



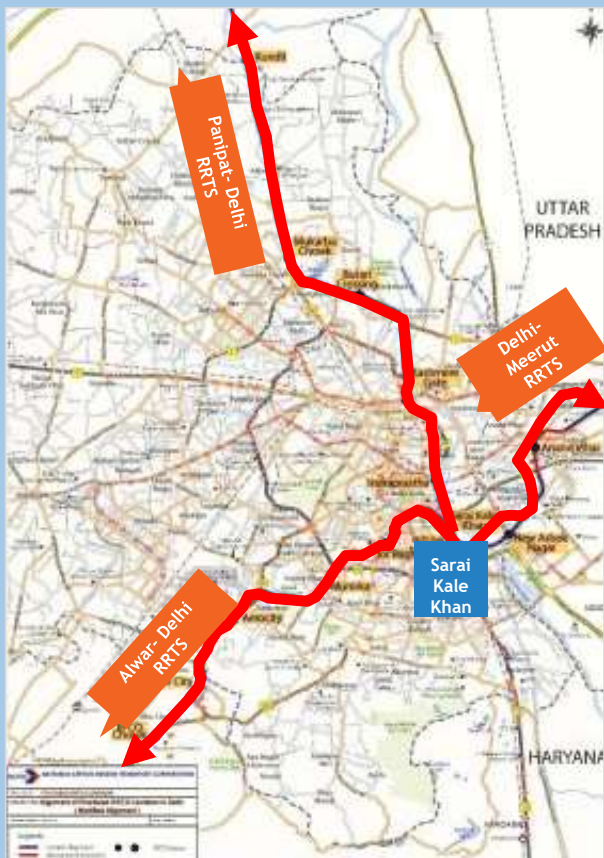
# Expression of Interest (EOI) for Air Rights Utilization at 'Sarai Kale Khan Station & Tracks' for Transit Oriented Development"

