







# Expression of Interest for Hospital at RRTS Depot, Duhai as part of the overall Transit Oriented Development



Regional Rapid Transit System (RRTS), a revolutionary solution to improve regional mobility being implemented by NCRTC, a JV between GoI & states in NCR



3 prioritized corridors in Phase I: Seamlessly connecting 40+ Mn people

	Parameters	Total Length (km)	Estimated travel time (min)	No. of total stations
	Delhi-Meerut	~80	60	25
	Delhi-Alwar	~160	100	19
	Delhi-Panipat	~100	70	12

~ 2  
Mn daily  
ridership

~ 350  
kms

INR 1+  
Lakh Crore  
investment

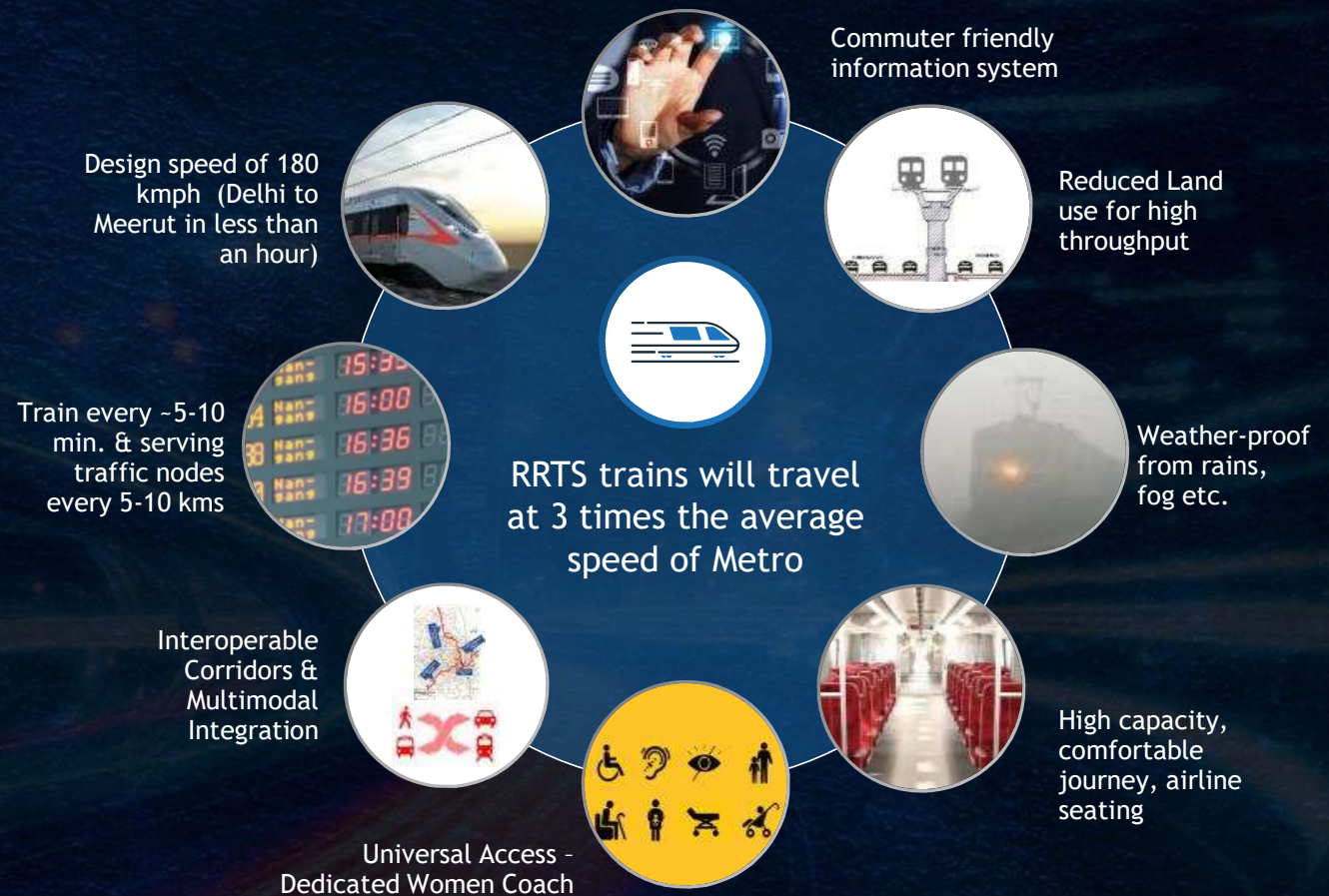
600  
coaches

6  
Depots



## Salient features of RRTS' offerings

RRTS - Rail based high speed, high-capacity service delivering a comfortable and safe commuter experience



