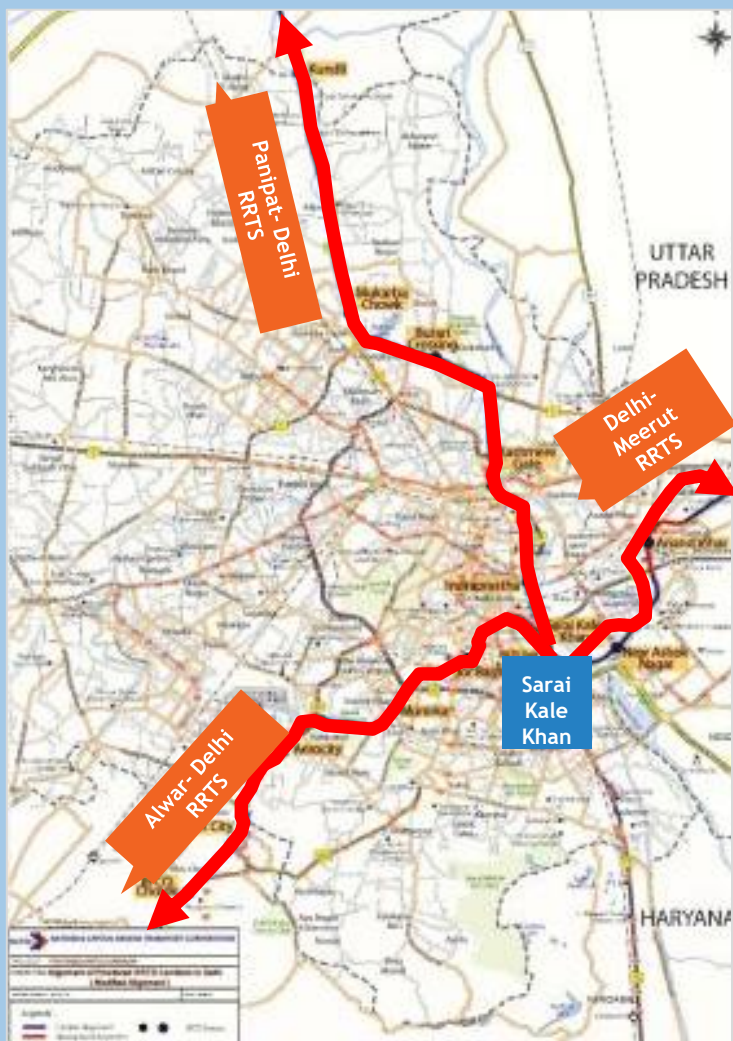


Expression of Interest (EOI) for Air Rights Utilization at 'Sarai Kale Khan Station & Tracks' for Transit Oriented Development"





