Lessee.</p> <p>Article-IV Consideration 4.2 in consideration for the grant of the sub – lease by the lessee to the sub –lessee under this Sub-lease Deed, the Sub- Lessee hereby agrees to pay to the lessee.</p> <p>(i) A monthly sub – lease rent starting at Rs..... (Rupees.....only) in advance (monthly/quarterly/yearly) prior to the 7th day of month/quarter/year throughout the sub lease Term. The rent shall get increased by.....% (specify subject to minimum of15%) every three calendar years effective on the 1st January end.</p> <p>(ii) Sub lease premium amount of Rs.....for sub lease period of .....Years.....Months .....Days (sub lease ending on.....).Accordingly the sub lessee has already paid Rs.....(Rupees .....) as upfront Sub lease premium for..... Sub lease period in .....years ..... months.....days ending on .....) Vide .....bank cheque no.....dated ..... to the lessee.</p>
Sanction of layout plans and Building Plan	29		<p>The procedure for approval of Building plans/Layout Plan shall be as under:</p> <p><b>Part-A: For Railway Portion</b></p> <p>(i) The developer shall prepare the layout and building plans for the project and submit it to the Nodal Officer on prescribed forms.</p> <p>(ii) Nodal Officer will do preliminary scrutiny of the proposal at his level and submit it with comments to the competent Authority for his consent. It will be ensured by the project unit that the proposal prepared by the developer is in accordance with the terms and conditions of lease agreement.</p> <p>(iii) The drawings will be scrutinized at RLDA HQ as per the Local Bye-Laws and Lease Agreement.</p> <p>(iv) <b>Provisional Approval:</b> After receipt of approval by the Competent</p>



63

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			<p>Authority, the drawings will be stamped and signed by Competent Authority and will be issued to the developer along with the Provisional Approval letter for obtaining various NOCs regarding the project. At this stage the developer is not required to deposit any Building Permit Fees to the RLDA.</p> <p>(v) <b>Final Approval:</b> After the Developer submits all the NOCs/Clearances from various Statutory Authorities to RLDA and deposits the required Building Permit Fees to RLDA (for Building Plans @ Rs 10/- per Sq. m of the Built up Area and Rs. 10,000/- per Acre or part thereof for Layout Plans), he will be issued the Final Sanction by following the same procedure as for Provisional Sanction.</p> <p><b>Part-B:- For Developer Portion</b></p> <p>(i) The developer shall prepare the layout and building plans for the project in accordance with the terms and conditions of lease agreement with RLDA and local Bye-Laws and submit it to Nodal officer on prescribed forms.</p> <p>(ii) At this stage a certificate will be taken from Developer that if it is necessitated that plans are required to be approved by the Local Authorities, he will not have any claim and will get plans approved by them.</p> <p>(iii) After issuance of Provisional sanction, a letter to the Local Development Authority will be sent by the Nodal officer regarding the charges due to local authority like but not limited to Development Fee, Shelter Fee, Impact Fee and other charges for this land parcel and same shall be conveyed to the developer. These charges shall be borne by the Developer.</p> <p>(iv) <b>Final Sanction:</b> After the Developer submits all the NOCs/Clearance from various Authorities to RLDA and deposits the required building Permit Fees to RLDA (for Building plans @ Rs.</p>
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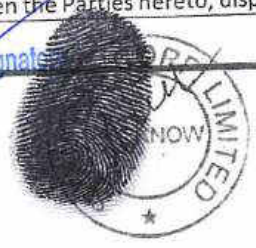
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			<p>10/- per Sq.m of the built up area and Rs.10,000/- per acre or part thereof for layout plans), and in addition to above, the development charges and other fee is to be paid to the Local Authorities against electric , Sewage, Water, drainage etc. as per the requirements of Local Authorities, thereafter, final approval will be issued to him by following the same procedure as for provisional approval.</p> <p>In case where the Final approval is issued by Local Authority, no fees will have to be paid by the developer to the RLDA.</p> <p><b>Part-C: - Approval from Local Authority (Developer Portion):</b> If the developer desires to take approval from local authority, he may do so under intimation to the Concerned unit. In such cases Concerned Unit will ensure compliance of all the conditions of lease agreement and obtain one copy of all the approvals/NOCs before actual commencement of the work at site.</p>
Excepted Matters	30	23.4	<p>Article 23.4 shall be read as under :</p> <p>"All disputes in connection with the Agreement, which are not resolved by mutual consent in terms of Article 23.1 and subsequently not resolved by reference to Conciliation Committee in terms of Article 23.2, such unresolved disputes only, shall be referred by either Party to Arbitration provided that matters for which provisions have been made in Article 2.5.2 ,Article 5, Article 8.17, Article 14.2.3, Article 20, Article 21, Article 22.5, Article 25.3 shall be deemed as Excepted Matters (matters not arbitrable) and the decision of RLDA there on shall be final and binding on the Lessee, provided further that 'excepted matter' shall stand specifically excluded from the purview of the arbitration clause".</p>
Procedure for Arbitration	31.1	23.5.1	<p>Para 23.5.1 shall be read as under :</p> <p>"In the event of any Dispute, difference or Controversy of whatsoever nature, arising under or out of or in relation to the instant agreement between the Parties hereto, disputes relating to</p>

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			the construction or operation of this Agreement, or the respective rights and liabilities of the Parties on any matter in question which are not resolved by mutual consent in terms of Article 23.1 and subsequently not resolved by reference to Conciliation Committee in terms of Article 23.2, but except in any of the Excepted Matters referred to in Article 23.4 of these conditions, shall be finally decided by reference to arbitration in accordance with the RLDA Arbitration Rules as stated under Article 23.3 and shall be subject to the provisions of The Arbitration and Conciliation Act, 1996".
Procedure for Arbitration	32.4	23.5.13	Para 23.5.13 shall be read as under: "While appointing arbitrator(s) under this Article 23, due care shall be taken that he/ they are not falling in any category of relationships as specified under Schedule V and Schedule VII of The Arbitration & Conciliation Act, 1996 with either party".
Procedure for Arbitration	32.5	23.5.19	Para 23.5.19 shall be read as under : The cost of arbitration shall be borne by the respective parties.
N.O.C. for cutting of Trees	32	-	The site is having some trees which are required to be taken care during the planning or removal / cutting/ transplantation of the same will have to be done by developer.  The selected developer shall have to obtain necessary permission for cutting of trees, existing on subject site, if required, as per extent rules, regulations and guidelines of the Uttar Pradesh State government in this regard.

The Lessee shall provide the necessary Registration Number to RLDA under GST for charging and availing input tax credit under GST.