## Phase 1 RRTS Corridors

Delhi-Panipat  
RRTS

Burari Crossing

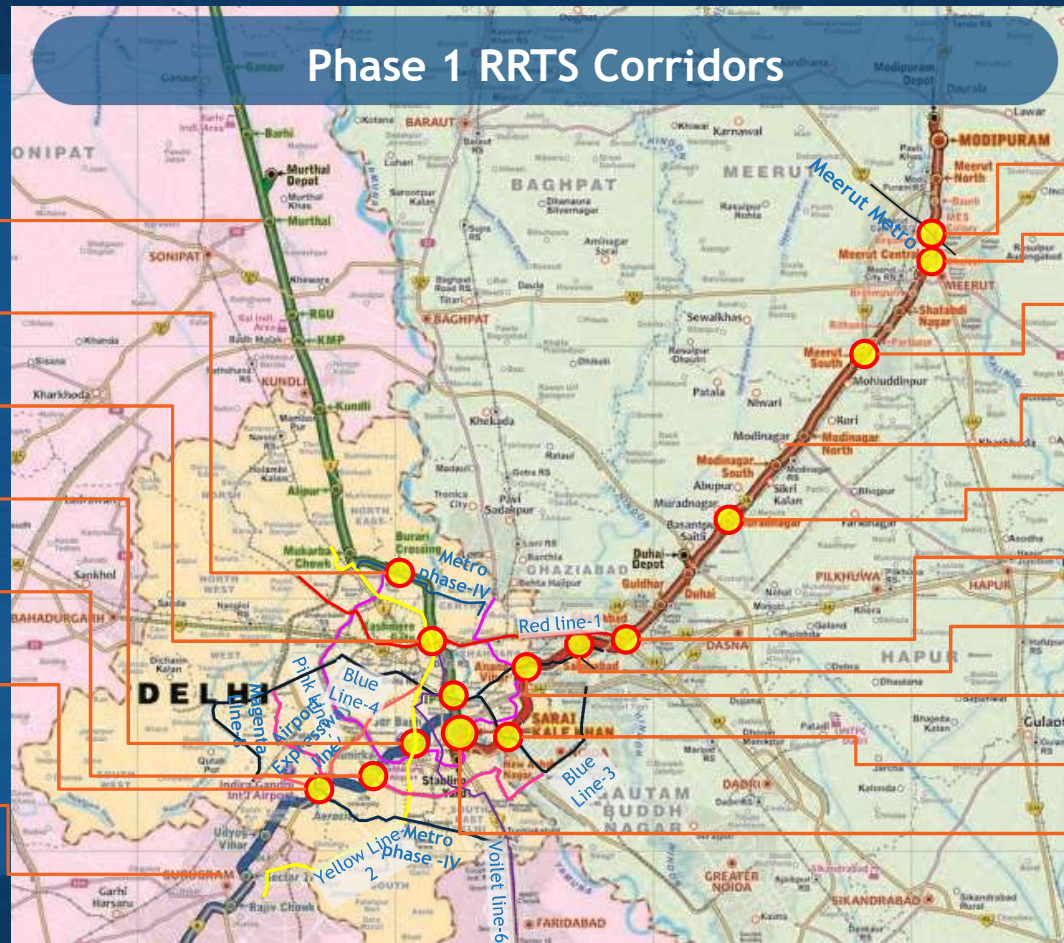
Kashmere Gate

INA

Munirka

Aerocity

Delhi-SNB  
RRTS



Begumpul

Bhaisali

Meerut South

**Delhi-  
Meerut  
RRTS**

Muradnagar

Ghaziabad

Sahibabad

Anand Vihar

New Ashok Nagar

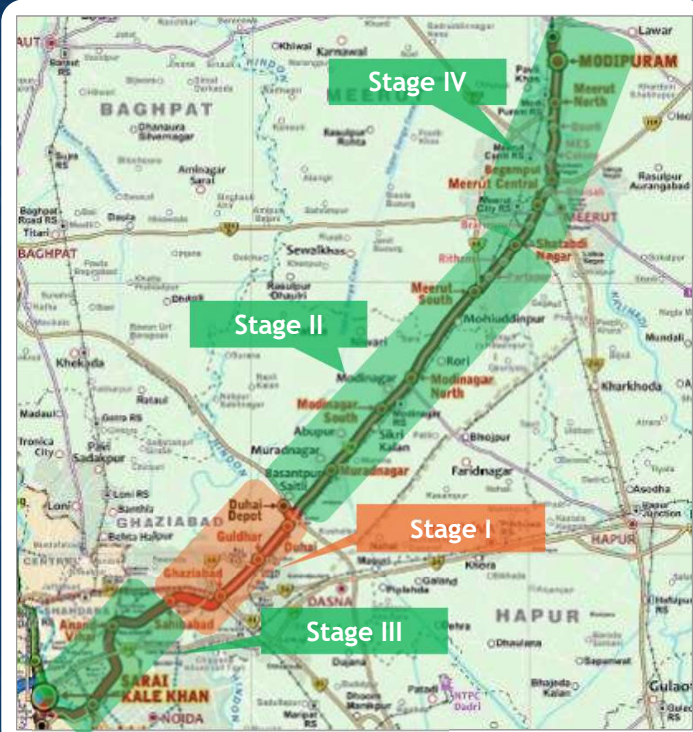
Sarai Kale Khan

Priority section  
of Delhi-Meerut  
corridor to  
start operations  
in 2023,  
followed by  
commissioning  
of entire line  
in 2025



# Delhi - Meerut RRTS corridor

## Key features



Corridor Length: 82.15 km

- Elevated - 69.79 km
- Underground - 12.36 km



Will serve 0.8 Mn passenger trips per day



Construction of entire Delhi-Meerut corridor (82km) is in progress the

- Priority section to start by March 2023
- Full line to be operational by 2025



# RRTS is touted to be an enabler of economic development

## 'UP Nod for TOD Policy to Boost Realty Devp't'

Faizan.Haidar@timesgroup.com

**New Delhi:** The Uttar Pradesh government's approval of the Transit Oriented Development (TOD) policy earlier this week, along the 1.5 km radius of the upcoming Delhi-Ghaziabad-Meerut regional rapid transit system (RRTS) corridor, will help the residential and commercial real estate development in the area, said experts.

Land use in and around the RRTS corridor at Muradnagar, Modinagar, Guldhar and Duhai is primarily agricultural, but the TOD policy will allow for residential, commercial and mixed-use development, creating opportunities for real estate developers.



