

In terms of Railway Board's Letter No. 2022/GS/Stn. Dev.-I/08/70 dt. 23.12.2022 (Available on request /on indianrailways.gov.in), Expression of Interest (E.O.I.) is hereby invited for empanelment of Architects/Architectural Firm for consultancy service for **up-gradation / redevelopment of Railway Stations of Ranchi Division**. Ranchi division is having scope of such development at 15 stations viz. Lohardaga, Jhalida, Muri, Namkom, Ramgarh Cantt, Suisa, Silli, Tatisilwai, Gangaghat, Bano, Piska, Tulin, Orga, Gobindpur Road and Balsiring. Applications are invited from experienced Architectural Firms for empanelment in Ranchi Division for providing Technical Consultancy Services for various works of railway station **under Amrit Bharat Station Scheme**. Interested Firms may require to send their interests either through hard copy addressed to **Sr. Divisional Engineer (Co-ordination), South Eastern Railway, Divisional Railway Manager's Office, Hatia, Ranchi. PIN — 834003** or may be submitted through Email ID – srdencornc@gmail.com / Whatsapp no. [9771484200/9771484201/9771484202](tel:9771484200) on or before 1700 hrs of 13.01.2023. Format of Letter of Application and other relevant details of Amrit Bharat Station Scheme for Indian Railways are available on <https://ser.indianrailways.gov.in/>.

Thank You

भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
(रेलवे बोर्ड RAILWAY BOARD)

No. 2022/GS/Stn. Dev.-I/08/70

New Delhi, dated: 23.12.2022

The General Managers,
All Zonal Railways.

Vice Chairman,
Rail Land Development Authority,
DMRC Building, Ajmeri Gate,
New Delhi.

Sub: Amrit Bharat Station Scheme for Indian Railways.

Ministry of Railways has formulated the policy for Major Upgradation of Railway Stations vide its letter no. 2021/Stn. Dev.- I/08/18 dated 04.05.2022 and 03.10.2022 which envisages complete redevelopment of Railway stations, creation of city centres along with provision of Roof Plazas. While creation of city centres and Roof Plazas is the ultimate target for development of stations, it is essential that development at stations gradually moves in this direction with minimal duplication of expenditure. In view of the above, a new policy for modernization of stations named "Amrit Bharat Station Scheme" has been conceptualized. Amrit Bharat Station scheme envisages development of stations on a continuous basis with a long term vision. It is based on Master Planning for long term and implementation of the elements of Master Plan as per the needs and patronage of the station.


2. Modality of scheme:

The Amrit Bharat Station scheme shall generally be executed through various umbrella works for Customer Amenities Plan Head(PH-53) sanctioned from time to time. Existing Umbrella works of PH-53 can also be used to achieve the objectives of the scheme. DRMs can phase the hiring of suitable experts at different times as per needs of the station and engaging all experts in one go is not mandatory. Works may also be planned in different stages under different umbrellas as per the needs of the Master Plan.

3. Broad objectives:

- 3.1 The scheme aims at preparation of Master Plans of the Railway stations and implementation of the Master Plan in phases to enhance the facilities including and beyond the Minimum Essential Amenities (MEA) and aiming for creation of Roof Plazas and city centres at the station in long run.
- 3.2 The scheme shall aim to meet the needs of the stakeholders, station usage studies as far as possible based on availability of funds and inter-se priority.
- 3.3 The scheme shall cater for introduction of new amenities as well as upgradation and replacement of existing amenities.
- 3.4 This scheme may also cover the stations where detailed techno-economic feasibility studies have been conducted or are being conducted but the work for construction of Roof Plazas has not been taken up yet, ensuring the phasing of Master Plan being suitably implemented and relocation of structures and utilities being given more emphasis in the phasing plans.


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4. Scope of Work:


To meet the above objectives, following broad scope of work is envisaged for stations selected under the Amrit Bharat Station scheme in order to achieve the instructions issued vide letter no. 2021/Stn. Dev.- I/08/18 dated 04.05.2022 and 03.10.2022:


