

NATIONAL CAPITAL REGION TRANSPORT CORPORATION LIMITED

(A JV of Government of India and participating State Governments)

Expression of Interest for Serviced Apartment Operator Services

for

Studio Apartments at Jangpura, Delhi



Issued on: 09.09.2022

Invitation for EOI.: Expression of Interest for Serviced Apartment Operator Services of Studio Apartments at Jangpura, New Delhi.

Employer: National Capital Region Transport Corporation Limited

Country: INDIA

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**NATIONAL CAPITAL REGION TRANSPORT CORPORATION**

(A JV of Govt. of India and State Govt. of Haryana, NCT Delhi, Uttar Pradesh and Rajasthan)
NCRTC Office Complex, GatiShakti Bhawan, INA
Delhi – 110 092

EXPRESSION OF INTEREST

National Capital Region Transport Corporation, (NCRTC) invites Expression of Interest (EOI) from interested agencies for the work of

“Serviced Apartment Operator Services for**Studio Apartments at Jangpura, Delhi**

” Entities interested in bidding As Serviced Apartment Operator for Studio Apartments at Jangpura, Delhi should submit Expression of Interest in soft copy to the Group General Manager, ARS NCRTC on the below email address on or before [30.09.2022] by 06.00 pm.

Email: tod@ncrtc.in

Website: <https://www.ncrtc.in>

Date: [09.09.2022]

- Sd -

Place: Delhi

Group General Manager/Alternate Revenue Sources

1. DISCLAMIER

- A. Neither NCRTC nor their employees or consultants make any representation or warranty as to the accuracy, reliability, or completeness of the information in this EOI document. Each prospective applicant should conduct his own investigations and analysis and check the accuracy, reliability, and completeness of the information in this EOI document and obtain independent advice from appropriate source before participation in the Pre-application Conference.
- B. Neither NCRTC nor their employees or consultants will have any liability to any prospective Applicant or any other person under the law of contract, for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document.
- C. NCRTC reserves the right to reject any or all the applications submitted in response to this EOI document and/or any subsequent stage without assigning any reasons whatsoever. NCRTC also reserves the right to hold or withdraw or cancel the process at any stage under intimation to the Applicants who submit the applications or bids.
- D. NCRTC also reserves the right to modify or amend or add to any or all of the provisions of this EOI document or cancel the present Invitation and call for fresh Invitations.
- E. Neither NCRTC nor their employees or consultants will have any liability in case of non-receipt of any correspondence from them to the Applicants due to the postal delays.

2. INTRODUCTION

2.1. Background

National Capital Region Transport Corporation (NCRTC) – a Joint Sector company of the Govt of India and the states of Delhi, Haryana, Rajasthan, and Uttar Pradesh – has been given the mandate for designing, developing, implementing, financing, operating and maintaining the Regional Rapid Transit System (RRTS) projects in the National Capital Region (NCR) to provide comfortable and fast transit to NCR towns and meet the high growth in transport demand (**“Authority”**).

RRTS is a next-generation, state of the art, eco-friendly, sustainable, high speed (180 kmph), high capacity, safe, reliable inter-state/ city dedicated commuter rail network having features like multimodal integration (MMI), interoperability, etc. RRTS project is aimed at improving quality of life of people by providing equitable, fast, reliable, safe comfortable, efficient, and sustainable mobility solution enabling balanced, inclusive, and sustainable economic development in NCR.

Further, RRTS project will connect economic centres in metropolitan cities with other suburban and urban nodes in NCR, thereby triggering sustainable economic development across NCR. The economic impact through investments in sustainable and resilient public transit infrastructure has a multiplier effect on the associated supply chains which, further, generates employment opportunities in form of indirect and induced employment.

2.2. Key Features of RRTS Network

Regional Rapid Transit System (RRTS) – A Rail based high speed, high capacity, comfortable and safe commuter service connecting regional nodes. It will help in reducing Road Congestion, Energy Consumption and Pollution



Design speed of 180 kmph
(Delhi to Meerut in less than an hour)



Train every ~5-10 min. & serving traffic nodes every 5-10 kms



Interoperable Corridors & Multimodal Integration



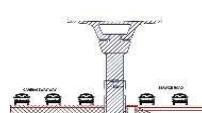
Universal Access – Dedicated Women Coach



High capacity, comfortable journey, airline seating



Weatherproof – rains, fog

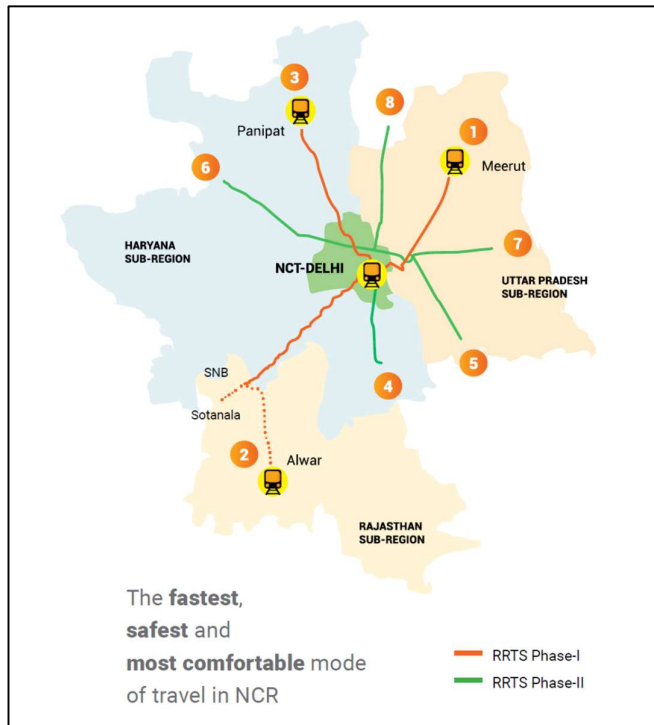


Reduced Land use for high throughput



Commuter friendly information system

RRTS trains will travel at 3 times the average speed of Metro



A total 08 (eight) RRTS corridors have been identified for implementation. Out of these, 03 (three) corridors namely, Delhi-Ghaziabad-Meerut, Delhi-Alwar and Delhi-Panipat are planned to be implemented in the first phase. Corridor-I (Delhi-Ghaziabad-Meerut) is the first corridor under implementation for revenue service. All RRTS corridors shall be interoperable with seamless connectivity among each other which means passengers boarding train from any corridor shall be capable of traveling to other corridors and vice-versa seamlessly. Sarai Kale Khan (SKK) station near Hazrat Nizamuddin Railway Station is planned to be the interchange station for first three corridors.

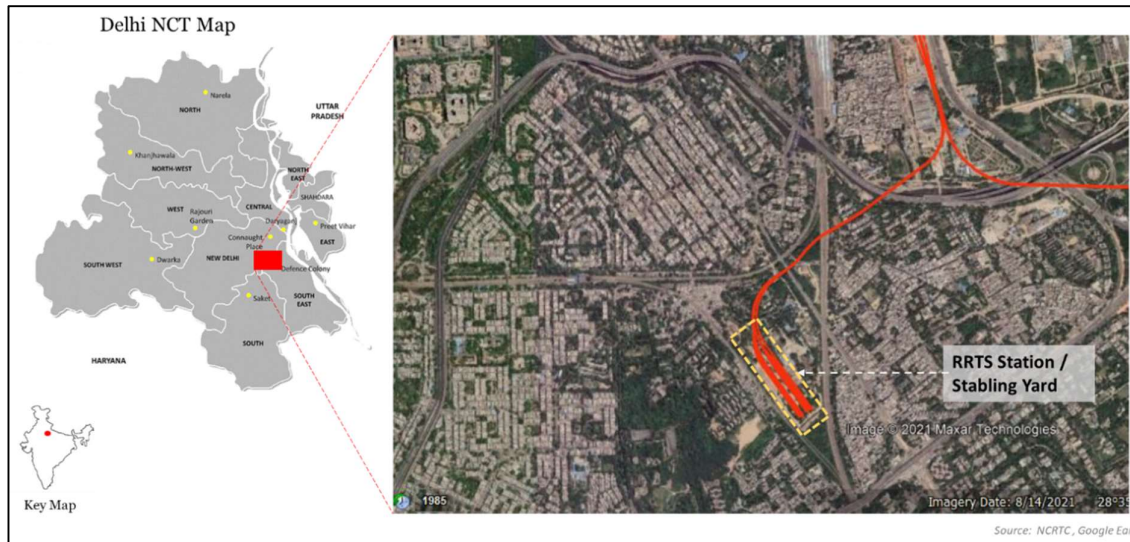
2.3. EOI for Serviced Apartment Operator Services for Studio Apartments at Jangpura, Delhi

NCRTC has been allocated 17.27 Hectares of Land at Jangpura. At this land parcel, NCRTC is planning for Transit Oriented Based Development. As part of this development, NCRTC is constructing Studio Apartments (G+14 Floor Buildings). NCRTC intends to operate this development as Serviced Apartment and want to engage with potential operators through this EOI.

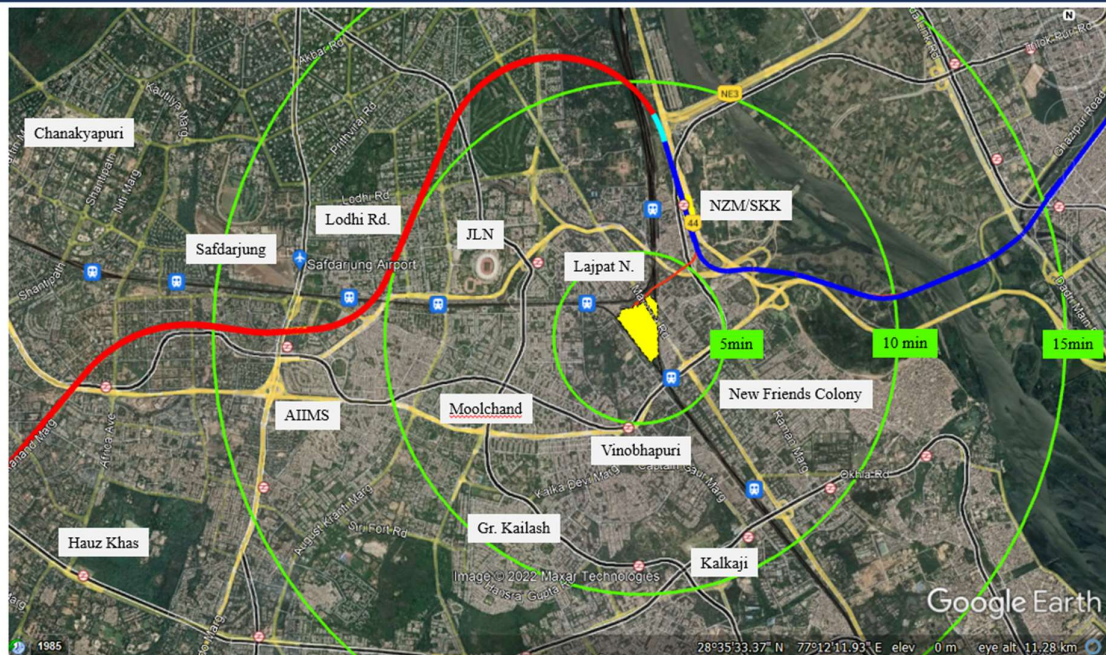
2.4. Introduction to the site

The **Jangpura Stabling Yard and Station Site** is located in proximity to Sarai Kale Khan RRTS Station. The Jangpura station will have direct connectivity with Sarai Kale Khan Station and will provide access to commuters to all the three corridors.

The total area of the site is 17.27 Ha. It is located in the South East Delhi district of Delhi . This area is considered to be one of the most premium localities of Delhi. The immediate vicinity comprises upper HIG and HIG residential areas. Site and location details are provided below.



Location of the site with respect to key landmarks



The site is proposed to house stabling yard & terminating RRTS station in the Delhi Meerut RRTS corridor segment. Operational offices & housing facilities for NCRTC are also proposed. Site access and Connectivity details are provided at **Annexure I**.