For Hotel , Offices and Retail



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

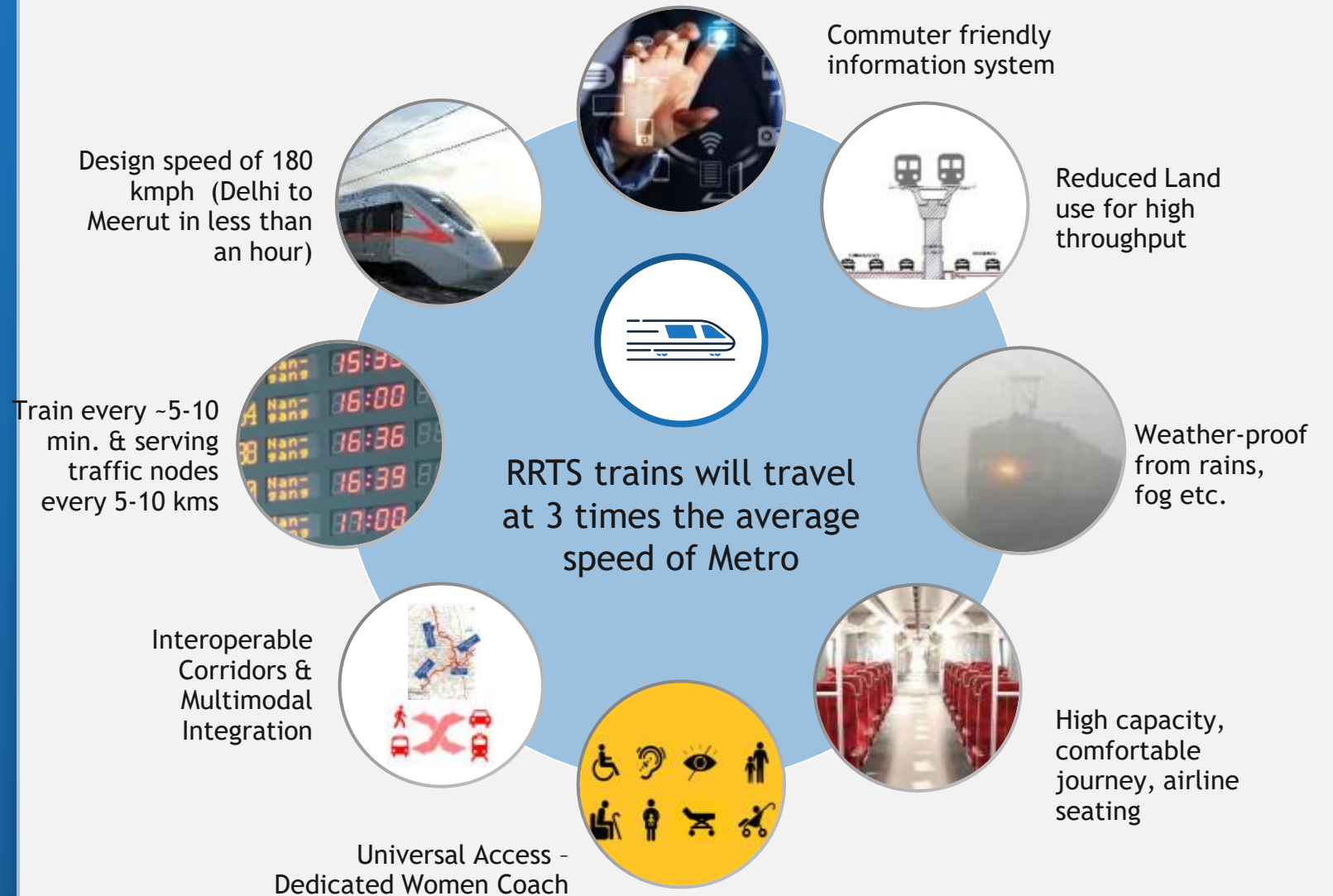
INR 1+
Lakh Crore
investment

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

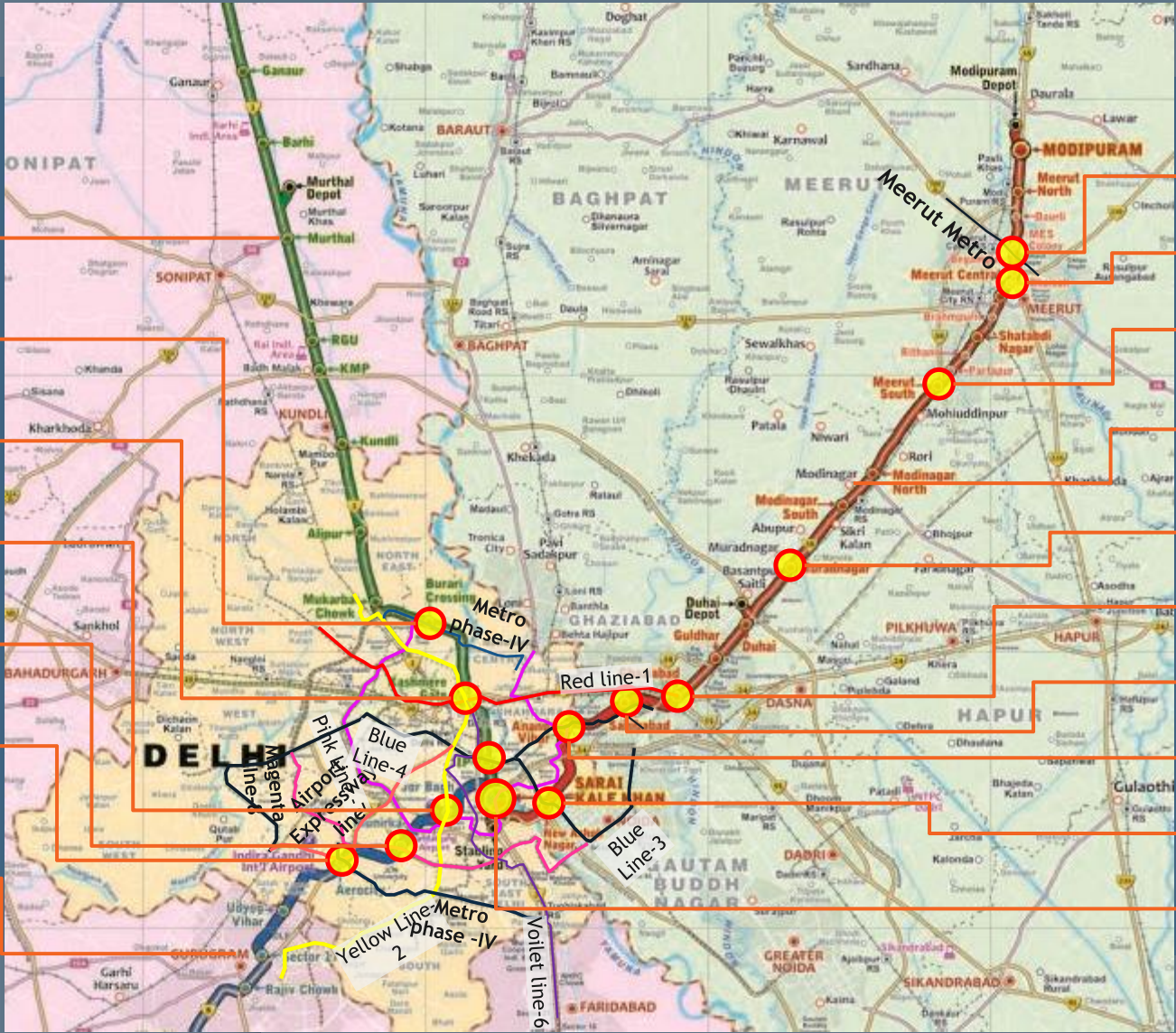
Kashmere Gate

INA

Munirka

Aerocity

Delhi-SNB
RRTS



Begumpul

Bhaiali

Meerut South

Delhi-
Meerut
RRTS

Muradnagar

Ghaziabad

Sahibabad

Anand Vihar

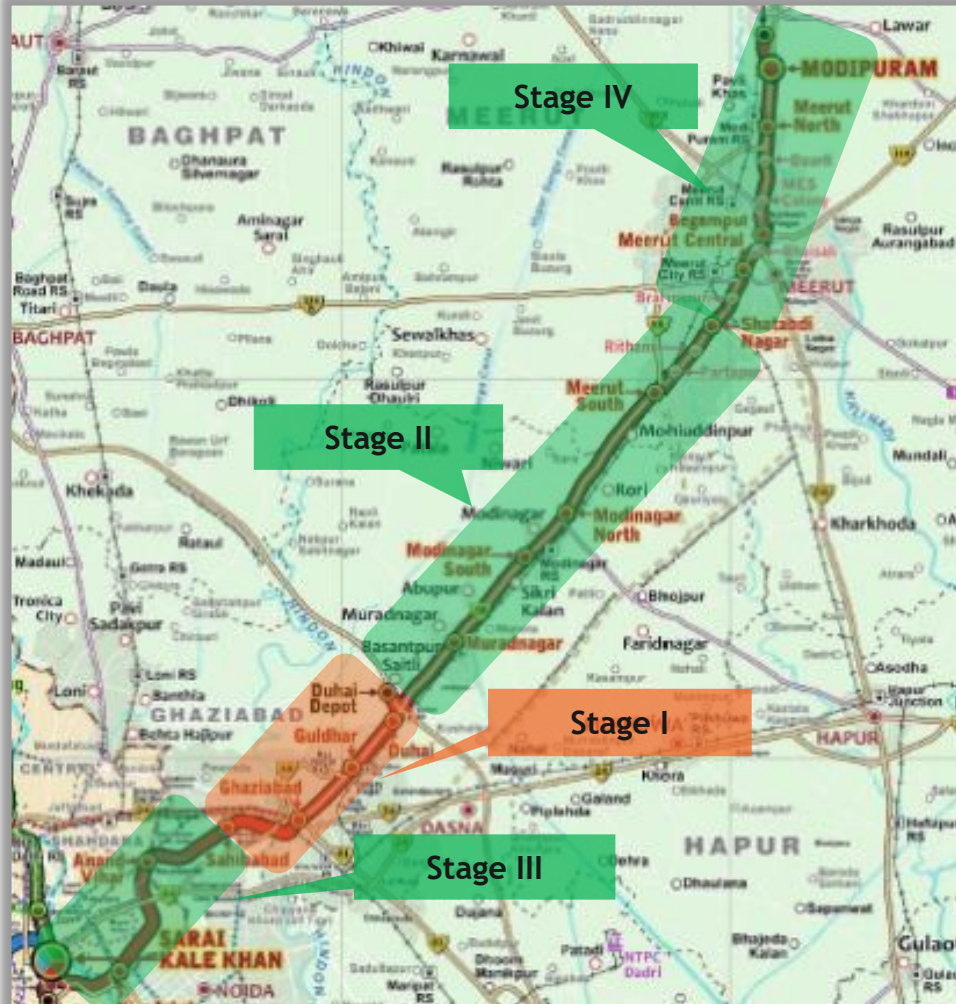
New Ashok Nagar

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 ready for commissioning
- Full line to be operational by 2025

Objective of Expression of Interest

- NCRTC intends to qualify and select a **suitable Partner for the Proposed Transit Oriented Development on PPP Model** at Sarai Kale Khan 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; scope of work and terms and conditions of 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 commercial developments (Retail, Offices and Hotel) as a whole or part and develop a common understanding of the proposed terms and conditions of the Contract Agreement.
- The feedback would be important to formulate the eligibility and other terms and conditions at the subsequent RFP stage.

Overview of Sarai Kale Khan Station

- Sarai Kale Khan RRTS Elevated Station is one of the largest stations on the Delhi - Meerut corridor.
- With Multi-Modal Integration (MMI) at its core, this station is strategically located in close vicinity of Delhi Metro Station, Indian Railway's Hazrat Nizamuddin station, and Vir Haqiqat Rai ISBT.
- It will provide seamless Intermodal Integration between these modes of transit. This station is also significant as all 3 priority RRTS corridors (Delhi-Panipat and Delhi-SNB-Alwar and Delhi-Ghaziabad-Meerut) of the first phase will converge here.
- Interoperability will facilitate the commuters to travel from one corridor to another without the hassle to change the train

Site connectivity



Location link: <https://goo.gl/maps/dZzQDSGM8hxrGFRH6>

Location coordinates: 28.590185, 77.257939



Hazrat Nizamuddin (200 m)



ISBT Sarai Kale Khan (300 m)



Direct connectivity from
Mahatma Gandhi Road



DMRC - Sarai Kale Khan (150m)

