

**DEVELOPMENT OF TOURIST INFORMATION CENTRE,
JAMSHEDPUR ON RENOVATE, OPERATE, MAINTAIN AND
TRANSFER (ROMT) BASIS**

REQUEST FOR PROPOSAL

VOLUME III - PROJECT INFORMATION MEMORANDUM

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**Jharkhand Tourism Development Corporation Limited
5, Mahatma Gandhi Marg, Main Road, Ranchi - 834001
Phone No: +(91)-651-2331828, 2331643
Email: jtdcltd@gmail.com**

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THE PROJECT

Background

Travel today is developing as one of the largest industries all over the world according to World Travel and Tourism Council. It has been also estimated that 10% of all jobs and GDP is contributed by this sector globally. The scenario is no different for Jharkhand, country's 28th state. Tourism Industry is gradually becoming immensely significant for enhancing the economy of this Jharkhand. The presence of dense forest along with wildlife, lush green nature and gushing waterfalls, religious destinations and heritage attracts visitors from other parts of the country and all over the world.

Jharkhand holds 13th rank in the country as per total annual tourist footfall according to India Tourism Statistics Report 2012. The domestic tourists had shown a healthy CAGR of 89% from the previous year. With this increasing count of tourists, the state tourism sector needs to emphasize upon the tourist facilities such as accommodation, food etc. since these are the factors which can contribute to a wholesome experience of the tourists.

Among all the infrastructure components, accommodation is the most important part of tourism – related infrastructure which provides a holistic experience to the tourists as shown in Figure 1 below:

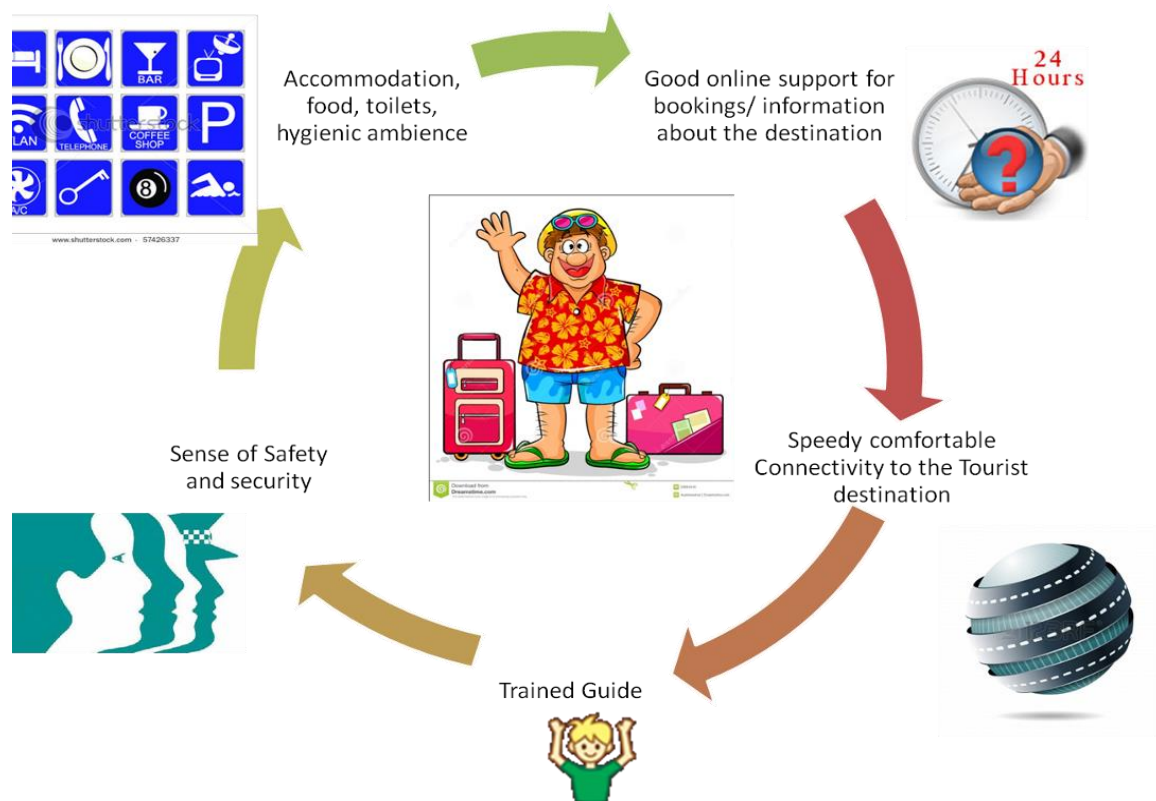


Figure 1: Infrastructure components contributing to holistic experience of tourists

Keeping all these above mentioned factors in perspective, Government of Jharkhand is determined to boost up the tourism industry. Jharkhand Tourism Development Corporation Limited (JTDC), Government of Jharkhand (GoJ), is already operating several tourism infrastructure facilities across the State which includes accommodation, tourist information centres, wayside amenities etc. JTDC desires to upgrade and manage it for providing better services to the tourists.