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

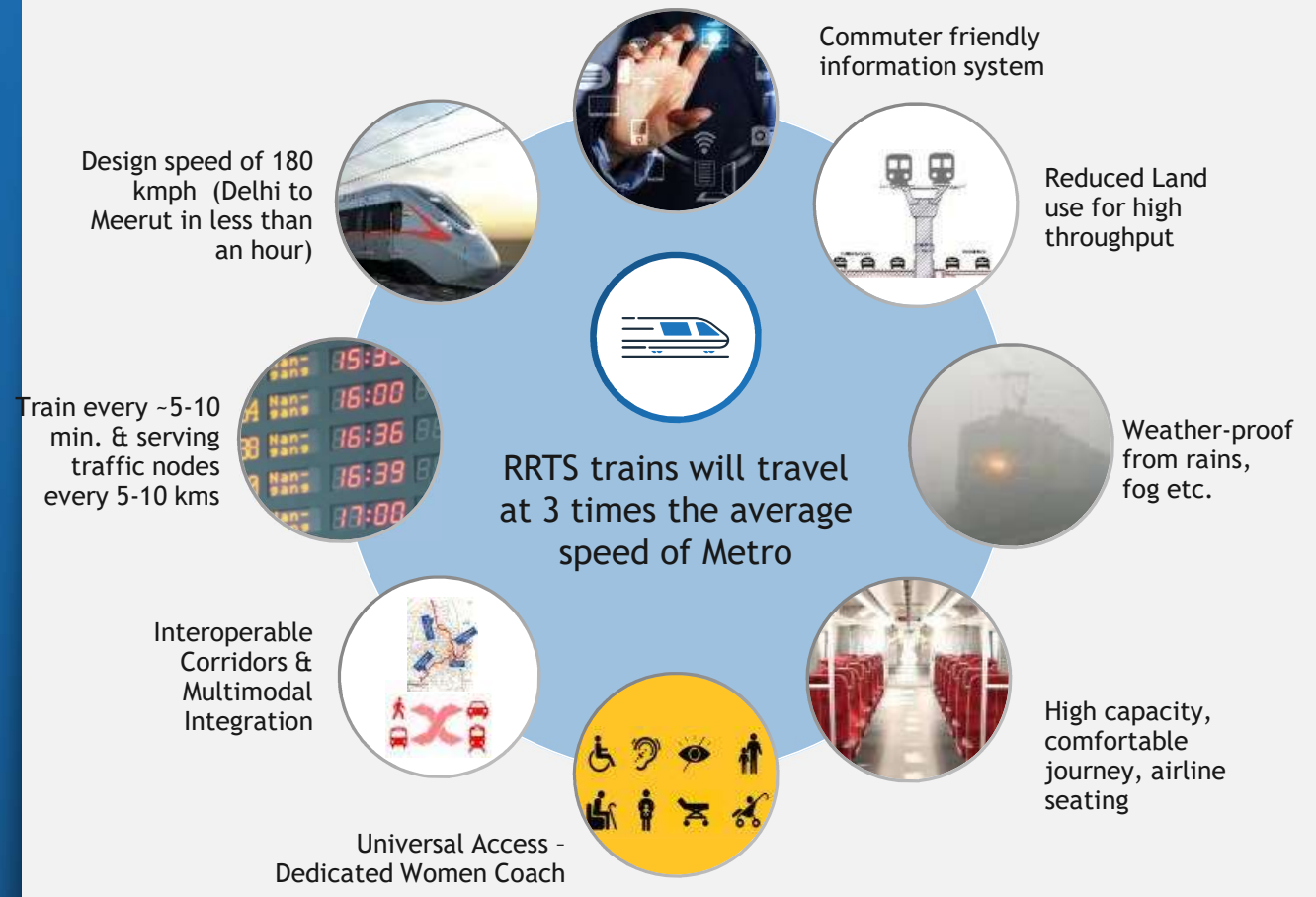
**INR 1+**  
Lakh Crore  
investment

**600**  
coaches

**6**  
Depots

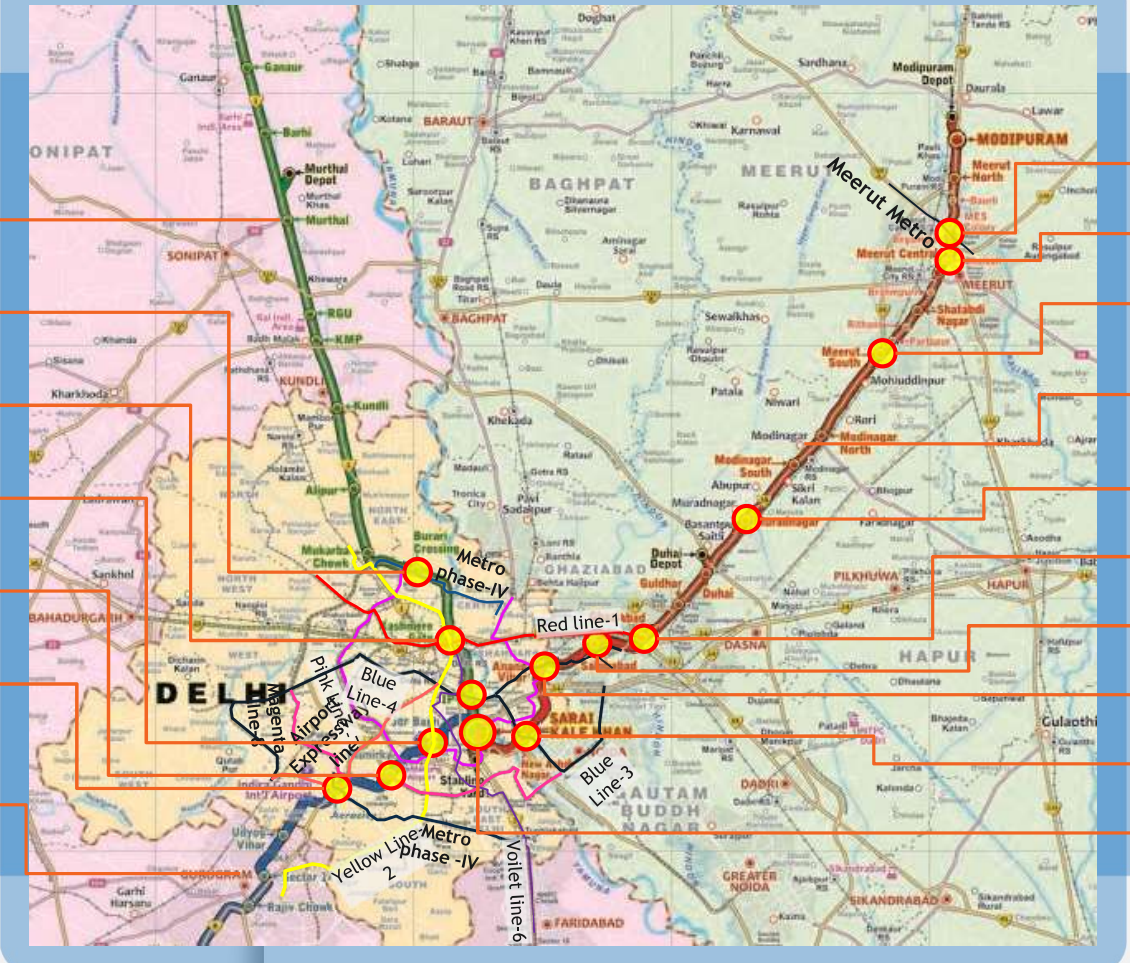
## Salient features of RRTS' offerings

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

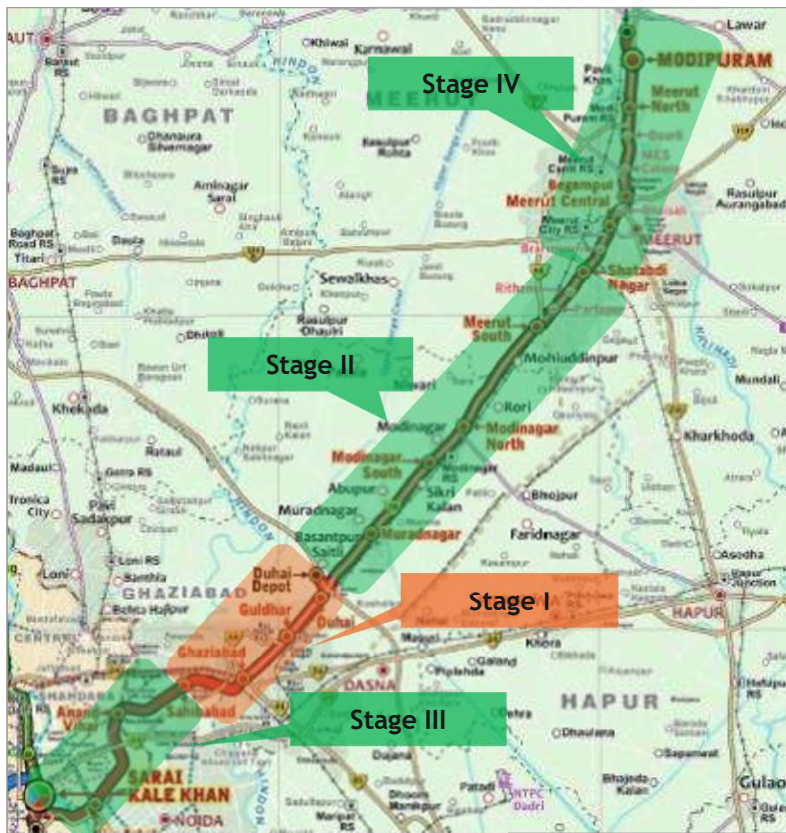


- Begumpul
- Bhaisali
- Meerut South
- Delhi-Meerut RRTS
- Muradnagar
- Ghaziabad
- Sahibabad
- Anand Vihar
- New Ashok Nagar
- Sarai Kale Khan

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

## Objective of Expression of Interest

- NCRTC intends to qualify and select a **suitable Partner for the Proposed Transit Oriented Development on PPP Mode** at Sarai Kale Khan through an open competitive bidding process.
- NCRTC is in the process of formulating an RFP document and Concession Agreement 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 industry perspective for successful commercial development (Retail, Offices and Hotel etc.) as a whole or part and develop a common understanding of the proposed terms and conditions of the Contract Agreement based on such feedback from Industry.