- 4.1 All improvement plans shall be made with help of architects/traffic planners and/or user experience consultants as decided by DRMs. The Master Plans should have elementary details of the most appropriate location of Roof Plaza to be created in future.
- 4.2 The scheme envisages cost efficient improvement to facades, provision of wide, well lit aesthetically pleasing entrance porches.
- 4.3 Existing building usage shall be reviewed and space should be released in favour of passengers near the station entrances and the Railway offices should be suitably relocated.
- 4.4 The scheme aims to relocate redundant/old buildings in a cost efficient manner so that space is released for higher priority passenger related activities and future development may be carried out smoothly. Creation of new buildings should generally be avoided other than those required for relocation of old structures or relocation of structures to improve circulation or provision of structures to improve the size of waiting halls. Decision in this regard shall be taken by DRM considering all relevant factors.
- 4.5 Attempts shall be made to club different grades/types of waiting halls and provide good cafeteria/retail facilities as far as possible. Suitable low level partitions may be done in waiting halls if required.
- 4.6 Provision for minimum two stalls for One Station One Product shall be made.
- 4.7 Space shall also be created for Executive Lounges and places for small business meetings.
- 4.8 At least one aesthetically designed hoarding(signage) on each side of the circulating area at a prominent location shall be erected for display of important information etc. The size of such hoarding shall not be less than 10mx20m.
- 4.9 Station approaches should be improved to ensure smooth access by widening of roads, removal of unwanted structures, properly designed signages, dedicated pedestrian pathways, well planned parking areas, improved lighting etc. Necessary liaison should be established with local authorities for necessary improvements to be carried out by local authorities in their areas.
- 4.10 Elements of landscaping, green patches and local art and culture should be used to create a pleasant experience for the station users. This should be done with the help of suitable professionals.
- 4.11 Second Entry Station Building and circulating area shall be improved as per the needs of the station. Wherever second entry building is not being provided presently, space for circulating area will be well planned and a liaison shall be established with the local bodies so that approach roads for second entry are kept in the city's Master Plan and development around the station is suitably controlled.
- 4.12 High level platforms(760-840 mm) shall be provided at all categories of stations. Length of the platforms shall generally be 600m.
- 4.13 Length, location and phasing of Platform shelters shall be decided by DRM based on usage of the station. Generally,16m long bays at not more than 100 m centre to centre distance may be taken as a reference.
- 4.14 Ballastless tracks(BLT) should be provided on platform lines and lines with train maintenance facilities. Proposals and execution of works should be planned in

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- suitable phases. Due care should be taken that provision of BLT on platform lines which are also mainlines should not lead to reduction of speed potential or cause imposition of any speed restriction in future.
- 4.15 Drainage of platform areas is of utmost importance. Special emphasis shall be given to achieve self cleansing of drains as far as possible. Suitable cross drains, sump and pump arrangement may be provided where natural slopes are not adequate. Drains may be covered with aesthetically designed theft resistant covers.
- 4.16 Cables should be laid in aesthetically designed duct or cable trays and should have provision for future cables as well.
- 4.17 The Master Plan shall mark the space for Parcel handling spurs, storage and handling facilities etc. Works should also be proposed and executed in suitable phases.
- 4.18 Provisions may be made such that the station provides free WiFi access to its users following all guidelines issued by DoT. The Master Plan should have suitable spaces earmarked for 5G tower/pole mounts.
- 4.19 Material finishes of elements, such as flooring, walls, structures, furniture, sanitary fittings, etc. within the public areas of the station where surfaces either come in direct physical contact of passengers or are visible to them should be highly durable (preferably washable), generally dustproof and need low maintenance.
- 4.20 The furniture available on Waiting halls, Platforms, Retiring Rooms, Offices shall be reviewed and intervention planned for more comfortable and durable furniture suitable to the Railway Stations of that area. In a phased manner, it shall be planned to eliminate multi-design furniture. Released furniture etc. may be suitably utilized on other stations/locations if deemed fit.
- 4.21 All signages/display boards including train indication boards and coach guidance systems/boards should be positioned for intuitive way finding, should have good visibility and be aesthetically pleasing. Public announcement system should be designed with the help of suitable professionals to ensure quality.
- 4.22 Escalators may be provided at NSG/1-4 and SG/1-2 category stations irrespective of footfall. Mode of procurement(works/stores) may be decided by DRMs. Planning for approval of GADs should be done well in advance to speed up the work of installation of escalator/lift and optimize the overall time schedule of commissioning.
- 4.23 Amenities for Divyangjan at stations shall be as per guidelines issued by Railway Board from time to time.
- 4.24 Ceremonial flags may be provided at appropriate space in the station.
- 4.25 At least two station name boards should be LED based with good visibility for the passengers of trains passing through the station.
- 4.26 Circulating area boundary wall normally should not block the view of the station from outside. Access may be controlled by iron/steel grill fencing.
- 4.27 Sufficient number of toilets shall be provided at all categories of stations with separate provisions for women and Divyangjan. Location of toilets should be appropriate to station usage, easily visible and accessible.
- 4.28 Gradual shift to sustainable and environmental friendly solutions as per availability of funds and condition of existing assets.
- 4.29 Illumination levels specified vide Railway Board's letter no. 2008/Elect(G)/172/1 dated 08.03.2019 for the then A1 and A category stations shall be applicable for Amrit Bharat Stations(Annexure-I). To further improve the overall look of a station through façade lighting, the Railways can decide on their own type of façade lighting based upon the layout of a particular station.