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SHALIMAR SKYLINE PRIVATE LIMITED

\* \* \* \* \* END OF PART-IV \* \* \* \* \*

Shalimar Skyline Private Limited

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by NEERAJ  
KUMAR GUPTA  
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## PART-V

### SCHEDULES AND SPECIFICATIONS



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### CONTENTS

Schedule	ITEM	PAGE NO
Schedule – I, Part – A	Site Description and Site Plans	3
Annexure 1	Google map showing site	4
Annexure 2	Google map showing site including Re-development (Part-A, Part-B)	5
Annexure 3A	Existing site plan (Old Loco Colony, Vasundhara, Varanasi)	6
Annexure -3 B	Existing site plan (Old Loco Colony, Vasundhara, Varanasi)	7
Annexure -4 A	Part Master Plan- Old Loco Colony, Vasundhara, Varanasi(Location and Land use)	8
Annexure -4 B	Part Master Plan- Old Loco Colony, Vasundhara, Varanasi(Location and Land use)	9
Annexure- 5	Layout Planning of Old Loco Colony, Vasundhara, Varanasi	10
Annexure- 6	Layout Planning of Re-development colony	11-12
Annexure- 7	Land Records Old Loco Colony, Vasundhara, Varanasi	13-17
Annexure- 8 (A)	Shajara Plan	18-19
Annexure-8 (B)	Shajara Plan showing Vasundhara Railway Colony	20
Annexure-10	Shifting of Units (Unit Shifting Location Plan)	21
	Area Statement	22
Schedule – I, Part – B	Site Inventory	23
Schedule – II	Railway Assets to be Re-developed & Stages of Work	24-32
Schedule – III	Project Utilities and Redevelopment Project Utilities	32-33
Schedule – IV	Cost of Mandatory and Redevelopment Works	34
Schedule – V	Specifications for Mandatory and Redevelopment Works	35-67
Schedule – VI	Drawings for Mandatory and Redevelopment Works	68-69
Schedule- VII	Site Handing over Schedule	70-71



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## 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:	Private Residential Establishments
South:	Unorganized Shops followed by Varanasi Junction, Railway Station
East:	Park and Community Hall

#### Annexure:

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



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Page 3

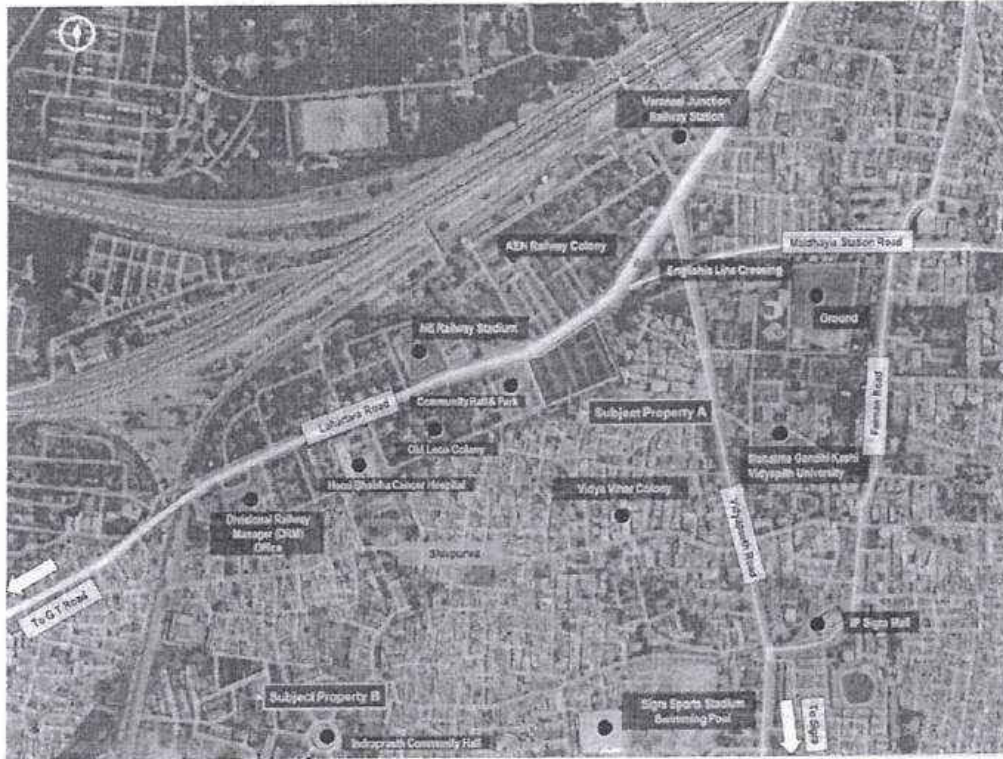




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**Annexure-1**

**GOOGLE MAP SHOWING SITE**



**SITE SHOWN IN RED COLOR IN GOOGLE MAP**



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70





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**Annexure-2**

**GOOGLE MAP SHOWING SITE INCLUDING REDEVELOPMENT**

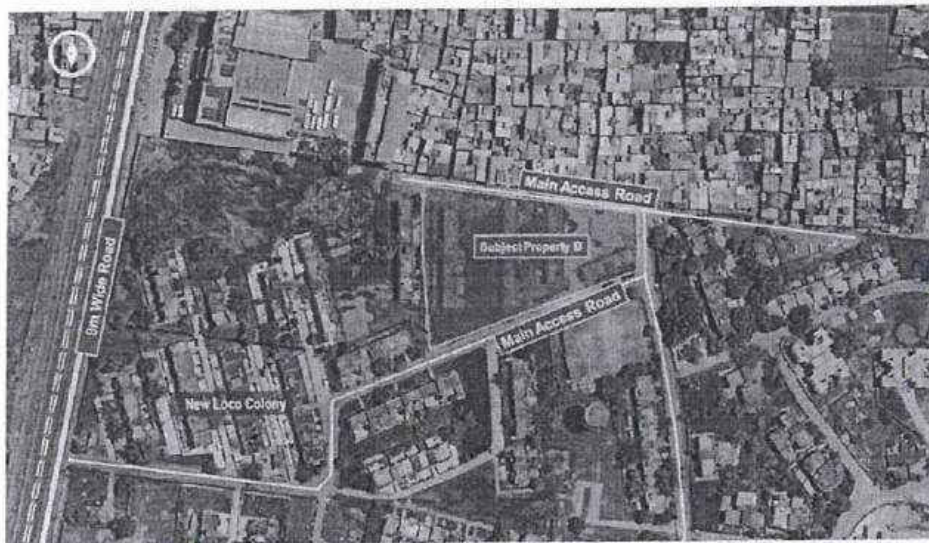
**Subject Site A (Part-A)**



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**



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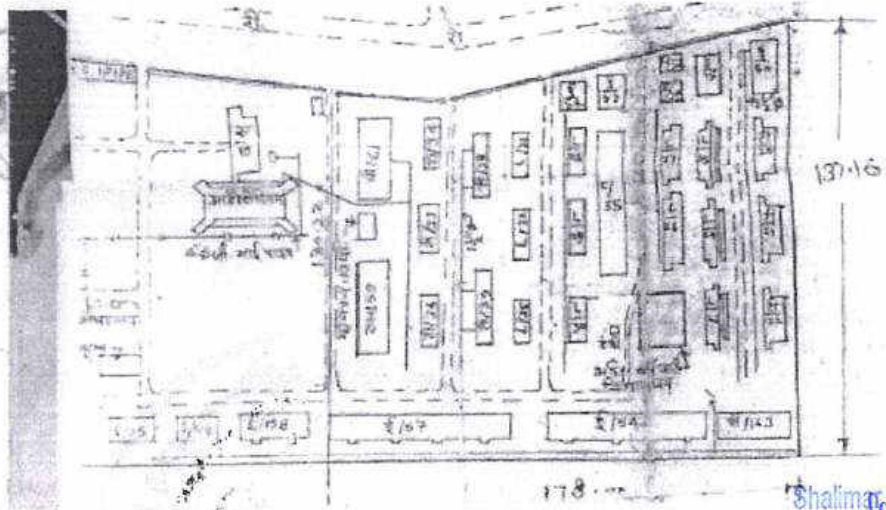
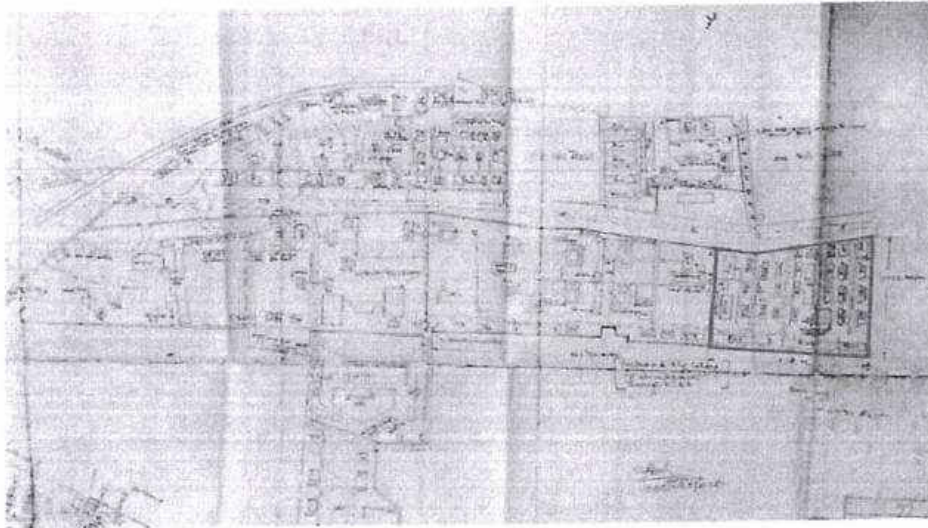




