

## **Frequently Asked Questions (FAQ's)**

for

Project “Development of Bus Terminals/ Depots cum Commercial Complexes in Uttar Pradesh on Design Build Finance Operate and Transfer (DBFOT) basis”

### **Q.1 Can a Bidder/ Applicant participate in more than one bus station projects?**

**Answer:** Yes, if an Applicant has applied for more than one Project, he will have to submit a single RFQ Submission for all the Projects as per RFQ Documents and separate RFP submissions for each of the Projects applied as per terms and conditions of such RFP documents (also refer Checklist for submission of proposal).

The Applicants shall be pre qualified for the Project as per this RFQ process and as per their reference order given in Appendix No.1. The technical eligibility of the Bidders shall be ascertained on the basis of his preference order upto the sustainable technical strength **in terms of turnover, net worth, technical capability and O&M experience** (starting from preference order no.1, 2, 3.. and so on).

### **Q.2 Is Consortium allowed for tender participation?**

**Answer:** An Applicant may be a single business entity or a consortium of members not exceeding three, A Consortium shall be eligible for consideration subject to the conditions set out in RFQ Clause 5.3. The term Applicant used herein would apply to both a single entity and a Consortium.

### **Q.3 Can bidder claim the Technical & Financial experience of its associates company to qualify?**

**Answer:** As per clause no 5.5.1 & 5.5.2 of RFQ Technical and Financial experience of its respective Associates would also be eligible hereunder.

### **Q.4 What is the Technical & Financial eligibility criteria for qualification?**

**Answer:** Please refer RFQ Clause 5.5 Technical Eligibility –  
5.5.1 Technical Capability in terms of Project experiences of last 5 Financial years preceding the Application Due Date,  
5.5.2 Financial capability in terms of Net Worth of last Financial Year and Turnover of **each** of the 3 Financial Years preceding the Application Due Date & also refer Addendum,  
5.5.3 O&M Experience.

### **Q.5 Is the bidder/applicant has to submit single Tender Document Cost & Bid Security for participation in multiple projects?**

**Answer:** A Bidder/Applicant has to submit Single cost of document (non refundable) Demand Draft of Rs. 10,000/- & Bid Security for the project applied for of value as per Annexure- II in the form of Demand Draft / B.G.

**Q.6 What is the permissible Construction period of Bus Terminal & Commercial Complex?**

**Answer:** The construction Period for the UPSRTC Facilities including fully operational bus terminal shall be **maximum of 24 months where in project land area is upto 15000 sq.mt. and 36 months for project land area of 15001 sq.mt. or more which shall start from the date of signing of Concession Agreement** and liberty for commercial complex to be made fully operational within a maximum period of 60 months (**Please refer Addendum for details.**).

**Q.7 What is the Concession Period for project?**

**Answer:** Please Refer Article 3 of Draft Concession Agreement (DCA) – 3.1 The Concession and Addendum for amendment in clause.

**Q.8 Why Bidder/Applicant has to submit Bid Security, Performance Security & Performance Guarantee?**

**Answer:** As Per Annexure II – Financial Obligations of RFQ, Bidder/Applicant has to submit the following –

Bid Security – To secure Bid Document and in case applicants refrain from further participation anytime during the Bidding Process after the submission of Applications.

Performance Security – The selected Bidder has to submit the Performance Security for Construction Period.

Performance Guarantee – As per RFQ Clause 5.5.3 - The Concessionaire shall be responsible for O&M activity in the entire Project area i.e. Bus terminal and other designated area for UPSRTC, yard area & commercial & non Commercial area covered under the Project at his own cost. To ensure strict compliance, the Concessionaire will be required to deposit performance guarantee.

**Q.9 Form permissible FSI 2.5 how much for Bus Terminal will be considered?**

**Answer:** 55% of Permissible FSI 2.5 is considered for Bus Terminal & 45% for Commercial. Bus Station FSI can be used permissible commercial activities as per RFQ Annexure-I and for activities other than Annexure-I, Impact fees is applicable.