GoUP notified the **UP TOD Policy** in August 2024. The Policy provides for TOD based planning, **mixed use**, **high rise vertical development** along transit corridor including the RRTS





Lands around the subject Site are proposed to be designated as "**Mixed Land Use**". NCRTC, in coordination with GDA would be preparing **TOD based Zonal Plans** for these areas to promote planned urbanization

**ऊंची-ऊंची इमारतें, नए-नए नजारे... होंगे रैपिड सिटी के वारे-न्यारे**

प्रदेश सरकार ने टीओडी नीति को दी स्वीकृति, अब एमडीए ने शुरू की लागू करने की तैयारी, अधिक एफएआर मिलने से बनेंगे बहुमंजिला भवन

# Multi modal integration to ensure first last mile connectivity is a key focus area for NCRTC



Modes	Multi modal integration with RRTS
	<b>Metro Rail Systems</b>
	<b>Airport</b>
	<b>Indian Railways</b>
	<b>ISBTs</b>
	<b>Other Bus Terminal / Depot</b>
	<b>Roads</b>
<p><b>Delhi Metro:</b> With 7 metro lines, at Ghaziabad, Anand Vihar, New Ashok Nagar, SKK, INA, Aerocity, Indraprastha, Kashmere Gate, Munirka, Burari X-ing</p>	<p><b>Meerut Metro:</b> At Begumpul</p>
<p><b>Gurgaon Rapid Metro:</b> Udyog Vihar</p>	<p><b>Bawal Metro:</b> At Panchgaon, Kherki Daula</p>
<p>At Indira Gandhi International Airport, Delhi - Aerocity Metro Station</p>	<p>Hazrat Nizamuddin &amp; Anand Vihar</p>
<p>Sarai Kale Khan, Kashmere Gate, Anand Vihar, Panchgaon, Panipat</p>	<p>Kaushambi Bus Depot, Sahibabad Bus Adda, Ghaziabad New Bus Adda, Muradnagar Bus Stand, Bhaisali Bus Adda, Bawal, Gannur, Panipat Bus Stand, NCRTC's own shuttle service etc.</p>
<p>Ring Road, Eastern Peripheral Expressway, Delhi-Meerut Expressway</p>	



