

Inventory Annexure
LEASING OF PD SPACES IN DMRC NETWORK ON WALK-IN AND
FIRST COME FIRST SERVE BASIS

POLICY: DMRC/PD/LEASING
January 2024

Executive Director/PD-Tenders
25, Ashoka Road, Near Patel Chowk Metro Station,
New Delhi - 110001

Inventory Annexure

Inventory Annexure A – 1

IT Park Shastri Park

Annexure A - 1 : Property Introduction - IT Park, Shastri Park

- i. IT Park at Shastri Park is situated on the eastern bank of Yamuna River. The IT Park is well connected & at a walkable distance to the Shastri Park Metro Station on the Red Line and is well connected with the surrounding context and Delhi via the GT Road.
- ii. The IT Park has a total super built up commercial office space of 91,000 sqm and consists of three buildings called IT Park Block-1, IT Park Block-2 and IT Park Block-3. Each building has G+8 Floors and is centrally air-conditioned. At present several PSUs and other large corporations have set up their offices at the IT Park
- iii. The IT Park also has provisions for parking of 950 vehicles (covered - 500 cars and surface – 450 cars).



IT Park, Shastri Park Location

- iv. "The total built-up area constructed on the property is detailed in the table below :

BLOCK-I	Area (sqm)
Basement IA Wing	20
Basement 2 A Wing	20
Basement 2 B Wing	20
Podium	1,033
1st Floor	2,144
2nd Floor	4,017
3rd Floor	3,986
4th Floor	3,763
5th Floor A Wing	1,869
5th Floor B Wing	1,393
5th Floor D Wing Back	525
6th Floor	3,763
7th Floor	3,656
8th Floor	3,127
Total	29,336

BLOCK-3	Area (Main)
Ground Floor	1,175
Ground Floor B Win	1,245
1st Floor	3,165
2nd Floor	3,874
3rd Floor	3,803
4th Floor	3,649
5th Floor	3,453
6th Floor	3,586
7th Floor	3,488
8th Floor	3,522
Total	30,961

BLOCK-2	Area (sqm)
Ground Floor	2,388
1st Floor	3,260
2nd Floor	4,056
3rd Floor	3,977
4th Floor	3,575
5th Floor	3,583
6th Floor	3,579
7th Floor	3,470
8th Floor	3,508
Total	31,397

- v. The areas within the IT Park available* for lease are as follows:

Sr. No.	Location	Area**
1	5 th Floor, D Wing Block 1	525 sqm
2	Ground floor, Block 2	2,387 sqm
3	1st Floor, Block-2	3,260 sqm
4	2nd Floor, Block-2	4,056 sqm
5	3rd Floor, Block-2	3,977 sqm
6	4th Floor, Block-2	3,762 sqm
7	5th Floor, Block-2	3,582 sqm
8	6th Floor, Block-2	3,579 sqm
9	7th Floor, Block-2	3,470 sqm
10	8th Floor, Block-2	3,508 sqm
11	Ground floor, Block 3	1,245 sqm

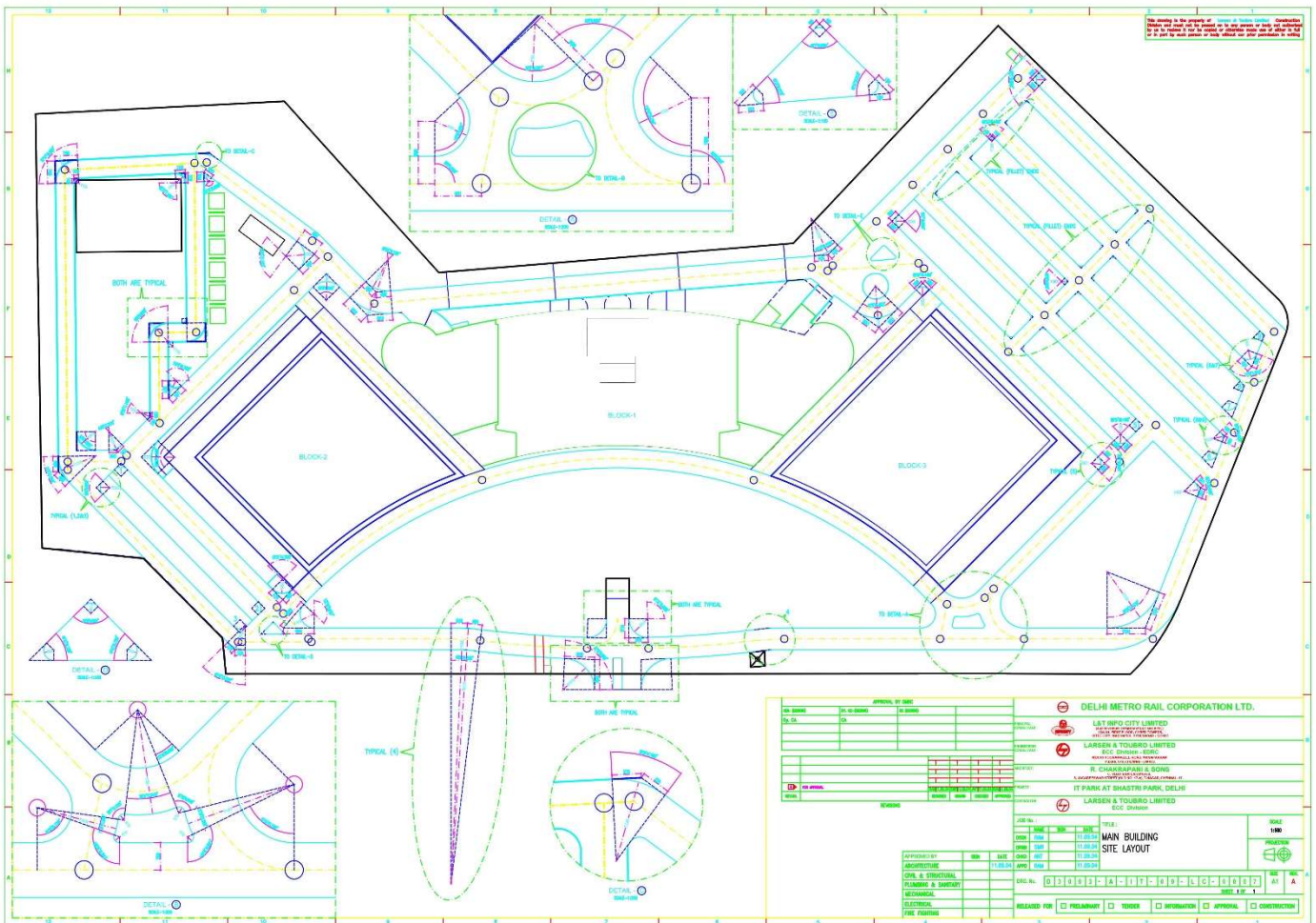
Note: The drawings of the spaces available for lease (listed above) are kept at **Annexure A-1-(i)** .

**The properties mentioned above are dynamic and subject to change. Applicant are requested to send an Email to DMRC team at mail id- pdtenders@dmrc.org in case a site visit is required and to obtain updated Occupancy status of the area.*