**Q.10 What are the mandatory Bus Station Facilities?**

**Answer:**, The mandatory Bus Station Facilities requirement – As per Annex-I of SCHEDULE - C of Draft Concession Agreement are –

**Project Site - AGRA Fort, Agra**

<b>Sr. No</b>	<b>Particular</b>	<b>Agra Fort Bus Station at Agra in sqm</b>
1	Area of Project Land	4046
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	1618.4
4	Admissible FAR	2.5* (ASI height restrictions)
5	<b>Total Admissible Development (in sqmt.)</b>	6069 (on the basis of expected consumable FAR)
	A) Development Area for Bus Station @ 55%	3338
	B) Development Area for Commercial @ 45%	2731
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	16
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	79
7	A) Current Estimated Departures	215
	B) Expected Departure up to 2045 @ 7% straight line method	667
8	Number of Departure Platform (6B/4)	10
9	Number of Bus Parking	10
10	Passenger Waiting shed	350 (@35 Sqmt. pitf.)
11	Waiting Hall A/C	240
12	Canteen food court	250
13	Cloak room	10
14	Enquiry counter	10
15	Parcel room	10
16	Booking counter & reservation	25
17	Stall (area in sqmt.)	120
18	Urinals (Nos. and area in Sqmt.)	5/40

<b>Sr. No</b>	<b>Particular</b>	<b>Agra Fort Bus Station at Agra in sqm</b>
19	Deluxe urinals (Nos. and area in Sqmt.)	3/30
20	W/C Toilet (Nos. and area in Sqmt.)	2/30
21	Deluxe Toilet (Nos. and area in Sqmt.)	1/20
22	Emergency medical & pharmacy	20
23	Crew restroom /dormitory (136 Number)	165
24	Post office and business centre	10
25	Bank ATM	150
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	125
28	Administrative area	120
	<b>Total Bus Station Area</b>	<b>1875</b>

## 2. Project Site – Bareilly

<b>Sr. No</b>	<b>Particular</b>	<b>Bareilly Bus Terminal Bus Station Area in Sqmt.</b>
1	Area of Project Land	17280
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	5184
4	Admissible FAR	2.5
5	<b>Total Admissible Development (in Sqmt.)</b>	43200
	A) Development Area for Bus Station @ 55%	23760
	B) Development Area for Commercial @ 45%	19440
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	33

	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	102
7	A) Current Estimated Departures	410
	B) Expected Departure up to 2045 @ 7% straight line method	1271
8	Number of Departure Platform	30
9	Number of Bus Parking for Waiting Buses	80
10	Passenger Waiting shed	1050
11	Waiting Hall A/C	240
12	Canteen food court	250
13	Bus station Allied Activity- Prepaid Taxi Booth Parcel room , Tourist Information Center , Clock room	50
14	Booking counter & reservation & Enquiry counters/ reception	40
15	Stall	98
16	Urinals (Number 21 M+7F )	64
17	Deluxe urinals (Number 14 M+7F )	43
18	W/C Toilet (Number 16 M+8F )	54
19	Deluxe W/C (Number 12 M+6F )	60
20	Emergency medical & pharmacy	35
21	Crew Retiring Rooms / Rest lounge for Officers / dormitory ( 50 Seating + 30 Bed)	330
22	Bank & ATM	180
23	Miscellaneous & Showrooms showcase space required by local novelty	150
24	Administrative area	550
	<b>Total Bus Station Area</b>	<b>3193</b>

### **3. Project Site – Civil Lines, Allahabad**

<b>Sr. No</b>	<b>Particular</b>	<b>Civil Lines Bus Station at Allahabad in Sq meters</b>
1	Area of Project Land	6641
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	1935
4	Admissible FAR	2.50
5	<b>Total Admissible Development (in sqmt.)</b>	16603
	A) Development Area for Bus Station @ 55%	9132
	B) Development Area for Commercial @ 45%	7471
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	50
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	155
7	A) Current Estimated Departures	594
	B) Expected Departure up to 2045 @ 7% straight line method	1841
8	Number of Departure Platform (6B/4)	10
9	Number of Bus Parking	60
10	Passenger Waiting shed	500 (@30 Sqmt.)
11	Waiting Hall A/C	240
12	Canteen food court	250
13	Cloak room	10
14	Enquiry counter	15
15	Parcel room	10
16	Booking counter & reservation	40
17	Stall (area in sqmt.)	120
18	Urinals (Nos. and area in Sqmt.)	6/48
19	Deluxe urinals (Nos. and area in Sqmt.)	4/40
20	W/C Toilet (Nos. and area in Sqmt.)	3/45
21	Deluxe Toilet (Nos. and area in Sqmt.)	2/40
22	Emergency medical & pharmacy	22