2.5. Transit Oriented Development at Jangpura

Vide Delhi TOD (Transit Oriented Development) Regulations dated 13.04.2021, DDA has notified “Jangpura RRTS Station” as a ‘TOD Node’ for implementation under the Delhi TOD Policy.

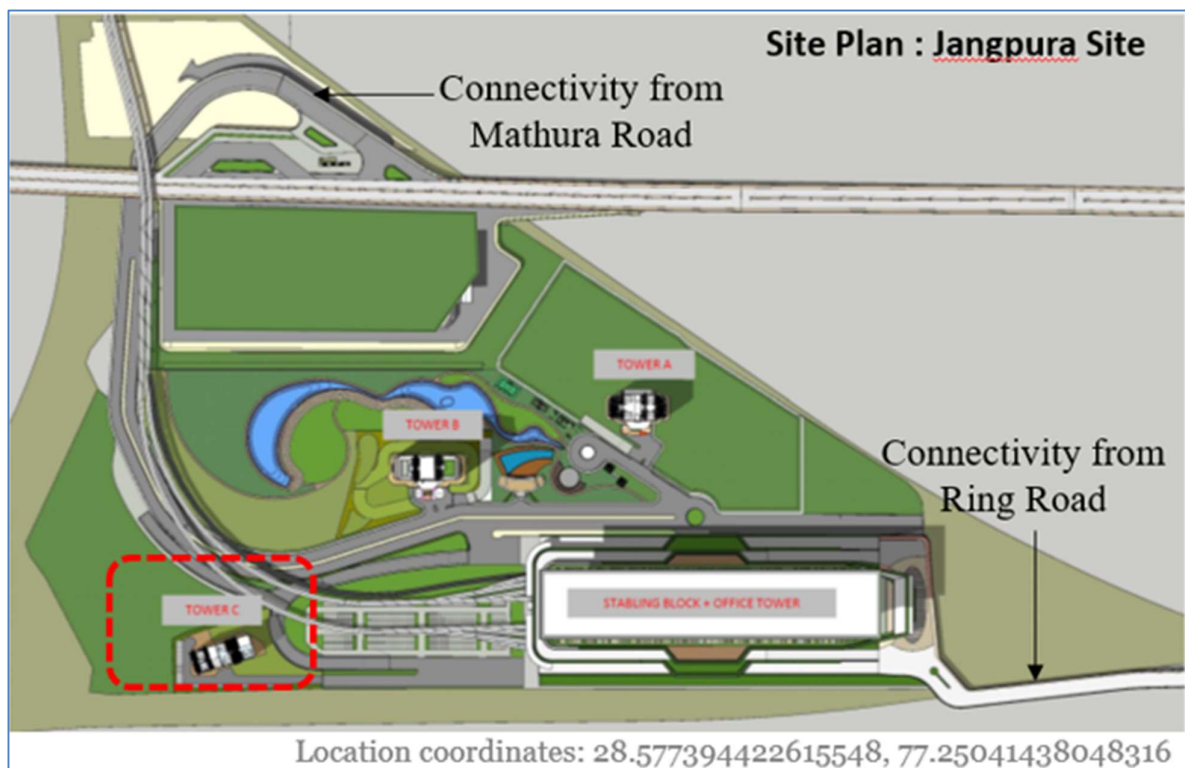
Transit-Oriented Development (TOD) is an innovative urban paradigm that involves leveraging existing and upcoming public transit infrastructure and associated large number of users, to ensure sustainable mobility and optimise utilisation of land through compact mixed-use development. A TOD approach in Delhi will help in bringing people and jobs closer to mass transit and lead to much needed integration of land use and transport in the city. It will result in compact, walkable, mixed-use developments within influence zones of transit stations. This is a critical paradigm shift that can potentially improve public transit ridership, reduce vehicular congestion, and reduce greenhouse emissions and pollution in the long term.

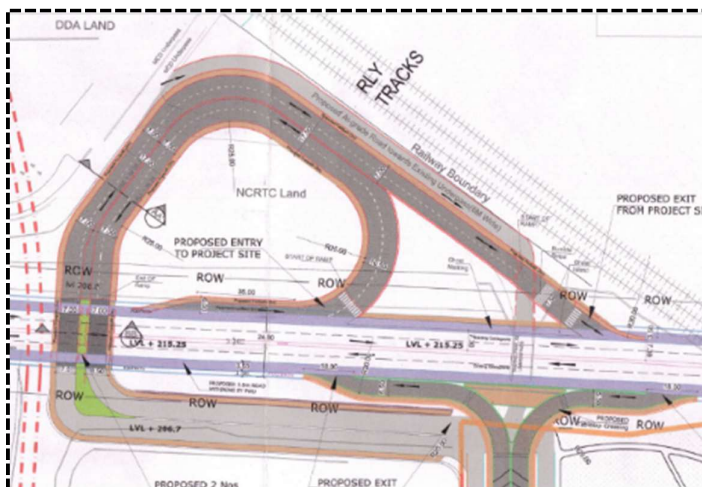
As DDA has notified “Jangpura RRTS Station” as a ‘TOD Node’, it is being planned to be developed in a fashion that will maximize the amount of residential, commercial, business and leisure spaces with convenient connectivity. As per the current master plan for the area, this includes residential towers and commercial complexes, amongst other planned connectivity measures. Delhi TOD Policy, 2021 allows an FAR of upto 500 for the TOD Schemes.

2.6. Brief about Studio Apartments at Jangpura

As an initial offering, NCRTC is developing a G+14 floors with 149 Units (1 BHK and Studio Apartments) in close proximity to the Jangpura RRTS Station (**“Project”**). The plot area of the Studio Apartment Tower is 3850 SQM. The built-up area of the Tower is approximately 10,000 SQM (668 SQM Per Floor). The ground floor is Planned for common amenities like gym, yoga room, dining and kitchen, lounge area, gaming zone, canteen, laundry room and other services. The recreational space like terrace garden and sitting lounge is proposed on the top slab. There are two types of units proposed: Studio apartment (45.72 SQM) and 1 BHK Apartment (81 SQM). Floor plans and area details of the Project is provided at **Annexure II and Annexure II A**

There are two proposed access roads to the site. The two access roads from Mathura Road and Ring Road are approved from UTTIPEC. Mathura Road connectivity is under construction and for Ring Road connectivity the RFP for engaging the contractor is in process. The site has excellent connectivity through Public Transport. The connectivity details are shown in the following map.





Underpass below Mathura Road

Connectivity from Mathura Road

2.7. EOI for Serviced Apartment Operator Services for Studio Apartments at Jangpura

The NCRTC intends to qualify and select a suitable Service Apartment Operator for the Project through an open competitive bidding process. NCRTC is in the process of formulating an RFP document containing *inter alia* technical and financial criteria for eligible bidders; procedure for bidding and award; scope of work and terms and conditions of the Agreement [the “**Agreement**”] to be signed between the selected Bidder and the NCRTC subsequent to the bidding process.

Through this EOI process, the NCRTC intends to gauge the prospective players/ firms who would be interested in the project and develop a common understanding of the proposed terms and conditions of the Concession Agreement. The feedback would be important to formulate the eligibility and other terms and conditions at the subsequent RFP stage.

The proposed scope of work for operator is to function as an operator of Serviced Apartments for Studio Apartments. The services shall include operation and maintenance of the building, as a Serviced Apartment, including sales & marketing of inventory, maintenance of building infrastructure, housekeeping etc for decided tenure. The operator will be in charge for building, its services and its premise including landscape area and other common areas. Draft Scope of Services is provided in **Annexure III**



3. SCHEDULE OF EOI SUBMISSION

The indicative timelines of this EOI are detailed in the table below.

Activity	Scheduled date
Issue of EOI document	09.09.2022
Pre-application conference	20.09.2022
Due date for submission of EOI	30.09.2022
Issue of the RFP	15.11.2022

Reputed domestic and international firms/groups/agency that possess the credentials for Serviced Apartment Operation (Operate , Maintain and Manage Tenant Lease for the residential buildings and facilities) are invited to attend the Pre-application Conference and participate in a discussion on the project.

4. PREPARATION AND SUBMISSION OF EOI

4.1 General

The Applicant must be a single entity, and the details are to be furnished as per 'FORM A', FORM B, FORM C, FORM D, FORM E and FORM F

4.2. Submission of EOI

"Expression of Interest for Serviced Apartment Operator Services for Studio Apartments at Jangpura, New Delhi" may be submitted through Email.

- The envelop shall be addressed to:
The Group General Manager / ARS
National Capital Region Transport Corporation
GatiShakti Bhawan, INA
New Delhi – 110023
Ph. No. 011 2466 6700
E-mail: tod@ncrtc.in
- Queries, if any, shall be addressed to the Authority (at above address)

4.3. EOI preparation cost

- The Applicant shall be responsible for all of the costs associated with the preparation of its EOI and its participation in the EOI.
- NCRTC shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the EOI.

4.4 Pre Application Conference

- The Pre-application Conference will be held on 20 09 2022 at 04 : 00 PM through Video Conferencing. Applicants are requested to send the details of the participants for the Conference to tod@ncrtc.in by 6 PM on 16.09.2022

4.4. Right to accept any EOI and to reject any or all EOIs

- Notwithstanding anything contained in this document, NCRTC reserves the right to accept or reject any EOI and to annul the EOI process and reject all EOIs, at any time without any liability or any obligation for such acceptance, rejection or annulment, without assigning any reasons.

ANNEXURE I

Access to the site



Site connectivity



Hazrat Nizamuddin (1.4 km)
Lajpat Nagar (800m)



DMRC –
Ashram (700m),
Vinobhapuri (1.2 km),
Sarai Kale Khan (1.4 km)



ISBT Sarai Kale Khan (1.4 km)



4 lane connectivity from Mathura Road
4 lane connectivity from Ring Road



Jangpura RRTS Station

The facilities around Jangpura site;

- 1 Retail: Connaught Place, Lajpat Nagar, South Extension, Ansal Plaza
- 2 Healthcare: Moolchand Medicity, Guru Harkishan Hospital, Vimhans
- 3 Education: PGDAV College, Daya Singh College, Cambridge School
- 4 Transportation hub: Pink and Violet Metro Line Station
- 5 Residential: Nizamuddin, Lajpat Nagar, Srinivaspuri, Andrews Ganj, Jangpura
- 6 RRTS Station : Jangpura

ANNEXURE II

Floor Plans of Studio Apartments

Floor Plans and Unit Plans are attached as Annexure II A

Area Statement

TOWER C APARTMENT AREA STATEMENT																	
TYPE	GROUND	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	TOTAL	
1 BHK (Type 1)	0	11	11	11	11	0	0	0	0	0	0	0	0	0	0	44	
STUDIO (Type 2)	0	0	0	0	0	11	11	11	11	9	11	11	11	9	1	96	
1BHK (Type 3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
AREAS OF APARTMENT																	
AREA OF STUDIO APARTMENT (Type 2) and 1BHK (type 1)									AREA OF 1BHK APPARTMENT (Type 3)								
TOTAL AREA	45.72 SQM									TOTAL AREA	81 SQM						
CARPET AREA	43.87 SQM									CARPET AREA	70.87 SQM						
BALCONY	5.43 SQM									BALCONY	19.26 SQM						
TOILET	4.18 SQM									KITCHEN	4.36 SQM						
STUDIO	34.86 SQM									POWDER	2.71 SQM						
										TOILET	4.18 SQM						
BUILT UP AREA PER FLOOR										GROUND COVERAGE-783.85							
FLOOR	NO. OF FLOORS					TOTAL AREA											
GROUND	1 FLOOR X 68.37					68.37											
1ST to 4TH	4 FLOORS X 61.31					245.24											
5TH TO 8TH	8 FLOORS X 63.45					507.6											
9TH & 13TH	2 FLOORS X 56.43					112.86											
14TH FLOOR	1 FLOOR X 61.65					61.65											
TOTAL BUILT-UP						995.72											
OTHER AREAS																	
COMMON AREA / FLOOR						150.88 SQM											
DINING						84.30 SQM											
HANDWASH						9.63 SQM											
KITCHEN						16.4 SQM											
LAUNDROMAT						8.03 SQM											
LOUNGE						38.08 SQM											
GYM						38.08 SQM											