***Super Built-up Area*

Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

SITE PLAN

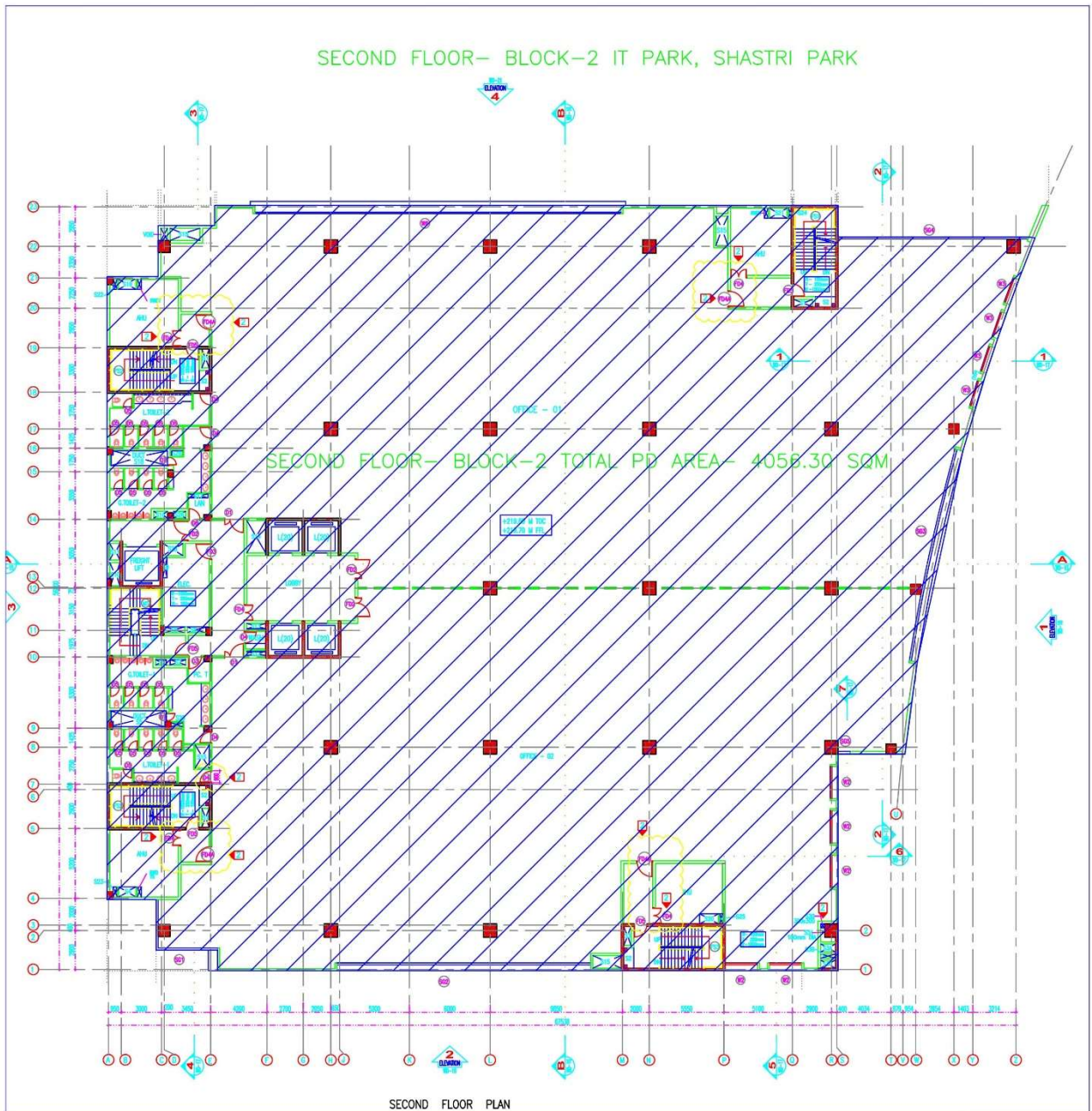


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

Floor- Second floor

Area- 4,056.30 sqm

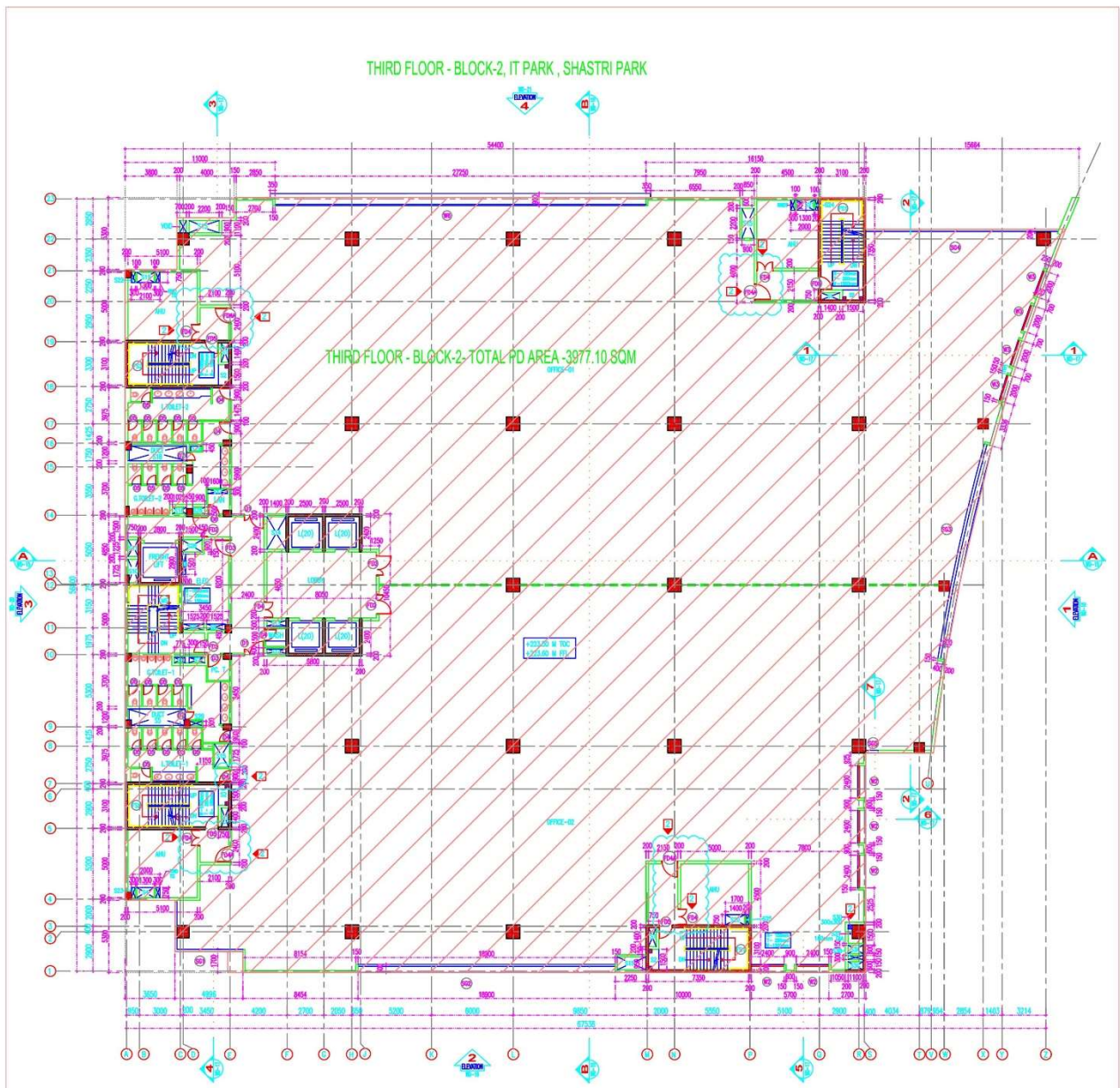


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

Floor- Third Floor

Area- 3,977.10 sqm

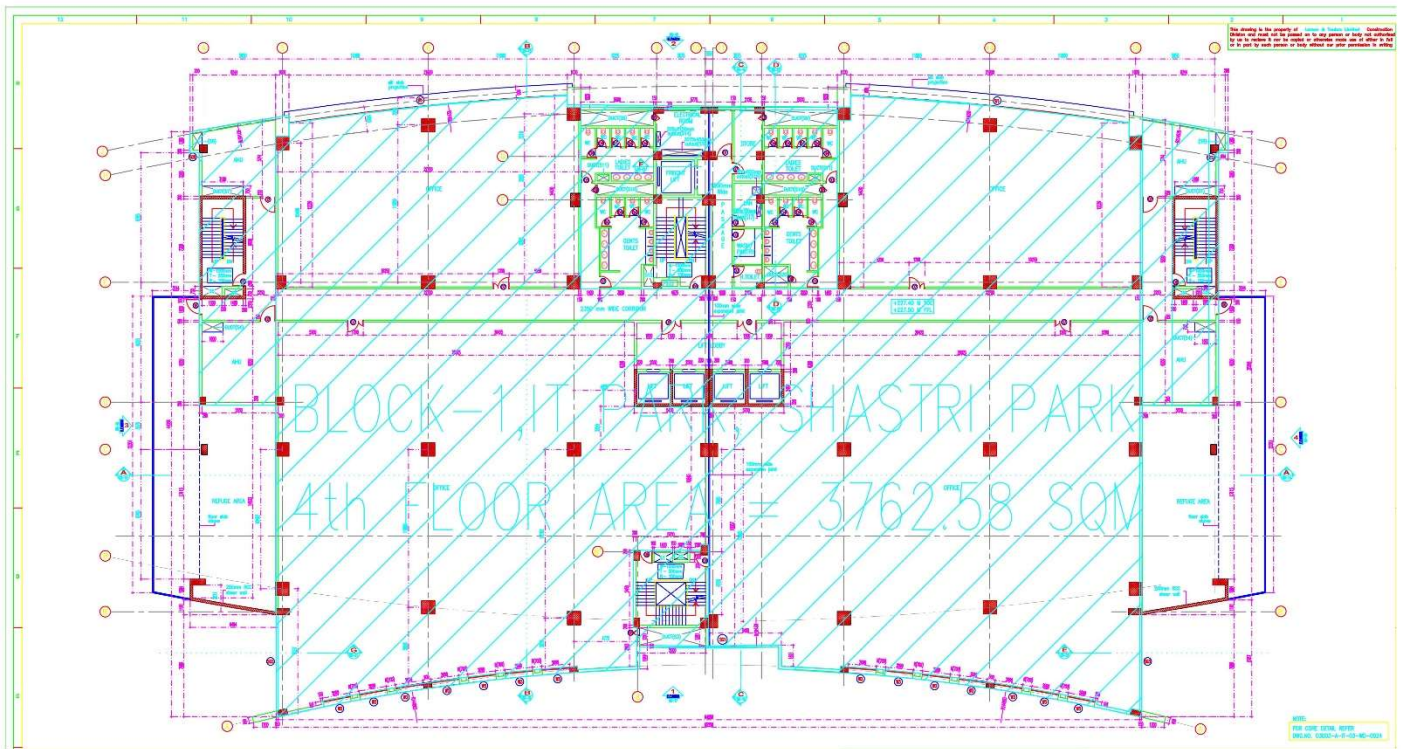


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 1

Floor- Fourth floor

Area- 3,762.58 sqm

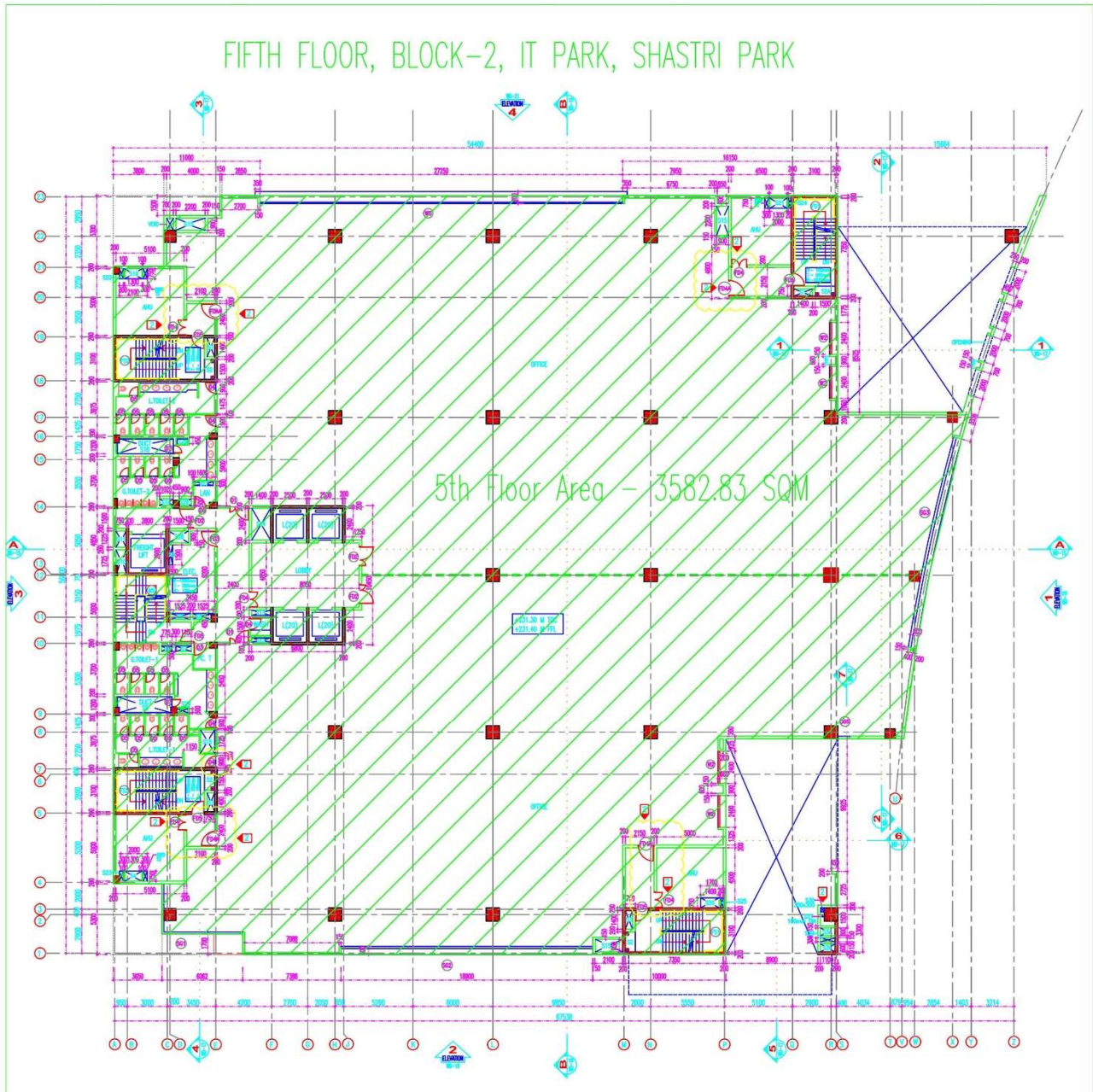


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

Floor- Fifth floor

Area- 3,582.83 sqm

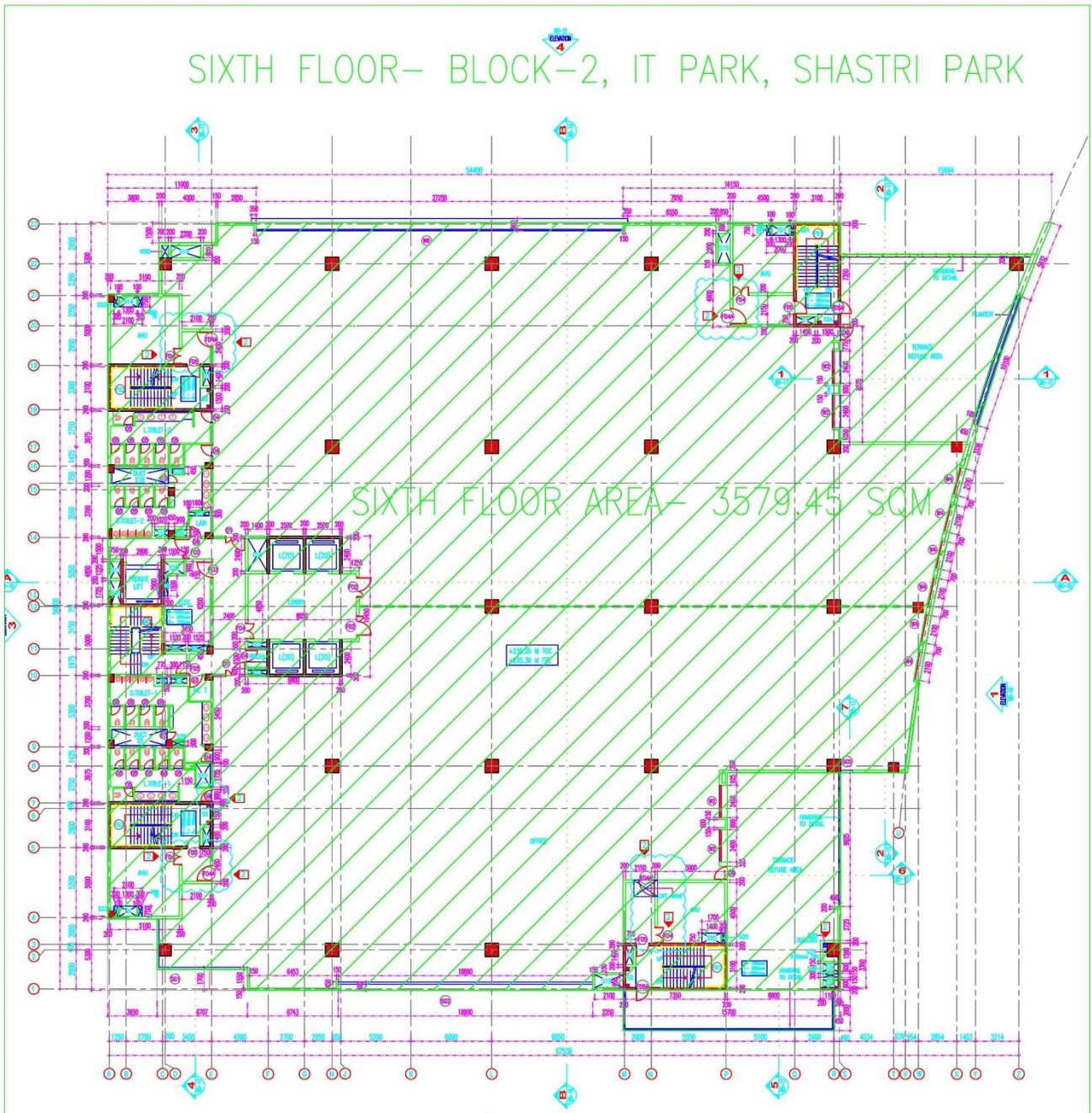


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