<b>Sr. No</b>	<b>Particular</b>	<b>Civil Lines Bus Station at Allahabad in Sq meters</b>
23	Crew restroom /dormitory (136 Number)	165
24	Post office and business centre	20
25	Bank ATM	150
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	175
28	Administrative area	120
	<b>Total Bus Station Area</b>	<b>2160</b>

#### **4. Project Site – Gorakhpur**

<b>Sr. No</b>	<b>Particular</b>	<b>Gorakhpur Bus Station Area in Sqmt</b>
1	Area of Project Land	11500
A	Project land for Bus Station	11500
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	3450
4	Admissible FAR	2.5
5	<b>Total Admissible Development (in Sqmt.)</b>	28750
	A) Development Area for Bus Station @ 55%	15813
	B) Development Area for Commercial @ 45%	12938
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	33
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	102
7	A) Current Estimated Departures	1300
	B) Expected Departure up to 2045 @ 7% straight line method	4030
8	Number of Departure Platform	20
9	Number of Bus Parking for Waiting Buses	40
10	Passenger Waiting shed	700

11	Waiting Hall A/C	240
12	Canteen food court	250
13	Enquiry counters	20
14	Bus station Allied Activity- Prepaid Taxi Booth Parcel room , Tourist Information Center , Clock room etc.	50
15	Booking counter & reservation	36
16	Stall	64
17	Urinals (Number 21 M+7F )	63
18	Deluxe urinals (Number 12 M+6F )	45
19	W/C Toilet (Number 12M+6F )	50
20	Deluxe W/C (Number 8 M+4F )	50
21	Emergency medical & pharmacy	30
22	Crew Retiring Rooms / Rest lounge for Officers/ dormitory ( 50 Seating + 30 Bed)	330
23	Business Communication Center	10
24	Bank & ATM	180
25	Miscellaneous & Showrooms showcase space required by local novelty	100
26	Administrative area	400
	<b>Total Bus Station Area</b>	<b>2618</b>

## **5. Project Site – Idgah Agra**

<b>Sr. No</b>	<b>Particular</b>	<b>Idgah Bus Station at Agra in sqm</b>
1	Area of Project Land	7688
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	3075.2
4	Admissible FAR	2.5
5	<b>Total Admissible Development (in sqmt.)</b>	19220
	A) Development Area for Bus Station @ 55%	10571
	B) Development Area for Commercial @ 45%	8649
6	<b>Number of Peak Hour Departure</b>	

<b>Sr. No</b>	<b>Particular</b>	<b>Idgah Bus Station at Agra in sqm</b>
	A) Current Peak Hour Departures	30
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	93
7	A) Current Estimated Departures	215
	B) Expected Departure up to 2045 @ 7% straight line method	667
8	Number of Departure Platform (6B/4)	18
9	Number of Bus Parking	60
10	Passenger Waiting shed	800 (@50 Sqmt.)
11	Waiting Hall A/C	240
12	Canteen food court	250
13	Cloak room	10
14	Enquiry counter	15
15	Parcel room	15
16	Booking counter & reservation	25
17	Stall (area in sqmt.)	135
18	Urinals (Nos. and area in Sqmt.)	5/40
19	Deluxe urinals (Nos. and area in Sqmt.)	3/30
20	W/C Toilet (Nos. and area in Sqmt.)	2/30
21	Deluxe Toilet (Nos. and area in Sqmt.)	1/20
22	Emergency medical & pharmacy	20
23	Crew restroom /dormitory (136 Number)	165
24	Post office and business centre	10
25	Bank ATM	150
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	125
28	Administrative area	120
	<b>Total Bus Station Area</b>	<b>2350</b>