# 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/dZzQDSGM8hrGFRH6>

Location coordinates: 28.590185, 77.257939



Hazrat Nizamuddin (200 m)



DMRC – Sarai Kale Khan (150m)



ISBT Sarai Kale Khan (300 m)



Jangpura RRTS Station (1.4 km)

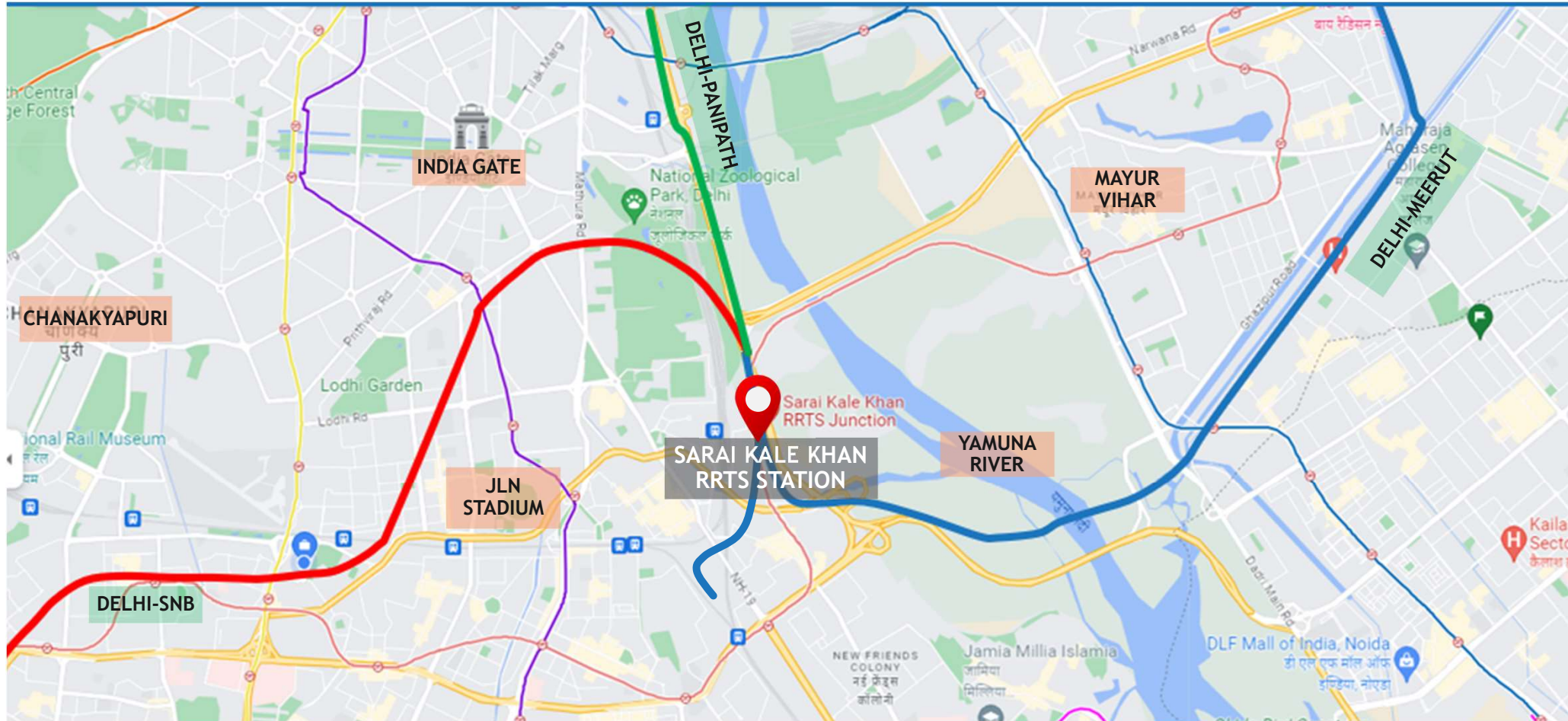


Direct connectivity from Mahatma Gandhi Road

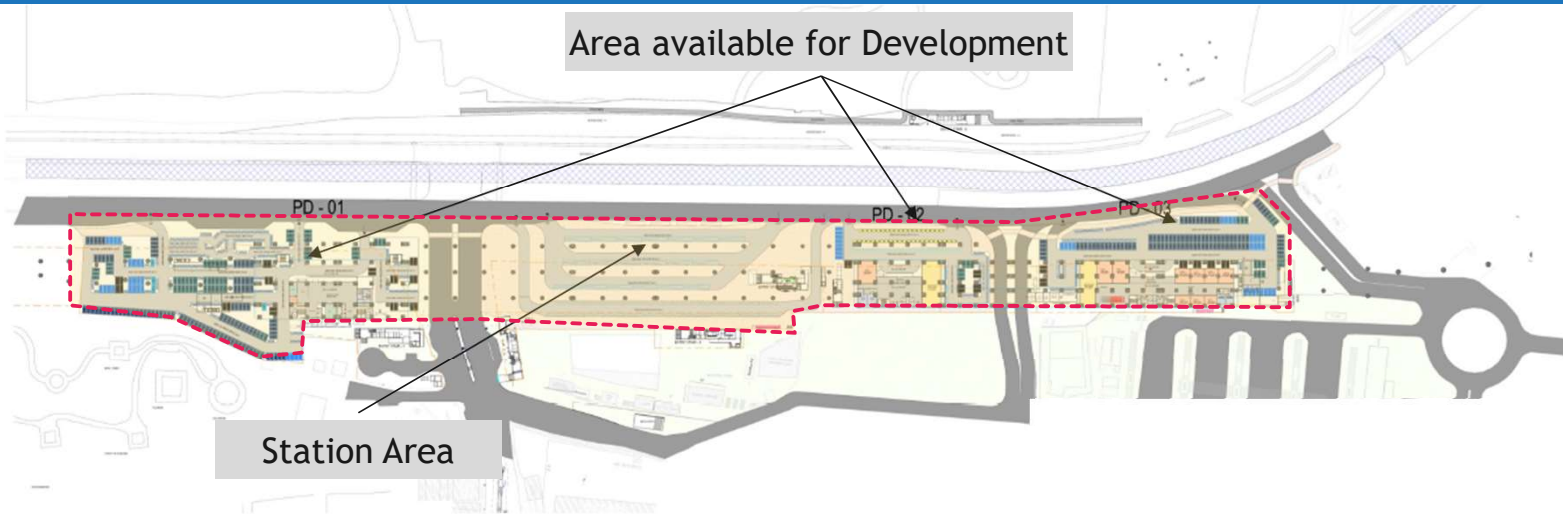


Indira Gandhi International Airport ( 16 kms)