ANNEXURE – II A

Architectural Drawings

For

Floor Plans and Unit Plans

Unit Plans



Unit 1 – 1 BHK (Type 1)

No of Units - 44
Area - 45.72 SQM



Unit 2 – Studio Apartments (Type 2)

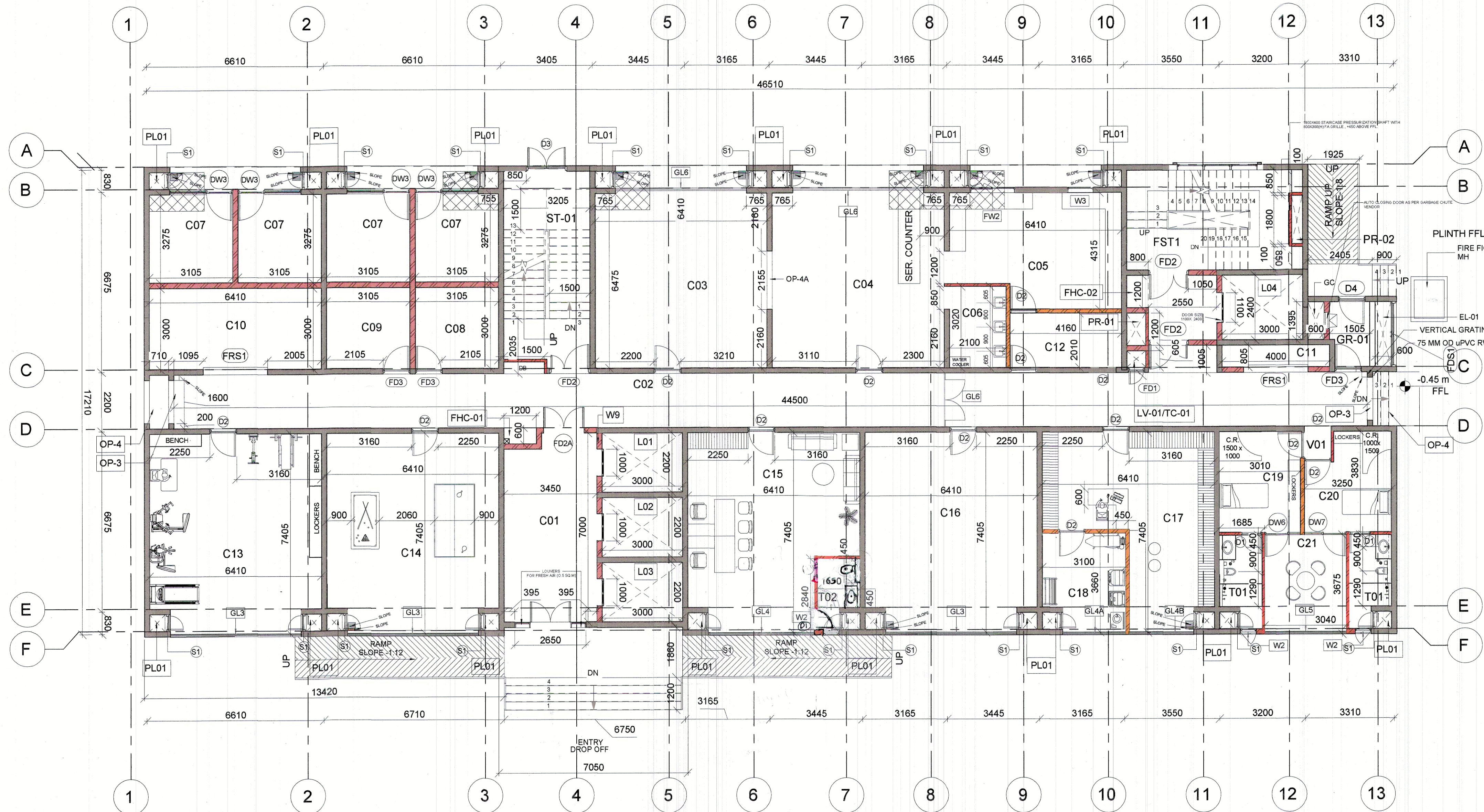
No of Units - 96
Area - 45.72 SQM



Unit 2 – 1BHK Apartments (Type 3)

No of Units - 5
Area - 81 SQM

NOTE : FOR PREPARATION OF SHOP DRAWINGS OF ALUMINUM SHUTTERING.



DOOR AND WINDOW SCHEDULE (ALL DIMENSIONS ARE IN MM)					
DOOR NO.	WIDTH (MM)	HEIGHT (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	PARTICULARS
FD1	600	2000	100	2100	2HR. FIRE RATED DOOR
FD2	1500	2100	-	2100	2HR. FIRE RATED DOORS, WITH UNEVEN SHUTTERS
FD2a	1500	2100	-	2100	2HR. FIRE RATED DOOR
FD3	1000	2100	-	2100	2HR. FIRE RATED DOOR
D1	800	2100	-	2100	UPVC DOOR
D2	1000	2100	-	2100	FLUSH WOOD DOOR
S1	630	2000	100	2100	30MIN FIRE RATED DOOR
DW3	2350	2100	-100	2100	UPVC GLAZED DOOR WINDOW(1200 MM DOOR)
DW5	2040	2100	-100	2100	UPVC GLAZED DOOR WINDOW(1500 MM DOOR)
W2	600	1115	1200	2315	-
W3	1000	1115	1200	2315	-
W5	1000	1200	900	2100	UPVC GLAZED
GL3	4880	2100	-	2100	UPVC GLAZED
GL4	3966	2100	-	2100	UPVC GLAZED
GL4A	2350	2100	-	2100	UPVC GLAZED
GL4B	2390	2100	-	2100	UPVC GLAZED
GL5	3040	2100	-	2100	UPVC GLAZED
GL5	4880	900	1200	2100	UPVC GLAZED
FW1	3000	1200	1535#	2735#	2HR FIRE RATED WINDOW
DW6	1325	2100	-100	2100	UPVC GLAZED DOOR WINDOW(900 MM DOOR)
DW7	1565	2100	-100	2100	UPVC GLAZED DOOR WINDOW(900 MM DOOR)

STAIRCASE SCHEDULE				
STAIRCASE NO.	LOCATION	WIDTH IN MM *	FUNCTION	FLOORS CATERED
ST-1	B/W GRID 3 AND 4	1500	STAIRCASE	GROUND TO TERRACE
FST-1	B/W GRID 10 AND 12	1500	FIRE TOWER STAIRCASE	GROUND TO TERRACE

*NOTE
1. WIDTH ARE WITHOUT RAILING
2. RCC WIDTH OF STAIR IS 1550 MM
*NOTE
1. CILL & LINTEL OF FW1 FROM STAIRCASE LANDING IS 1535MM & 2735MM RESPECTIVELY
2. CILL & LINTEL OF FW1 FROM FFL IS 2230 MM & 3430 MM

OPENING SCHEDULE				
OPENING NO.	SIZE (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	LOCATION
OP-5	1800 X 7115	-	-	LOBBY AREA (LEVEL 1-3 & 12-14)
OP-6	1800 X 10065	-	-	LOBBY AREA (LEVEL 4-11)
OP-7	1600 X 1115	1200	2315	LOBBY AREA
OP-8	2405 X 1115	1200	2315	MAIN STAIRCASE
OP-9	2850 X 1115	1200	2315	LIFT LOBBY AREA

ROOM SCHEDULE				
ROOM NO.	ROOM	LENGTH(MM)	WIDTH(MM)	AREA
C01	LIFT LOBBY	7000	3450	24.15 SQM.
C02	CORRIDOR	44210	2000	88.42 SQM.
C03	DINING A	6410	6475	41.50 SQM.
C04	DINING B	6410	6475	41.50 SQM.
C05	KITCHEN AND POT WASH	6410	4315	27.66 SQM.
C06	HANDWASH AND DRINKING WATER	2100	3020	6.34 SQM.
C07	SHOP	3105	3275	10.18 SQM.
C08	FIRE CONTROL ROOM	3105	3000	9.32 SQM.
C09	TELECOMMUNICATION ROOM	3105	3000	9.32 SQM.
C10	MAIN LT ROOM	6410	3000	19.23 SQM.
C11	PANEL ROOM	4000	805	3.24 SQM.
C12	KITCHEN STORE	4180	2010	8.37 SQM.
C13	GYMNASIUM	6410	7405	47.47 SQM.
C14	TABLE TENNIS AND POOL	6410	7405	47.47 SQM.
C15	OFFICE AND LOUNGE	6410	7405	47.47 SQM.
C16	MULTI-PURPOSE HALL	6410	7405	47.47 SQM.
C17	LINEN AND MISCELLANEOUS STORE	6410	7405	47.47 SQM.
C18	LAUNDROMAT	3100	3660	11.35 SQM.
C19	FEMALE STAFF	3010	3830	11.52 SQM.
C20	MALE STAFF	3250	3830	12.45 SQM.
C21	DINING C	3040	3675	11.15 SQM.
V01	VESTIBULE	1000	1000	1.00 SQM.
T01	TOILET	1585	3475	5.49 SQM.
T02	TOILET	1100	2840	3.11 SQM.
GR-01	GARBAGE ROOM	3105	2400	7.45 SQM.

Shakeel Makhdoom

CUT OUT SCHEDULE		
CUTOUT	PURPOSE	SIZE(MM)
PL-01	PLUMBING SHAFT	630 X 595
PR-01	PRESURISATION SHAFT	800 X 1200
PR-02	PRESURISATION SHAFT	400 X 1800
LV-01	LOW VOLTAGE SHAFT/TELECOMMUNICATION SHAFT	800 X 605
TC-01	ELECTRICAL SHAFT	600 X 2400
GC-01	GARBAGE CHUTE	0.50 SQM
ST-01	STAIRCASE	3205 X 7305
FST-01	FIRE TOWER STAIRCASE	6555 X 3700

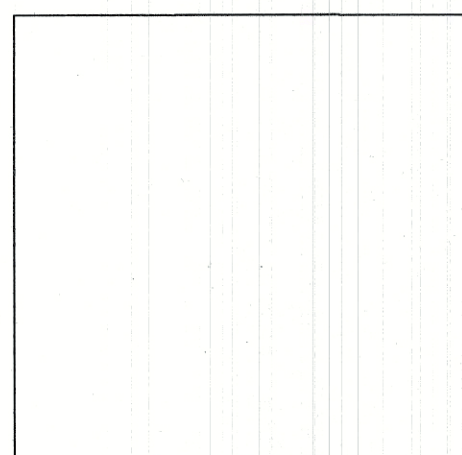
FHC SCHEDULE (MM)	
NAME TAG	SIZE
FHC-01	1200 X 600
FHC-02	800 X 1200

LIFT SCHEDULE									
LIFT NO.	SHAFT WIDTH	FLOORS SERVED	LOWER LANDING	UPPER LANDING	TOTAL RISE	PIT DEPTH(MM)	HEAD ROOM(MM)	CLEAR DOOR OPENING(MM)	CATEGORY
L1	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1800	5475	1000X2100	PASSENGER
L2	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1800	5475	1000X2100	PASSENGER
L3	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1800	5474	1000X2100	PASSENGER
L4	3000X2400	GROUND FLR TO TERRACE FLOOR	+210.05M	+254.75M	44.80M	1800	4800	1100X2400	FIRE / SERVICE

LEGEND	
	200 MM THICK BLOCK WORK
	RCC HATCH
	150 MM THK BLOCKWORK
	100 MM THK FULL HEIGHT BLOCKWORK
	225 MM LOCAL DROP IN SLAB FROM FFL UNDER KITCHEN SINK AND BALCONY