## **6. Project Site – Jakarkati, Kanpur**

<b>Sr. No</b>	<b>Particular</b>	<b>Kanpur Central Bus Station at Kanpur in Sqm</b>
1	Area of Project Land	30350
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	9105
4	Admissible FAR	2.50
5	<b>Total Admissible Development (in sqmt.)</b>	75875
	A) Development Area for Bus Station @ 55%	41731
	B) Development Area for Commercial @ 45%	34144
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	80
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	248
7	A) Current Estimated Departures	1091
	B) Expected Departure up to 2045 @ 7% straight line method	3382
8	Number of Departure Platform (6B/4)	48
9	Number of Bus Parking	72
10	Passenger Waiting shed	3360 (@70 Sqmt.)
11	Waiting Hall A/C	480
12	Canteen food court	350
13	Cloak room	20
14	Enquiry counter	20
15	Parcel room	20
16	Booking counter & reservation	55
17	Stall (area in sqmt.)	360
18	Urinals (Nos. and area in Sqmt.)	8/64
19	Deluxe urinals (Nos. and area in Sqmt.)	5/50
20	W/C Toilet (Nos. and area in Sqmt.)	4/60
21	Deluxe Toilet (Nos. and area in Sqmt.)	2/40
22	Emergency medical & pharmacy	32
23	Crew restroom /dormitory (136 Number)	330
24	Post office and business centre	20
25	Bank ATM	200
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	175

<b>Sr. No</b>	<b>Particular</b>	<b>Kanpur Central Bus Station at Kanpur in Sqm</b>
28	Administrative area	350
	<b>Total Bus Station Area</b>	<b>6136</b>

## **7. Project Site – Kaushambi, Ghaziabad**

<b>Sr. No</b>	<b>Particular</b>	<b>Kaushambi Bus Station in Sq meters</b>
1	Area of Project Land	36584
	A) Bus Station Area	23779
	B) Work Shop Area	12805
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	10975.2
4	Admissible FAR	2.50
5	<b>Total Admissible Development (in sqmt.)</b>	91460
	A) Development Area for Bus Station @ 55%	50303
	B) Development Area for Commercial @ 45%	41157
6	<b>Number of Peak Hour Departure</b>	-
	A) Current Peak Hour Departures	28* (150)
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	87
7	A) Current Estimated Departures	152* (1400)
	B) Expected Departure up to 2045 @ 7% straight line method	471* (4340)
8	Number of Departure Platform (6B/4)	60
9	Number of Bus Parking	150
10	Passenger Waiting shed	4200 (@70Sqmt./pltf)
11	Waiting Hall A/C	480

<b>Sr. No</b>	<b>Particular</b>	<b>Kaushambi Bus Station in Sq meters</b>
12	Canteen food court	450
13	Cloak room	20
14	Enquiry counter	25
15	Parcel room	20
16	Booking counter & reservation	100
17	Stall (area in sqmt.)	450
18	Urinals (Nos. and area in Sqmt.)	9/72
19	Deluxe urinals (Nos. and area in Sqmt.)	5/50
20	W/C Toilet (Nos. and area in Sqmt.)	4/60
21	Deluxe Toilet (Nos. and area in Sqmt.)	4/80
22	Emergency medical & pharmacy	38
23	Crew restroom /dormitory (136 Number)	330
24	Post office and business centre	20
25	Bank ATM	250
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	175
28	Administrative area	950
	<b>Total Bus Station Area</b>	<b>7920</b>

## **8. Project Site – Gomtinagar, Lucknow**

<b>Sr. No</b>	<b>Particular</b>	<b>Gomtinagar Lucknow Bus Station Area in Sqm</b>
1	Area of Project Land	12025
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	3608
4	Admissible FAR	2.5
5	<b>Total Admissible Development</b>	30063
	A) Development Area for Bus Station @ 55%	16534
	B) Development Area for Commercial @ 45%	13528
6	<b>Number of Peak Hour Departure**</b>	
	A) Current Peak Hour Departures (Number)	0