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Annexure-3A

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

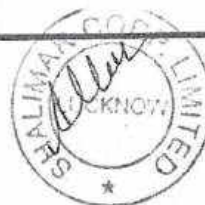


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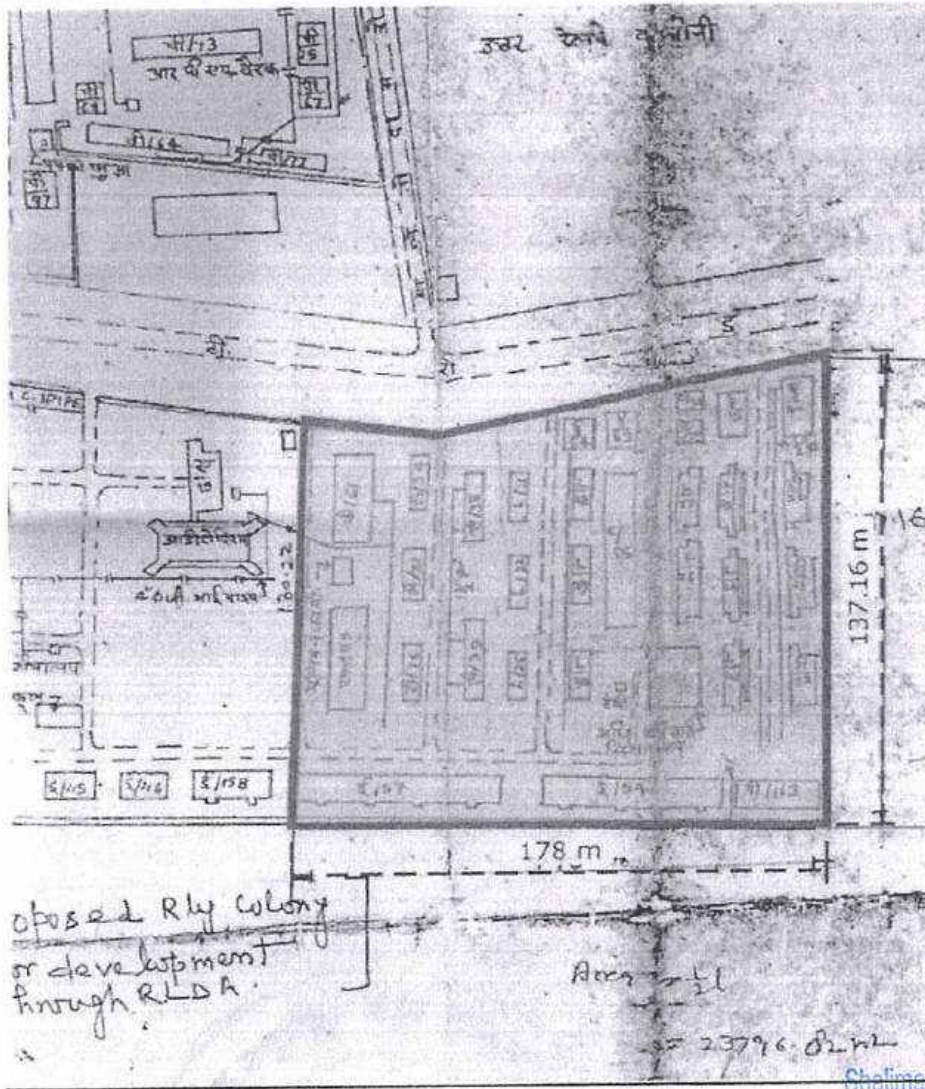




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Annexure-3B

EXISTING SITE PLAN RAILWAY COLONY AT VASUNDHARA



For Leased base development Area 15161 Sqm only.

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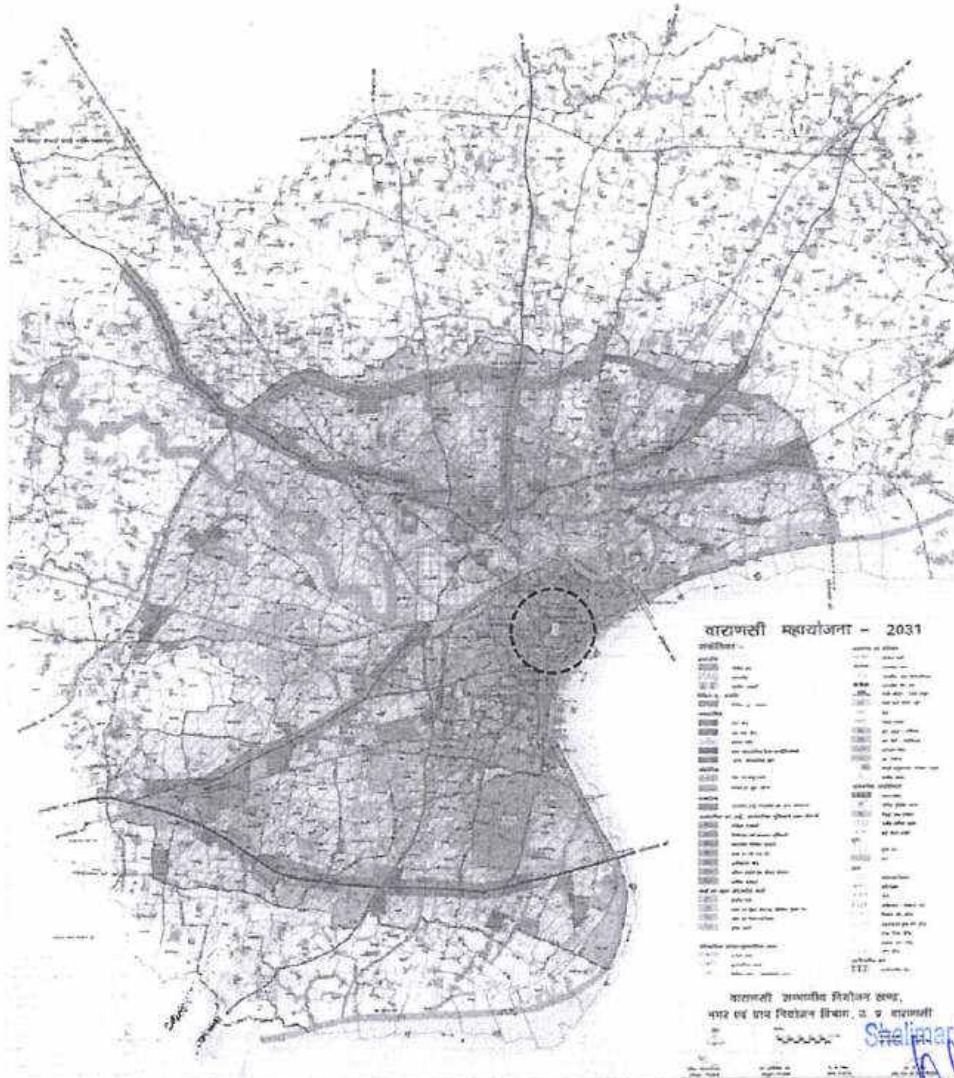