R4	11/07/2022	SCHEME CHANGED AS PER NCRTC REQUIREMENTS	NIKHIL	FH	FH
R3	09/09/2021	1 COLOUR CODES AND HATCH LEGENDS ARE PROVIDED FOR BLOCKWORK WALLS. HEIGHT OF FRS1 IS UPDATED FROM 2715 TO 2700MM AS PER FINAL HEIGHTS AT GROUND LEVEL. ALL PL SHAFTS ARE 30MIN. FIRE RATED. THE CILL AND LINTEL LVL OF FW1 IS 1535MM AND 2735MM RESPECTIVELY. CILL LVL OF FDS1 IS 100MM.	PRAKSHAR	FH	FH
R2	03/03/2021	1 ST01 WIDTH INCREASED TO 1500MM (W/O HANDRAIL), FIRE DOOR ADDED FOR STAIRCASES	NISHTHA	FH	FH
R2	03/03/2021	2. GARBAGE CHUTE LOCATION CHANGED	NISHTHA	FH	FH
R1	02/01/2021	ISSUED FOR CONSTRUCTION	NISHTHA	FH	FH
R0	19/12/2020	ISSUED FOR CONSTRUCTION	NISHTHA	FH	FH
REV	DATE	DESCRIPTION	Originator	Checked	Approved

QR CODE



QR Code allows verification of drawings through WRENCH

APPROVAL BY NCRTC

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DGM / Design		
EM / Design		

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Senior Discipline Expert Chief Discipline Expert Project Director

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TANDON CONSULTANTS PVT. LTD.
FOUNTAINHEAD JV

Designed: RENU Drawn: NIKHIL Checked: RKM Approved: SM
Date: 11/07/2022

NATIONAL CAPITAL REGION
TRANSPORT CORPORATION
7/6, Siri Fort Institutional Area, August Kranti Marg,
New Delhi - 110049

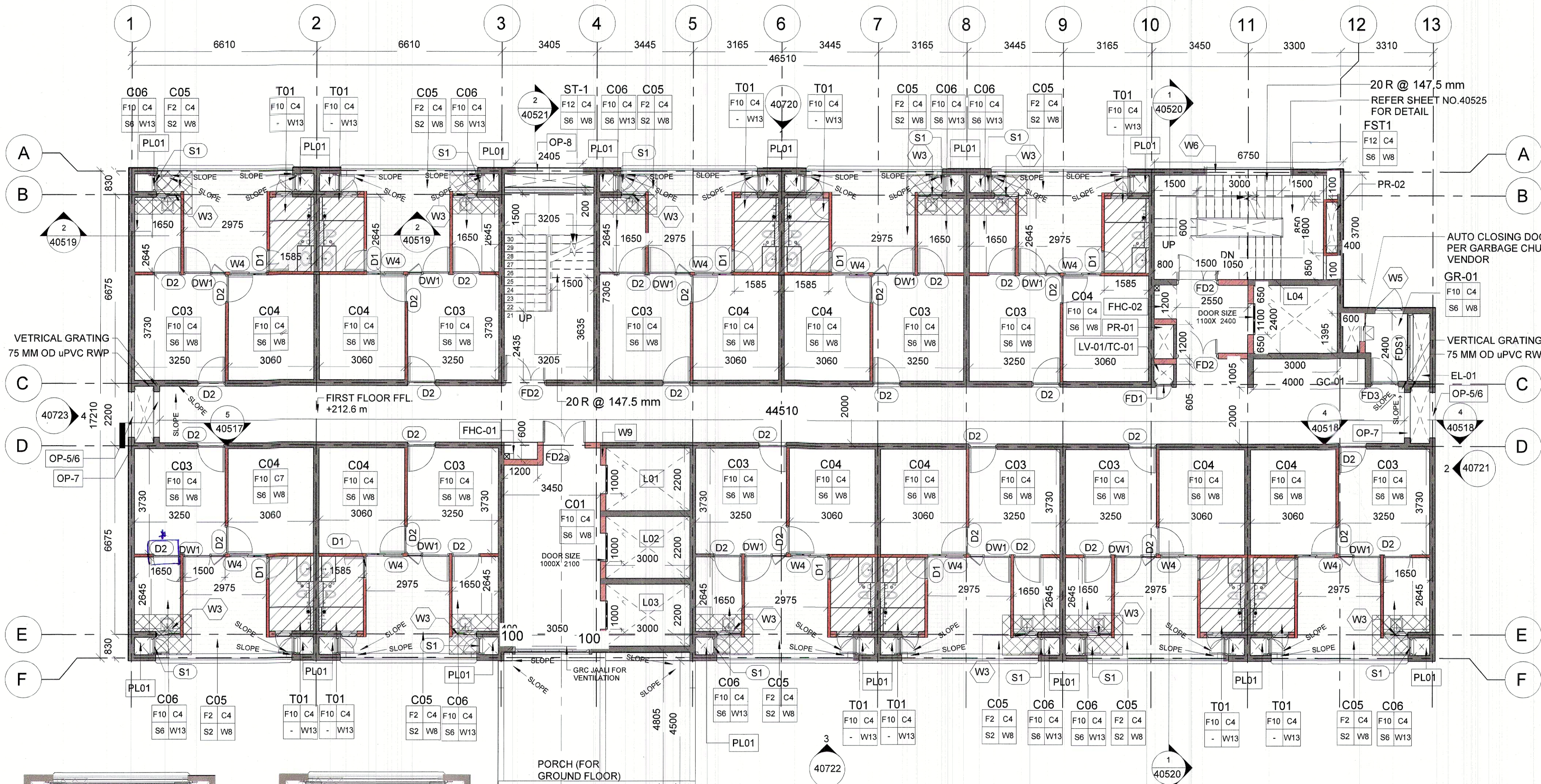
Project Title: DELHI-MEERUT RTTS
Contract DM020R-06/20: Engagement of DDC for Detailed Design of RTTS elevated Stations (i.e. Sara Khas and New Ashok Nagar including Multimodal Integration Scheme), approx. 11 km Elevated Viaduct from Sara Khas to New Ashok Nagar and 12 km Elevated Viaduct from Sara Khas to Jangpura Station, Station, and Detailed Master Plan of approx. 12 km, Land parcel at Jangpura.

Drawing Title: JANGPURA HOUSING TOWER C GROUND FLOOR PLAN

Project Stage: GOOD FOR CONSTRUCTION (GFC)
Paper Size: A1 Discipline: ARCHITECTURE Date: 11/07/2022 Scale: 1:100
Drawing: NCRTC-DM020-TFJ-JNGP-RES-M2-AR-40400 Revision: R4

PLOT STYLE : MONOCHROME.CTB

NOTE : FOR PREPARATION OF SHOP DRAWINGS OF ALUMINUM SHUTTERING.



DOOR AND WINDOW SCHEDULE (ALL DIMENSIONS ARE IN MM)					
DOOR NO.	WIDTH (MM)	HEIGHT (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	PARTICULARS
FD1	600	2000	100	2100	2HR. FIRE RATED DOOR
FD2	1500	2100	-	2100	2HR. FIRE RATED DOORS, WITH UNEVEN SHUTTERS
FD2a	1500	2100	-	2100	2HR. FIRE RATED DOOR
FD3	1000	2100	-	2100	2HR. FIRE RATED DOOR
FDS1	2400	2100	-	2100	2HR. FIRE RATED DOOR
D1	800	2100	100	2200	UPVC DOOR
D2	1000	2100	-	2100	FLUSH WOOD DOOR
S1	630	2000	100	2100	METAL DOOR
DW1	1500	2100	-100	2100	UPVC GLAZED DOOR WINDOW(1000 MM DOOR)
DW3	2350	2100	-100	2100	UPVC GLAZED DOOR WINDOW(1200 MM DOOR)
DW4	4880	2100	-100	2100	UPVC GLAZED DOOR WINDOW(1200 MM DOOR)
DW5	2040	2100	-100	2100	UPVC GLAZED DOOR WINDOW(1500 MM DOOR)
W2	600	1115	1200	2315	-
W3	885	1115	1200	2315	-
W4	1320	2000	100	2100	UPVC GLAZED SLIDING WINDOW
W5	1000	1200	900	2100	UPVC GLAZED
FW1	3000	1215	1200	2315	2HR FIRE RATED WINDOW

STAIRCASE SCHEDULE				
STAIRCASE NO.	LOCATION	WIDTH IN MM	FUNCTION	FLOORS CATERED
ST-1	B/W GRID 3 AND 4	1500	STAIRCASE	GROUND TO TERRACE
FST-1	B/W GRID 10 AND 12	1500	FIRE TOWER STAIRCASE	GROUND TO TERRACE

*NOTE
1. WIDTH ARE WITHOUT RAILING
2. RCC WIDTH OF STAIR IS 1550 MM

LEGEND	
	200 MM THICK BLOCK WORK
	RCC HATCH
	100 MM THICK FULL HEIGHT BLOCK WALL
	450 MM SUNKEN DROP IN SLAB FROM FFL. FOR TOILET AND BATH.
	225 MM LOCAL DROP IN SLAB FROM FFL. UNDER KITCHEN SINK AND BALCONY.
	100 MM THK RCC WALL(NON-STRUCTURE)
	100 MM THK BLOCKWORK TILL 1100 MM HEIGHT

CUT OUT SCHEDULE		
CUTOUT	PURPOSE	SIZE(MM)
PL-01	PLUMBING SHAFT	630 X 565
PR-01	PRESURISATION SHAFT	800 X 1200
PR-02	PRESURISATION SHAFT	400 X 1800
LV-01/TC-01	LOW VOLTAGE SHAFT/TELECOMMUNICATION SHAFT	800 X 605
EL-01	ELECTRICAL SHAFT	600 X 2400
GC-01	GARBAGE CHUTE	0.50 SQM
ST-01	STAIRCASE	3205 X 7305
FST-01	FIRE TOWER STAIRCASE	6555 X 3700

FHC SCHEDULE (MM)	
NAME TAG	SIZE
FHC-01	1200 X 600
FHC-02	800 X 1200

EXISTING UNIT

UNIT TO BE CONSTRUCTED

LIFT SCHEDULE									
LIFT NO.	SHAFT WIDTH	FLOORS SERVED	LOWER LANDING	UPPER LANDING	TOTAL RISE	PIT DEPTH(MM)	HEAD ROOM(MM)	CLEAR DOOR OPENING(MM)	HANGING/ NON-HANGING
L1	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	NON-HANGING
L2	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	NON-HANGING
L3	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5474	1000x2100	NON-HANGING
L4	3000X2400	GROUND FLR TO TERRACE FLOOR	+210.05M	+254.75M	44.80M	1600	4800	1100x2400	NON-HANGING

NOTE- LIFT WILL BE AS PER VENDOR, SERVICE LIFT ACCESSIBLE AT TERRACE FLOOR.

FLOORING	
FLOORING TAG	TYPE
F2	VITRIFIED TILES 600MM X 600MM
F10	POLISHED KOTA STONE
F12	SINGLE LENGHT POLISHED KOTA STONE FOR STAIRCASE

NOTE:
1. 30 MM FLOOR FINISH IS PROVIDED ON T.O.S. IN C05.
2. 50 MM FLOOR FINISH IS PROVIDED ON T.O.S. IN C01, C02, C03, C04, C06.
3. FINISHES MARKED ARE INDICATIVE AND WILL BE FINALISED LATER.

SCHEDULE OF FINISHES

WALLS	
WALL TAG	TYPE
W8	OB
W9	LIFT FASCIA WALLS - GRANITE
W13	GLAZED CERAMIC TILES

SKIRTING	
SKIRTING TAG	TYPE
S2	VITRIFIED TILES SKIRTING 100MM HIGH.
S6	POLISHED KOTA STONE SKIRTING 100 MM HIGH.

