

WAYSIDE AMENITY

DEVELOPMENT OPPORTUNITY ACROSS INDIA



सत्यमेव जयते

सड़क परिवहन और राजमार्ग मंत्रालय
MINISTRY OF ROAD TRANSPORT & HIGHWAYS
भारत सरकार Government of India



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
National Highways Authority of India



Shri Nitin Jairam Gadkari

Minister of Road Transport & Highways,
Micro, Small & Medium Enterprises
Government of India.

“My Ministry has decided to provide wayside amenities at every 50 km of length of National Highways, which will be developed through private participation. NHAI is going to award more than 600 prime sites for Wayside Amenity development in next four years.”

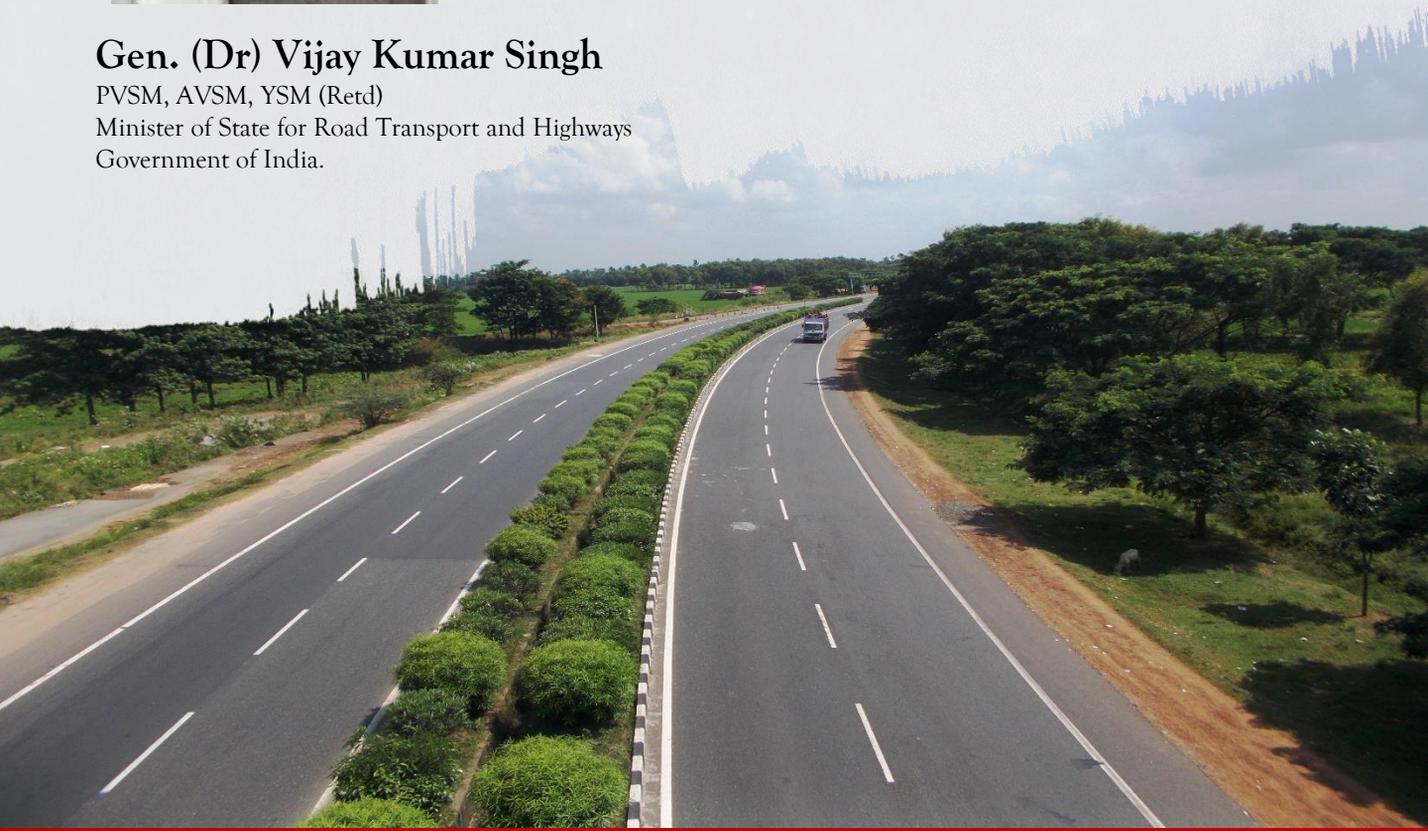
I very warmly call upon investors, developers, restaurateur and amenity operators to join hands with NHAI in this nation building initiative”



Gen. (Dr) Vijay Kumar Singh

PVSM, AVSM, YSM (Retd)
Minister of State for Road Transport and Highways
Government of India.