Floor- Sixth floor

Area- 3,579.45 sqm

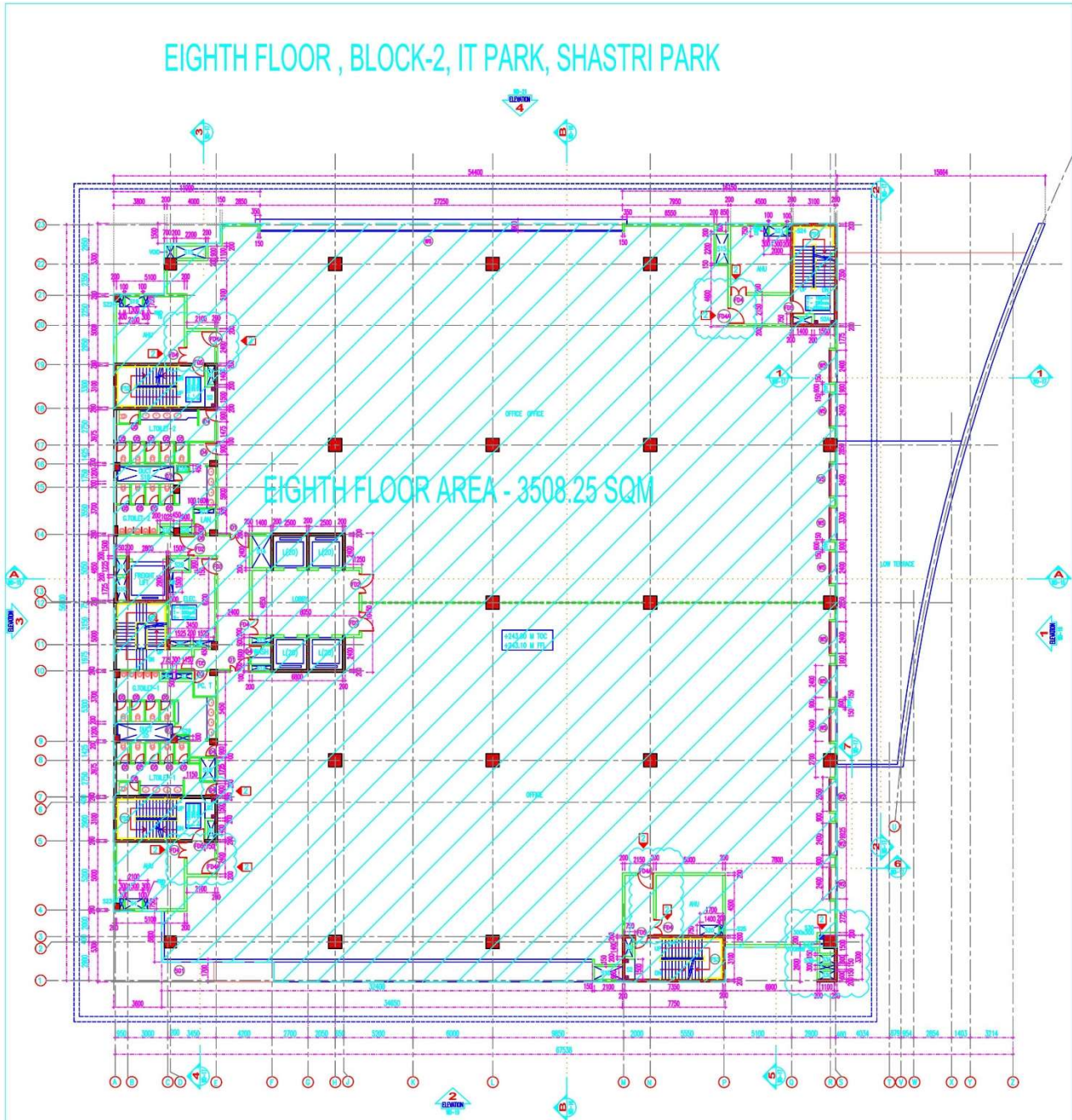


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

Floor- Eighth Floor

Area- 3,508.25 sqm

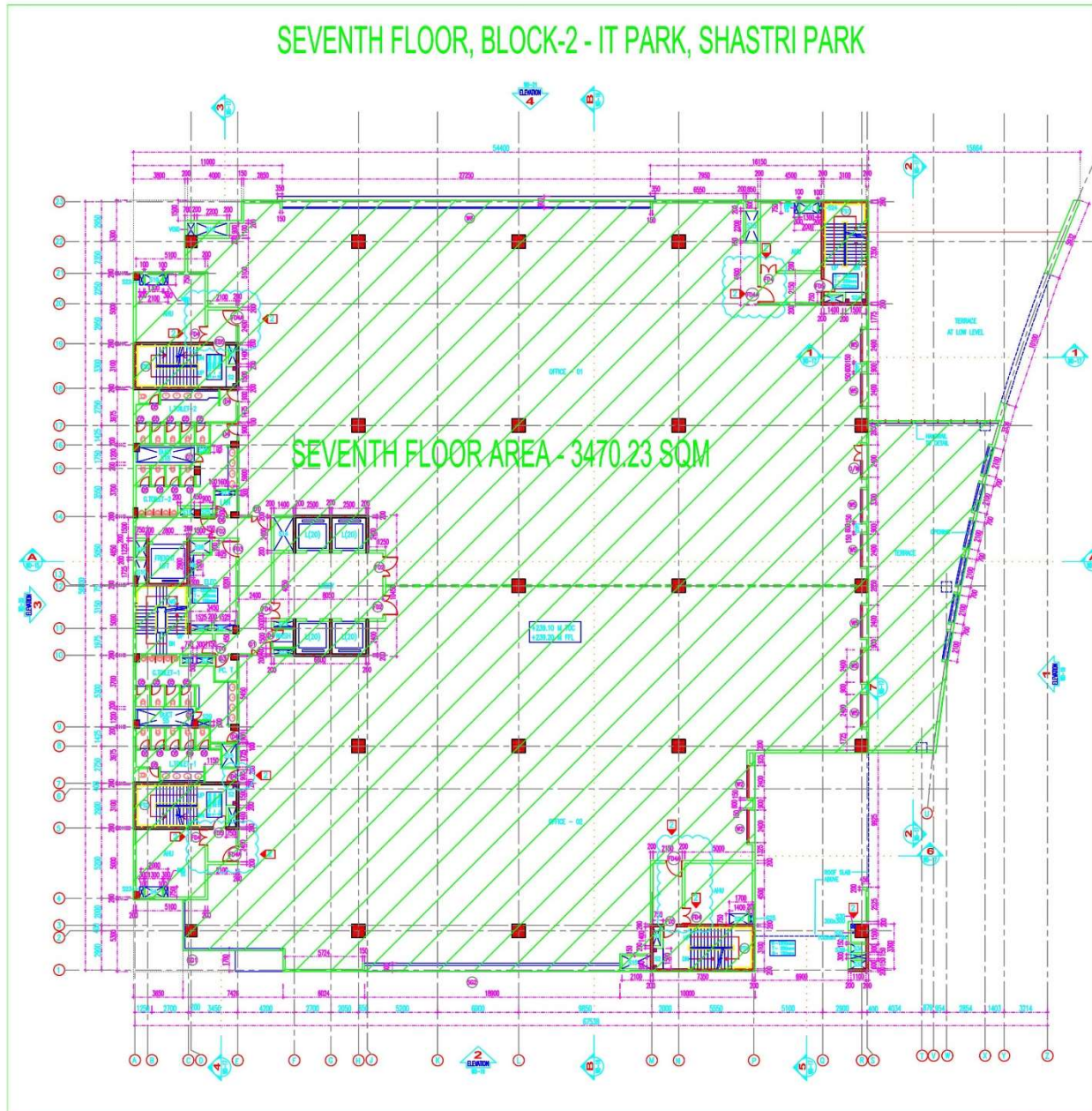


Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

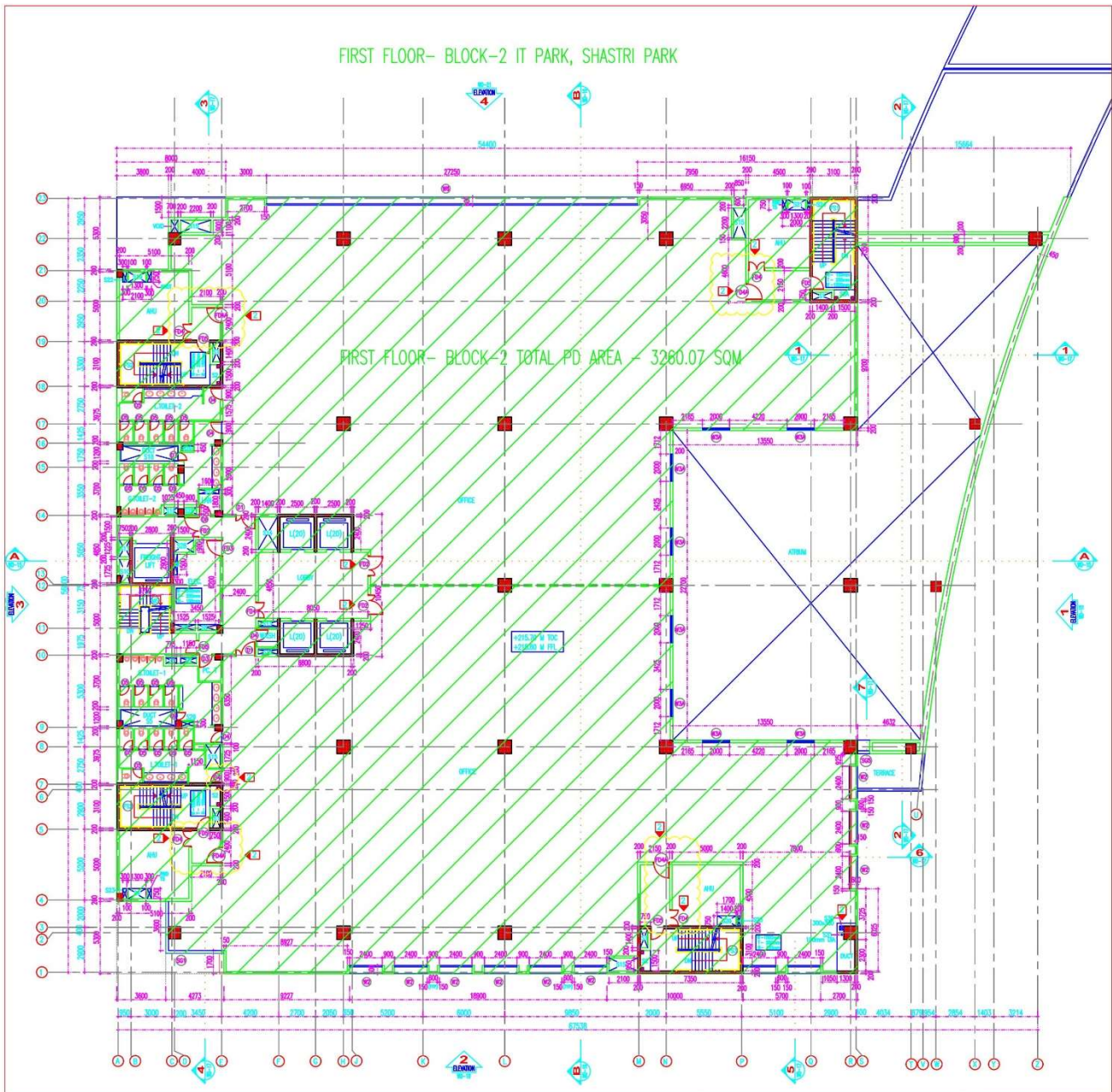
Floor- Seventh floor

Area- 3,470.23 sqm



Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2
Floor- First Floor
Area- 3,260.07 sqm



Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 2

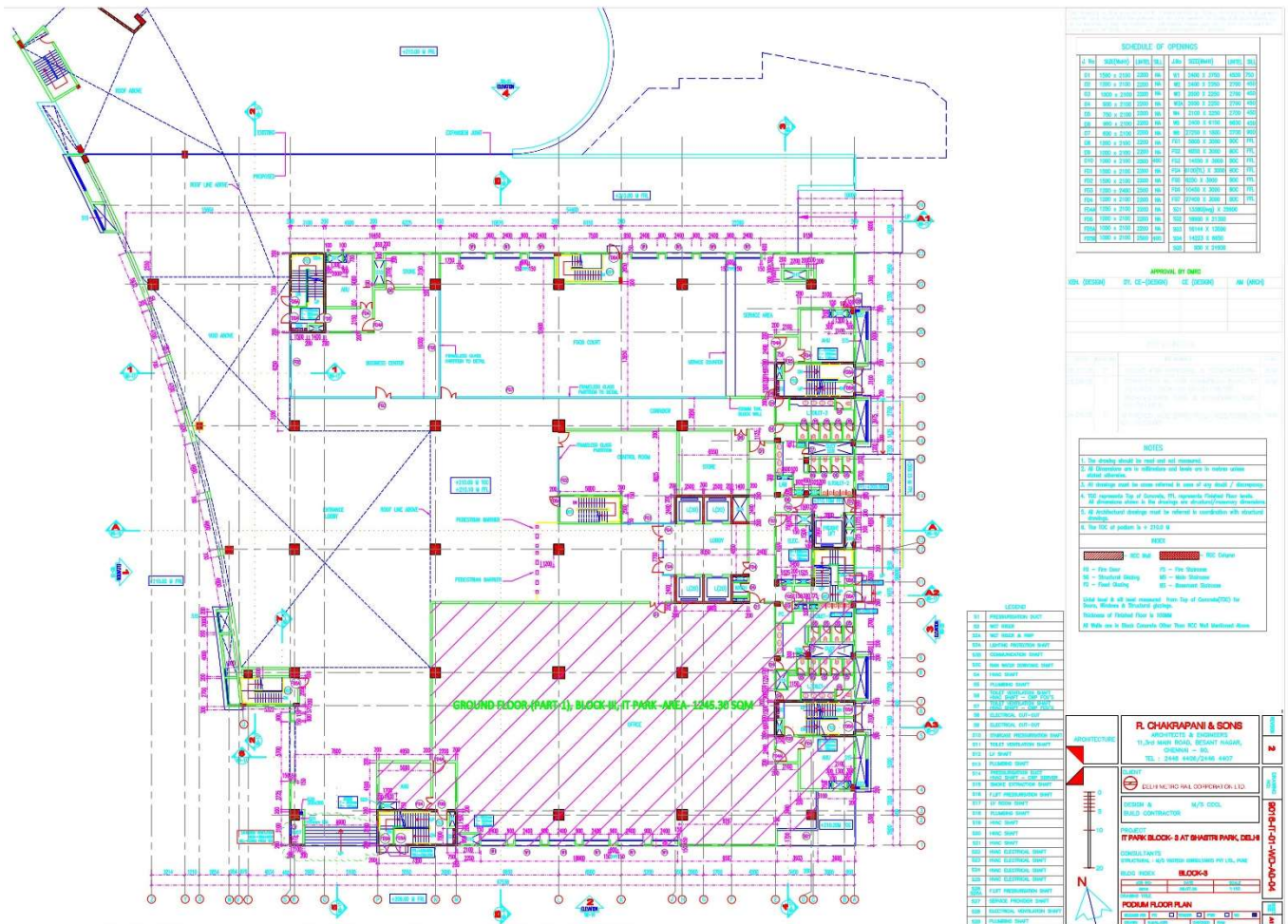
Floor- Ground Floor

Area- 2,387.53 sqm



Annexure A-1-(i) : LAY OUT PLANS OF IT PARK AT SHASTRI PARK, RED LINE

Block- Block 3
Floor- Ground Floor
Area- 1,245.30 sqm



Annexure A-1-(ii) : Financial Eligibility Criteria

SN	Location	Area (SQM)	Minimum Average Annual Turnover (INR Lakhs)	Net Worth(INR Lakhs)
1	5 th Floor, Block 1	525 sqm	121.69	48.68
2	Ground floor, Block 2	2,387 sqm	543.90	217.56
3	1st Floor, Block-2	3,260 sqm	742.81	297.13
4	2nd Floor, Block-2	4,056 sqm	924.19	369.68
5	3rd Floor, Block-2	3,977 sqm	906.19	362.48
6	4th Floor, Block-2	3,762 sqm	857.20	342.88
7	5th Floor, Block-2	3,582 sqm	816.18	326.47
8	6th Floor, Block-2	3,579 sqm	815.50	326.20
9	7th Floor, Block-2	3,470 sqm	790.66	316.27
10	8th Floor, Block-2	3,508 sqm	799.32	319.73
11	Ground floor, Block 3	1,245 sqm	283.68	113.47

Note: 1.Applicant shall produce Statutory Auditor / reputed Chartered Accountant certificate for the above in the prescribed format.