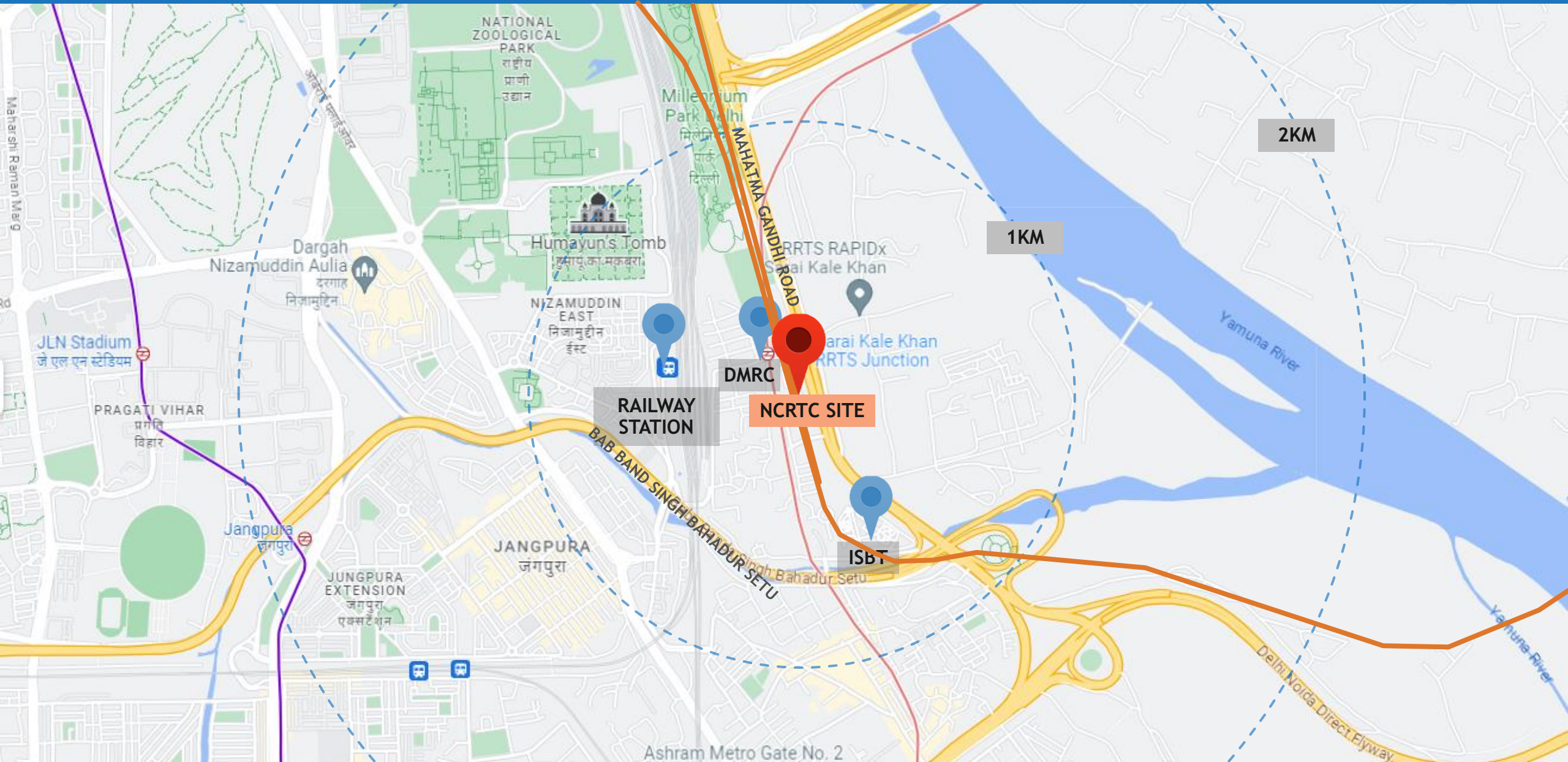


Jangpura RRTS Station (1.4 km)

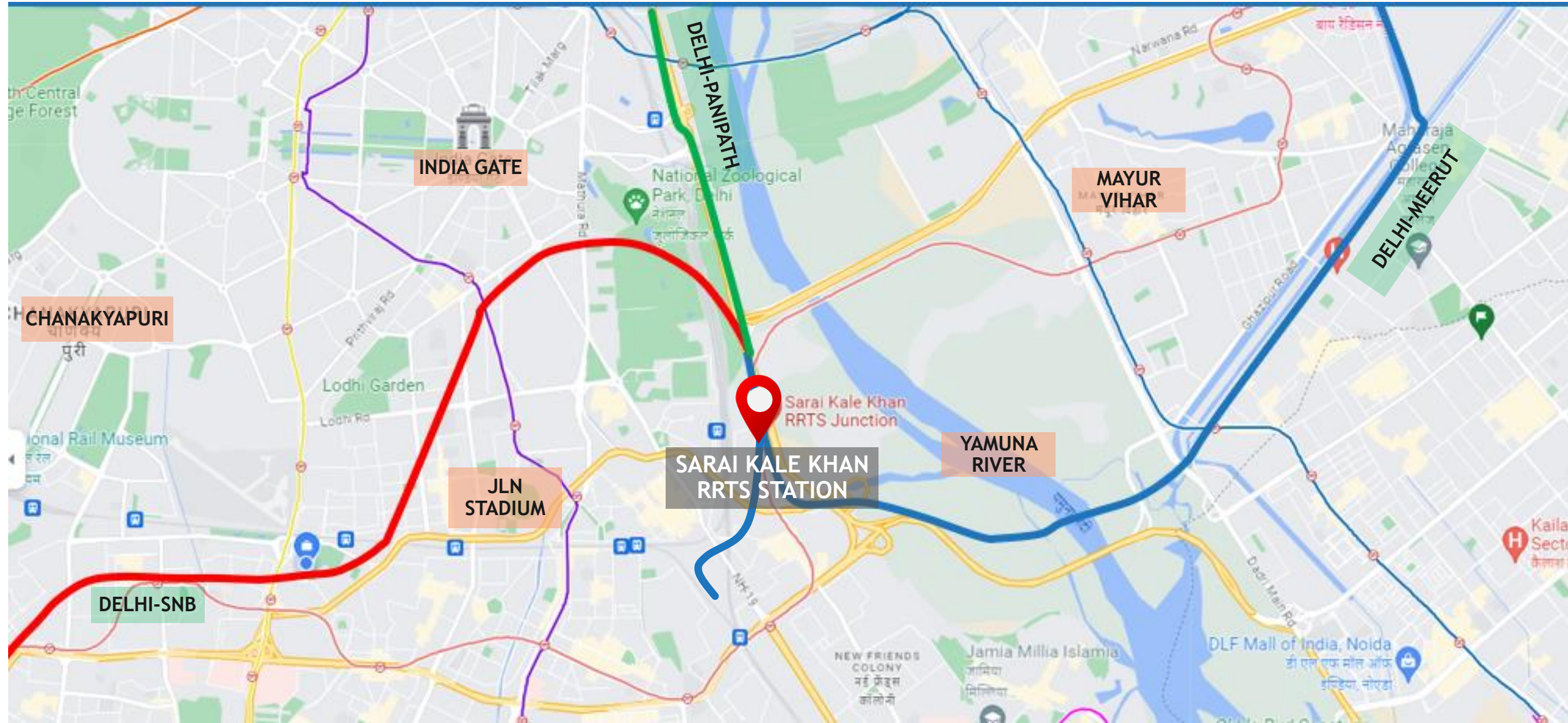


Indira Gandhi International
Airport (16 kms)