“All upcoming wayside amenities would include “Village Haat/ Bazaar” which will offer, area specific handicrafts and handlooms by local artisans besides local food and fruits. All in all, the development of these sites will bring economic development to the villages along the highways.”





Shri Giridhar Aramane

Secretary
Ministry of Road Transport and Highways
Government of India

“For us, providing modern, world class wayside amenities to crores of travellers everyday, is of top priority. We want our highway users to travel safely and arrive at their destinations with ample rest opportunities on the way”

“This initiative would also go a long way in providing employment to local youth, especially farmers in all corners of our country. All the amenities will have haat/stalls where farmers can sell their local produce”

“The wayside amenities will provide rest and refreshment for highway commuters during their journey.

There would be restaurant, food court, dhaba, fuel station, minor repair shop, 24X7 medical clinic, clean & hygienic rest rooms for passengers, dormitories for drivers, kiosks for sale of miscellaneous sundry items, electric charging stations, along with parking for cars, buses and trucks at these sites”

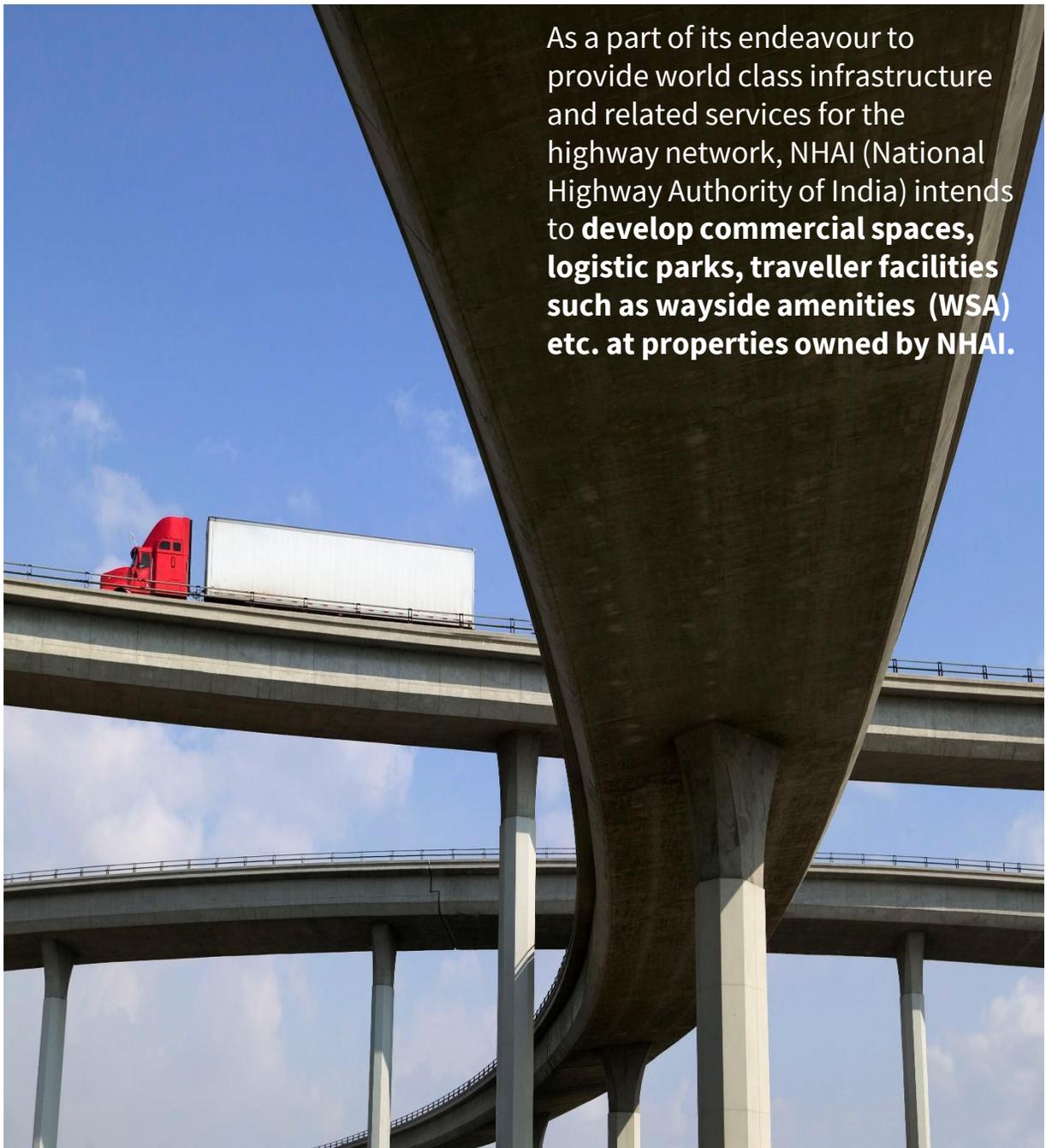


Dr. Sukhbir Singh Sandhu

Chairman
NHAI

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As a part of its endeavour to provide world class infrastructure and related services for the highway network, NHAI (National Highway Authority of India) intends to **develop commercial spaces, logistic parks, traveller facilities such as wayside amenities (WSA) etc. at properties owned by NHAI.**