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**Annexure-4A**

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



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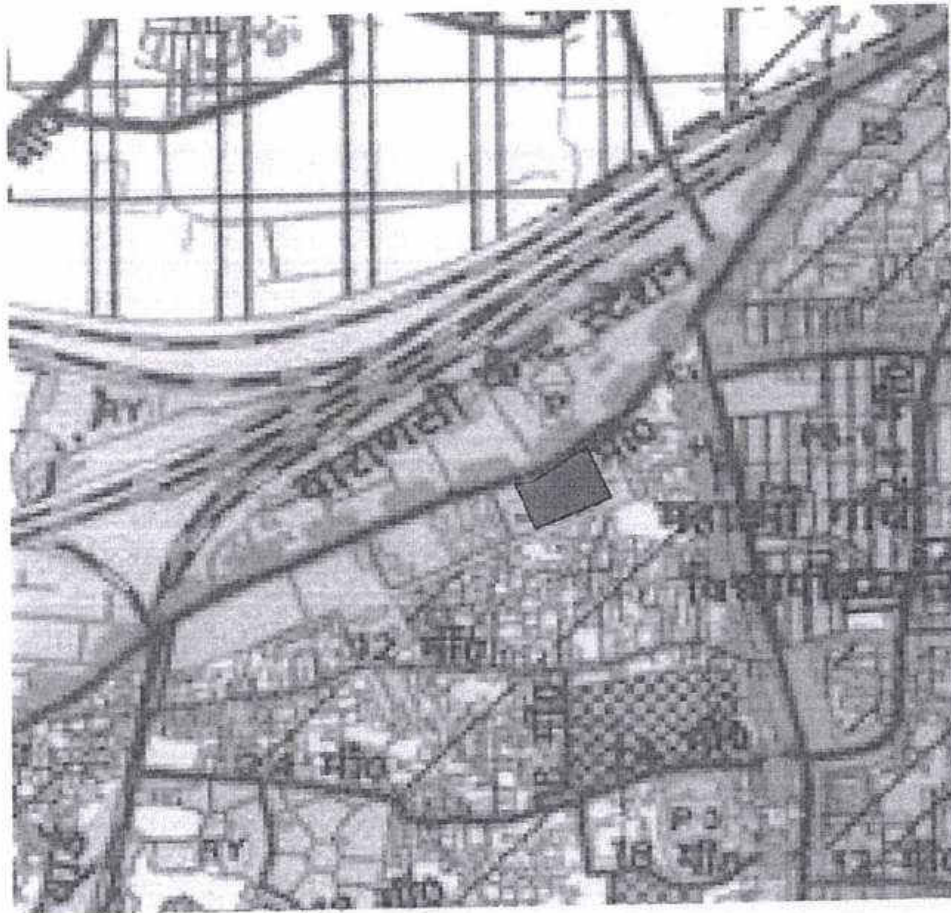




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Annexure-4B

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



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

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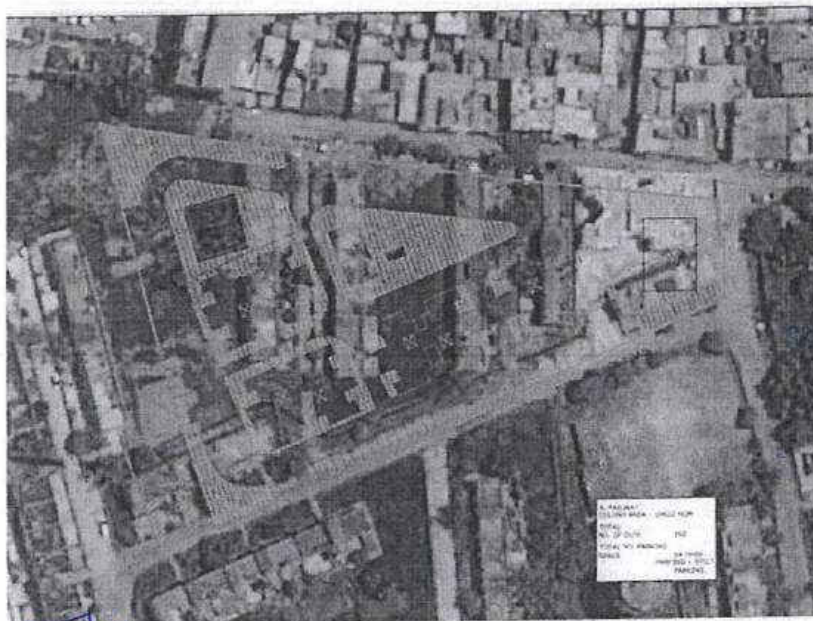
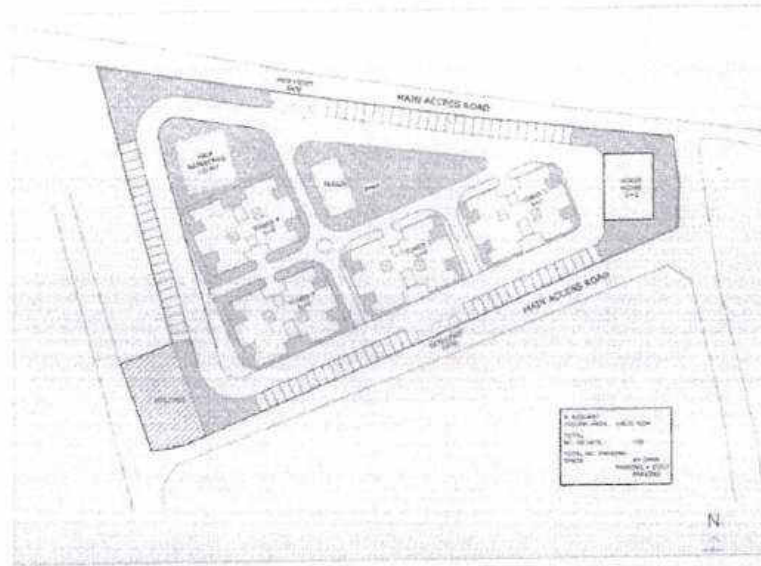