Note: The information provided in PIM is indicative, and prospective applicants are required to undertake due diligence regarding the subject property on their own.

Objectives

The objectives of JTDC are:

- i. To provide clean, comfortable and affordable accommodation to the tourists visiting these locations and encourage extended stays.
- ii. To revitalize and make operational the existing assets belonging to JTDC, which are mostly in stalled or incomplete and non – operational state.
- iii. To encourage and promote Private Sector Participation in the development of tourism sector in Jharkhand.
- iv. To encourage entrepreneurship and livelihood opportunities for the locals.

The Site

Tourist Information Centre, Jamshedpur

JTDC has developed Tourist Information Centre situated in Jamshedpur, with an area of 0.46 acres under the jurisdiction of East Singhbhum district. JTDC intends to entrust the entire management and maintenance to private entities to bring in better managerial efficiencies on Renovate, Operate, Maintain and Transfer (ROMT) Basis.

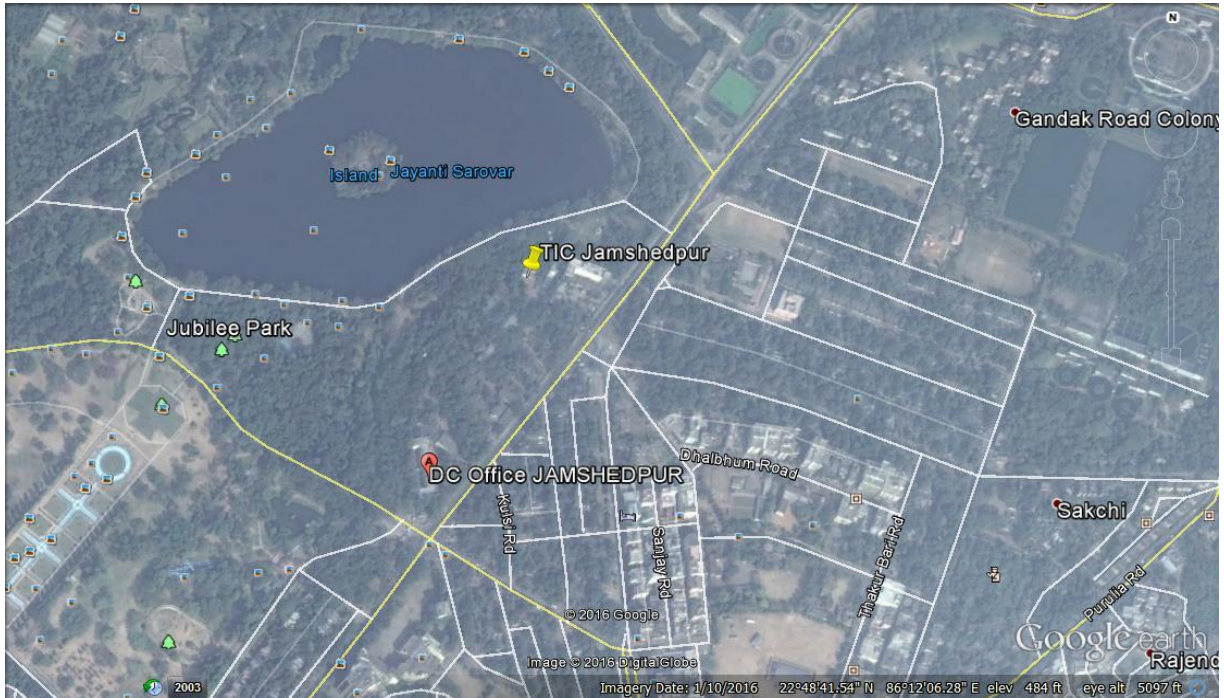


Figure 2: Map showing the site location

a) Location and Connectivity

Jamshedpur is situated in the southern end of the state of Jharkhand and is bordered by the states of Orissa and West Bengal. Jamshedpur is primarily located in a hilly region and is surrounded by the Dalma Hills running from west to east and covered with dense forests. The other smaller hill ranges near the city are Ukam Hill and the Jadugoda-musabani hill range. The city is also a part of the larger Chota Nagpur Plateau region.

b) Visual analysis of the Facilities



TIC Building



Approach Road

Note: The information provided in PIM is indicative, and prospective applicants are required to undertake due diligence regarding the subject property on their own.

Other than the existing building blocks, access to the physical infrastructure is elaborated below:

a) Water Supply

Water supply connection has been made available to the hotel via underground through hand pump water resource which is the only source of water till date. There is no pump installed to lift the water.

b) Details of the buildings

The tentative list of rooms is given in the following table:

Building	Floor Level	Room	Number
Tourist Information Centre	Ground Floor	Entrance Portico	1
		Hall	1
		Audio – Visual Room	1
		ATM	1
		Pantry	1
		Ladies' Toilet	1
		Gents' Toilet	1
	Staircase	1	
	First Floor	Office Hall	1
		Store	1
		Ladies' Toilet	1
		Gents' Toilet	1
		Staircase	1