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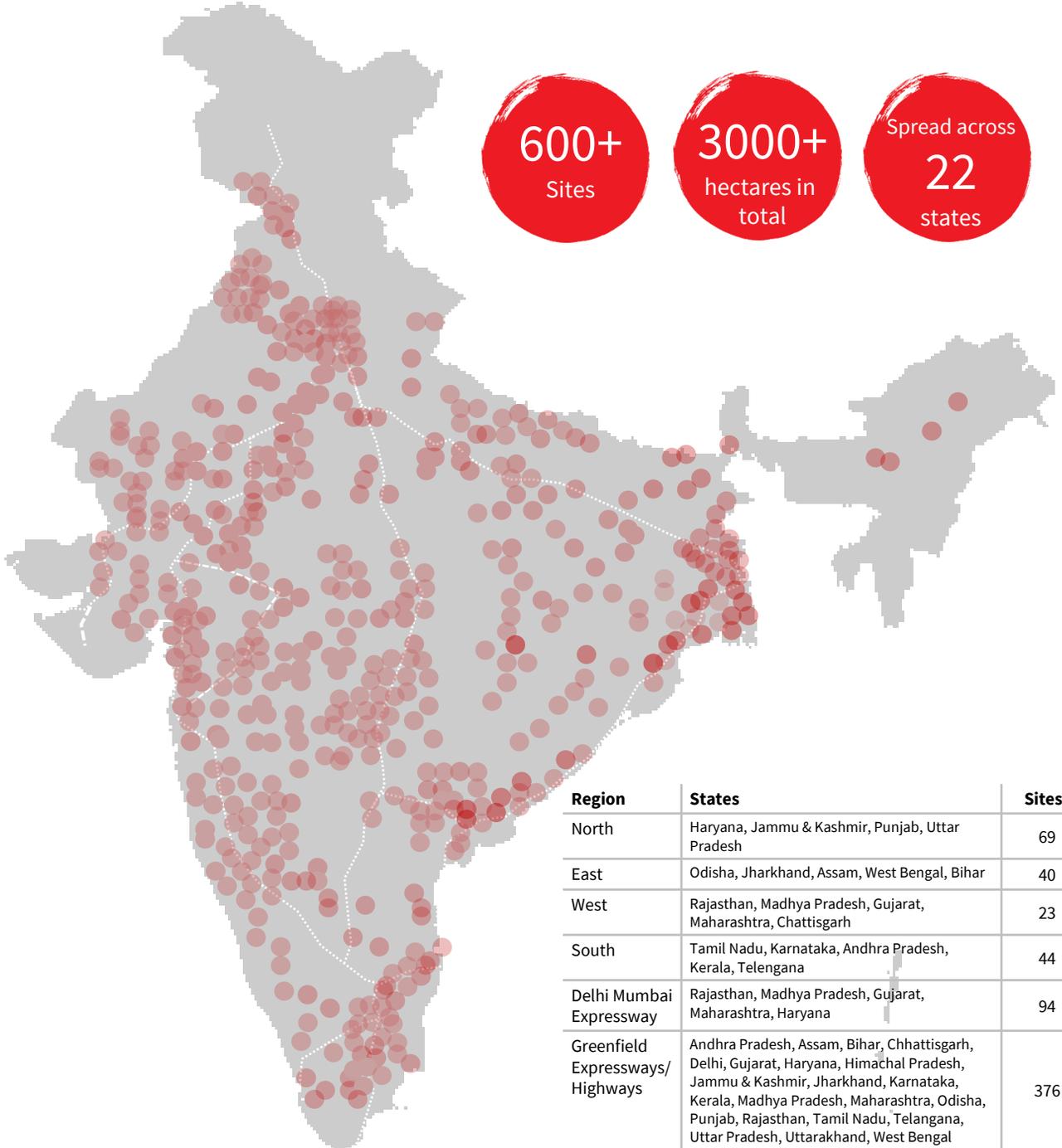


Click to Download
Site Directory

(for detailed information on all sites)

INVENTORY

WSA Sites Geographic Distribution

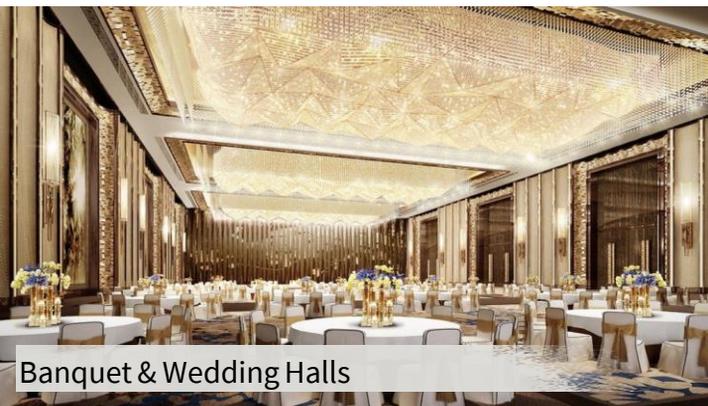


* and many more sites to come...