2. Separate applications need to be submitted by the applicant to apply for separate inventory spaces.

Annexure A – 1 – (iii) : Key Commercial Terms

Key Terms	Description
Contract Type	Lease Agreement between Lessor (DMRC) and Lessee (Appointed Party/Applicant).
Lease Period	15 (Fifteen) Years.
Lock-In Period	45 (Forty five) Months.
Escalation	@ 5% every year from the date of commencement on quoted monthly lease fee.
Notice Period	4 (four) months notice for termination after Lock-In Period.
Extension Period	On expiry of the lease period the lessee shall surrender the area to DMRC in good condition without removal of any fixed infrastructure/ fittings. DMRC may at its sole discretion extend the lease period for any period at such terms & conditions as may be imposed by DMRC.
Handover of Site by DMRC	The access to the Site shall be granted to the Selected Bidder within a period of 7 days from the signing of the lease agreement.
Moratorium Period	<p>PD spaces shall be provided by DMRC on 'as is where is basis'. The internal furnishing work shall be within the scope of the lessee and moratorium period as detailed in Annexure A1(iv) shall be provided for undertaking the same.</p> <p>If the lessee starts operating the area/ part area before completion of moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation.</p>
Commencement Date of Lease	The date of signing of lease agreement will be considered as "Commencement Date" of the Lease.
Sub-Leasing	Permitted.

Key Terms	Description
Application for Multiple packages	Applicant can apply for one or more than one leased spaces subject to meeting the terms & condition of Eligibility Criteria. Separate applications need to be submitted by the applicant to apply for separate inventory spaces.
Lease Fee & Application Details	<ul style="list-style-type: none"> Lease Fee shall be as per the Rates mentioned in Annexure-B-1(iv). Lease Fee shall be escalated by 5% every year
Parking Charges	<ul style="list-style-type: none"> 01 ECS per 100 Sqm. on non –chargeable basis Additional Covered parking charges – Rs. 5400+GST per ECS per month. Additional Surface Parking charges - Rs. 1600+GST per ECS per month.
Maintenance Charges of Common area	As mentioned in Annexure 1 – A – (iv)
Consortium / Joint Ventures	Permitted
DMRC Empanelled Broker	<ul style="list-style-type: none"> If the Applicant has used the services of a DMRC Empaneled Broker, the details of the Broker should be provided as per Application Annexure 6.

Annexure A – 1 – (iv) : Schedule of Rate

Schedule of rates for IT Park at Shastri Park is as follows,

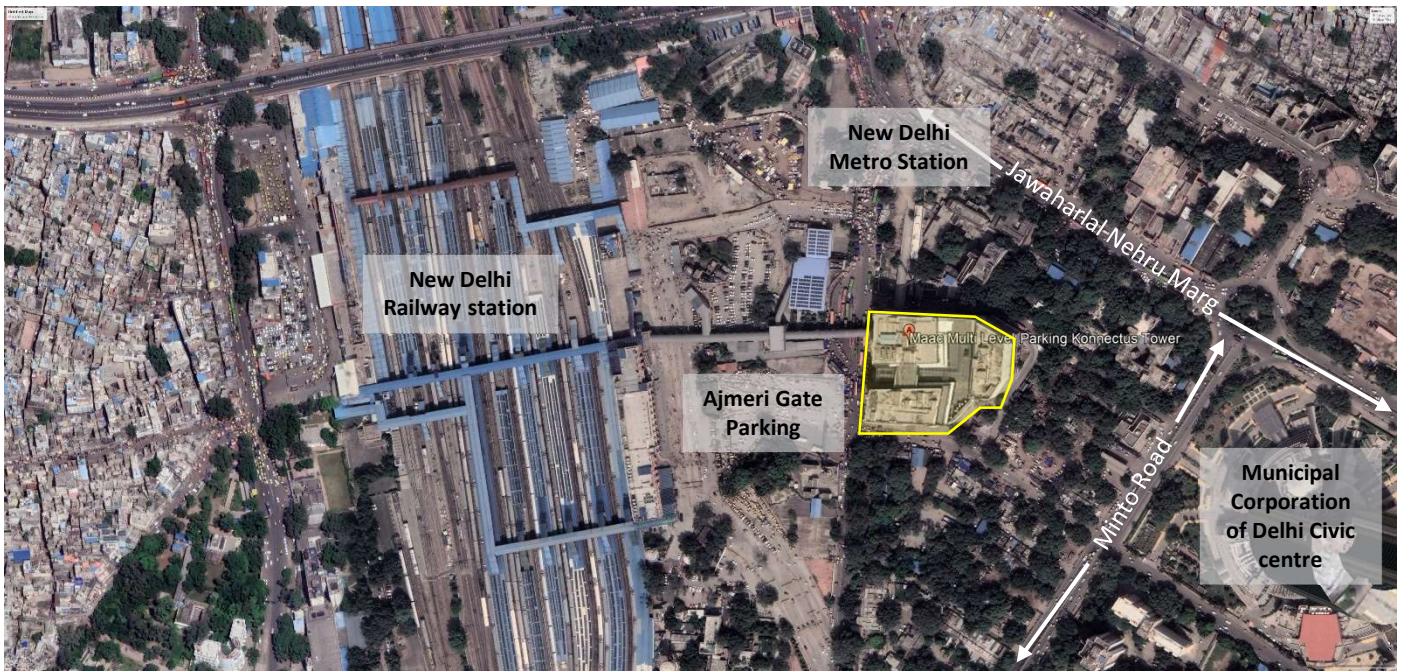
SN	Location	Area	Moratorium Period	Earnest Money Deposit (Rs Lakhs)	Lease Fee (Rs/sqm/ Month) (excl. GST)	Maintenance Charges (Rs/sqm/Month) (excl. GST)
1	5 th Floor, Block 1	525 sqm	03 Months	2.43	1100	200
2	Ground floor, Block 2	2,387 sqm	06 Months	10.88	1100	200
3	1st Floor, Block-2	3,260 sqm	06 Months	14.86	1100	200
4	2nd Floor, Block-2	4,056 sqm	06 Months	18.48	1100	200
5	3rd Floor, Block-2	3,977 sqm	06 Months	18.12	1100	200
6	4th Floor, Block-2	3,762 sqm	06 Months	17.14	1100	200
7	5th Floor, Block-2	3,582 sqm	06 Months	16.32	1100	200
8	6th Floor, Block-2	3,579 sqm	06 Months	16.31	1100	200
9	7th Floor, Block-2	3,470 sqm	06 Months	15.81	1100	200
10	8th Floor, Block-2	3,508 sqm	06 Months	15.99	1100	200
11	Ground floor, Block 3	1,245 sqm	06 Months	5.67	1100	200

Annexure A – 1 – (v) : Draft Lease Agreement

Inventory Annexure B : Konnectus Tower

Annexure B -1 : NDRS Konnectus Tower

- i. Konnectus Tower is a commercial building in the Central Business District (CBD) of Delhi, just opposite to New Delhi Railway Station, Ajmeri Gate, Connaught Place. The site boasts excellent connectivity as it located above the Airport Express Metro Line and the Yellow Line New Delhi Railway Metro Station.
- ii. Konnectus Tower currently houses the offices of prestigious companies like Alstom, Landmark. Union Bank, National Insurance Company, Ministry of Defence, Ministry of Agriculture & Farmers welfare and lots of Rail infra related companies like Rail Land Development Authority & IRSDC.
- iii. Konnectus Tower Building consists of three towers called Tower-1, Tower-2 and Tower-3. Tower-1 comprises of G+9 Floors and Tower-2 & Tower-3 comprises of G+8 Floors respectively. The second to fifth floors have podium parking facility which can cater about 834 four wheelers and 168 two wheelers.



NDRS Konnectus Tower Location

- iv. The total built-up area constructed on the property is detailed in the table below :

S. No.	Location	Area in Sqm
1	Ground Floor	117.06
2	Konnectus Bridge	251.37
3	2nd Floor, parking area	78.97
4	Surface area, 6th Floor	20.07
5	T1, 6th Floor	41.81
6	T1, 8th Floor	632.56
7	T1, 9th Floor	531.77
8	T3, 6th Floor	1239.04
9	T3, 7th Floor	1714.33
10	Konnectus Bridge Tower 2 & 3	244.73
11	2nd Floor	30.67
12	2nd Floor	148.70
13	5th Floor	25.01
14	Tower 1-601 B- 6th Floor	833.77
15	Tower 1-601 A- 6th Floor	481.51
16	Tower 1-701 A&B- 7th Floor	1466.36
17	Tower 1-801 B &901 B- 8th & 9th Floor	1261.44
18	Tower 2 - 802 A&B, 6th & 8th Floor	2359.39
19	Tower 2- 6th Floor	1054.83
20	Tower 2-702 A & B- 7th Floor	1312.55
21	Tower 2-701 A&B- 7th Floor	770.83
22	Tower 3 - 6th Floor	429.59
23	Tower 3-602B1- 6th Floor	390.33
24	Tower 3 - 803 A, 8th Floor	675.54
25	Tower 3 - 803 B, 8th Floor	595.89
	Total Area	16708.10

v. The areas within the NDRS Konnectus Tower available* for lease are as follows:

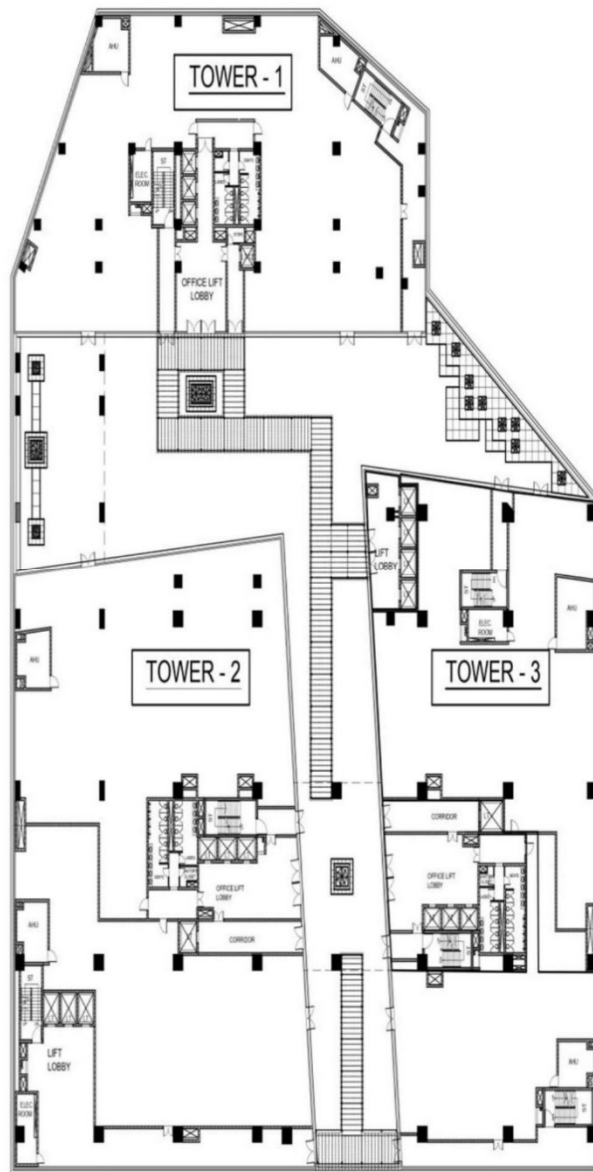
S. No.	Location	Area in Sqm
1	6th Floor, Tower-3	1239
2	7th Floor, Tower-3	1715
3	9th Floor, Tower-1	532
4	7 th Floor Connecting Bridge between Tower-1 & 2.	251
5	8 th Floor Tower-1	632.56
6	2 nd Floor, Parking Area	79
7	Ground Floor	117.06
8	Surface Area 6 th Floor	42.00
9	Tower-1	20.07

Note: The drawings of the spaces available for lease (listed above) are kept at **Annexure B-1-(i)**.

**The properties mentioned above are dynamic and subject to change. Applicant are requested to send an Email to DMRC team at mail id- pdtenders@dmrc.org in case a site visit is required and to obtain updated Occupancy status of the area.*

Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

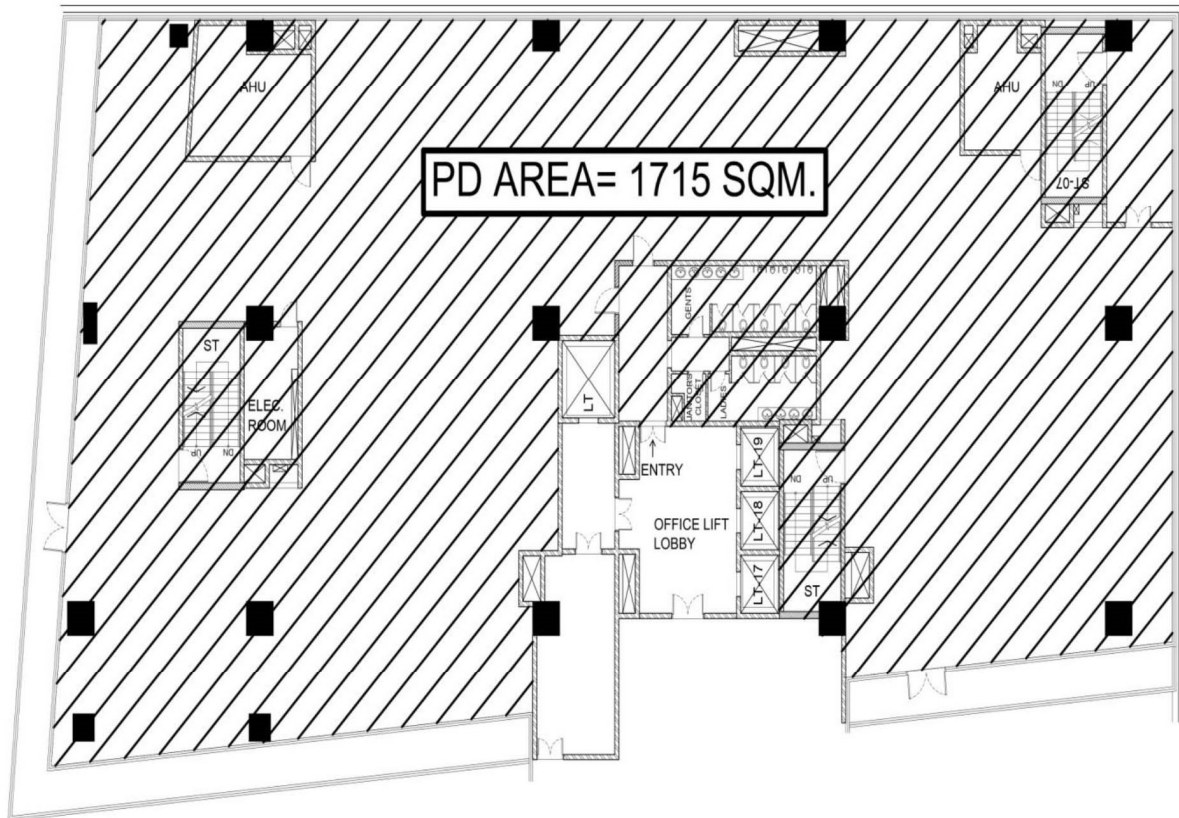
LAYOUT PLAN OF KONNECTUS BUILDING



Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

Tower- Tower 3
Floor- Seventh Floor
Area- 1,715 sqm

KONNECTUS TOWER, NEW DELHI AIRPORT EXPRESS LINE TOWER-3, FLOOR-7



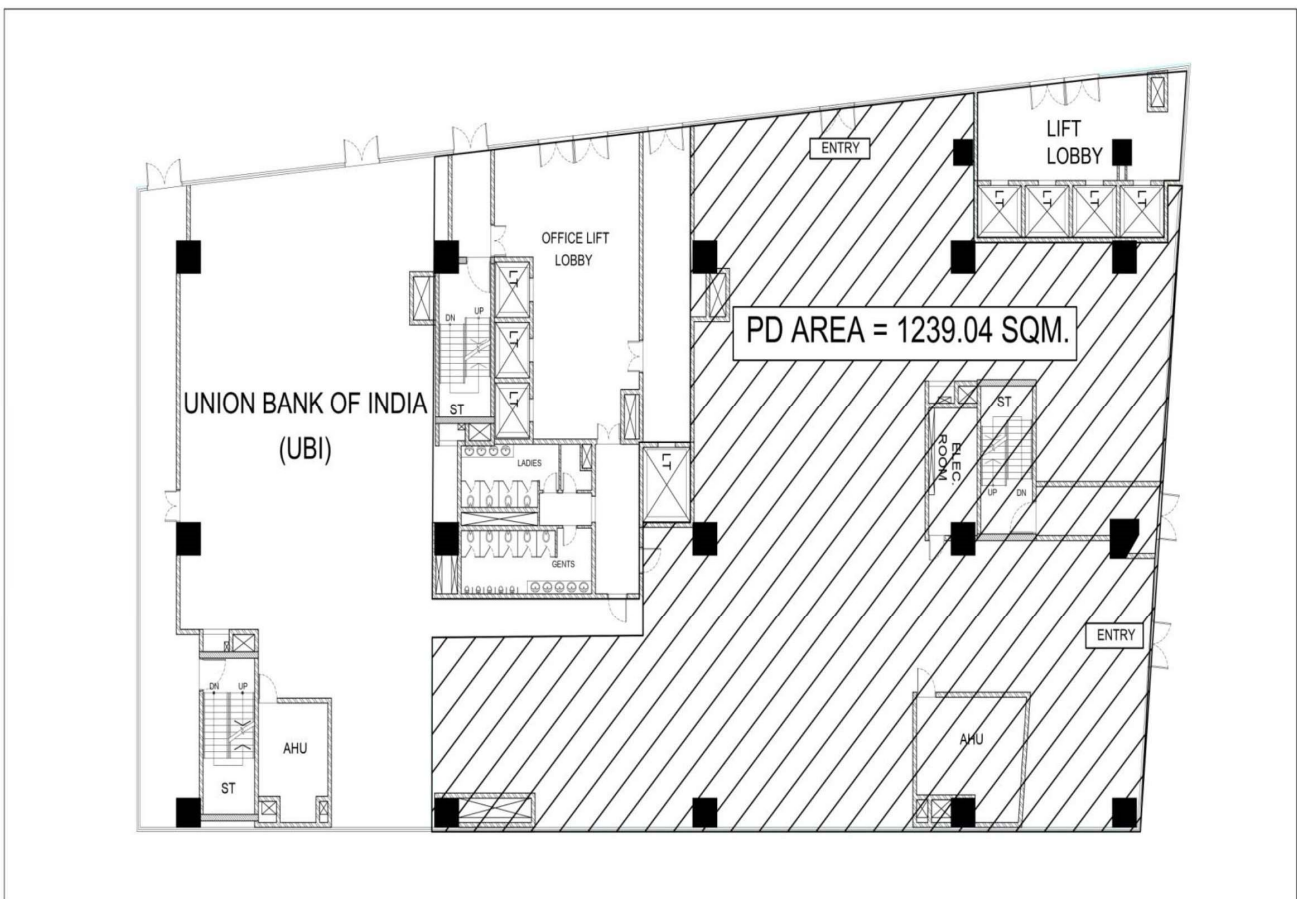
Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