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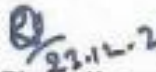
4.30 CCTV surveillance system along with panic button at various location in the stations to be provided in consultation with security branch.

4.31 Any other item as considered necessary by DRM/GM.

5. Scale of amenities: Scale of amenities and facilities to be provided shall be finalized based on the broad guiding principles given above, footfall at the station, stakeholder consultations including users, different departments and local authorities and with approval of DRM. A format for stakeholder consultations is attached as Annexure-I. Detailed instructions from Railway Board regarding signages shall follow. The present Scheme shall also evolve with future instructions issued by Railway Board from time to time.

6. Selection of station: It may be done based on suggestion of a committee comprising Sr DEN/Co, Sr DCM and Sr DFM with the approval of DRM, and as per the instructions given by Railway Board from time to time.

7. This issues with approval of Board(M/Infra, M/O&BD, M/F, CRB & CEO).


(Rakesh Choudhary)
(Executive Director(SD & Trans.)
Railway Board

No. 2022/Stn. Dev.-I/08/70

New Delhi, dated: 23.12.2022

Copy forwarded for information and necessary action to:

1. The PFAs all Indian Railways.
2. The Principal Directors of Audit, all Indian Railways.
3. Dy. Comptroller and Auditor General of India (Railways), Room No.224, Rail Bhavan, New Delhi.


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for Member Finance, Railway Board

Copy to:-

1. PCEs, CCMs, CEEs & CSTEs, all zonal railways.
2. EDPM, EDF(X)-II, EDF(B), ED/Tele, ED/Signal, ED/EEM, DF(X), DTC(G), DDF(B), DDF(X)-II, F(X)-II, TG-IV, Tele, Signal, Electrical(G) and Budget Branches Railway

Lux levels for Stations selected under Amrit Bharat Stations Scheme

SN	Location	Approved Lux Levels
1	Concourse	140
2	Circulating Area	50
3	Waiting Hall	150
4	Retiring Room	100
5	Platform	
	a) Open	50
	b) Covered	140
6	Enquiry cum Reservation Office	
	a) General	150
	b) Counter	150
7	Covered Passage Way	
	a) Corridors	50
	b) FOB	50
	c) Stairs	50
8	Parcel/Luggage Office	
	a) General	100
	b) Counter	150
9	Time Table	200
10	Outdoor Parking	50
11	Restaurant Area	
	a) Kitchen	200
	b) Stores	150
	c) Dining Hall	200
12	Other Service Buildings at Station	200
13	Cloak Room	
	a) General	100
	b) Counter	150
14	Public Utility Service (Toilet/Bathroom)	100

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Annexure – II

Master Plan should include the following minimum details in 4 nos. of A-3 sheets

1. Key plan showing location of the station and nearby facilities of the city (indicating other modes of transportation), the proposed location of Roof Plaza and the plan for relocation of structures.

Key Plan	Land Plan with plotting of existing station facilities
Master Plan showing proposed location of Roof Plaza, intermodal connectivity, parcel facilities etc	Plan for relocation of structures

2. Plan for circulating area, waiting halls and landscaping

Circulating Area Plan including parking	Plans of waiting halls
	Details of landscaping and artwork

3. Proposed elevation for each side of the station along with short write up on the elements of enhanced passenger experience.

Proposed or existing elevation Main Station Building	Perspective view Main Building
	Perspective view Second Entry
Proposed or existing elevation Second Entry Station Building	Write-up on elements of enhanced passenger experience

4. Details of works as required for various items in tabulated manner along with approx. cost.

S. No.	Item	Existing Facility	Proposed Facility	Approx. Cost	Remarks
1					
2					

Handwritten signature

Handwritten marks

Letter of Application

(On Applicant's letter head)

To,
Sr. Divisional Engineer (Co.)
DRM Office, Near Hatia Railway Station
S.E. Railway, Ranchi (Jharkhand) 834003.

Sub: Empanelment of Consultant for Providing Architectural & Real Estate Consultancy for Railway Station Re-development.