## Overview of Duhai Depot

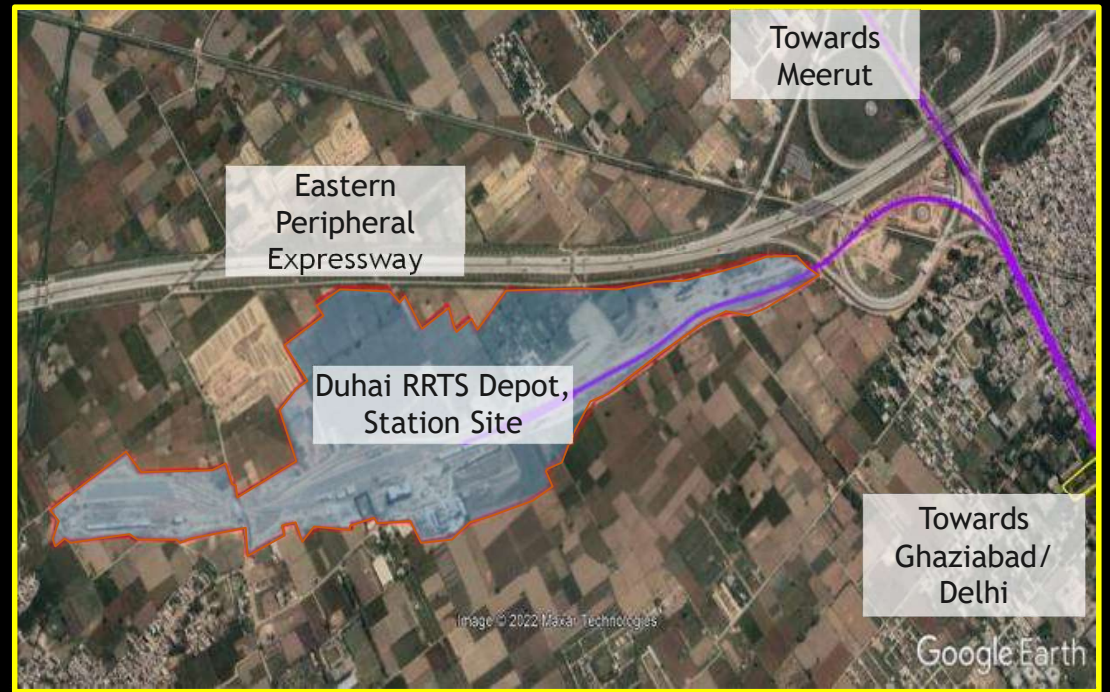


Duhai Depot

Location of the Duhai Depot and RRTS Station  
along the Delhi Ghaziabad Meerut RRTS Corridor



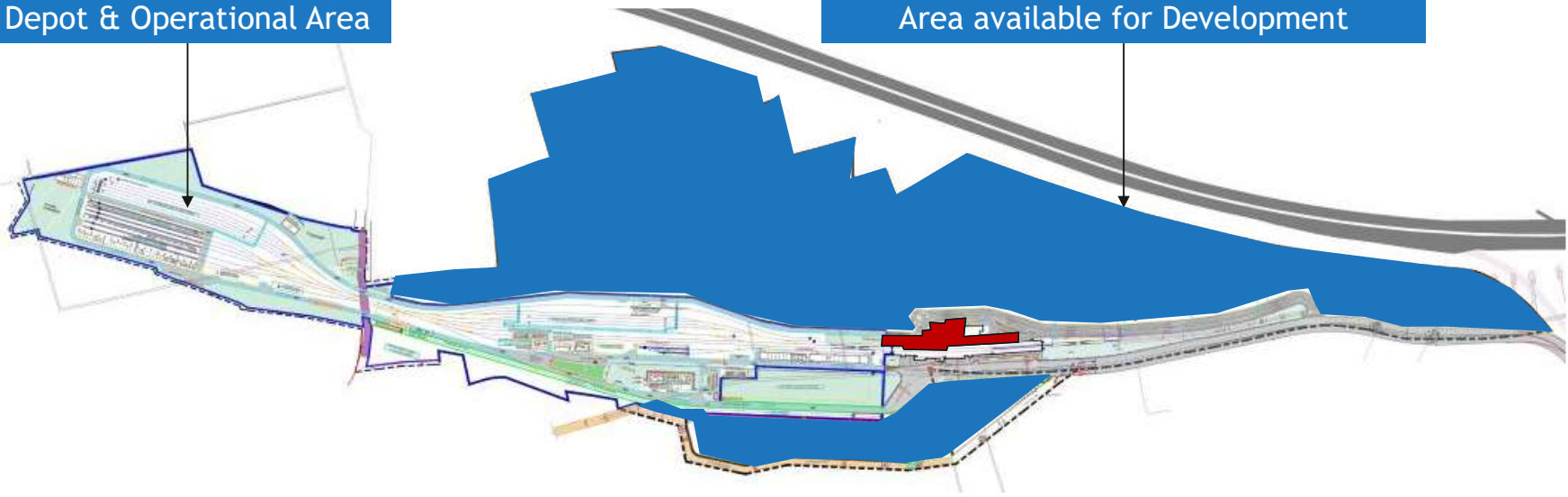
# Duhai Depot and RRTS Station



## Duhai Depot land parcel

Depot & Operational Area

Area available for Development



- Total Land Availability - ~56 hectares
- Area for RRTS operational Area, Roads - ~25 hectares
- Area Available for Property Development - ~31 hectares



## Positives of the Site



Ownership is with NCRTC



RRTS station congruent to land parcel shall act as catalyst for the surrounding area it will be served by RRTS trains very 10 to 15 minutes



Design elements conducive for accommodating stretchers on the coaches and at the stations (eg: 1.1MX 2.4 M lifts to accommodate stretchers)