Tower- Tower 3

Floor- Sixth Floor

Area- 1,239.04 sqm

KONNECTUS TOWER,NEW DELHI AIRPORT EXPRESS LINE TOWER-3,FLOOR-6

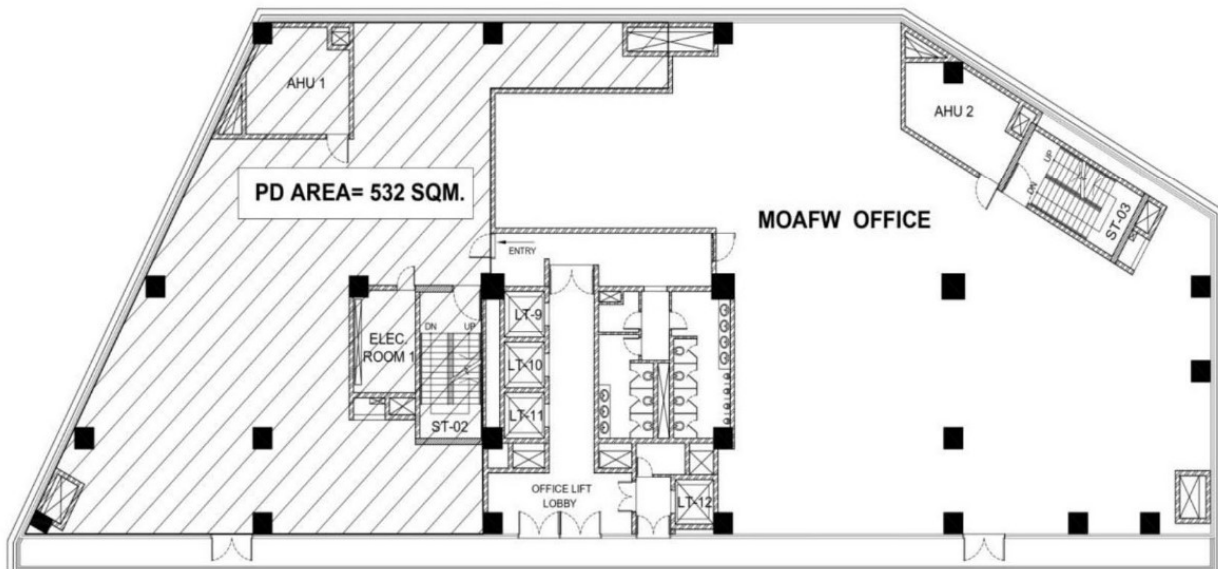


Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

Tower- Tower 1
Floor- Ninth Floor
Area- 532 sqm

KONNECTUS TOWER, NEW DELHI AIRPORT EXPRESS LINE

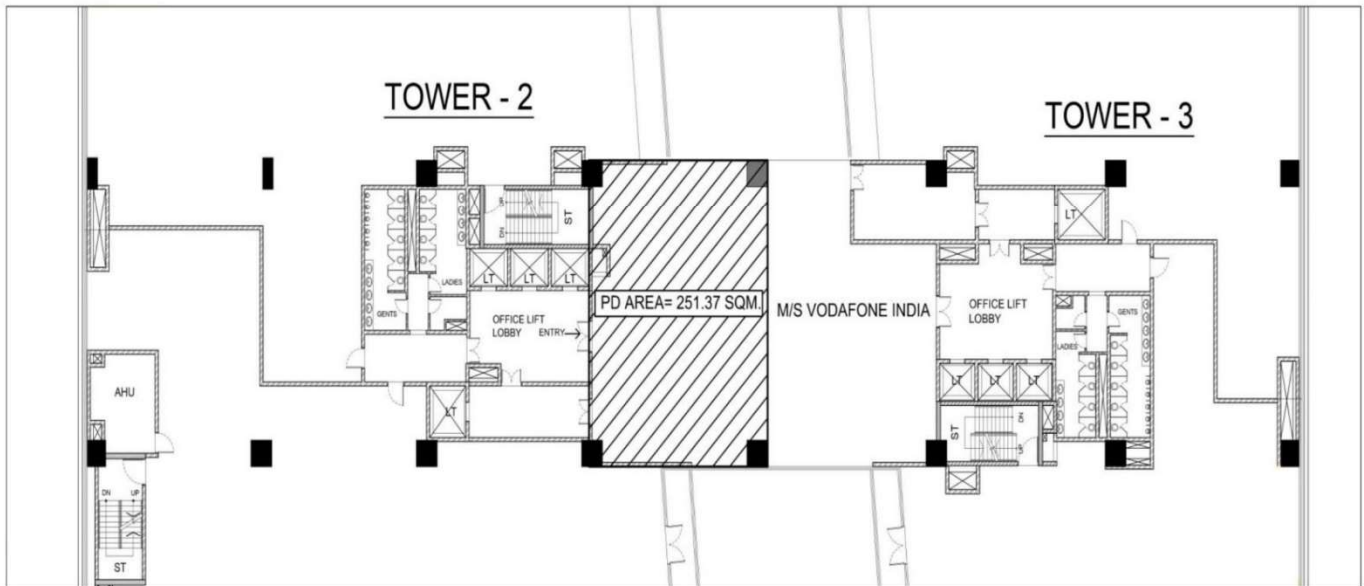
TOWER-1, FLOOR-9



Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

Connecting bridge between Tower 2 and Tower 3
Floor- Seventh Floor
Area- 251.37 sqm

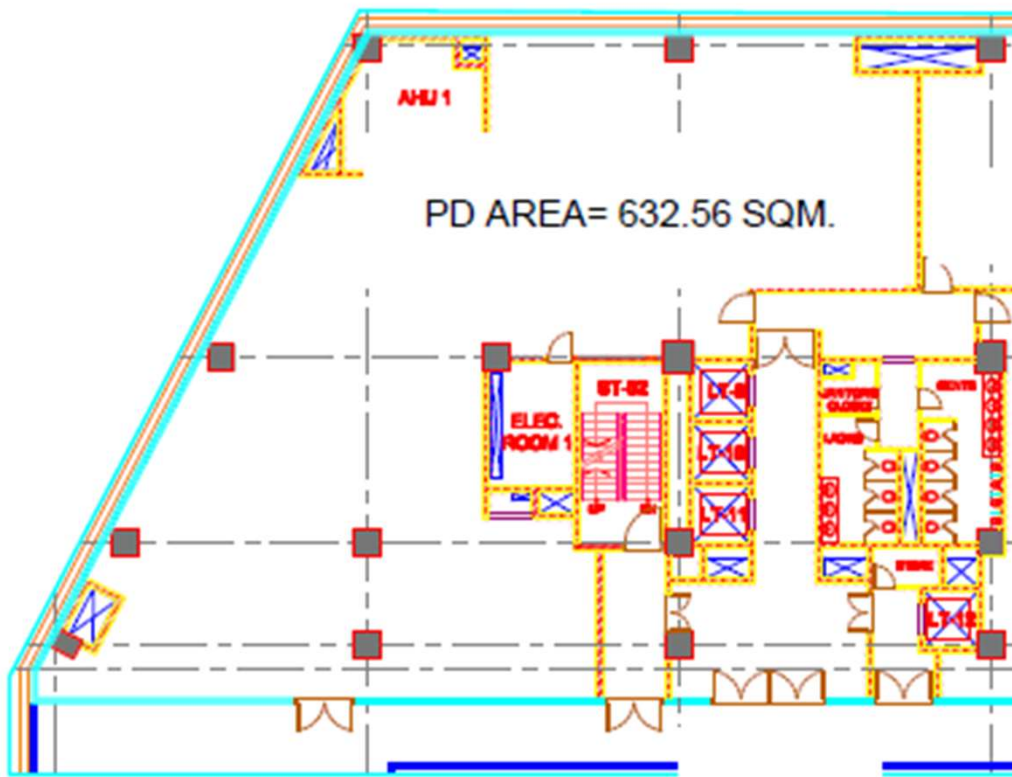
KONNECTUS TOWER, NEW DELHI AIRPORT EXPRESS LINE CONNECTING BRIDGE (BETWEEN TOWER-2 & TOWER-3 AT 7th FLOOR)



Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

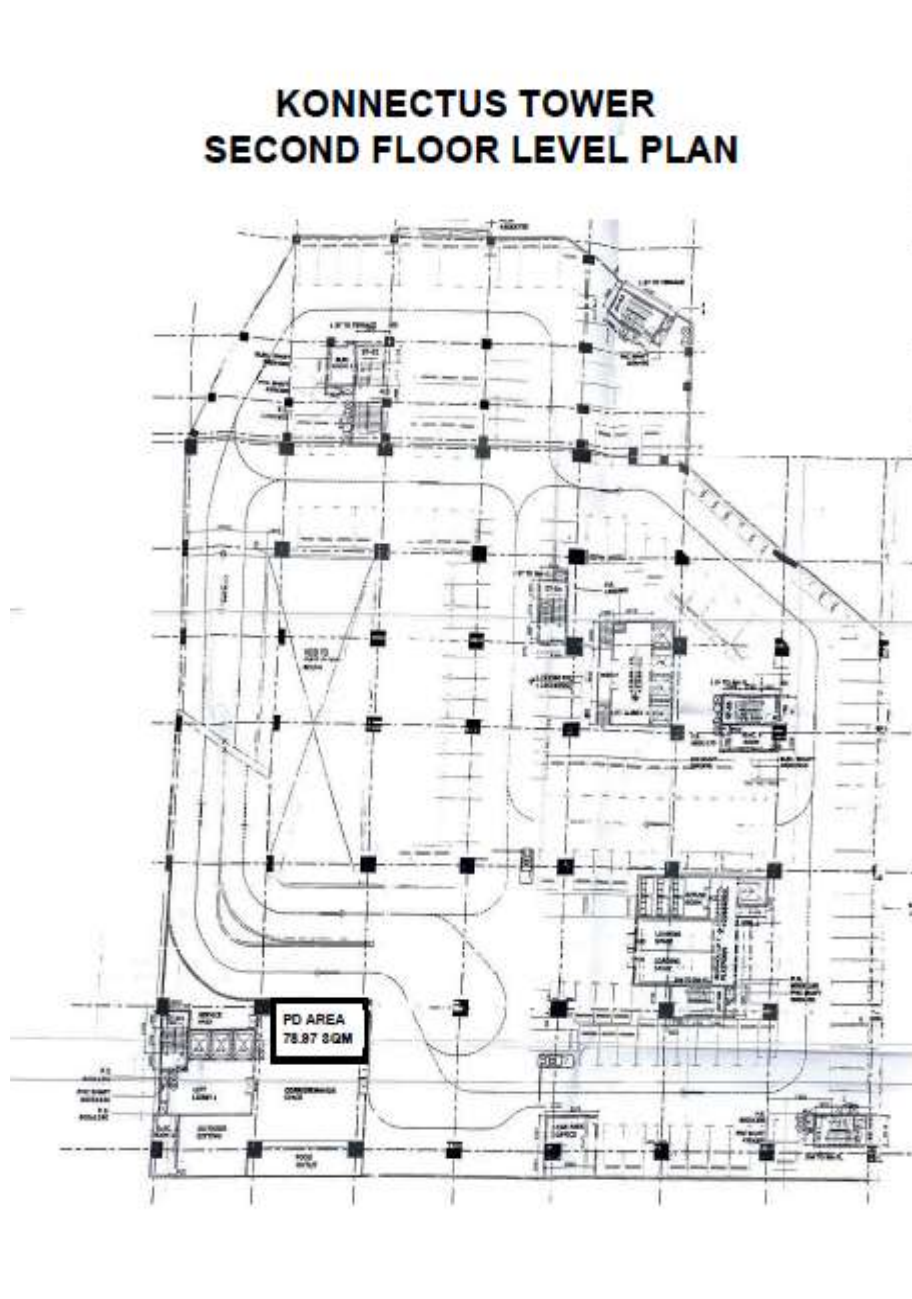
Tower- Tower 1
Floor- Eight Floor
Area- 632.56 sqm