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OPPORTUNITY

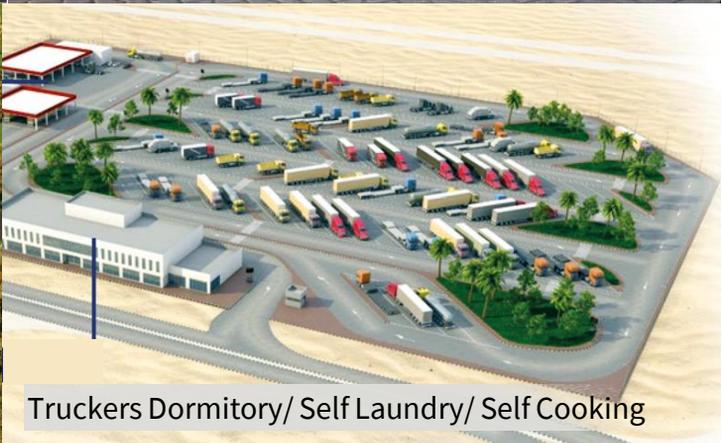
Permissible Uses for all Sites



WAYSIDE AMENITY
DEVELOPMENT OPPORTUNITY ACROSS INDIA

OPPORTUNITY

Permissible Uses for all Sites



WAYSIDE AMENITY
DEVELOPMENT OPPORTUNITY ACROSS INDIA

OPPORTUNITY

Mandatory Facility for Sites



Clean Washrooms & Drinking Water



Ample Bus & Car Parking



Electric Charging Station



Children Play Area & Landscaping



Medical Clinic, First Aid, Minor Service Area, Doctor on Call

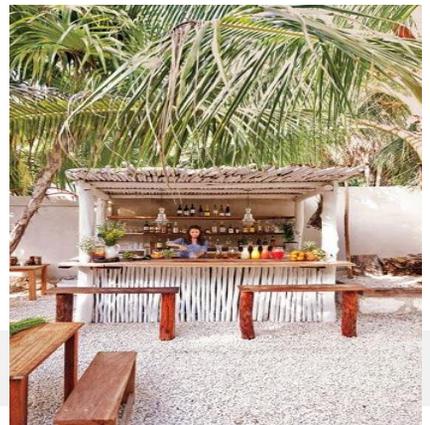
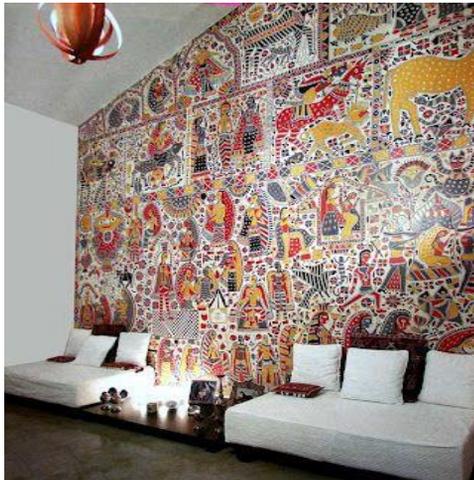
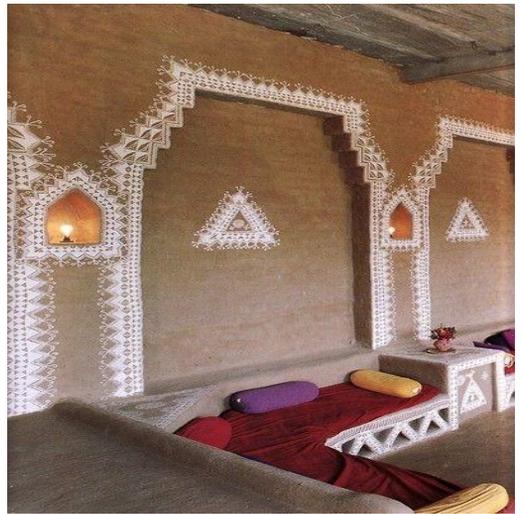