Eastern Peripheral Expressway along the Northeast face & access is available by 24 m wide service road, connecting to Delhi Meerut Expressway; last mile connectivity via shuttle service of RRTS from Duhai station



Land use approval for development of a mixed-use TOD zone with FAR of 5; land is free from any high-tension electrical lines and large trees



Raj Nagar Residential Area is approx. 7 km and Ghaziabad is at 14 kms distance from site

RRTS Trains and  
Lifts have  
Stretcher Space  
to ensure ease  
of patient  
movement

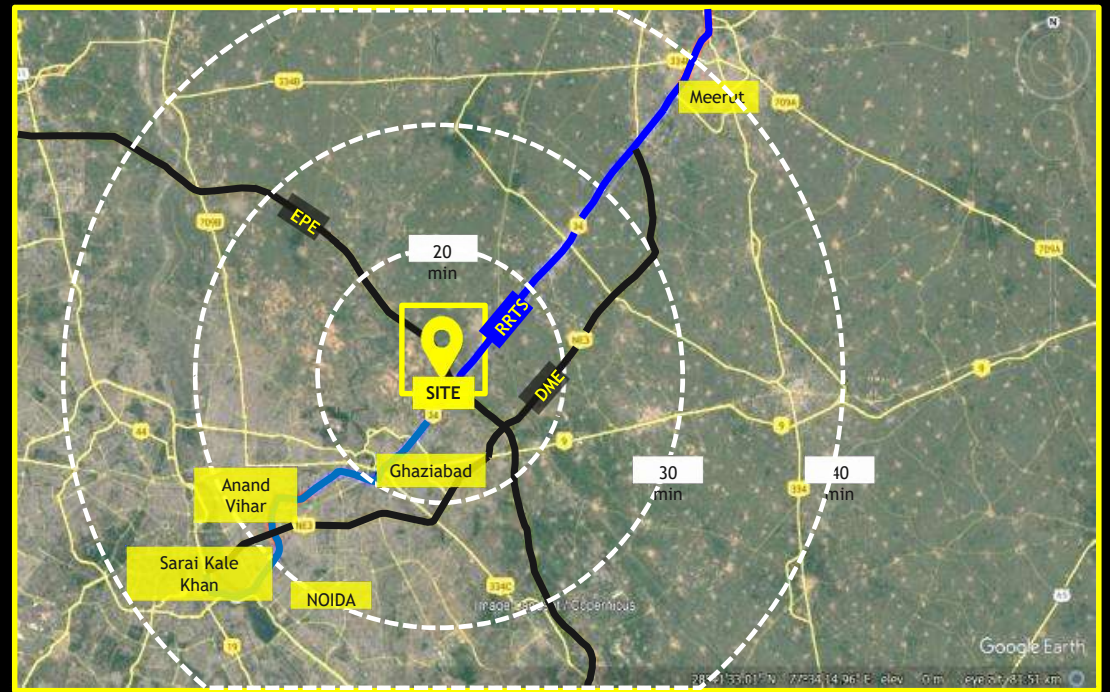




# Immediate connectivity to the Site



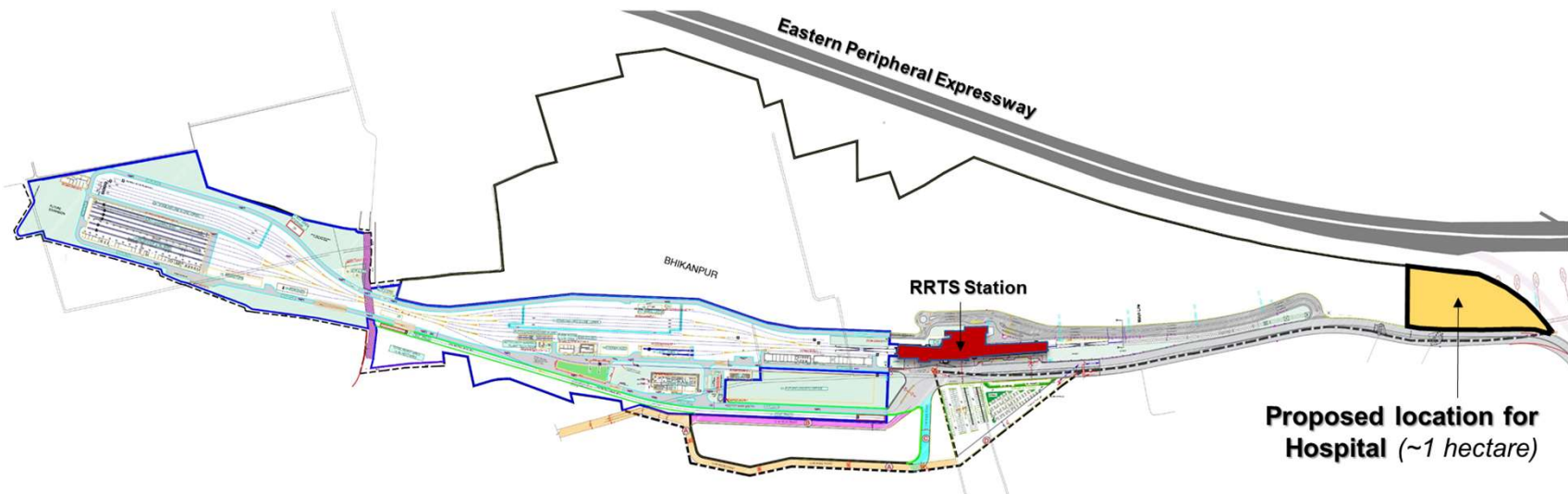
# Regional Connectivity





## Proposed location for hospital

Tentative plan; subject to change



# Form I - EoI Response

Nature of Development Proposed	Multispecialty Hospital/ UniSpecialty Hospital/ Any other Health Care Facility (please specify) Number and type of HCPs to be hired
Area required (in hectares)	(to be filled)
Lease tenure (in years)	(to be filled)
Proposed Cost of Facility (in INR Cr.)	(to be filled)
Capacity of the facility	(no. of beds, no. of ICU beds; estimated patients served in a year, any additional metrics)
Commercial structuring	(upfront payment, annuity, revenue share. If revenue share, what is the indicative rev share? etc.)
Proposed year & month of commencement of operations	(timeframe from 'award of contract' to be calculated)
