

# **SELECTION OF DEVELOPER**

**FOR**

**DEVELOPMENT OF TOURIST COMPLEX, SIKATIYA, DEOGHAR UNDER  
PPP FRAMEWORK ON RENOVATE, OPERATE, MAINTAIN AND  
TRANSFER (ROMT) BASIS**

**VOLUME III – PROJECT INFORMATION MEMORANDUM**

**FEBRUARY, 2019**



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



## Table of Contents

|                                      |   |
|--------------------------------------|---|
| <b>1. Project Background</b> .....   | 1 |
| <b>2. Project Site</b> .....         | 2 |
| 2.1. Location Analysis.....          | 2 |
| 2.2. Connectivity .....              | 3 |
| 2.3. Property Details .....          | 4 |
| <b>3. SWOC Analysis</b> .....        | 5 |
| <b>4. Suggested Components</b> ..... | 6 |

### List of Tables

|   |   |
|---|---|
| Table 1: Distance of Major Centres..... | 3 |
|---|---|

### List of Figures

|  |   |
|--|---|
| Figure 1: Property location .....        | 2 |
| Figure 2: Tourist Complex, Sikatiya..... | 2 |
| Figure 3: Major attraction spots .....   | 3 |
| Figure 4: Property Images .....          | 4 |

## DISCLAIMER

The information contained in this Project Information Memorandum (“**PIM**”) document or subsequently provided to Bidder/s, whether verbally or in documentary form by or on behalf of the Jharkhand Tourism Development Corporation Limited (the “**Authority**” or “**JTDC**”) or any of their employees or advisors, is provided to Bidder/s is provided to assist the Bidders in the formulation of their Proposals. The PIM does not purport to contain all the information each Bidder may require. This PIM may not be appropriate for all persons, and it is not possible for the Authority or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this PIM. Each Bidder shall conduct its own investigations and analyses, and should check the accuracy, reliability and completeness of the information in this PIM, and obtain independent advice from appropriate sources. The Authority and its advisors make no representation or warranty and shall incur no liability under any law, statute, rule or regulation as to the accuracy, reliability or completeness of the PIM.

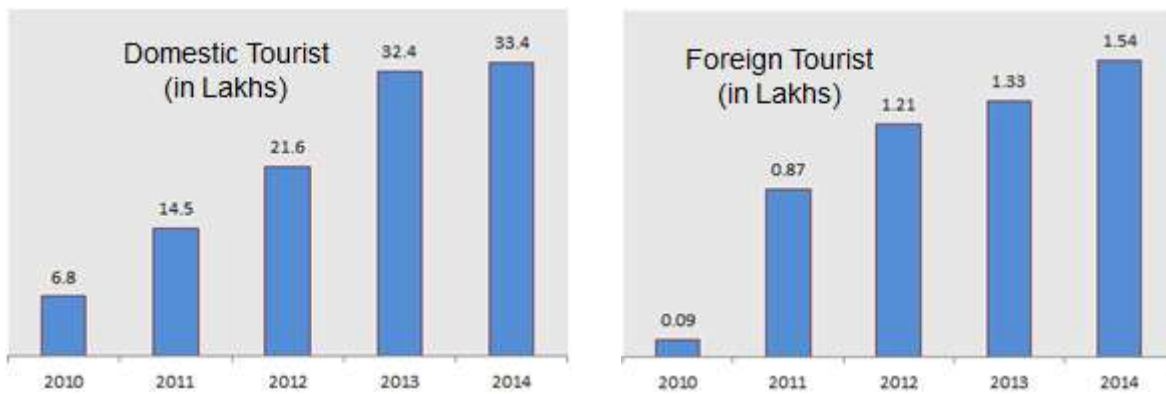
The designs, drawings, data and any other information in this PIM is only indicative and the Authority or its advisors will not make or will not be deemed to have made any current or future representation, promise or warranty, express or implied as to the accuracy, reliability or completeness of the information contained herein or in any document or information, whether written or oral, made available to a Bidder, whether or not the aforesaid parties know or should have known of any errors or omissions or were responsible for its inclusion in or omission from this PIM.