Village Haat (Gram Bazaar), Local Craft Shops

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OPPORTUNITY

Regional Design Components & Village Haat

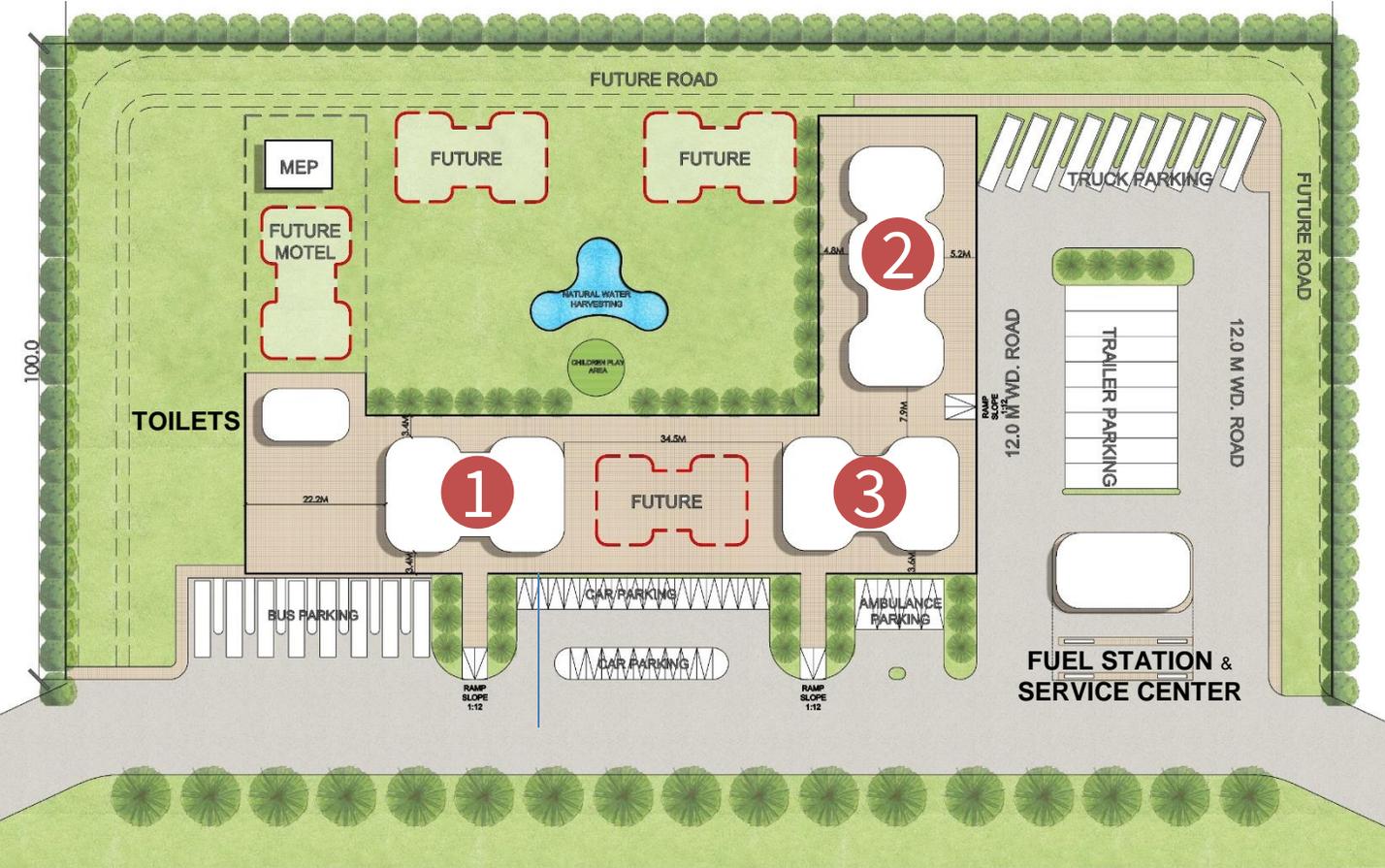


WAYSIDE AMENITY