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**Annexure-6**

**LAYOUT PLANNING OF RE-DEVELOPMENT COLONY (New Loco Colony)  
 (For Reference)**



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Annexure-7

Land Record for Colony

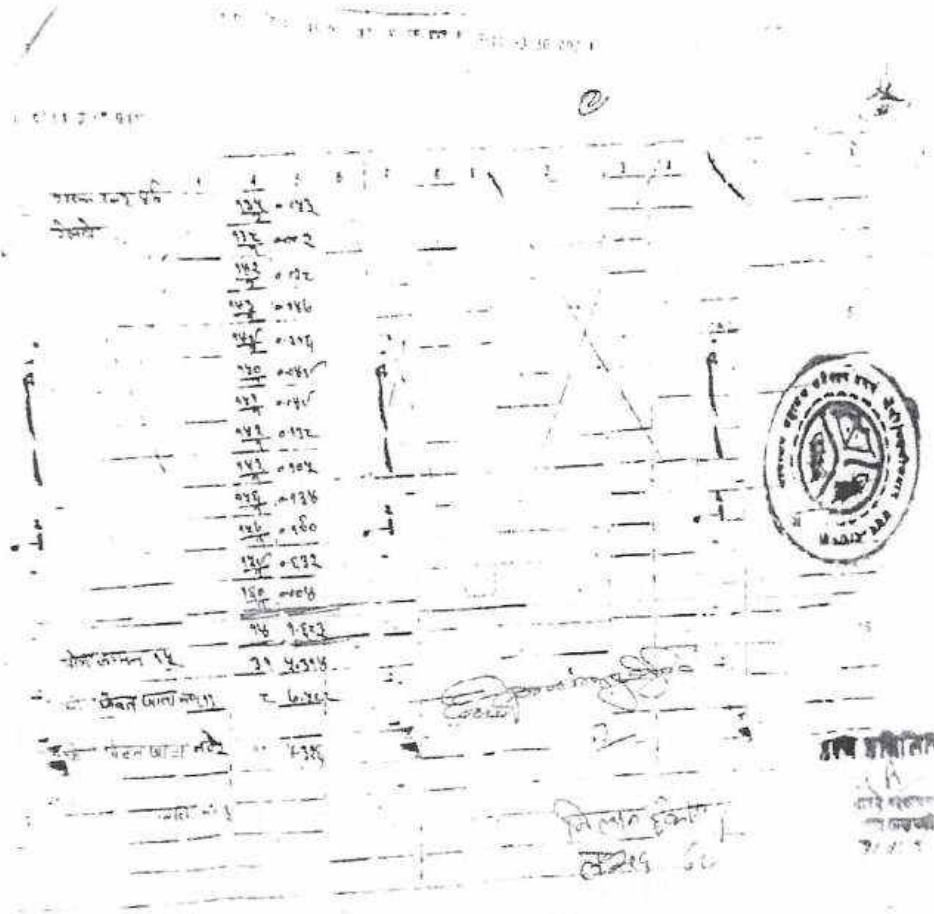


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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P  
 Bid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



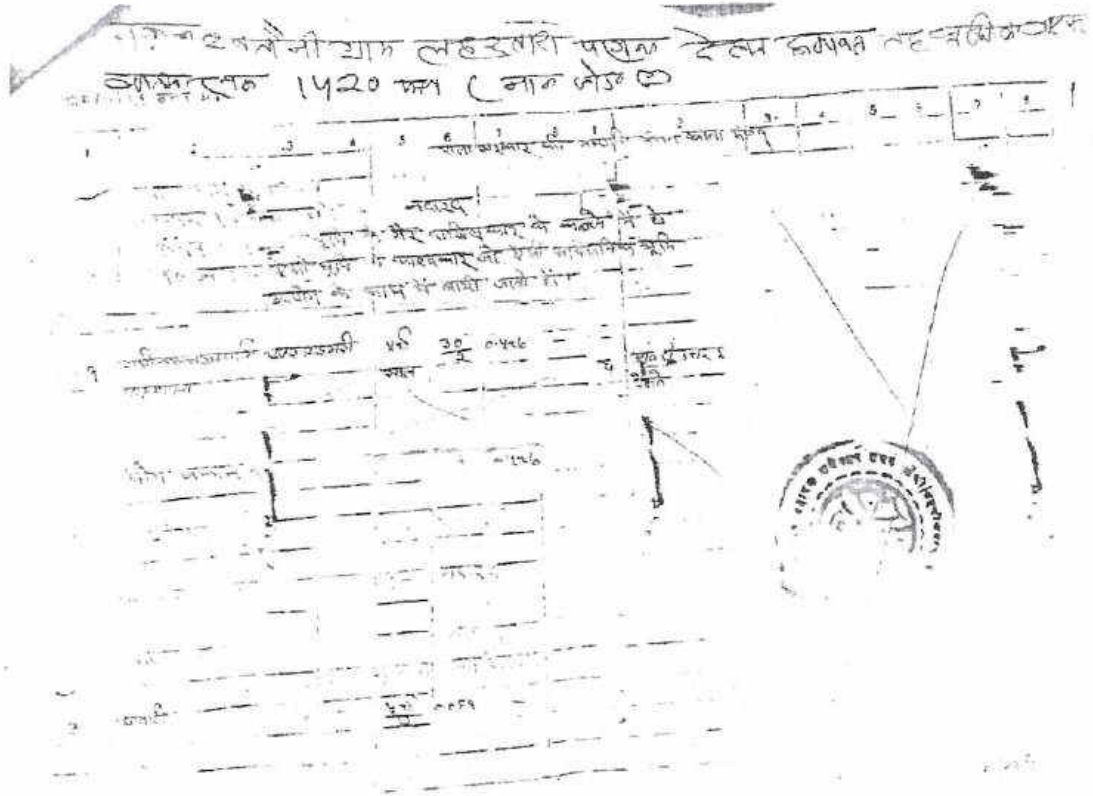
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79



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  
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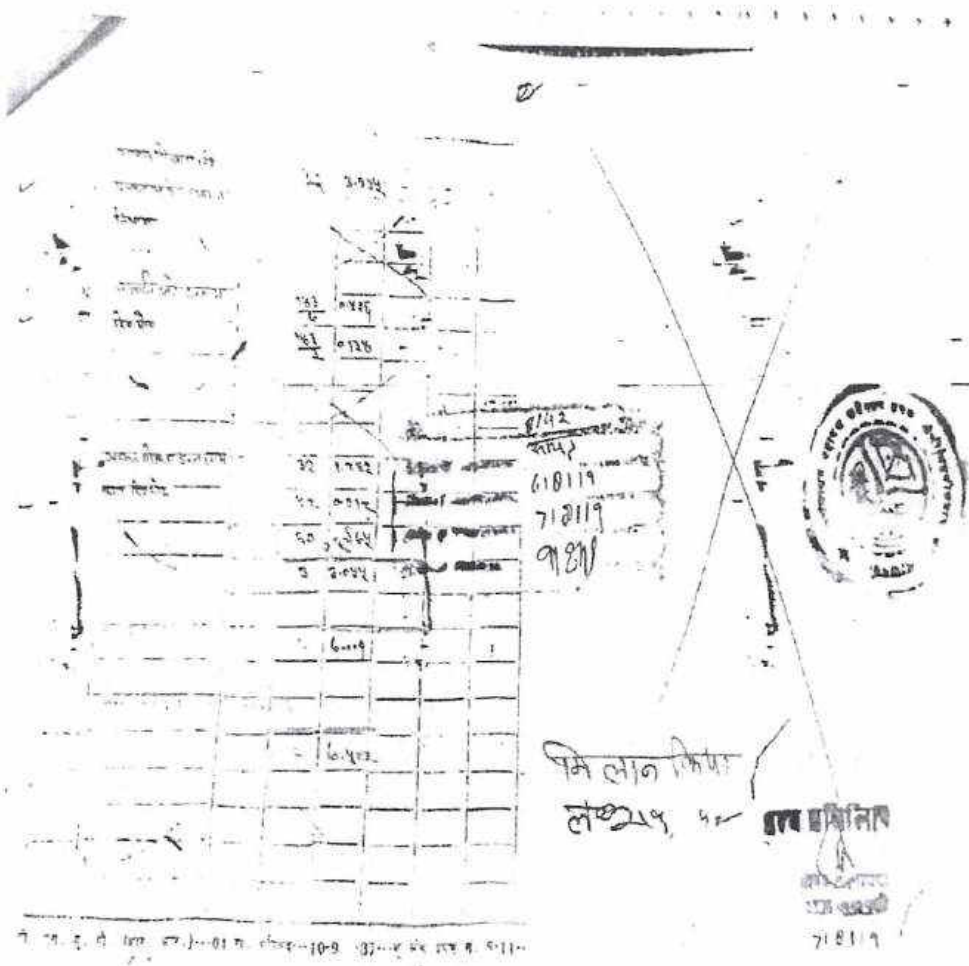


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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P  
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81