## 1. Project Background

The State of Jharkhand is gifted with immense bio-diversity, moderate climate, and rich cultural and historical heritage, and numerous famous religious places of worship and ethnic aspects, to make the State the ultimate destination for tourists.

In the growing environment, the State of Jharkhand has been constantly investing in developing tourism infrastructure to facilitate, promote and attract more and more tourists and tourism related developments to set up the state on top 5 visited destinations in India. In the past few years, Jharkhand has emerged, with a high exponential rise as one of the most visited tourist destinations in India.

Presently, the state of Jharkhand stands on rank 9<sup>th</sup> in domestic arrivals and ranks 16<sup>th</sup> in the number of international tourist visitors.



Source: Momentum Jharkhand, Global Investor Summit Report, 2017

The Jharkhand Tourism Development Corporation Limited (the “**Authority**” or “**JTDC**”) is the nodal agency under the Department of Tourism, Government of Jharkhand with a mandate to develop tourism infrastructure in the state of Jharkhand. JTDC is operating various hotels and tourist complexes in the State of Jharkhand for providing accommodation to the tourists.

As part of this endeavour, the Authority with a view to enhance the hospitality infrastructure, tourists’ experience and attract more footfalls into the region intends to entrust the management of Way Side Amenities, Bagodar (the “**Project Site**”) to competent entity who would undertake the renovation, operation and maintenance of the Project Site on Public Private Partnership (PPP) (“**PPP**”) under Renovate, Operate, Maintain and Transfer (ROMT) basis. The project is expected to attract investments and act as catalyst for socio-economic development and improve tourism in the region. **The Estimated Investment for the project is Rs. 30,00,000/- (Rs. Thirty Lakh only)**

## 2. Project Site

### 2.1. Location Analysis

Way Side Amenities, Sikatiya is located on NH-18 highway. Nearest Bus Station is Mango Bus Station, Jamshedpur.



Figure 1: Property location



Figure 2: Tourist Complex, Sikatiya

The property is surrounded by major tourist attractions and social connects, especially a water body. Due to this, there is a footfall of tourists around the property in peak seasons and weekends. However, the property is still in non-operational mode and requires basic investments viz. television sets; surveillance cameras, provision of air conditioners, restaurant setup, purchase of beds and cots, manpower mobilisation (Cook, staffs etc.,) and other upgradation of infra works.

Figure 3: Major attraction spots



Sikatiya barrage



Boats near barrage



View from barrage

## 2.2. Connectivity

The property is located on NH-18 highway. The following table summarizes the distance of major locations near the property:

Table 1: Distance of Major Centres

| No | Destination    | Distance (km) |
|----|----------------|---------------|
| 1. | Ranchi         | 230           |
| 2. | Hazaribagh     | 200           |
| 3. | Gumla          | 322           |
| 4. | Dhanbad        | 100           |
| 5. | Dumka          | 60            |
| 6. | Sonari Airport | 234           |

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

### 2.3. Property Details

The property is well equipped with amenities and facilities suitable for a hotel/ restaurant. The property is a G+4 construction with the reception and entrance on ground floor. Dormitory and common areas on first floor with terrace. The property has open landscaped area, children's park, and parking for vehicles. The property has 22 rooms, store room, kitchen & restaurant in the ground floor. Apart from above, there are four kiosks.

Figure 4: Property Images



Property



Property



Open terrace



Kitchen Setup



View from terrace



Wide hall space





Parking Space

### 3. SWOC Analysis

| Strengths  | Constraints   |
|--|---|
| <ul style="list-style-type: none"> <li>Property is well connected and has good accessibility.</li> <li>Presence of various tourist attractions at commutable distance</li> </ul> | <ul style="list-style-type: none"> <li>Non-operational status</li> <li>Lack of basic amenities</li> </ul> |
| Opportunities  | Challenge   |
| <ul style="list-style-type: none"> <li>Nature tourism packages can be developed</li> </ul>   | <ul style="list-style-type: none"> <li>Marketing efforts</li> <li>Initial Investments</li> </ul>          |

## 4. Suggested Components

- a. Furnishing and finishing of property
- b. MICE events
- c. Children's Park
- d. Local sight seeing
- e. Open restaurant in terrace



Open Terrace Restaurant



Landscaping



Open banquet hall



ATM Kiosk