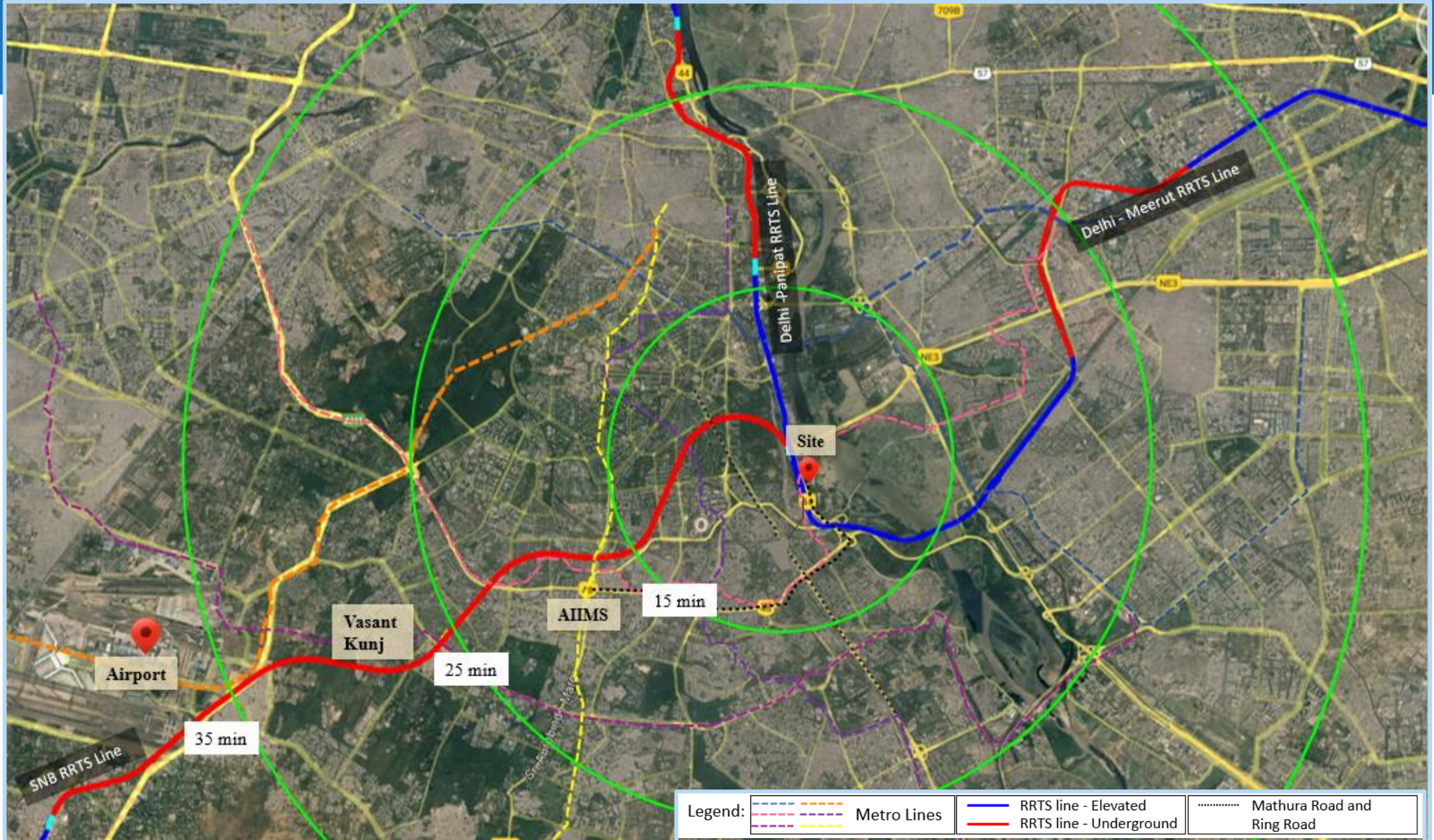
Immediate connectivity to the Site



Sarai Kale Khan RRTS Station



Regional Connectivity



Positives of the Site



An Elevated Station where all the 3 Corridors of Phase-I RRTS Converge



RRTS station planned to integrate the needs of a million passengers per day converging at SKK Transit Hub



Development to be above stations/Tracks resulting in encumbrance free access



Part of the Notified TOD Zone , approval for development of a mixed-use with FAR of 5 is under Process