CEILING	
CEILING TAG	TYPE
C4	OB

NOTE: GRID NO. 13 IS INSERTED AND REPLACED WITH GRID NO. 12 POSITION. NOW THE GRID NO.12 IS OF STAIRCASE WALL AND GRID 13 IS OF END WALL OF THE BUILDING.

NOTES:

- All dimensions are in mm & areas, levels are in meters unless otherwise specified.
- All levels given in drawing are Floor Finish level unless otherwise specified.
- This drawing must be read in conjunction with all relevant architectural, structural, plumbing, fire fighting, electrical and traffic management drawing.
- Any discrepancy must be brought to the notice of NCRTC before execution of work.

R3	28/06/2022	AS PER CHANGE IN TOILET AREA PLANNING	SHEFALI	FH
R2	03/03/2021	1.ST01 WIDTH INCREASED TO 1500MM (W/O HANDRAIL), FIRE DOOR ADDED FOR STAIRCASES	NISHITHA	FH
R2	03/03/2021	2.GARBAGE CHUTE LOCATION CHANGED	NISHITHA	FH
R1	02/01/2021	ISSUED FOR CONSTRUCTION	NISHITHA	FH
R0	19/12/2020	ISSUED FOR CONSTRUCTION	NISHITHA	FH
REV	DATE	DESCRIPTION	Drawn by	Issued by

QR CODE

QR Code allows verification of drawings through WRENCH

APPROVAL BY NCRTC

Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan/CClient:

OF OFFICE, BELOW CWG FLYOVER AT KHEL GAO, NEW DELHI-110092. TEL: +91 120 490 8800, EMAIL: DMGC@AIAIGC.COM, WEBSITE: WWW.AIAIGC.COM			
Senior Discipline Expert	Chief Discipline Expert	Project Director	

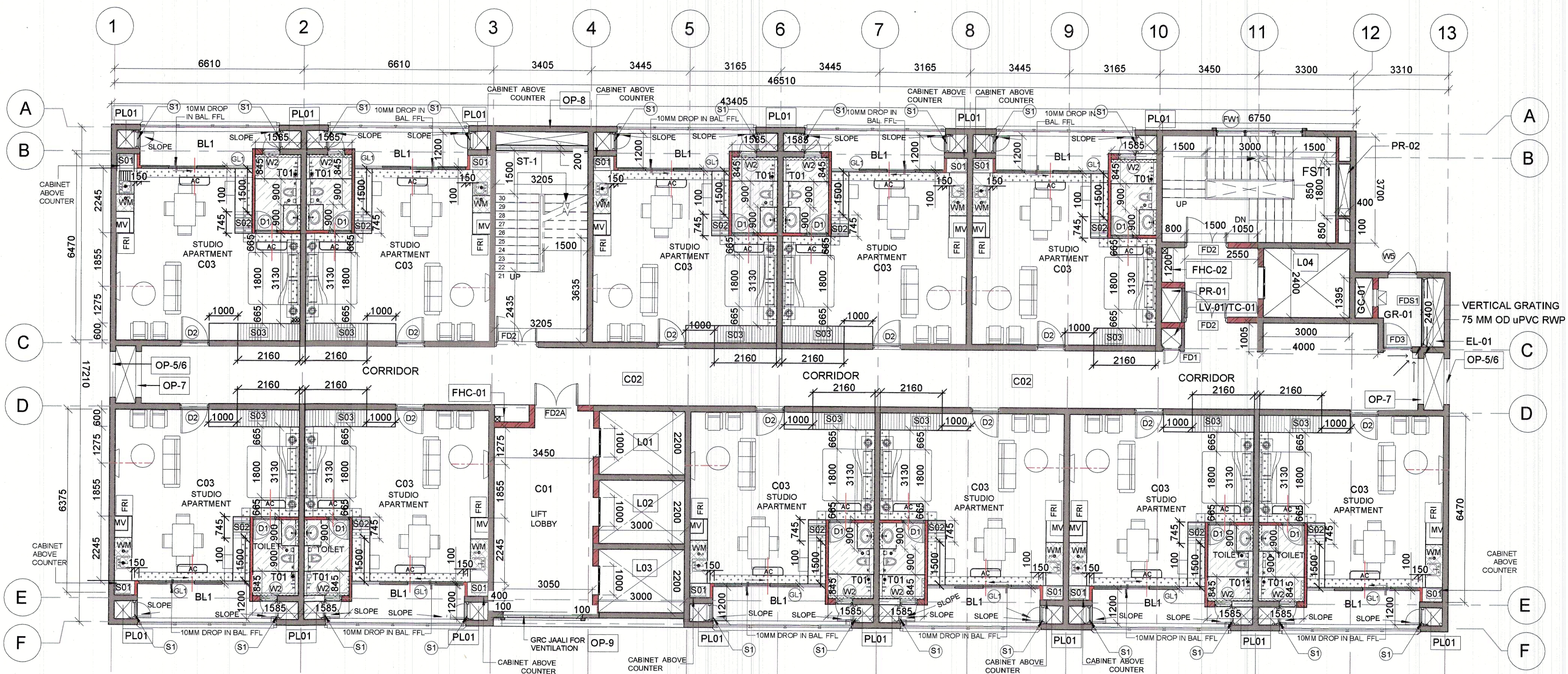
Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan:

TANDON CONSULTANTS PVT. LTD. FOUNTAINHEAD JV			
Design: R.BALA	Drawn: NISHITHA	Check: RKM	Approved: SM

A JV of Government of India and participating State Governments	
7/6, Siri Fort Institutional Area, August Kranti Marg, New Delhi - 110049	

Project Title:	Project Name:
Contract ID: NCRTC-00001: Engagement of GDC for Detailed Design of two number of RTTS-related Stations (i.e. Sarai Kale Khan and New Anand Nagar) including Multimodal Integration Scheme, approx. 11 km Elevated Viaduct from Sarai Kale Khan upto Elevated RTTS Ramp near Kirti Nagar and Sarai Kale Khan to Jangpura Station (approx. 12 km, Elevated Viaduct and 1.5 km, Level ground in Jangpura).	Project Stage:
Drawing Title:	Project Stage:
JANGPURA HOUSING TOWER C - 1st-4th FLOOR TYPICAL LEVEL PLAN	GOOD FOR CONSTRUCTION (GFC)
Paper Size:	Discipline:
A1	ARCHITECTURE
Drawing:	Scale:
NCRTC-DM020-TFJ-JNGP-RES-M2-AR-40410	1 : 100
Revision:	
R3	

NOTE : FOR PREPARATION OF SHOP DRAWINGS OF ALUMINUM SHUTTERING.



LIFT SCHEDULE										
LIFT NO.	SHAFT WIDTH	FLOORS SERVED	LOWER LANDING	UPPER LANDING	TOTAL RISE	PIT DEPTH(MM)	HEAD ROOM(MM)	CLEAR DOOR OPENING(MM)	HANGING/ NON-HANGING	CATEGORY
L1	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	NON-HANGING	PASSENGER
L2	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	NON-HANGING	PASSENGER
L3	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5474	1000x2100	NON-HANGING	PASSENGER
L4	3000X2400	GROUND FLR TO TERRACE FLOOR	+210.05M	+254.75M	44.80M	1600	4800	1100x2400	NON-HANGING	FIRE / SERVICE

NOTE- LIFT WILL BE AS PER VENDOR, SERVICE LIFT ACCESSIBLE AT TERRACE FLOOR.

STORAGE SCHEDULE			
STORAGE	PURPOSE	LENGTH(MM)	DEPTH(MM)
S01	CABINET ABOVE KITCHEN COUNTER	700	500
S02	CROCKERY AND CUTLERY	745	600
S03	WARDROBE	2160	600

ROOM SCHEDULE				
ROOM NO.	ROOM	LENGTH(MM)	WIDTH(MM)	AREA
C01	LIFT LOBBY	7000	3450	24.15 SQM.
C02	CORRIDOR	44210	2000	88.42 SQM.
C03	STUDIO APARTMENT	6410	5975	34.83 SQM.
BL1	BALCONY	4830	1230	5.36 SQM.
T01	TOILET	1585	2640	4.195 SQM.
GR-01	GARBAGE ROOM	2400	3105	7.5 SQM.

DOOR AND WINDOW SCHEDULE (ALL DIMENSIONS ARE IN MM)						
DOOR NO.	WIDTH (MM)	HEIGHT (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	PARTICULARS	SPACE NAME
FD1	600	2000	100	2100	2HR. FIRE RATED DOOR	LV SHAFT
FD2	1500	2100	-	2100	2HR. FIRE RATED DOORS , WITH UNEVEN SHUTTERS	FIRE TOWER STAIRCASE(FST01), STAIRCASE(ST-01)
FD2a	1500	2100	-	2100	2HR. FIRE RATED DOOR	MAIN LIFT LOBBY
FDS1	2400	2100	-	2100	2HR. FIRE RATED DOOR	ELECTRICAL SHAFT
D1	800	2100	-	2100	UPVC DOOR	TOILET
D2	1000	2100	-	2100	FLUSH WOOD DOOR	STUDIO APARTMENT
S1	630	2000	100	2100	METAL DOOR	PLUMBING SHAFT
W2	600	900	1200	2100	-	TOILET WINDOW
W5	1000	1200	900	2100	UPVC GLAZED	GARBAGE CHUTE
FW1	3000	1215	1200	2315	2HR FIRE RATED WINDOW	FIRE STAIRCASE
GL1	3875	2100	-	2100	SLIDING UPVC GLAZING	STUDIO APARTMENT

STAIRCASE SCHEDULE				
STAIRCASE NO.	LOCATION	WIDTH IN MM *	FUNCTION	FLOORS CATERED
ST-1	B/W GRID 3 AND 4	1500	STAIRCASE	GROUND TO TERRACE
FST-1	B/W GRID 10 AND 12	1500	FIRE TOWER STAIRCASE	GROUND TO TERRACE

*NOTE
1. WIDTH ARE WITHOUT RAILING
2. RCC WIDTH OF STAIR IS 1550 MM

LEGEND	
	200 MM THICK BLOCK WORK
	RCC HATCH
	350 MM SUNKEN DROP IN SLAB FROM FFL. FOR TOILET (300MM SUNK+50MM FLOOR FINISH)
	100 MM THK RCC WALL(NON-STRUCTURE)
	275 MM SUNKEN DROP IN SLAB FROM FFL. FOR KITCHEN COUNTER. (225MM SUNK+50MM FLOOR FINISH)
	FALSE CEILING

CUT OUT SCHEDULE		
CUTOUT	PURPOSE	SIZE(MM)
PL-01	PLUMBING SHAFT	630 X 565
PR-01	PRESURISATION SHAFT	800 X 1200
PR-02	PRESURISATION SHAFT	400 X 1800
LV-01/ TC-01	LOW VOLTAGE SHAFT/ TELECOMMUNICATION SHAFT	800 X 605
EL-01	ELECTRICAL SHAFT	600 X 2400
GC-01	GARBAGE CHUTE	0.50 SQM
ST-01	STAIRCASE	3205 X 7305
FST-01	FIRE TOWER STAIRCASE	6555 X 3700

FHC SCHEDULE (MM)	
NAME TAG	SIZE
FHC-01	1200 X 600
FHC-02	800 X 1200

OPENING SCHEDULE				
OPENING NO.	SIZE (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	LOCATION
OP-5	1600 X 7115	-	-	LOBBY AREA (LEVEL 1-3 & 12-14)
OP-6	1600 X 10065	-	-	LOBBY AREA (LEVEL 4-11)
OP-7	1600 X 1115	1200	2315	LOBBY AREA
OP-8	2405 X 1115	1200	2315	MAIN STAIRCASE
OP-9 (GRC JAALI)	2650 X 1115	1200	2315	LIFT LOBBY AREA

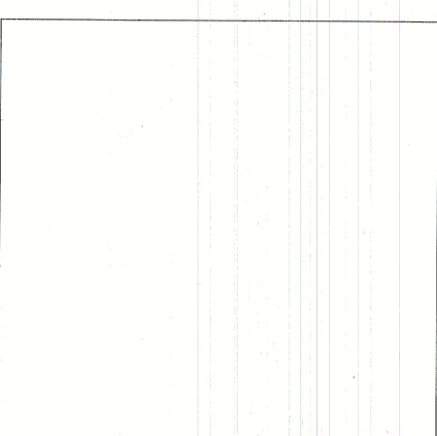
NOTE: GRID NO. 13 IS INSERTED AND REPLACED WITH GRID NO. 12 POSITION. NOW THE GRID NO.12 IS OF STAIRCASE WALL AND GRID 13 IS OF END WALL OF THE BUILDING.