# Sarai Kale Khan RRTS Station

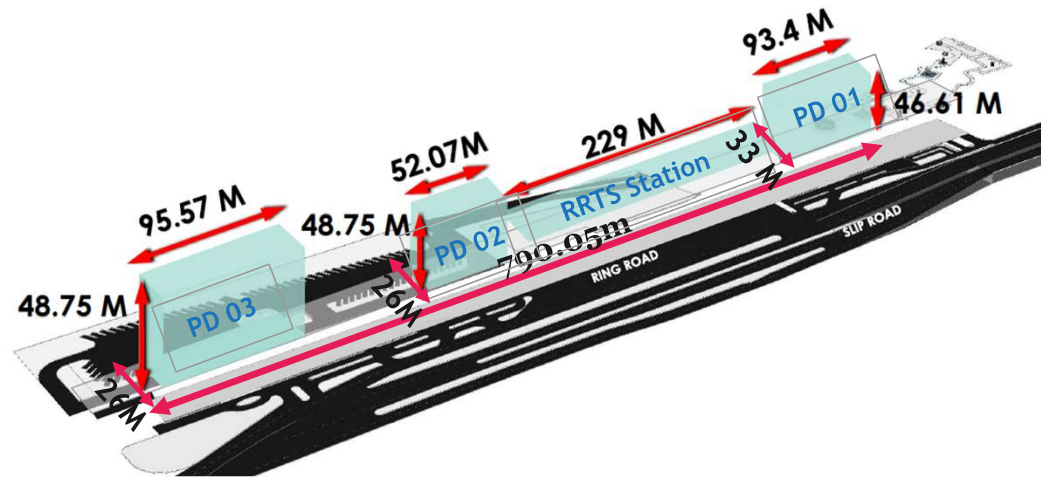


# Sarai Kale Khan RRTS Station Footprint



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



# Positives of the Site



RRTS Station expected to be Ready by December 2023



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



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



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

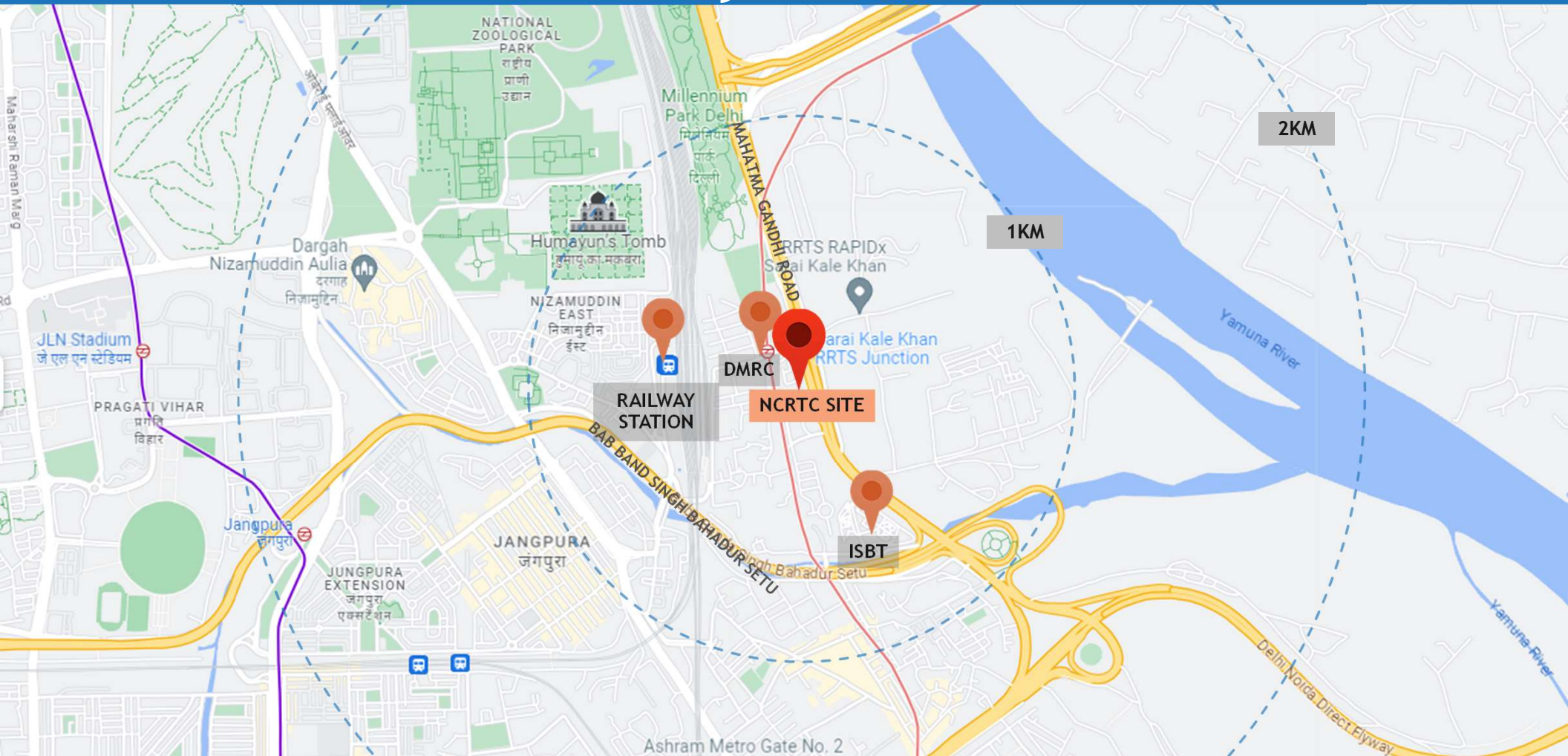


RRTS station planned to integrate the needs of a million passengers per day converging at SKK Transit Hub