DEVELOPMENT OPPORTUNITY ACROSS INDIA

Approved Master Plan

For DME (Delhi Mumbai Expressway); Sites Under Construction

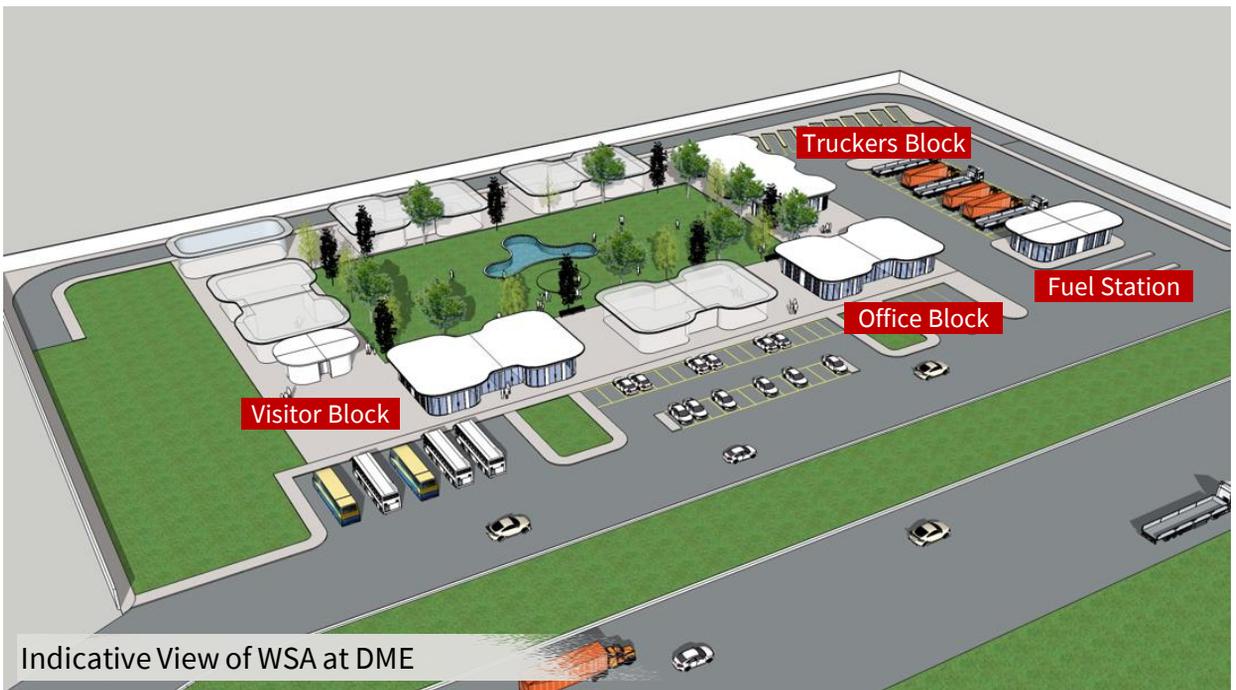
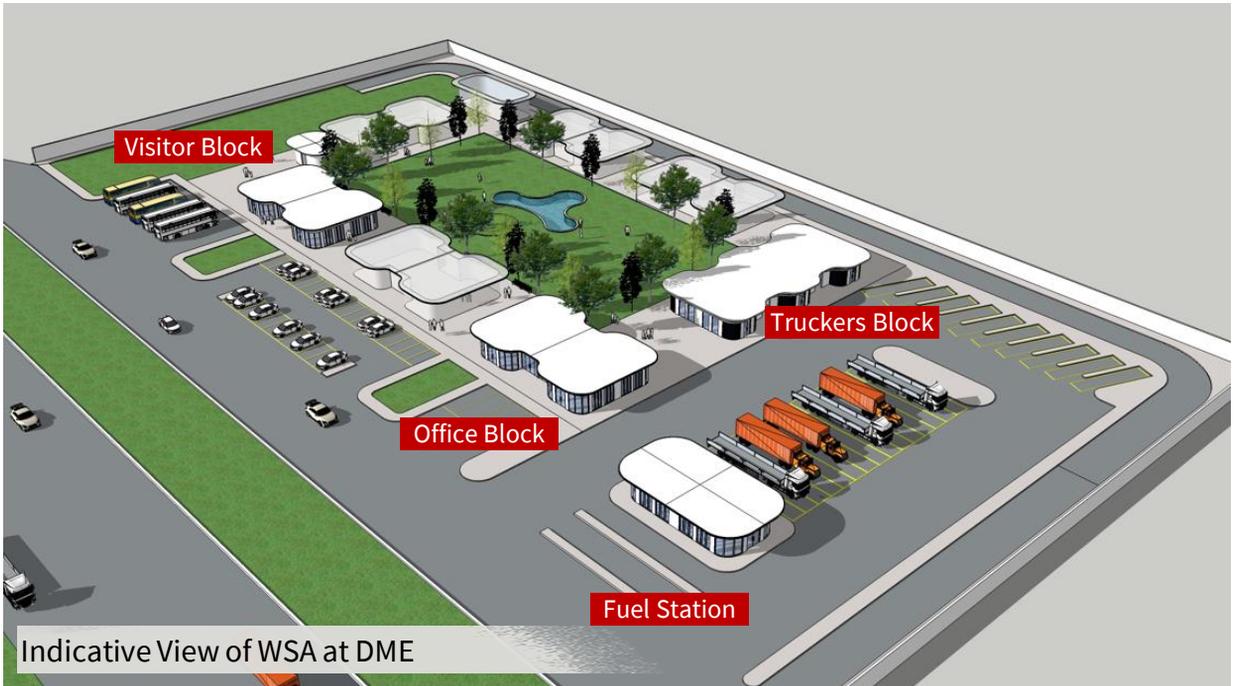