NOTES:

- All dimensions are in mm. & areas, levels are in meters unless otherwise specified.
- All levels given in drawing are Floor Finish level unless otherwise specified.
- This drawing must be read in conjunction with all relevant architectural, structural, plumbing, fire fighting, electrical and traffic management drawing.
- Any discrepancy must be brought to the notice of NCRTC before execution of work.

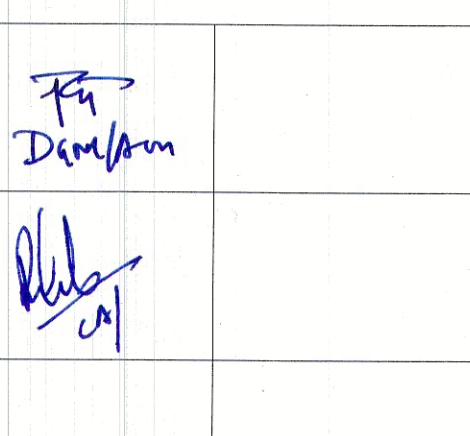
R1	03/06/2022	CHANGES IN GLAZING AND TOILET WINDOW	NIKHIL	FH
R0	23/04/2022	ISSUED FOR CONSTRUCTION	NIKHIL	FH
REV	DATE	DESCRIPTION	Drawn by	Issued by

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GP OFFICE, BELOW CWG FLYOVER AT KHEL GACON, NEW DELHI-110062. TEL: +91 120 690 8800, EMAIL: DMGC@AIAIGC.COM, WEBSITE: WWW.AIAIGC.COM			
Senior Discipline Expert	Chief Discipline Expert	Project Director	

Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan/Client:

Fountainhead JV	
Drawn by	Checked by
R.BALA	NIKHIL
Drawn by	Checked by
RKM	SM

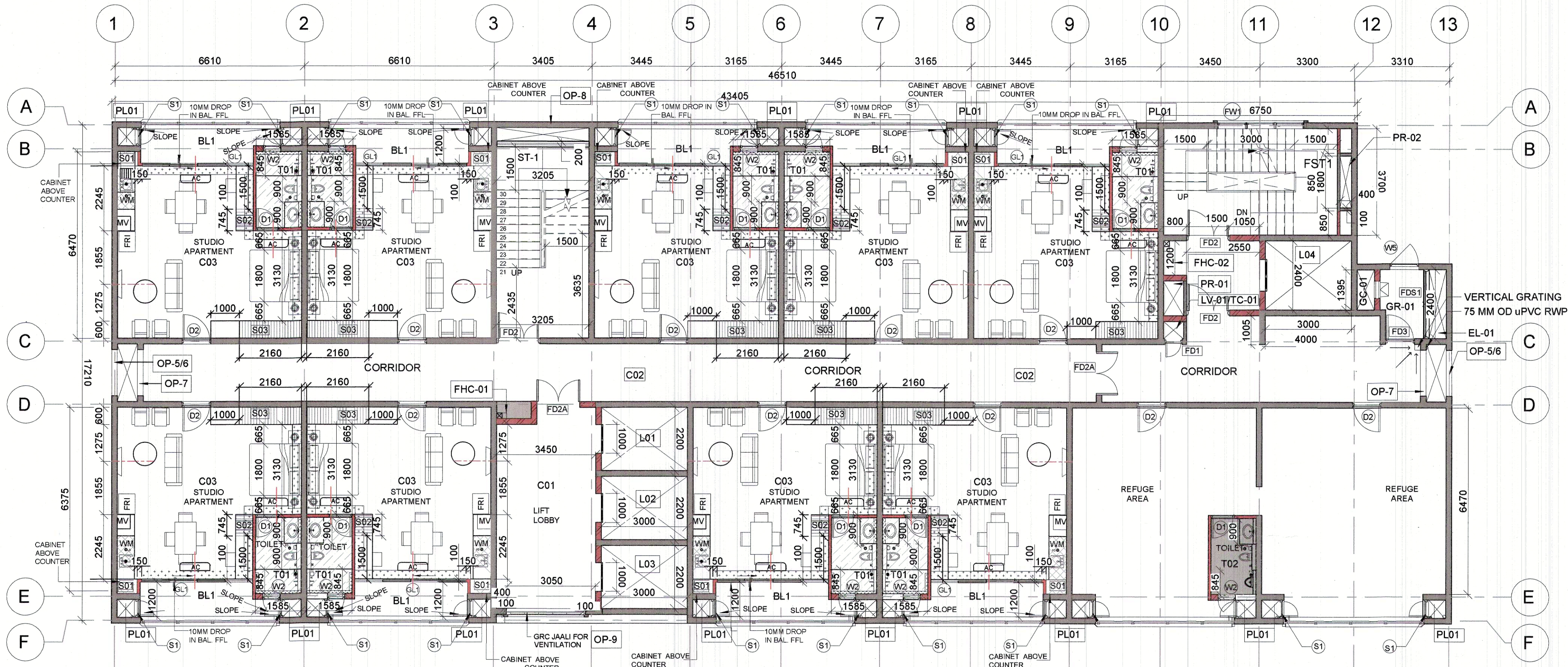


NATIONAL CAPITAL REGION TRANSPORT CORPORATION

7/6, Siri Fort Institutional Area, August Kranti Marg,
New Delhi - 110049

Project Title: Contract awarded to M/s. Tandon Consultants Pvt. Ltd. for the design and construction of the proposed Metro Station at Khel Gaccon, New Delhi-110062. The station is located on the proposed Metro Line 1, between the stations of Khel Gaccon and Khel Gaccon. The station is located on the proposed Metro Line 1, between the stations of Khel Gaccon and Khel Gaccon.	Project Name: JANGPURA HOUSING TOWER C - TYPICAL FLOOR PLAN 5th to 8th & 10th TO 12th
Project Stage: GOOD FOR CONSTRUCTION (GFC)	Project Stage: GOOD FOR CONSTRUCTION (GFC)
Paper Size: A1	Discipline: ARCHITECTURE
Drawing: NCRTC-DM020-TFJ-JNGP-RES-M2-AR-40475	Date: 03/06/2022
Revision: R1	Scale: 1 : 100

NOTE : FOR PREPARATION OF SHOP DRAWINGS OF ALUMINUM SHUTTERING.



LIFT SCHEDULE										
LIFT NO.	SHAFT WIDTH	FLOORS SERVED	LOWER LANDING	UPPER LANDING	TOTAL RISE	PIT DEPTH(MM)	HEAD ROOM(MM)	CLEAR DOOR OPENING(MM)	HANGING/ NON-HANGING	CATEGORY
L1	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	NON-HANGING	PASSENGER
L2	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	NON-HANGING	PASSENGER
L3	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5474	1000x2100	NON-HANGING	PASSENGER
L4	3000X2400	GROUND FLR TO TERRACE FLOOR	+210.05M	+254.75M	44.80M	1600	4800	1100x2400	NON-HANGING	FIRE / SERVICE

NOTE- LIFT WILL BE AS PER VENDOR, SERVICE LIFT ACCESSIBLE AT TERRACE FLOOR.

STORAGE SCHEDULE			
STORAGE	PURPOSE	LENGTH(MM)	DEPTH(MM)
S01	CABINET ABOVE KITCHEN COUNTER	700	500
S02	CROCKERY AND CUTLERY	745	600
S03	WARDROBE	2160	600

ROOM SCHEDULE				
ROOM NO.	ROOM	LENGTH(MM)	WIDTH(MM)	AREA
C01	LIFT LOBBY	7000	3450	24.15 SQM.
C02	CORRIDOR	44210	2000	88.42 SQM.
C03	STUDIO APARTMENT	6410	5975	34.83 SQM.
BL1	BALCONY	4830	1230	5.36 SQM.
T01	TOILET	1585	2640	4.195 SQM.
GR-01	GARBAGE ROOM	2400	3105	7.5 SQM.

DOOR AND WINDOW SCHEDULE (ALL DIMENSIONS ARE IN MM)						
DOOR NO.	WIDTH (MM)	HEIGHT (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	PARTICULARS	SPACE NAME
FD1	600	2000	100	2100	2HR. FIRE RATED DOOR	L.V. SHAFT
FD2	1500	2100	-	2100	2HR. FIRE RATED DOORS, WITH UNEVEN SHUTTERS	FIRE TOWER STAIRCASE(FST01), STAIRCASE(ST-01)
FD2a	1500	2100	-	2100	2HR. FIRE RATED DOOR	MAIN LIFT LOBBY
FDS1	2400	2100	-	2100	2HR. FIRE RATED DOOR	ELECTRICAL SHAFT
D1	800	2100	-	2100	UPVC DOOR	TOILET
D2	1000	2100	-	2100	FLUSH WOOD DOOR	STUDIO APPARTMENT
S1	630	2000	100	2100	METAL DOOR	PLUMBING SHAFT
W2	600	900	1200	2100	-	TOILET WINDOW
W5	1000	1200	900	2100	UPVC GLAZED	GARBAGE CHUTE
FW1	3000	1215	1200	2315	2HR FIRE RATED WINDOW	FIRE STAIRCASE
GL1	3875	2100	-	2100	SLIDING UPVC GLAZING	STUDIO APARTMENT

STAIRCASE SCHEDULE				
STAIRCASE NO.	LOCATION	WIDTH IN MM *	FUNCTION	FLOORS CATERED
ST-1	B/W GRID 3 AND 4	1500	STAIRCASE	GROUND TO TERRACE
FST-1	B/W GRID 10 AND 12	1500	FIRE TOWER STAIRCASE	GROUND TO TERRACE

*NOTE
1. WIDTH ARE WITHOUT RAILING
2. RCC WIDTH OF STAIR IS 1550 MM

LEGEND	
	200 MM THICK BLOCK WORK
	RCC HATCH
	350 MM SUNKEN DROP IN SLAB FROM FFL. FOR TOILET (300MM SUNK+50MM FLOOR FINISH)
	100 MM THK RCC WALL(NON-STRUCTURE)
	275 MM SUNKEN DROP IN SLAB FROM FFL. FOR KITCHEN COUNTER. (225MM SUNK+50MM FLOOR FINISH)
	FALSE CEILING

CUT OUT SCHEDULE		
CUTOUT	PURPOSE	SIZE(MM)
PL-01	PLUMBING SHAFT	630 X 565
PR-01	PRESURISATION SHAFT	800 X 1200
PR-02	PRESURISATION SHAFT	400 X 1800
LV-01/ TC-01	LOW VOLTAGE SHAFT/ TELECOMMUNICATION SHAFT	800 X 605
EL-01	ELECTRICAL SHAFT	600 X 2400
GC-01	GARBAGE CHUTE	0.50 SQM
ST-01	STAIRCASE	3205 X 7305
FST-01	FIRE TOWER STAIRCASE	6555 X 3700

FHC SCHEDULE (MM)	
NAME TAG	SIZE
FHC-01	1200 X 600
FHC-02	800 X 1200

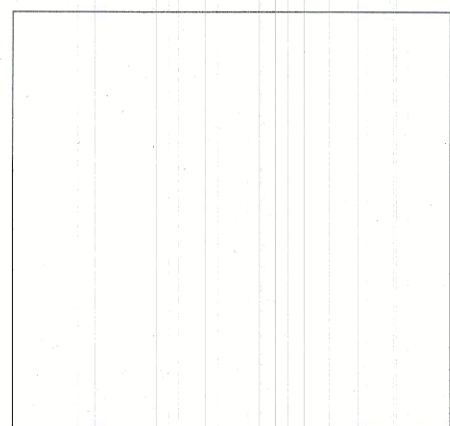
OPENING SCHEDULE				
OPENING NO.	SIZE (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	LOCATION
OP-5	1600 X 7115	-	-	LOBBY AREA (LEVEL 1-3 & 12-14)
OP-6	1600 X 10065	-	-	LOBBY AREA (LEVEL 4-11)
OP-7	1600 X 1115	1200	2315	LOBBY AREA
OP-8	2405 X 1115	1200	2315	MAIN STAIRCASE
OP-9 (GRC JAALI)	2650 X 1115	1200	2315	LIFT LOBBY AREA

NOTE: GRID NO. 13 IS INSERTED AND REPLACED WITH GRID NO. 12 POSITION. NOW THE GRID NO.12 IS OF STAIRCASE WALL AND GRID 13 IS OF END WALL OF THE BUILDING.