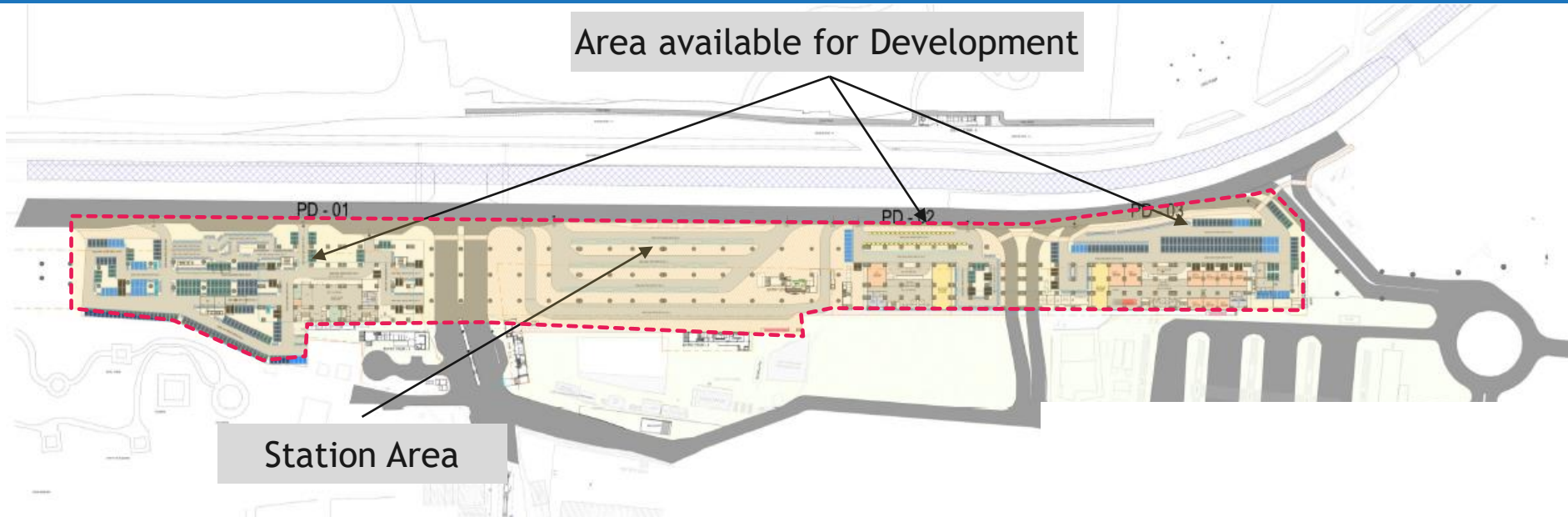


RRTS Station has been Constructed taking into consideration the load requirements for these developments



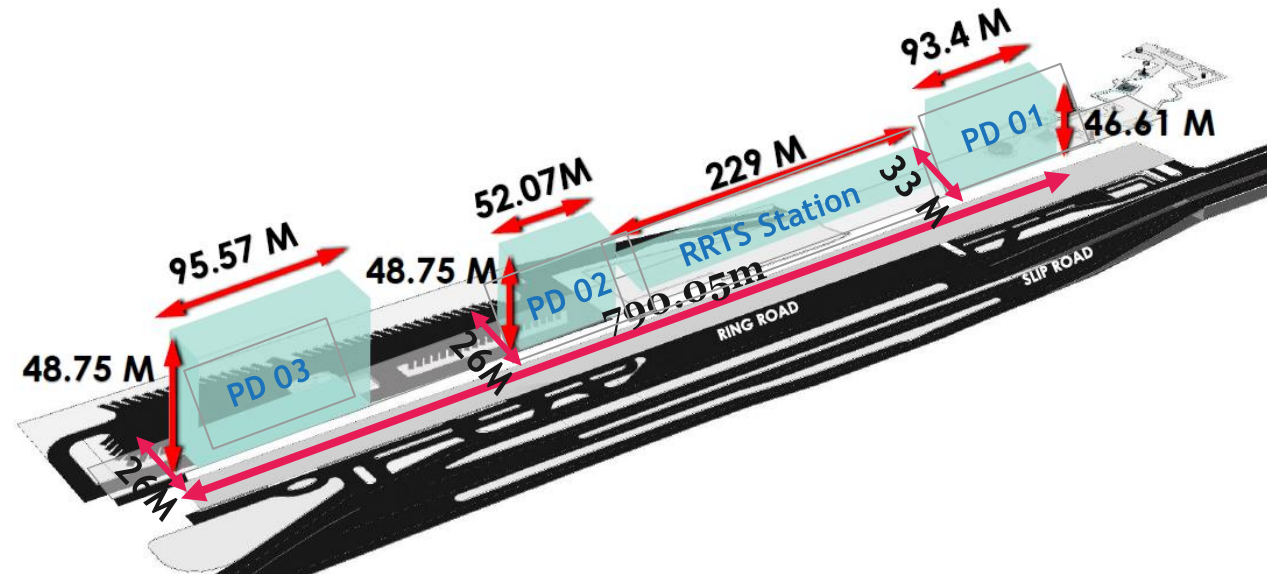
RRTS Station expected to be Ready by December 2023