| Block No. | Block Category | Item | Block Area (Sq.m) | |
|-----------|----------------|----------------------------------|-------------------|-------|
| 1 | Visitor Block | Restaurant | 467 | |
| | | Travel Info & Passenger Facility | | |
| | | Telephone Kiosk | | |
| | | Toilet | | |
| | | Parking - Car | 1,081 | |
| | | Parking - Bus | 847 | |
| | | Car Service Station | 483 | |
| | | Bus Service Station | | |
| | | Service Station & Repair Shop | | |
| | | Spare Part Shop | | |
| | | Fuel Station | | |
| | | Children Play Area | | |
| | | Sub Total | | 2,879 |

| Block No. | Block Category | Item | Block Area (Sq.m) |
|--------------|----------------|-------------------------------|-------------------|
| 2 | Truckers Block | Dormitory | 264 |
| | | Dhaba | |
| | | Telephone Kiosk | |
| | | Toilet | 2,432 |
| | | Parking Truck | |
| | | Parking - Extra Large | 1,005 |
| | | Trailer | 288 |
| | | Service Station & Repair Shop | |
| | | Shop | |
| | | Spare Part Shop | |
| | | HCV/ LCV Service Station | |
| Fuel Station | 3,990 | | |
| Sub Total | | | |
| 3 | Office Block | Trauma | 590 |
| | | Parking Ambulance | |
| | | Maintenance Office | |
| Sub Total | | 590 | |
| 4 | Miscellaneous | Waste Dump & Treatment | 130 |
| | | ESS | |
| | | Water Reservoir Tank | 130 |
| | | Soak Pit/ Septic Tank | |
| | | Solar Plant | |
| Sub Total | | 130 | |
| Total | | 7,589 | |

Approved Master Plan

For DME (Delhi Mumbai Expressway); Sites Under Construction



WAYSIDE AMENITY
DEVELOPMENT OPPORTUNITY ACROSS INDIA

Indicative Layout Plans

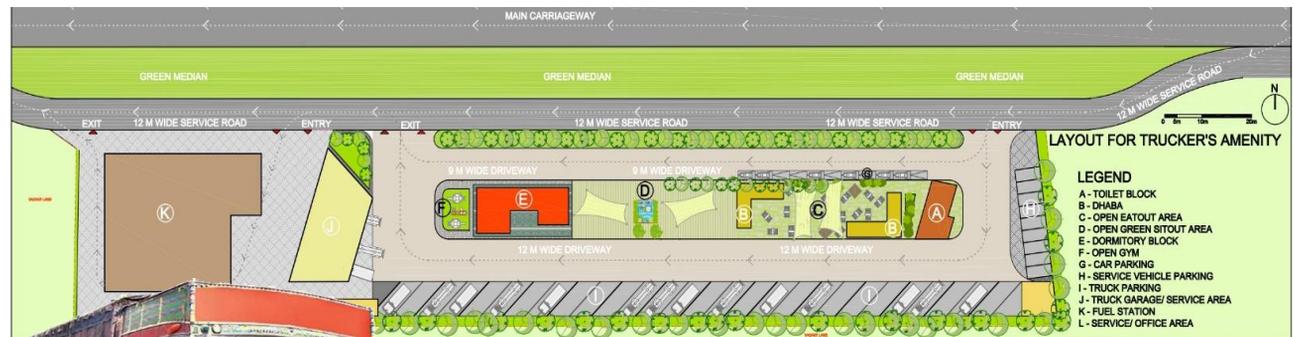
For Unconstructed Sites



Passenger Wayside Amenity

Legend

- 01 Fuel Station
- 02 Admin Office
- 03 Car Parking (EV Charging)
- 04 Entrance Patio
- 05 Recreational Area
- 06 Open Sit-out
- 07 Restaurant
- 08 Retail Stores
- 09 Toilet Block
- 10 Bus Parking
- 11 Village Haat/ Crafts Bazaar
- 12 Security & Admin Office