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

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*[Signature]*  
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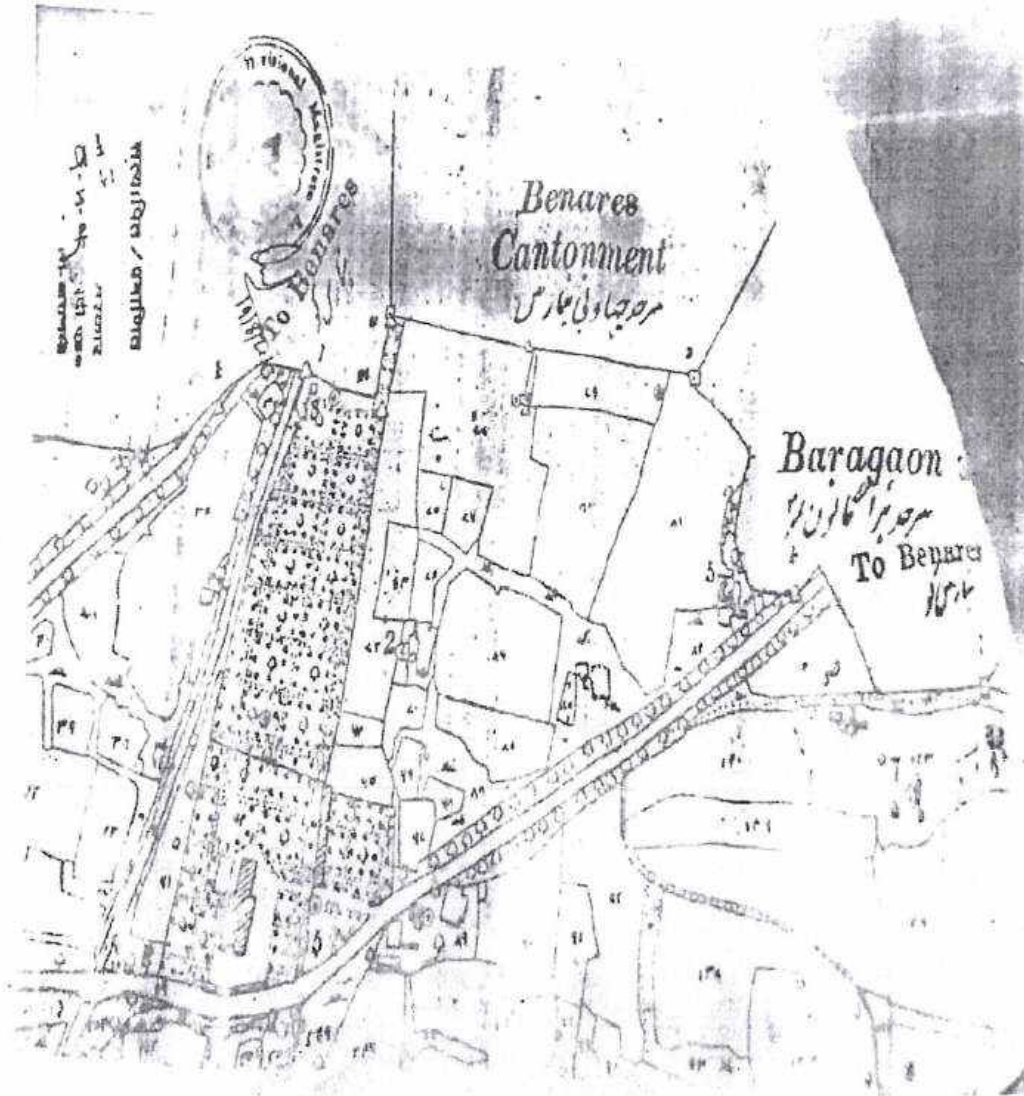
82



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

**Annexure-8(A)**

Shajara Plan



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83





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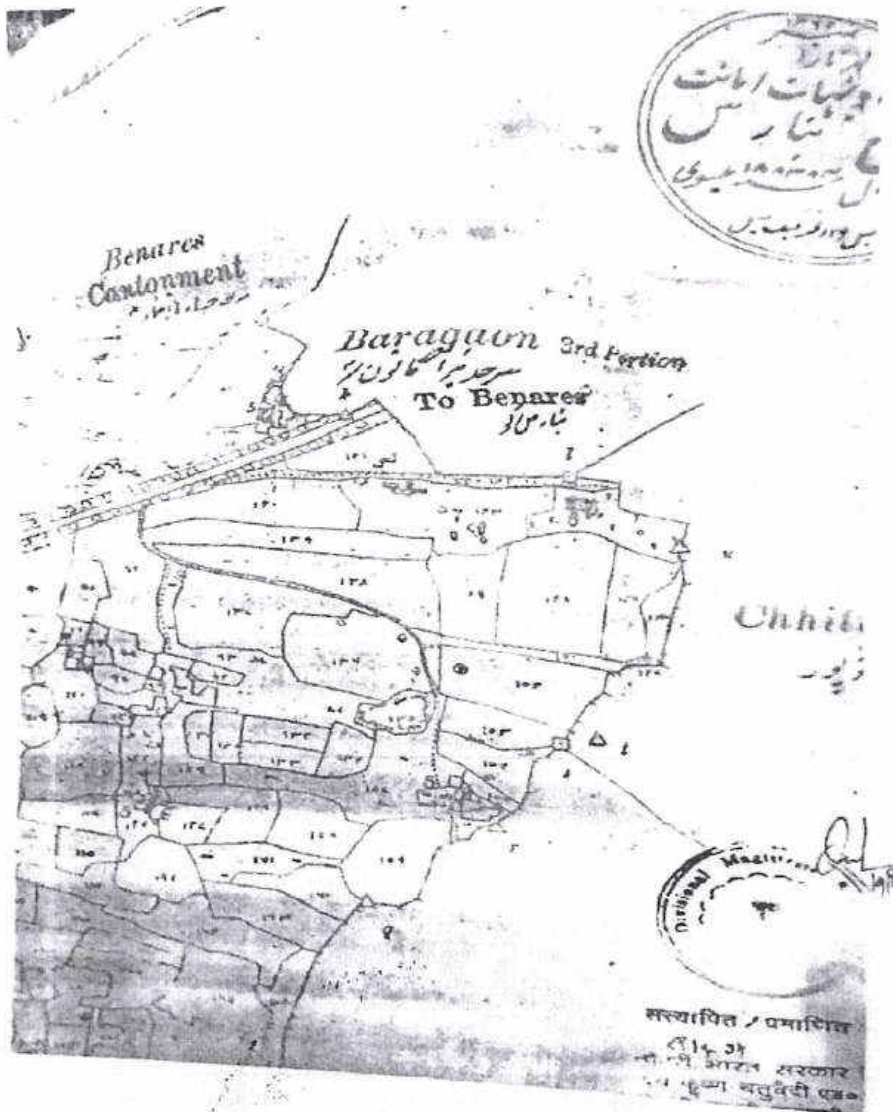
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Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P