Sarai Kale Khan RRTS Station Footprint

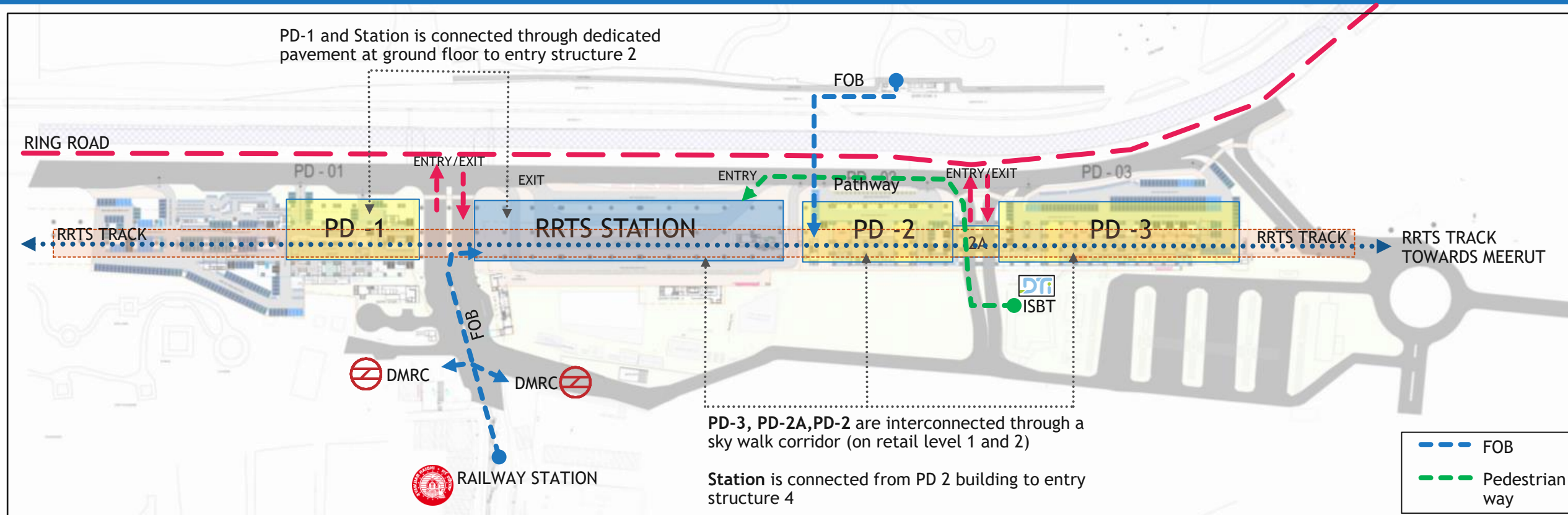


Total Plot Area - ~2.95 hectares

Built-Up Area Available for Property Development (air rights) - ~54,203 Sq Mt - As Air Rights above the RRTS Station/Tracks



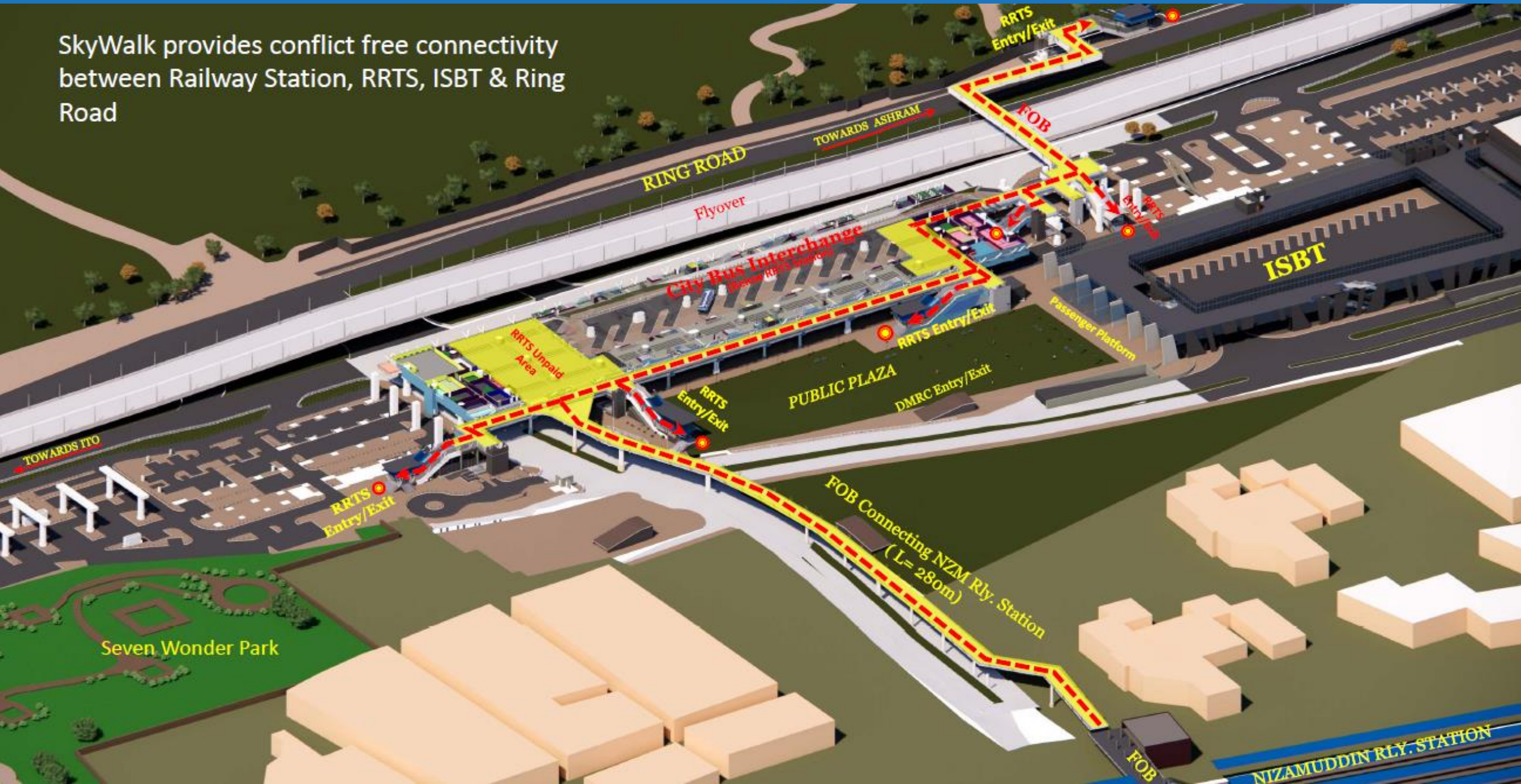
Proposed location for TOD Based Development



Key queries for EOI

Proposed size for facility (Built up area)	Capacity of the proposed facility	Expected date of commencement of operations
Built-Up area requirement	Estimated cost of development (INR)	Transaction modality (Land lease / Built to Suit lease / etc.)
Transaction terms with NCRTC (upfront / annuities / revenue share)	Nature of support required from NCRTC	

SkyWalk provides conflict free connectivity between Railway Station, RRTS, ISBT & Ring Road



Central Pedestrian Plaza providing connectivity to various modes.