Ref: (i) Rly. Bd's letter No.2017/Trans/01/Policy, dtd: 27/11/2017

(ii) Rly. Bd's letter No. 2022/GS/Stn.Dev.-I/08/70, dtd: 31/12/2022

Dear Sir,

1. With reference to your Document dated _____ I/We, having examined all relevant documents and understood their contents, hereby submit our proposal for "Empanelment of Consultant for providing Architectural and Real Estate Consultancy for Railway Station **up-gradation / redevelopment of Railway station of Ranchi Division**".
2. The proposal is unconditional and unqualified.
3. All information provided in the Application including application forms, is true and correct and all accompanying documents are true copies of their respective originals. If at any time it is found that any information/detail provided by me/us is false or incorrect then the **Ranchi Division** has the right to cancel the empanelment.
4. I/We undertake to provide any additional information it may deem necessary or require for supplementing or authenticating the Proposal to **Ranchi Division**.
5. I/We acknowledge the right of the **Ranchi Division** to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
6. We certify that in the last three years, we/any of the consortium members have neither failed to perform on any contract, as evidence by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
7. I/We declare that:
 - (a) I/We have examined and have no reservations to the Documents.
 - (b) I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in respect of any tender or request for proposal issued by or any agreement entered into with the **Ranchi Division** or any other public sector enterprise or any Government, Central or State; and
 - (c) I/We hereby certify that we have taken steps to ensure that no person acting for us or on our behalf will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
 - (d) I/We hereby certify that we have not have suffered bankruptcy/ insolvency during the last 3 years.
8. I/We understand that you may cancel the Selection Process at any time and that you are neither bound to

accept any Proposal that you may receive nor to select the Bidder, without incurring any liability to the Applicants.

9. I/We declare that We/any member of the consortium, are is not a member of a/any other Consortium applying as an Applicant.
10. I/We certify that in regard to matters other than security and integrity of the country, we have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which would cast a doubt on our ability to undertake the Consultancy for the Project or which relates to a grave offence that outranges the moral sense of the community.
11. I/We further certify that in regard to matters relating to security and integrity or the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
12. I/We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our Directors/Managers/employees.
13. I/We hereby irrevocably waive off right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the **Ranchi Division** and/ or the Government of India in connection with the selection of the Bidder or in connection with the Selection process itself in respect of the above mentioned Project.
14. I/We agree and understand that the proposal is subject to the provisions of the document. In no case, shall I/We have any claim or right to whatsoever nature if we are not selected for the empanelment.
15. I/We agree and undertake to abide by all the terms and conditions of the Document. In witness thereof, I/We submit this Proposal under and in the accordance with the terms of the Document.

Yours faithfully,

(Signature of the Authorized Signatory)

(Name and designation of the Authorized Signatory)

(Name and seal of the Applicant/Lead Member)

Particulars of the Applicant (Firm)

Note: -

1.1	State whether applying as Sole Firm/ Proprietor/ Partner/ Director/ Architect or otherwise status of the firm.
1.2	<p>State the following:</p> <p>Name of Company or Firm: Legal status (e.g. incorporated private company, unincorporated business, partnership etc.): Country of incorporation: Registered/local address: Correspondence address: Year of Incorporation: Year of commencement of business: Principal place of business: Brief description of the Company including details of its main lines of business Particulars of individual(s) who will serve as the point of contact/Communication with Ranchi Division:</p> <p>(a) Name: (b) Designation: (c) Company: (d) Address of registered/local office: (e) Telephone Number/Mobile number: (f) E-Mail Address: (g) Fax Number:</p>
1.3	For the Applicant, state the following information:
	6.1.1.1 Has the Bidder been penalized by any organization for the poor quality of work in the last five years? Yes / No
	6.1.1.2 Has the Bidder been blacklisted by any Govt. department/Public Sector Undertaking in the last five years and such blacklisting exists on the date of submission of application? Yes / No
	iv) Has the Bidder suffered bankruptcy/insolvency in the last five years? Yes / No
	Note: If answer to any of the questions at 1.4 (ii) to (iv) is yes, the Bidder is not eligible for this empanelment.
1.4	Does the Applicant's firm/company combine functions as a consultant or designer along with the functions as a contractor and/or a manufacturer? Yes / No
1.5	Name of Authorized representative to Act and sign on behalf of the firm.

1. All the items/columns in the form shall be filled clearly by the **applicant** clearly indicating reply in Yes/No wherever applicable.
2. Separate form shall be submitted by both the partners in case of JV/Consortium.

(Signature of the Authorized Signatory)

(Name and designation of the Authorized Signatory)

(Name and seal of the Firm)