	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method (Number)	0
7	A) Current Estimated Departures** (Number)	0
	B) Expected Departure up to 2045 @ 7% straight line method (Number)	0
8	Number of Departure Platform (Number)	20
9	Number of Bus Parking for Waiting Buses (Number)	40
10	Passenger Waiting shed	700
11	Waiting Hall A/C	250
12	Canteen food court	200
13	Enquiry counters/ reception	20
14	Bus station Allied Activity- Prepaid Taxi Booth Parcel room , Tourist Information Center , Clock room	30
15	Booking counter & reservation	30
16	Stall	75
17	Urinals (Number 21 M+7 F )	63
18	Deluxe urinals ( Number 12 M+6F )	45
19	W/C Toilet (Number 16 M+8F )	54
20	Deluxe W/C (Number 12 M+6F )	60
21	Emergency medical & pharmacy	10
22	Crew Retiring Rooms / Rest lounge for Officers/ dormitory ( 50 Seating + 40 Bed)	360
23	Bank & ATM	150
24	Miscellaneous & Showrooms showcase space required by local novelty	150
25	Administrative area	650
	<b>Total Bus Station Area</b>	<b>2847</b>
**	Greenfield project	

## **9. Project site – Rasulabad, Aligarh**

<b>Sr. No</b>	<b>Particular</b>	<b>Rasulabad Bus Station at Aligarh in Sq meters</b>
1	Area of Project Land	53000

<b>Sr. No</b>	<b>Particular</b>	<b>Rasulabad Bus Station at Aligarh in Sq meters</b>
2	Admissible Ground Coverage	30% 15900 30%
3	Area of Ground Coverage	15900
4	Admissible FAR	2.50
5	<b>Total Admissible Development (in sqmt.)</b>	132500
	A) Development Area for Bus Station @ 55%	72875
	B) Development Area for Commercial @ 45%	59625
6	<b>Number of Peak Hour Departure</b>	-
	A) Current Peak Hour Departures	35
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	109*
7	A) Current Estimated Departures	405 (1000)
	B) Expected Departure up to 2045 @ 7% straight line method	1256
8	Number of Departure Platform (6B/4)	40
9	Number of Bus Parking	81* (250)
10	Passenger Waiting shed	3200 (@80 Sqmt.)
11	Waiting Hall A/C	480
12	Canteen food court	650
13	Cloak room	20
14	Enquiry counter	15
15	Parcel room	10
16	Booking counter & reservation	40
17	Stall (area in sqmt.)	120
18	Urinals (Nos. and area in Sqmt.)	6/48
19	Deluxe urinals (Nos. and area in Sqmt.)	4/40
20	W/C Toilet (Nos. and area in Sqmt.)	3/45
21	Deluxe Toilet (Nos. and area in Sqmt.)	2/40
22	Emergency medical & pharmacy	22
23	Crew restroom /dormitory (136 Number)	165
24	Post office and business centre	20
25	Bank ATM	150
26	Miscellaneous	150

<b>Sr. No</b>	<b>Particular</b>	<b>Rasulabad Bus Station at Aligarh in Sq meters</b>
27	Bus Station Office setup in (in sqmt.)	175
28	Administrative area	120
	<b>Total Bus Station Area</b>	<b>2160</b>

### **10. Project site – Sohrabgate, Meerut**

<b>Sr. No</b>	<b>Particular</b>	<b>Sohrabgate, Meerut Bus Station in Sqm</b>
1	Area of Project Land	17580
	A) Bus Station Area	9680
	B) Work Shop Area	7900
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	5274
4	Admissible FAR	2.50
5	<b>Total Admissible Development (in sqmt.)</b>	43950
	A) Development Area for Bus Station @ 55%	24172
	B) Development Area for Commercial @ 45%	19778
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	67
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	208
7	A) Current Estimated Departures	1109
	B) Expected Departure up to 2045 @ 7% straight line method	3438
8	Number of Departure Platform (6B/4)	20
9	Number of Bus Parking	30

<b>Sr. No</b>	<b>Particular</b>	<b>Sohrabgate, Meerut Bus Station in Sqm</b>
10	Passenger Waiting shed	1400 (@70Sqmt./pltf.)
11	Waiting Hall A/C	240
12	Canteen food court	250
13	Cloak room	10
14	Enquiry counter	16
15	Parcel room	10
16	Booking counter & reservation	30
17	Stall (area in sqmt.)	150
18	Urinals (Nos. and area in Sqmt.)	7/56
19	Deluxe urinals (Nos. and area in Sqmt.)	4/40
20	W/C Toilet (Nos. and area in Sqmt.)	3/45
21	Deluxe Toilet (Nos. and area in Sqmt.)	2/40
22	Emergency medical & pharmacy	32
23	Crew restroom /dormitory (136 Number)	165
24	Post office and business centre	10
25	Bank ATM	150
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	175
28	Administrative area	120
	<b>Total Bus Station Area</b>	<b>3086</b>