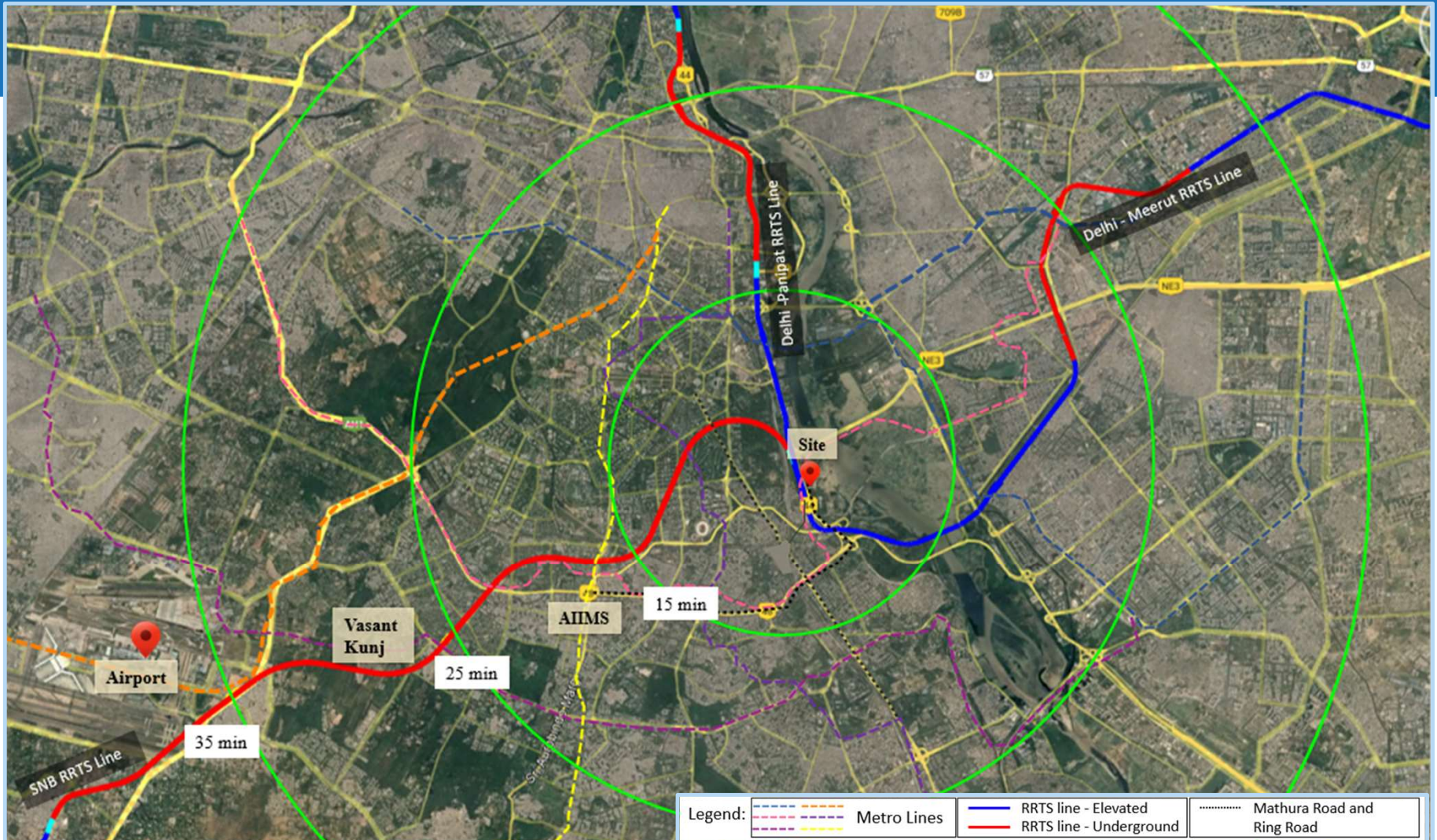


An Elevated Station where all the 3 Corridors of Phase I RRTS Converge

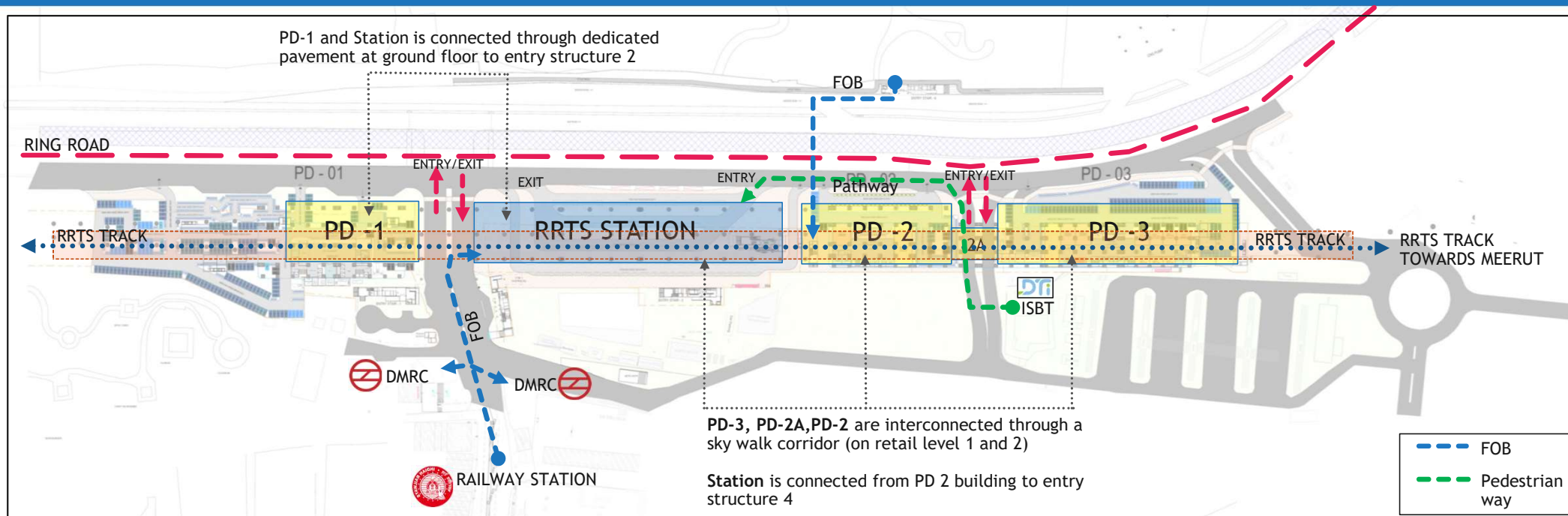
# Immediate connectivity to the Site



# Regional Connectivity



# 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	

# Walkthrough Video



Ctrl+Click

## ‘Sarai Kale Khan Station’

# Form for Expression of Interest - Sarai Kale Khan

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

\_\_\_\_\_  
**(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](mailto: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](mailto:rajkumar.singh@ncrtc.in)