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



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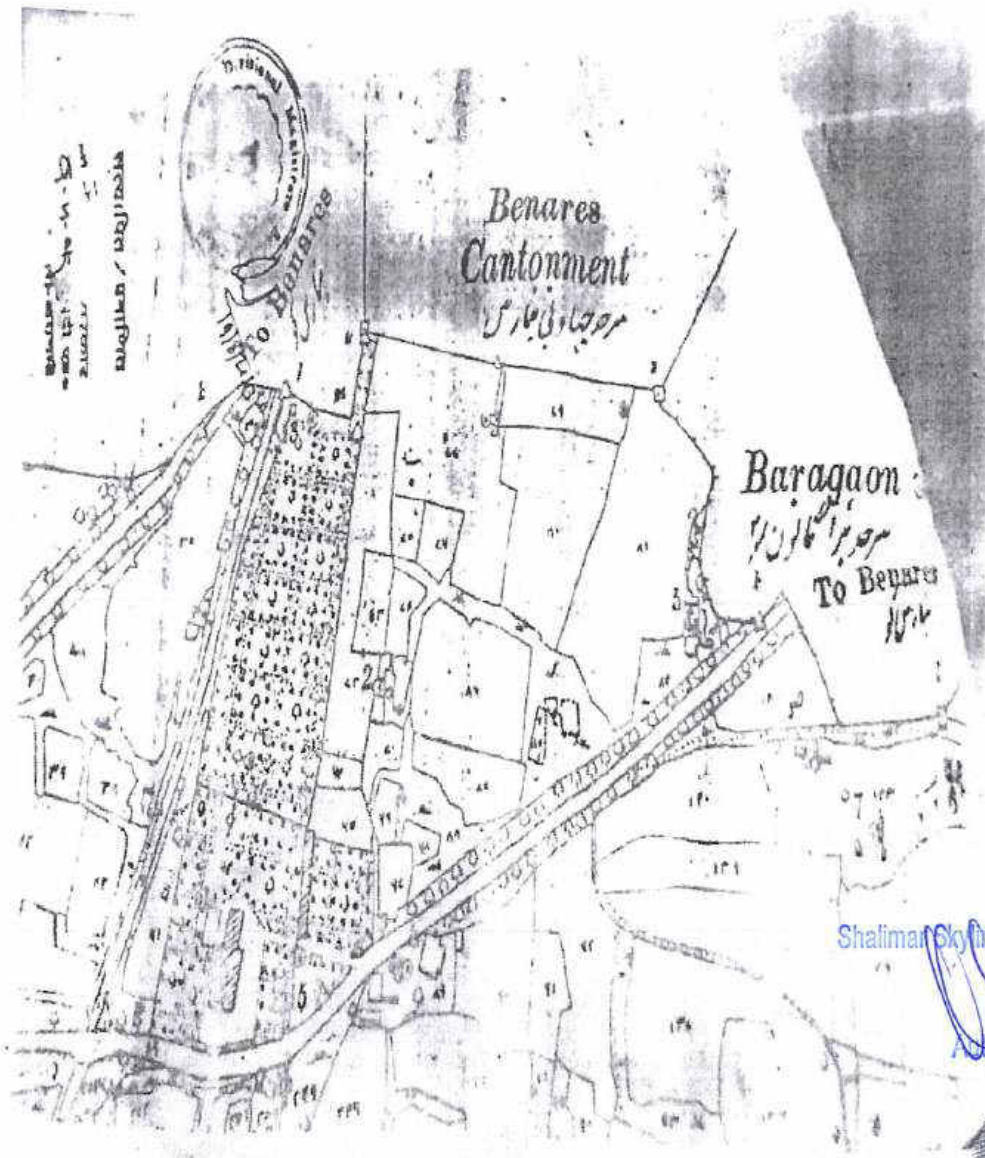




Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P  
Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024

**Annexure-8(B)**

**Shajra Plan Showing Colony**



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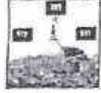
86





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

Regulations regarding FAR



वाराणसी विकास प्राधिकरण, वाराणसी

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

शेवा में,

मुख्य परियोजना प्रबन्धक,  
लखनऊ।

पत्रांक: 83/वि0प्र0/वि-न्यास/2024-25

दिनांक 26-06-2024

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

महोदय,

कृपया एक्वीय पत्र सं0-RLDA/2019/CRD/MKTG/RFP/Vasundhara, Varanasi/2007 दिनांक 30.05.2024 का सन्दर्भ ग्रहण करने का कष्ट करें। आपके द्वारा पूर्वोक्त रेलवे के वसुंधरा कालोनी (लहरतारा) ग्राम गाटा सं0-1420) स्थित 15161 वर्गमी0 भूमि को चारा 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 बूट्टे पर दिया जाना प्रस्तावित है। उक्त भूमि पूर्णतया रेलवे की भूमि है।

आपके द्वारा दिये गये पत्र में उल्लेख किया गया है कि प्रस्तावित स्थल रेल भूमि किसी पूर्व विकसित योजना अथवा अर्बंठित भूखण्ड का हिस्सा नहीं है तथा भूखण्ड का क्षेत्रफल 15161.00 वर्गमी0 अंकित किया गया है। उक्त के क्रम में अग्रगत 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 भुज हाउसिंग हेतु अधिकतम एक0ए0आर0 2.50 अनुमत्य होगा।

साथ ही अग्रगत कराना है कि 24.00 मी0 एवं अधिक चौड़ी सड़क पर बेसिक एक0ए0आर0 का 50 प्रतिशत कम योग्य एक0ए0आर0 ससुत्क देय होगा, जिस हेतु वाराणसी विकास प्राधिकरण से पूर्व अनुमति आवश्यक होगी।

भवदीय  
  
26/06/24  
(वेद प्रकाश मिश्रा)  
सचिव।

Shalimar Skyline Private Limited

Authorized Signatory





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

Annexure-09

### 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.
<b>Total Available Area</b>	2.46	24,589	6.08		
<b>Land to be given on lease for Development</b>					
Residential	1.44	14,403	3.56	95%	36,007
Support Retail	0.08	758	0.20	5%	1,895
<b>Total developer Part</b>	<b>1.52</b>	<b>15,161</b>	<b>3.76</b>	<b>100%</b>	<b>37,902</b>

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			
	Type II		13,950	Permissible Ground coverage 35%
b)	Area for Guest House		729	

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Jb3



88



**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**  
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**Annexure-10**

2024/LMB-II/2/3

1/3092637/2024

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-W1 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/2/3 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
	Servant Unit		
II (B)	Main Unit	63.00	75.00
	Servant Unit		
III (C)	Main Unit	73.00	85.00
	Servant Unit		
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
	Servant Unit		

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89



**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**  
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2024/LMB-II/2/3

1/3092637/2024

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

**1.2 Scale of Amenities**

- a. General Design Guidelines for Railway Quarters (Annexure-1)
- b. Scale of Amenities for Architectural Services (Annexure-2)
- c. Scale of Amenities for Civil Fittings and Fixtures (Annexure-3)
- d. 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:

- 1. The Principal Financial Advisor (PFA), All Indian Railways.
- 2. The Principal Director of Audit, All Indian Railways.
- 3. 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:-

- 1. Advisor (MR), EDPG(MR), EDPG/MoSR(J), EDPG/MoSR(D), OSD(MR), OSD/Co-ordination (MR).
- 2. The General Secretary, NFIR
- 3. The General Secretary, AIRF
- 4. The Secretary General, PROA
- 5. The Secretary General, IRPOF



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90



**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**  
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2024/LMB-II/2/3

1/3092637/2024

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, IRASET/Secunderabad.
12. PPSs/PSSs to:- All AMs and Advisers, Railway Board.
13. E/G, C/ACC., E/WELFARE, E/LR, F/X-I Branches of Railway Board.

**Annexure-I**

**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, silt 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.

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91





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2024/LMB-II/2/3

1/3092637/2024

- 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
1	Kitchen										
(i)	Granite cooking platform	Yes	Yes	Yes	Yes	--	Yes	--	Yes	Yes	Yes
(ii)	Stainless steel 316 kitchen sink with draining board	Yes	Yes	Yes	Yes	--	Yes	--	Yes	Yes	Yes
(iii)	Modular cupboard	--	Yes	--	Yes	Yes	Yes	Yes	Yes	--	Yes



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92





**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**  
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2024/LMB-II/2/3

1/3092637/2024

	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

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

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2024/LMB-II/2/3

1/3092637/2024

Annexure-3 (cont..)