NOTES:

- All dimensions are in mm & areas, levels are in meters unless otherwise specified.
- All levels given in drawing are Floor Finish level unless otherwise specified.
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APPROVAL BY NCRTC

[Signature]
R. BALA

[Signature]
R. BALA

Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan/Client:

Senior Discipline Expert	Chief Discipline Expert	Project Director	

Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan/Client:

Designed: R. BALA	Drawn: NIKHIL
Checked: R. BALA	Reviewed: RKM
Approved: SM	Checked: Sushu Mathur



NATIONAL CAPITAL REGION
TRANSPORT CORPORATION

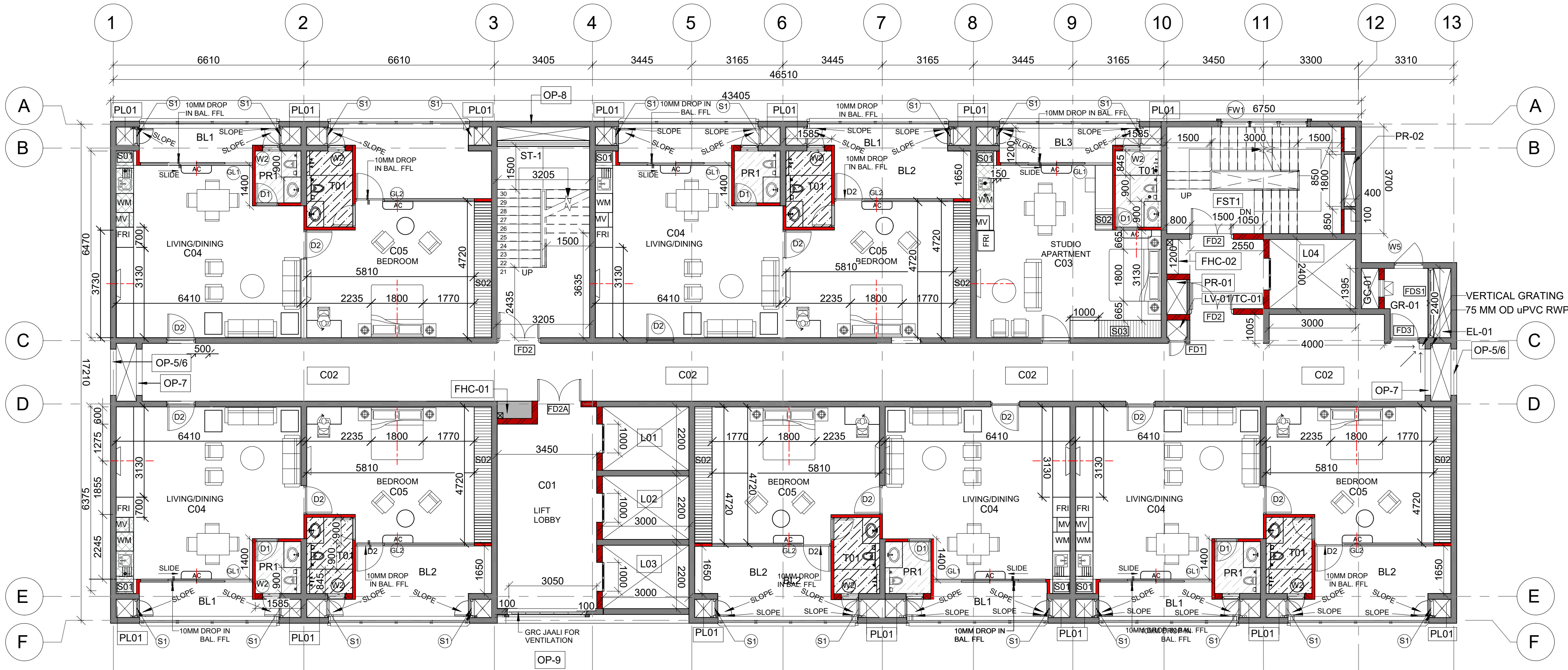
7/6, Siri Fort Institutional Area, August Kranti Marg,
New Delhi - 110049

Project Title: JANGPURA HOUSING TOWER C - TYPICAL FLOOR PLAN (9TH AND 13TH FLOOR)
Project Name: JANGPURA HOUSING TOWER C - TYPICAL FLOOR PLAN (9TH AND 13TH FLOOR)

Project Stage: GOOD FOR CONSTRUCTION (GFC)

Paper Size: A1 Discipline: ARCHITECTURE

Drawing: NCRTC-DM020-TFJ-JNGP-RES-M2-AR-40485
Date: 03/06/2022
Scale: 1 : 100
Revision: R0



DOOR AND WINDOW SCHEDULE (ALL DIMENSIONS ARE IN MM)						
DOOR NO.	WIDTH (MM)	HEIGHT (MM)	CILL LEVEL (MM)	LINTEL LEVEL (MM)	PARTICULARS	SPACE NAME
FD1	600	2000	100	2100	2HR. FIRE RATED DOOR	L.V SHAFT
FD2	1500	2100	-	2100	2HR. FIRE RATED DOORS, WITH UNEVEN SHUTTERS	FIRE TOWER STAIRCASE(FST01), STAIRCASE(ST-01)
FD2a	1500	2100	-	2100	2HR. FIRE RATED DOOR	MAIN LIFT LOBBY
FDS1	2400	2100		2100	2HR. FIRE RATED DOOR	ELECTRICAL SHAFT
D1	800	2100	-	2100	UPVC DOOR	TOILET
D2	1000	2100	-	2100	FLUSH WOOD DOOR	STUDIO APARTMENT
S1	630	2000	100	2100	METAL DOOR	PLUMBING SHAFT
W2	600	900	1200	2100	-	TOILET WINDOW
W5	1000	1200	900	2100	UPVC GLAZED	GARBAGE CHUTE
FW1	3000	1215	1200	2315	2HR FIRE RATED WINDOW	FIRE STAIRCASE
GL1	3875	1200	900	2100	GLAZING	STUDIO APARTMENT & LIVING/DINING
GL2	3175	1200	900	2100	GLAZING	BEDROOM

STAIRCASE SCHEDULE				
STAIRCASE NO.	LOCATION	WIDTH IN MM *	FUNCTION	FLOORS CATERED
ST-1	B/W GRID 3 AND 4	1500	STAIRCASE	GROUND TO TERRACE
FST-1	B/W GRID 10 AND 12	1500	FIRE TOWER STAIRCASE	GROUND TO TERRACE

*NOTE
1. WIDTH ARE WITHOUT RAILING
2. RCC WIDTH OF STAIR IS 1550 MM

LEGEND	
	200 MM THICK BLOCK WORK
	RCC HATCH
	350 MM SUNKEN DROP IN SLAB FROM FFL. FOR TOILET AND POWDER ROOM (300MM SUNK+50MM FLOOR FINISH)
	100 MM THK RCC WALL(NON-STRUCTURAL)
	275 MM SUNKEN DROP IN SLAB FROM FFL. FOR KITCHEN COUNTER. (225MM SUNK+50MM FLOOR FINISH)

CUT OUT SCHEDULE		
CUTOUT	PURPOSE	SIZE(MM)
PL-01	PLUMBING SHAFT	630 X 565
PR-01	PRESSURISATION SHAFT	800 X 1200
PR-02	PRESSURISATION SHAFT	400 X 1800
LV-01/ TC-01	LOW VOLTAGE SHAFT/ TELECOMMUNICATION SHAFT	800 X 605
EL-01	ELECTRICAL SHAFT	600 X 2400
GC-01	GARBAGE CHUTE	0.50 SQM
ST-01	STAIRCASE	3205 X 7305
FST-01	FIRE TOWER STAIRCASE	6555 X 3700

FHC SCHEDULE (MM)	
NAME TAG	SIZE
FHC-01	1200 X 600
FHC-02	800 X 1200

NOTE: GRID NO. 13 IS INSERTED AND REPLACED WITH GRID NO. 12 POSITION. NOW THE GRID NO.12 IS OF STAICASE WALL AND GRID 13 IS OF END WALL OF THE BUILDING.

LIFT SCHEDULE									
LIFT NO.	SHAFT WIDTH	FLOORS SERVED	LOWER LANDING	UPPER LANDING	TOTAL RISE	PIT DEPTH(MM)	HEAD ROOM(MM)	CLEAR DOOR OPENING(MM)	CATEGORY
L1	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	PASSENGER
L2	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5475	1000x2100	PASSENGER
L3	3000X2200	GROUND FLR TO 14th FLOOR	+210.05M	+251.35M	41.30M	1600	5474	1000x2100	PASSENGER
L4	3000X2400	GROUND FLR TO TERRACE FLOOR	+210.05M	+254.75M	44.80M	1600	4800	1100x2400	FIRE / SERVICE

NOTE- LIFT WILL BE AS PER VENDOR. SERVICE LIFT ACCESSIBLE AT TERRACE FLOOR.

STORAGE SCHEDULE			
STORAGE	PURPOSE	LENGTH(MM)	DEPTH(MM)
S01	CABINET ABOVE KITCHEN COUNTER	700	500
S02	CROCKERY AND CUTLERY	3730	600
S03	WARDROBE	2160	600

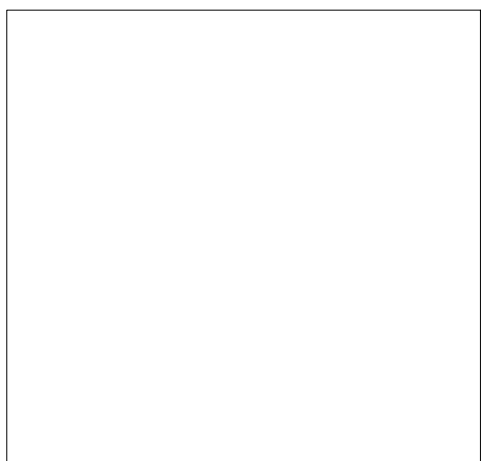
ROOM SCHEDULE				
ROOM NO.	ROOM	LENGTH(MM)	WIDTH(MM)	AREA
C01	LIFT LOBBY	7000	3450	24.15 SQM.
C02	CORRIDOR	44210	2000	88.42 SQM.
C03	STUDIO APARTMENT	6410	5975	34.83 SQM.
C04	LIVING/DINING ROOM	6410	5975	35.51 SQM.
C05	BEDROOM	5810	4570	26.28 SQM.
C06	KITCHEN	1650	2640	4.36 SQM.
BL1	BALCONY	4830	1230	5.36 SQM.
BL2	BALCONY	4830	2590	12.40 SQM.
PR1	POWDER ROOM	1585	1800	2.85 SQM.
T01	TOILET	1585	2640	4.195 SQM.
GR-01	GARBAGE ROOM	2400	3105	7.5 SQM.

NOTES:

- All dimensions are in mm.& areas, levels are in meters unless otherwise specified.
- All levels given in drawing are Floor Finish level unless otherwise specified.
- This drawing must be read in conjunction with all relevant architectural, structural, plumbing, fire fighting, electrical and traffic management drawing.
- Any discrepancy must be brought to the notice of NCRTC before execution of work.