Truckers Wayside Amenity

LEGEND

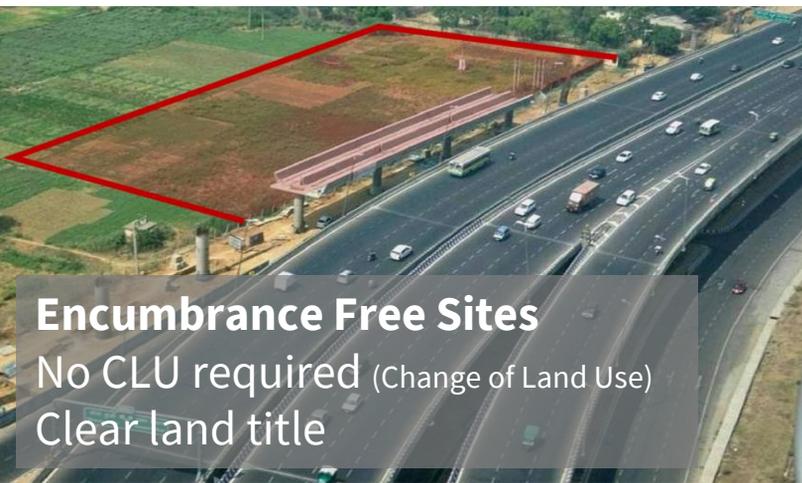
- A - TOILET BLOCK
- B - DHABA
- C - OPEN EATOUT AREA
- D - OPEN GREEN SITOUT AREA
- E - DORMITORY BLOCK
- F - OPEN GYM
- G - CAR PARKING
- H - SERVICE VEHICLE PARKING
- I - TRUCK PARKING
- J - TRUCK GARAGE/ SERVICE AREA
- K - FUEL STATION
- L - SERVICE OFFICE AREA

Advantage NHAI

Established Demand
from Highway and Non Highway
Traffic



**Prime
Locations**
across Pan
India



Encumbrance Free Sites
No CLU required (Change of Land Use)
Clear land title

**NHAI
Pre-approved Sites**



Attractive Lease Tenure
Flexible Project Development Options for Developers*



* Project Components are discretionary in nature but limited to permissible uses as per NHAI guidelines.
Mandatory uses applicable to all sites

Advantage NHAI

DELHI



MUMBAI

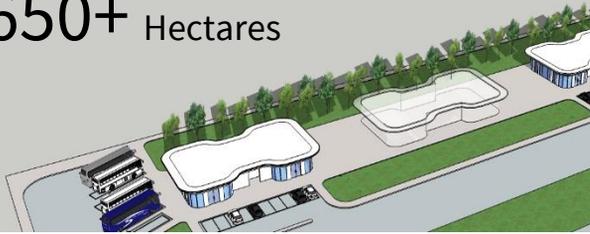


EXPRESSWAY

WAYSIDE AMENITIES

* Under-Construction

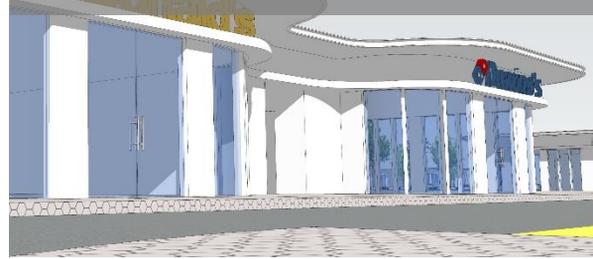
94 Sites Avg. Site Area 7 Hectares
650+ Hectares



Estimated **100,000** PCU Traffic
Designed For 12 Lane Expansion



WSA Typology
Passenger WSA
Truckers WSA
Combined WSA



Sites in vicinity of major cities & towns



* Indicative views of upcoming WSA Developments

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Estimated Investment & Returns

4.0 Hectares
Average Site
Area*

Average Capex
Investment***
INR **1** to **10**
Crores

Average Capex
~ INR **2.0**_{cr}
Per Hectare***

15% to 30%
Estimated Lessee Returns*

Bidder Eligibility Criteria

**Financial Eligibility
(Net Worth)***

Varies as per individual sites;
starting at INR **10** Lakhs

Technical Eligibility

Waived Off

* Indicative, refer RFP for more details

** Estimated returns; should not be construed as actual. NHAI does NOT guarantee; refer RFP for more details

*** Figures are indicative and based on per site; refer RFP for more details

Bid Parameter & Lease Period

Bidding Parameter

Lease Period (in years)

NHAI Brownfield corridor WSA (Category 1 Sites; < 2 ha)

**Bidding
Parameter**

Lease Rental

**Unconstructed
Site**

30 + 30 ROFR

Constructed WSA

15 + 15 ROFR

NHAI Brownfield corridor WSA (Category 2 Sites; > 2 ha)

**Bidding
Parameter**

Revenue Share

**Unconstructed
Site**

30 + 30 ROFR

**Pre-defined fixed
value**

Lease Rental

Constructed WSA

15 + 15 ROFR

DME (Delhi Mumbai Expressway) WSA

**Bidding
Parameter**

Lease Rental

Constructed WSA

15 + 15 ROFR

**Pre-defined fixed
value**

Revenue Share

Site Directory



[Click to Download
Site Directory](#)

(for detailed information on all sites)



“We sincerely hope and encourage you to actively participate in this initiative of developing wayside amenities across India and are eagerly looking forward to a mutually beneficial partnership towards nation building.

We are always available to assist and guide you.”

Shri Manoj Kumar

Member (Projects)
NHA

Get in touch

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