Operational support required from NCRTC (if any)	(to be filled)
Project Report / DPR	(upload / attachment) - If Available
Proposed year & month of commencement of operations	(to be filled)
Any additional comments/questions	(to be filled)

\_\_\_\_\_  
(Signature of the Witness)  
Name of the Witness: (to be filled)  
Email ID of the Witness: (to be filled)  
Mobile No. of the Witness: (to be filled)

\_\_\_\_\_  
(Signature of the Authorized Representative )

Name (to be filled)  
Designation: (to be filled)  
Company Name: (to be filled)  
Email ID : (to be filled)  
Mobile No: (to be filled)



## Schedule for EOI

### **Activity**

*Issue of the EOI document*

*Pre-application conference\**

*Due date for submission of EOI*

### **Scheduled Date**

*05.04.2023*

*4:00 PM on 20.04.2023*

*6:00 PM on 04.05.2023*

(\*) The Pre-application Conference will be held on [20.04.2023] at 04 : 00 PM through Video Conferencing. Applicants are requested to send the details of the participants for the Conference to [tod@ncrtc.in](mailto:tod@ncrtc.in) by 6 PM on [19.04.2023]

## Submission of EOI

The Applicant must be a single entity, and the details are to be furnished as per FORM I –EOI Response

The envelop shall be addressed to:  
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](mailto:tod@ncrtc.in)

Queries, if any, shall be addressed to the Group General Manager /ARS (at above address)