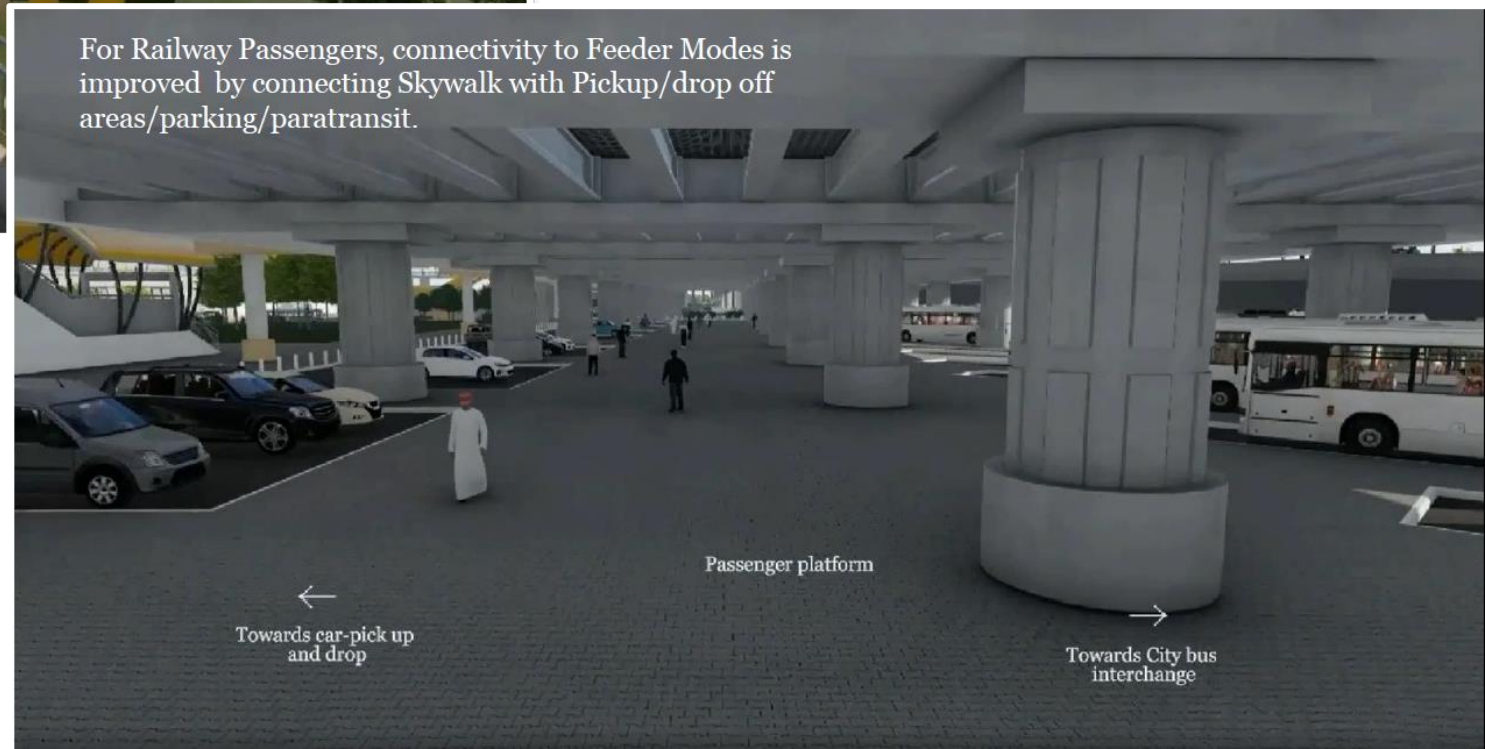
Provision of wide Skywalk with Travelator connecting Railway Station and RRTS Station at Concourse levels



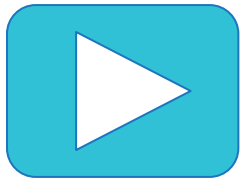
Proposed Sky Walk View -Between Hz Nizamuddin Railway Station and RRTS

Feeder Mode facilities below RRTS

For Railway Passengers, connectivity to Feeder Modes is improved by connecting Skywalk with Pickup/drop off areas/parking/paratransit.



Walkthrough Video



Ctrl+Click

‘Sarai Kale Khan Station’

Form for Expression of Interest - Sarai Kale Khan

Nature of Development Proposed	Hotel/ Commercial Offices / Retail (please specify)
Built-Up Area required (in Ha)	
Project Report / DPR	(upload / attachment) - If Available
Proposed Investment (in INR Cr.)	(to be filled)
Proposed year & month of commencement of operations	(to be filled)
Transaction modality	(Land lease / Built to Suit lease / Others)(Please Specify)
Transaction Terms with NCRTC	(upfront / annuities / revenue share) (Please Specify)
Nature of Support Required from NCRTC	Please Specify

(Signature of the Authorized Representative)

Name : (to be filled)

Designation: (to be filled)

Company Name: (to be filled)

Email ID of the Investor: (to be filled)

Mobile No. of the Investor: (to be filled)

Key Dates and Contact Details

Online Pre EoI Discussion Scheduled for 4:00 PM on 14.09.2023
Kindly Share your request to attend the same
rajkumar.singh@ncrtc.in latest by 6:00 PM On 13.09.2023
For any queries please contact : +91 9971182160

Online submission of EoI Form latest by 6:00 PM on 05.10.2023
Kindly Share your EOI Form to rajkumar.singh@ncrtc.in