### **11. Project Site – Transport Agra**

<b>Sr. No</b>	<b>Particular</b>	<b>Transport Nagar Bus Station at Agra in sqm</b>
1	Area of Project Land	30744
2	Admissible Ground Coverage	30%

<b>Sr. No</b>	<b>Particular</b>	<b>Transport Nagar Bus Station at Agra in sqm</b>
3	Area of Ground Coverage	9223.2
4	Admissible FAR	2.5
5	<b>Total Admissible Development (in sqmt.)</b>	76860
	A) Development Area for Bus Station @ 55%	42273
	B) Development Area for Commercial @ 45%	34587
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	30
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	93
7	A) Current Estimated Departures	826
	B) Expected Departure up to 2045 @ 7% straight line method	2561
8	Number of Departure Platform (6B/4)	60
9	Number of Bus Parking	250
10	Passenger Waiting shed	4200 (@70 Sqmt. pitf.)
11	Waiting Hall A/C	480
12	Canteen food court	400
13	Cloak room	20
14	Enquiry counter	25
15	Parcel room	20
16	Booking counter & reservation	45
17	Stall (area in sqmt.)	450
18	Urinals (Nos. and area in Sqmt.)	8/64
19	Deluxe urinals (Nos. and area in Sqmt.)	5/50
20	W/C Toilet (Nos. and area in Sqmt.)	4/60
21	Deluxe Toilet (Nos. and area in Sqmt.)	2/40
22	Emergency medical & pharmacy	40
23	Crew restroom /dormitory (136 Number)	330
24	Post office and business centre	20
25	Bank ATM	180
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	275
28	Administrative area	480
		<b>7329</b>

<b>Sr. No</b>	<b>Particular</b>	<b>Transport Nagar Bus Station at Agra in sqm</b>
	<b>Total Bus Station Area</b>	

## **12. Project Site – Varanasi Cantt., Varanasi**

<b>Sr. No</b>	<b>Particular</b>	<b>Varanasi Cantt Bus Station in Sqm</b>
1	Area of Project Land	23876
	A) Bus Station Area	18376
	B) Work Shop Area	5500
2	Admissible Ground Coverage	30%
3	Area of Ground Coverage	7162.8
4	Admissible FAR	2.50
5	<b>Total Admissible Development (in sqmt.)</b>	59690
	A) Development Area for Bus Station @ 55%	32830
	B) Development Area for Commercial @ 45%	26860
6	<b>Number of Peak Hour Departure</b>	
	A) Current Peak Hour Departures	100
	B) Expected Peak Hour Departure up to 2045 @ 7% straight line method	310
7	A) Current Estimated Departures	1136
	B) Expected Departure up to 2045 @ 7% straight line method	3522
8	Number of Departure Platform (6B/4)	36
9	Number of Bus Parking	150
10	Passenger Waiting shed	2542 (@70Sqmt./pltf.)
11	Waiting Hall A/C	240
12	Canteen food court	250

<b>Sr. No</b>	<b>Particular</b>	<b>Varanasi Cantt Bus Station in Sqm</b>
13	Cloak room	10
14	Enquiry counter	16
15	Parcel room	10
16	Booking counter & reservation	55
17	Stall (area in sqmt.)	270
18	Urinals (Nos. and area in Sqmt.)	7/56
19	Deluxe urinals (Nos. and area in Sqmt.)	4/40
20	W/C Toilet (Nos. and area in Sqmt.)	3/45
21	Deluxe Toilet (Nos. and area in Sqmt.)	2/40
22	Emergency medical & pharmacy	32
23	Crew restroom /dormitory (136 Number)	165
24	Post office and business centre	10
25	Bank ATM	200
26	Miscellaneous	150
27	Bus Station Office setup in (in sqmt.)	175
28	Administrative area	350
	<b>Total Bus Station Area</b>	<b>4656</b>