**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
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. direct or supply connection in kitchen	Yes Not in Balcony	Yes	Yes Not in Balcony	Yes	Yes Not in Balcony			Yes Not in Balcony	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
14	SS 316 toilet paper holder	Yes CP Brass	Yes	Yes CP Brass	Yes	Yes CP Brass			Yes CP Brass	Yes	No
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

Shalimar Skinning Private Limited



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94



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2024/LMB-II/2/3

1/3092637/2024

	mm and second in 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	Yes	No	Yes	No	Yes
20	PVC pipe for drainage of water from A/Cs	No	Yes	No	Yes	No	Yes	No	Yes	No	No
21	Provision for window A/Cs in each room	No	Yes	No	Yes	No	Yes	No	Yes	No	No
22	Provision for split A/Cs in each room	No	Yes	No	Yes	No	Yes	No	Yes	No	No

**Annexure-4**

**Sense 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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95



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

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

2024/LMB-II/2/3

1/3092637/2024

	(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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96



**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**  
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2024/LMB-II/2/3

L/3092637/2024

ANNEXURE - 5

**GENERAL SPECIFICATIONS**

The materials, specifications and design values given here are only illustrative. Use of local and renewable materials shall be preferred. The actual design values may vary according to type of building, bye-laws, and special requirements, if any.

Sl. No.	Description	Specifications and design
<b>Civil</b>		
<b>1</b>	<b>Foundation</b>	
i	Bearing capacity	60 kN/m <sup>2</sup> at 2500 mm below the ground level
ii	Ground water table	7 meter below ground during rainy season
iii	Type	Bored cast in situ RCC piles of M30 concrete with minimum cement content of 350 kg/m <sup>3</sup>
iv	Masonry	Fly ash cement concrete bricks in cement mortar 1:6
<b>2(a)</b>	<b>Superstructure</b>	RCC framed structure
i	Concrete mix	M 30
ii	Rebars	Corrosion resistant Fe 550 D
iii	External walls	230 mm thick fly ash cement concrete brick masonry with cement mortar 1:6. OR 200 mm thick autoclaved aerated concrete blocks laid with adhesive.
iv	Internal Walls	115 mm thick fly ash cement concrete brick masonry with cement mortar 1:4. OR 100 mm thick autoclaved aerated concrete blocks laid with adhesive.
<b>2b</b>	<b>Superstructure</b>	Load bearing masonry in burnt clay FPS bricks.
i	Load bearing walls	230 mm thick brick masonry in cement mortar 1:6.
ii	Partition walls	115 mm thick brick masonry in cement mortar 1:4.
<b>3</b>	<b>Doors</b>	
i	Entrance Door	2 <sup>nd</sup> class teak wood frame and 2- leaf shutters. 35 mm thick decorative flush door shutter. The frames will have double rebate for wire mesh shutters.
ii	Room frames	2 <sup>nd</sup> class teak wood or UPVC.
iii	Room Shutters	35 mm thick decorative or commercial flush door.
iv	External doors	35 mm thick flush door shutters or UPVC. Exposed face of shutters in balcony or munity will be protected with 1 mm thick PVC rigid foam sheet fixed using rubber based adhesive.
v	Toilets	Frames and 25 mm thick shutters made of wood fibre composite board of density 650 kg/m <sup>3</sup> .
vi	Wire gauze shutters (for all external doors)	Wire mesh of SS 304 stainless steel.

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97



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

2024/LMB-II/2/3

1/3092637/2024

vii	Architraves	Teak wood or wood fibre composite or UPVC.
4	Windows	
i	Frames	2 <sup>nd</sup> class teak wood or UPVC extruded profiles having 2.3 mm thick wall.
ii	Shutters	2 <sup>nd</sup> class teak wood or UPVC extruded profiles having 2.3 mm thick wall.
iii	Fixed glazing	2 <sup>nd</sup> class teak wood or UPVC extruded profiles having 2.3 mm thick wall.
iv	Toilets	5mm glass louvers in colour anodized aluminum 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 <sup>3</sup> . 20 mm diameter aluminum 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 <sup>3</sup> . 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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98



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

2024/LMB-II/2/3

I/3092637/2024

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

2024/LMB-II/2/3

I/4092637/2024

		lid. Tanks will be placed over 1200 mm wide RCC slab cantilevering from a beam spanning over two columns. The top of slab will be 900 mm above the terrace level. OR SS
16	Finishing	
i	Cement plaster	1:6 mortar with well graded coarse sand.
ii	Internal walls, ceiling	Low VOC acrylic paint over cement-based putty.
iii	External walls	Low VOC textured or smooth acrylic paint over cement based putty.
iv	Wood and steel	Synthetic enamel paint.
v	Brick-RCC junction	200 mm wide polypropylene wire mesh with U-clip will be used at the junction before plastering.
17	Modular Kitchen	The cabinets will be made of 18 mm thick wood fibre composite board of density 650 kg/m <sup>3</sup> OR galvanized steel. No RCC slab is required for kitchen platform.
18	Clothes lines	Three or four rows of PVC coated steel wire 450 mm apart, tied to 75 mm long J hooks fixed with n-seal.
<b>Electrical</b>		
1	Wiring	FRLS PVC insulated single core copper wiring of 1.5 mm <sup>2</sup> for light and 4 mm <sup>2</sup> for power points. Concealed wiring in recessed medium class PVC conduits. Separate conduits from mains for wiring of essential, non-essential, and UPS distribution system.
2	Electrical fittings	Modular switches and sockets. Energy efficient LED luminaries of minimum 110 lumen per watt. 5-star, brushless direct current motor fans of 1200 mm sweep. Occupancy sensors. Master switch outside hostel and guest house rooms. Fittings will be provided as per furniture lay out. Minimum two 5A and one 15A sockets will be provided in each room. Fans and light shall be fitted symmetrically as per furniture lay out Height of fittings: Switch board centre: 1200 mm Tube light or lamps: 2400 mm, 16A sockets: 300 mm
3	Exhaust fans	125 mm inline duct booster exhaust ventilation fan
4	Escape lighting	Escape routes to get illuminated from an independent power source within 5 sec of power failure. The luminaries shall be mounted at 2400 mm height.
5	Exit signage	Green colour photo luminescent exit signs of size 450*150 mm at 2400 mm height at 30 m intervals and at all changes in direction.
6	Distributions Boards	Powder coated, prewired DBs with detachable cassette for safe removal of MCBs, RCCBs and terminal blocks.
7	Phone and TV	Only on specific requirement, telephone and coaxial TV



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100





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

2024/LMB-II/2/3

1/3092637/2024

8	LAN	LAN with provision of access to LAN controllers, LAN switches, LAN servers, LAN switch, LAN 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 m/s, 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 65 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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**Grant of Lease for 15,161 Sqm. (approx.) Railway Land at Vasundhara Railway Colony for Residential Development for 99 years with Redevelopment of 150 Type-II Quarters in Railway Land at New Loco Colony, in Varanasi, division of NE Railway, U.P**  
**Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024**

2024/LMB-II/2/3

1X3092637/2024

		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.
<b>Bulk services</b>		
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 ts 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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102





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

2024/LMB-II/2/3

1/3092637/2024

7	Underground Sump	
		RCC sump of 300 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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**Bid No.: RLDA/2024/RFP/CD/CRD-04 Dated: 11.01.2024**

2024/LMB-II/2/3

1/3092637/2024

		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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104



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

**SCHEDULE- 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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105



## 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.



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

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

S.No	Type of Buildings (BUA)	Remarks
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.



107



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

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
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.

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

- 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
- v. Sweepers & Cleaners.
- 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



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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%

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110





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

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%
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 occurs 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.



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

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:

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

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1/2



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

3.1 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.

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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)

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8. Rain Water Harvesting as per requirement and design.

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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115



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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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117