REV	DATE	DESCRIPTION	Drawn by	Issued by
R2	17/08/2022	CHANGES AS PER NCRTC COMMENTS	NIKHIL	FH
R1	03/06/2022	CHANGES AS PER NCRTC COMMENTS	NIKHIL	FH
R0	16/04/2022	ISSUED FOR CONSTRUCTION	NIKHIL	FH

QR CODE



QR Code allows verification of drawings through WRENCH

APPROVAL BY NCRTC

Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan/Certified:

GF OFFICE, BELOW CWG FLYOVER AT KHEL GAON, NEW DELHI-110092. TEL: +91 120 490 8800, EMAIL:DMGCC@AIAIGC.COM, WEBSITE: WWW.AIAIGC.COM			
Senior Discipline Expert	Chief Discipline Expert	Project Director	

Certified that this document has been designed and checked in accordance with GC Quality Assurance Plan.

Designed: R.BALA	Checked: NIKHIL
Drawn: RKM	Approved: SM



NATIONAL CAPITAL REGION TRANSPORT CORPORATION

7/6, Siri Fort Institutional Area, August Kranti Marg, New Delhi - 110049

Project Title: Contract DM00C0R-CP-002: Engagement of DDC for Detailed Design of two number of RRTS elevated Stations (i.e. Sarai Kale Khan and New Ashok Nagar including Multimodal Integration Schemes), approx. 11 km Elevated Viaduct from Sarai Kale Khan upto Elevated RRTS Ramp near Khichpur and Sarai Kale Khan to Jungpura Stabling yard, Stabling Yard and Detailed Master Plan of approx. 12 Ha. Land parcel at Jungpura.		Project Name JANGPURA HOUSING TOWER C - LEVEL 14 PLAN	
Drawing Title: JANGPURA HOUSING TOWER C - LEVEL 14 PLAN		Project Stage: GOOD FOR CONSTRUCTION (GFC)	
Paper Size: A1	Discipline: ARCHITECTURE	Date: 03/06/2022	Scale: 1 : 100
Drawing: NCRTC-DM020-TFJ-JNGP-RES-M2-AR-40495		Revision: R2	

ANNEXURE III

General Terms of Reference (Draft)

S. No.	Clause	Particulars
1	Definition	“Project” - Studio Apartments near Jangpura RRTS Station
2	Term of Agreement	XX years from the Agreement Date
3	Scheduled COD	xx Months from Agreement Date
4	Scope of work	<p>Serviced Apartment Operator Services for Studio Apartments shall include the following .</p> <ul style="list-style-type: none"> • Sales and Marketing of units as serviced apartment • List of property across major travel booking sites, both global and Indian Pricing of individual units basis terms and duration of stay • Collection of dues from occupants post completion of their stay Deploy team for Cleaning services / Housekeeping , Running the Kitchen , Security and Maintenance • Obtain and operate WiFi services for the tenants Provide Optional Services - Laundry • Operation and maintenance of common areas including Sports room / Gym equipment, Water purifier, Kitchen/ Pantry equipment and dining tables ,Lounge area/ Reading room furnishing, Airconditioning • Operation and maintenance of all areas including furnishing of apartments, lifts and other offered services Landscape area of the plot (complex boundary) • {Any Other }
5	Condition Precedent for Authority	<ul style="list-style-type: none"> • Provided the Right of Way/ access of the Project Site • Property will be handed over with basic architecture finishing of the building. • Light fixtures and plumbing fixtures will be installed • Wall finish with wall putty and acrylic interior emulsion paint will be provided. • 3 Lifts and 1 service/fire lift of premium quality will be installed • Basic floor finishes with Tiles/Marble/Granite will be provided • Laminate flushed doors and window glazing (UPVC) will be installed • Furnishing- Split ACs will be installed in all the rooms • DG backup will be provided for lights. • Furnishing of the property will be conducted as per the finalized operator requirements and will be explored post on-boarding of operator • {Any Other}
6	Condition Precedent for Serviced Apartment Operator	<ul style="list-style-type: none"> • Provided the Security Deposit of months to the NCRTC; • Details of the team to be deployed for Property Management
7	Obligations of Serviced	<ul style="list-style-type: none"> • Maintain and provide firefighting services in accordance with the provisions of Good Industry Practice;

	Apartment Operator	<ul style="list-style-type: none">• Ensure optimal operation and maintenance of the Project and Project Facilities throughout the Concession Period, either by performing the operation and maintenance itself, or by making durable, effective and permanent arrangements for due performance of the operation and maintenance obligations by third party(s);• Transfer the Project to the Authority upon Termination or expiry of this Agreement, in accordance with the provisions thereof.• The property to be transferred back should be in same condition as handed over by authority• Operator should take responsibilities of accidents and legalities for the usage of space.• NCRTC will not be held responsible for the damages and replacement of fixtures, finishes etc.• NCRTC will not be held responsible for any legal issues arise after handing over of the property
8.	Total Consideration	To be Finalized

FORM A

Name of Firm/ Applicant

1	Name & Address of the applicant with Telephone No. / Fax No./ Website			
2	Name & contact details of Authorized signatory with Tel No./ Email ID			
3	a) Year of Establishment b) Date & Year of commencement			
4	Legal status of the applicant (please specify) a) A proprietary firm b) A Partnership or (JV) c) A limited company or Corporation / d) State owned			
5	Place of Registration and Principal places of Business			
6	Category of Work Experience (Tick on relevant experience)	Experience in Serviced Apartment Operations	Yes/ No With summary	
7	Total Years of Experience			

Seal and Signature of the Authorised Representative of the Applicant

FORM B**Management credentials¹**

(Separate form shall be furnished for each property)

1. Project Name:
2. Category of Project (use mix):
3. Location:
4. Name of Owner:
5. Brief Description of Property including no of Beds, Rooms etc-
6. Nature of Engagement Model with Owner – (Fixed Rental/ Revenue Share/Any Other (please specify))
7. Duration of Agreement :
8. Level of Finish Provided by the Owner – <input type="checkbox"/> Interiors only including Painting and Electrical Furnishing (Fan, Lights, AC), False Ceiling <input type="checkbox"/> Full Interiors including Painting and Electrical Furnishing (Fan, Lights, AC), False Ceiling and Furniture <input type="checkbox"/> Any Other, Please specify
9. Name of associated Firm(s), if any:

Seal and Signature of the Authorised Representative of the Applicant

Please use separate sheet for each project

¹ The Applicant may provide details of upto 10 projects that best demonstrate ability to undertake management of the Project

FORM C
Financial Criteria
Net-worth and Turnover Details of Applicant Firm/ Agency

Applicant Name:			
Net Worth:			
	2021-22	2020-21	2019-20
Turnover			

Seal and Signature of the Authorised Representative of the Applicant

FORM D**Suggestions/ Feedback on the Terms of Reference****Suggestions, if any, on the Terms of Reference for the operation and maintenance of Studio Apartment at Jangpura, Delhi**

Example:

SN	Item	Description
1	What are the maximum number of units that the operator is willing to take	<input type="checkbox"/> May please specify--
2	What should be the typical lease term and lease structure for the property	<input type="checkbox"/> May please specify--
3	What is the engagement model you have with property owners – please describe in detail <ul style="list-style-type: none"> • Full-Operator with all employees on own payroll of the operating company • Management contractor with employees hired by property owner, managed by operating company • Brand provider, with no other involvement in operations • Others 	<input type="checkbox"/> May please specify--
4	Please share a typical cashflow sheet against the operating model you suggest	-Attachment
5	List the areas where the operating company intends to invests in the property	<input type="checkbox"/> May please specify--
6	What should be the model for revenue for the Authority	<input type="checkbox"/> Monthly Fixed Rental <input type="checkbox"/> Revenue Share <input type="checkbox"/> Upfront Lumpsum <input type="checkbox"/> Any other- May please specify--
7	What Common Facilities must be provided by Authority e.g., Pool, Gym, etc. What should be the approximate area	<input type="checkbox"/> May please specify--
8	Who should be the Target End User of the Project Against which hotels and properties will the Jangpura tower compete with	<input type="checkbox"/> May please specify--
9	Any suggestions regarding design and Planning Should the authority look to expand any of the inventory type even further	<input type="checkbox"/> May please specify--
10	Any other suggestions / ideas to make the project successful	Please Provide your inputs here
11	What is the average furnishing cost/ sqft spent on top of bare shell for your serviced apartment properties	<input type="checkbox"/> May please specify--

FORM E**LETTER OF TRANSMITTAL**

(To be typed in Applicant's Letterhead)

To:

The Group General Manager/ ARS

National Capital Region Transport Corporation

GatiShakti Bhawan, INA

New Delhi – 110023

CIN No.

Ph. No. 011 2466 6700

E-mail: tod@ncrtc.in

Sub: Submission of Expression of Interest for Serviced Apartment Operator Services of Studio Apartments at Jangpura, New Delhi.

Sir,

Having examined the details given in EOI Notice and Project Information details for the above project, I/we hereby submit our Expression of Interest and the relevant information

1. I/We hereby certify that all the statements made in the information supplied in the enclosed form and the accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I/We also authorize NCRTC or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
4. I/We submit the following forms in support of our suitability, technical know-how and capability for having successfully operated projects along with prescribed format.
5. We understand that NCRTC will be at liberty to finalize project parameters and issue RFQ/RFP for the project.

Signature(s) of Applicant(s)

Enclosures

Seal of applicant

Date of submission

FORM F

(To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant stamp Act. The stamp paper to be in the name of the company who is issuing the power of Attorney)

Know all men by these presents, we (name and address of the registered office) do hereby constitute, appoint and authorize Mr./Ms.(name and residential address) who is presently employed with us and holding the position ofas our attorney, to do in our name and on our behalf, all or any of the acts, deeds or things necessary or incidental to the bid for the contract, including submission of EoI, withdrawal, substitution and modification of EoI, participating in conferences, responding to queries, submission of information/documents and generally to represent us in all dealings with National Capital Region Transport Corporation Limited or any other Government Agency or any person, in connection with the bid/contract for the said work until culmination of the selection process of this EoI till the contract agreement is entered into with the National Capital Region Transport Corporation Limited and thereafter till the expiry of the contract agreement.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall always be deemed to have been done by us.

..... (Signature)

(Name, Title and address) of the **Person Accepting the POA.**

..... (Signature)

(Name, Title and address) of the **Person issuing the POA.**

Note:

- (i) The Applicant should submit the notarized Power of Attorney. In case of Foreign Partners, Power of Attorney(s) and Board Resolution, constitution of the legal entity, memorandum & articles of association or other valid legal instruments acceptable to the Employer confirming authority on the persons issuing the Power of Attorney for such actions shall be submitted duly notarized by the notary public of country of origin and should be either stamped by Embassy/High Commission of India in Firm's Country or Firms from Partner Countries of Hague convention may submit these documents with "Apostille" stamp.

Also, in case these documents are in foreign language the translation of the same shall be authenticated by Embassy/High Commission of India in Firm's Country.

- (ii) The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- (iii) The Applicant should submit following additional document in support of the POA as case to case basis:
 - a) In case of Private/Public Companies, a Power of Attorney (POA) from the legal representative of the company who has been authorized by the Board Resolution, constitution of the legal entity, articles of incorporation or other valid legal instruments acceptable to the Employer. Copy of Board Resolution shall also be submitted, where applicable.
 - b) Proprietorship Affidavit in case of Proprietary Firm.
 - c) Partnership deed in case of partnership Firm.
 - d) In case of Limited Liability Partnership (LLP), a POA from the legal representative of the company who has been authorized by the Board Resolution, constitution of the legal entity, articles of incorporation or other valid legal instruments acceptable to the Employer. Copy of Board Resolution shall also be submitted, where applicable.
 - e) Memorandum & Articles of Association in case of a Public/Private Company.