KONNECTUS TOWER, NEW DELHI AIRPORT EXPRESS LINE TOWER -1, FLOOR-8



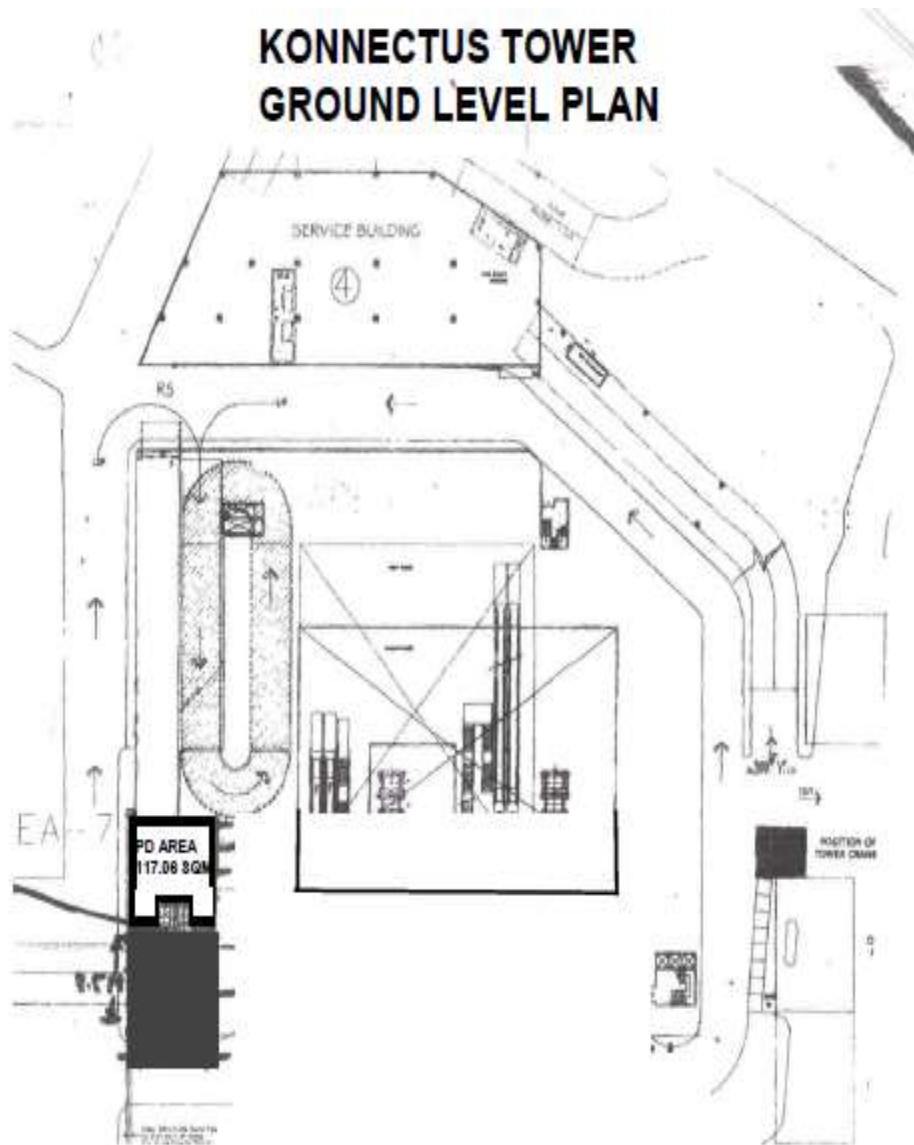
Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

Floor- Second Floor
Area- 78.87 sqm



Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

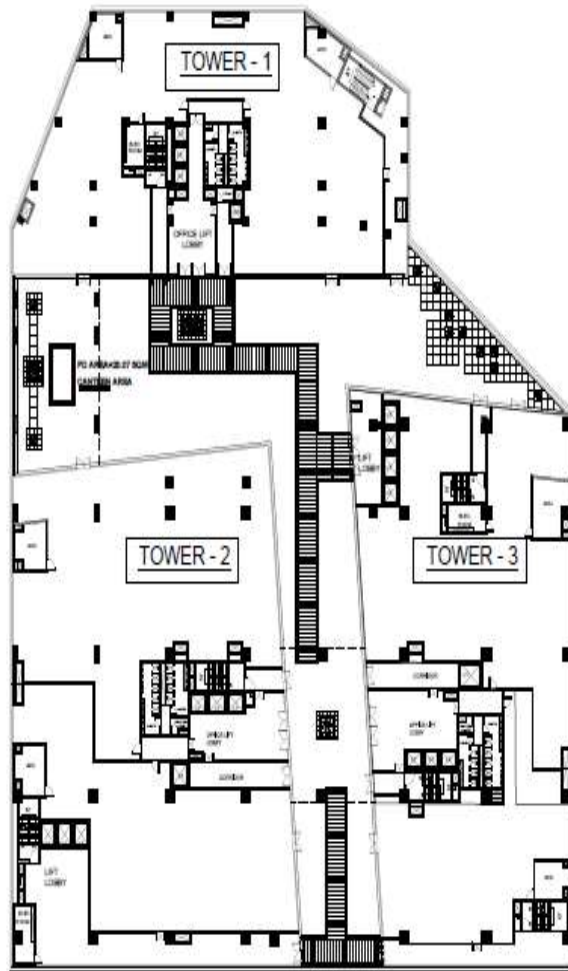
Floor- Ground Floor
Area- 117.06 sqm



Annexure B-1-(i) : LAY OUT PLANS OF KONNECTUS BUILDING AT NDRS, AIRPORT EXPRESS LINE

Tower-Tower 1
Area- 20.07 sqm

KONNECTUS TOWER LAYOUT PLAN



Annexure B-1-(ii) : Financial Eligibility Criteria

SN	Package/Location ID	Area (sqm)	Minimum Average Annual Turnover (INR Lakhs)	Net Worth(IN R lakhs)
1	6th Floor, Tower-3	1,239	538.97	215.59
2	7th Floor, Tower-3	1,715	746.03	298.41
3	9th Floor, Tower-1	532	231.42	92.57
4	7th Floor Connecting Bridge between Tower 1 & 2	251	109.19	43.67
5	8 th Floor Tower-1,	632.56	275.16	110.07
6	2 nd Floor, Parking Area	79.00	34.96	13.98
7	Ground Floor	117.06	51.77	20.71
8	Surface area 6 th Floor	42	18.59	7.43
9	Tower-1	20.07	8.85	3.54

Note: 1.Applicant shall produce Statutory Auditor / reputed Chartered Accountant certificate for the above in the prescribed format.

2. Separate applications need to be submitted by the applicant to apply for separate inventory spaces.

Annexure B-1 – (iii) : Key Commercial Term

Key Terms	Description
Contract Type	Lease Agreement between Lessor (DMRC) and Lessee (Appointed Party/Applicant).
Lease Period	15 (Fifteen) Years.
Lock-In Period	45 (Forty five) Months.
Escalation	@ 5% every year from the date of commencement on quoted monthly lease fee.
Notice Period	4 (four) months notice for termination after Lock-In Period.
Extension Period	On expiry of the lease period the lessee shall surrender the area to DMRC in good condition without removal of any fixed infrastructure/ fittings. DMRC may at its sole discretion extend the lease period for any period at such terms & conditions as may be imposed by DMRC.
Handover of Site by DMRC	The access to the Site shall be granted to the Selected Bidder within a period of 7 days from the signing of the lease agreement.
Moratorium Period	<p>PD spaces shall be provided by DMRC on 'as is where is basis'. The internal furnishing work shall be within the scope of the lessee and moratorium period as detailed in Annexure B1(iv) shall be provided for undertaking the same.</p> <p>If the lessee starts operating the area/ part area before completion of moratorium period, he shall give prior intimation to DMRC and the recurring fee for the area/part area made operational shall start from the date of operation.</p>
Commencement Date of Lease	The date of signing of lease agreement will be considered as "Commencement Date" of the Lease.
Sub-Leasing	Permitted

Key Terms	Description
Application for Multiple packages	Applicant can apply for one or more than one leased spaces subject to meeting the terms & condition of Eligibility Criteria. Separate applications need to be submitted by the applicant to apply for separate inventory spaces.
Lease Fee & Application Details	<ul style="list-style-type: none"> Lease Fee shall be as per the Rates mentioned in Annexure-B-1(iv). Lease Fee shall be escalated by 5% every year
Parking Charges	<ul style="list-style-type: none"> Total 864 ECS (4Wheeler) and 168 nos. 2Wheeler parking available on chargeable basis. Charges for 4 Wheeler covered parking-5000 +GST per car per month. Charges for 2 Wheeler covered parking-1800 +GST per 2 Wheeler per month.
Maintenance Charges of Common area	<ul style="list-style-type: none"> As mentioned in Annexure 1 – B – (iv)
Consortium/ Joint Ventures	Permitted
DMRC Empanelled Broker	If the Applicant has used the services of a DMRC Empaneled Broker, the details of the Broker should be provided as per Application Annexure 6.

Annexure B-1 – (iv) : Schedule of Rate

9.2 Schedule of rates for NDRS Konnectus Park is as follows,

Sr. No	Location	Area (sqm)	Moratorium Period	EMD (INR Lakhs)	Lease Fee (Rs/sqm /Month) (excl. GST)	Maintenance Charges (Rs. Per Sqm per month) (excl. GST)
1	6th Floor, Tower-3	1,239	06 Months	10.78	2100	350
2	7th Floor, Tower-3	1,715	06 Months	14.92	2100	350
3	9th Floor, Tower-1	532	06 Months	4.63	2100	350
4	7th Floor Connecting Bridge between Tower 1 & 2	251	06 Months	2.18	2100	350
5	8 th Floor Tower-1,	632.56	06 Months	5.50	2100	350
6	2 nd Floor, Parking Area	79.00	03 Months	0.70	2100	350
7	Ground Floor	117.06	03 Months	1.04	2100	350
8	Surface area 6 th Floor	42	03 Months	0.37	2100	350
9	Tower-1	20.07	03 Months	0.18	2100	350

Annexure B – 1 – (v) : Draft Lease Agreement