

**DEVELOPMENT OF TOURIST COMPLEX, HUNDRU,
RANCHI IN JHARKHAND ON RENOVATE, OPERATE,
MAINTAIN AND TRANSFER (ROMT) BASIS**



PROJECT INFORMATION MEMORANDUM

VOLUME III

NOVEMBER, 2021

DISCLAIMER

A joint discussion will happen between the JTDC Authority and the preferred bidder/ Developer prior to the signing of the agreement and handover of Project Site to the Developer. Through a joint inspection of the Project Site, both parties shall agree to the exact area, exact quality of construction and inventory of the existing facilities therein and jointly prepare and sign a joint inspection report.

Contents

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:

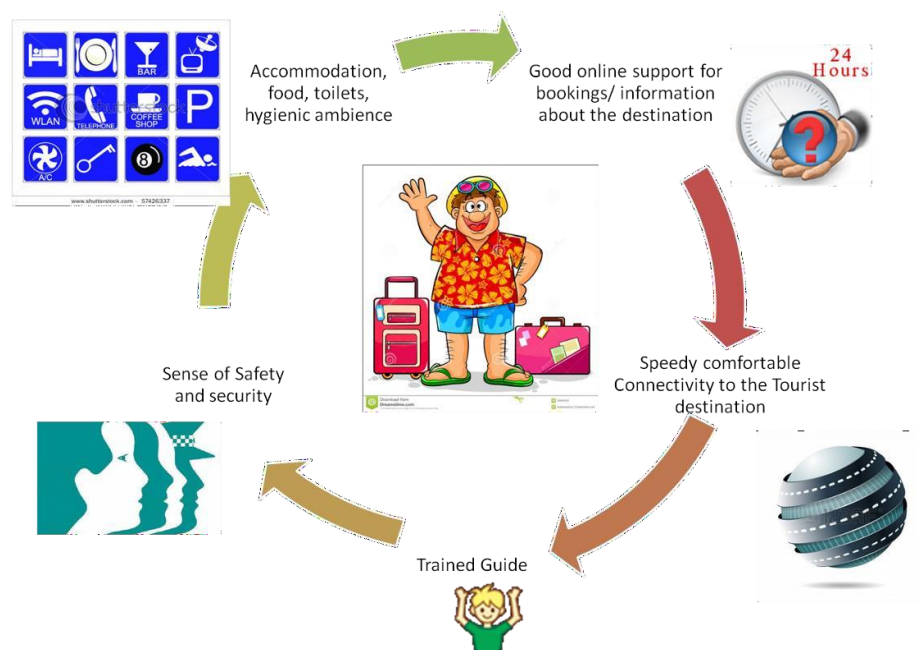


Figure 1: Infrastructure components contributing to holistic experience of tourists

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 centers, wayside amenities etc. JTDC desires to upgrade and manage it for providing better services to the tourists. The list of these properties is given below:

Table 1: List of the tourism facility identified for the Project

| Si. No | Name of Projects | District |
|---------------|-------------------------|-----------------|
| 1. | Tourist Complex, Hundru | Ranchi |

Objectives

The objectives of the Department are:

- i. To provide clean, comfortable and affordable accommodation to the tourists visiting these location 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 Sites

1. Tourist Complex, Hundru, Ranchi

JTDC has identified Tourist Complex situated at Hundru, Ranchi under the jurisdiction of Ranchi district with an area of 0.46 acres as shown in the figure below and 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 properties (“the Project”).

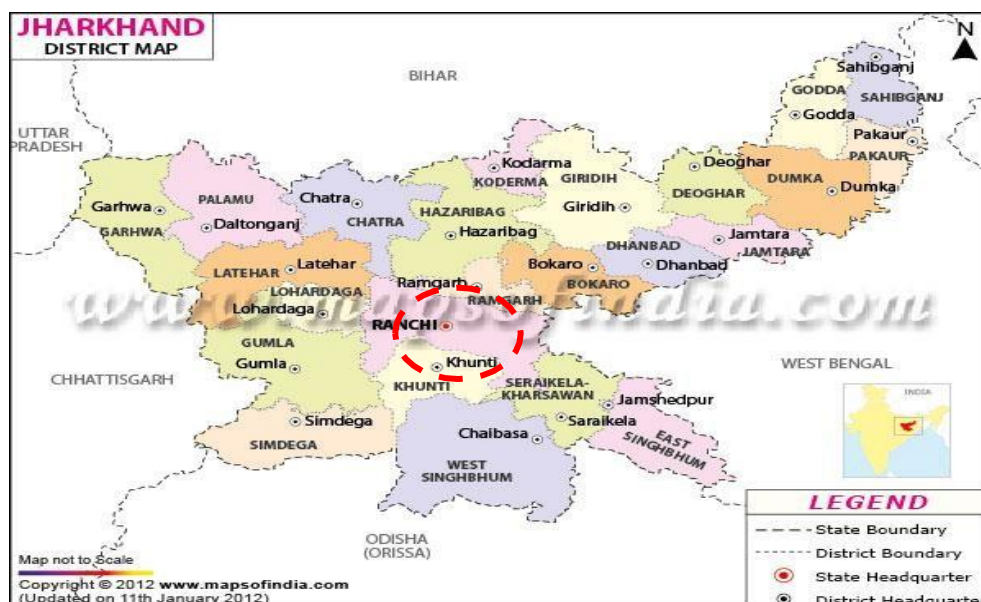


Tourist Information Center at Hundru, Ranchi is having direct accessibility from the main road near the JTDC Yatri Niwas.

i. Location and Connectivity

Ranchi in the southern part of the Chota Nagpur, the eastern section of the Deccan plateau in the state of Jharkhand. Ranchi is also known as the "City of Waterfalls". The Subarnarekha River and its tributaries constitute the local river system. The channels Kanke, Rukka and Hatia have been dammed to create reservoirs that supply water to the majority of the population.

Ranchi has a hilly topography and its dense tropical forests a combination that produces a relatively moderate climate compared to the rest of the state.



a) Visual analysis of the Facilities



Front View



Approach Road



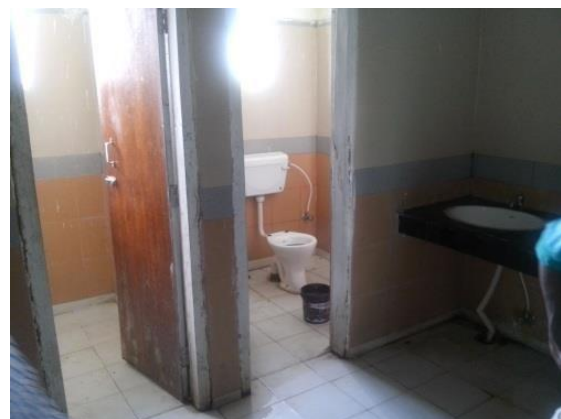
Interior view of hall



Stairs



Picture showing Park in the campus



Toilets

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

b) Water Supply

Underground water is the only source of water for this site. There is a pump installed for lifting the water to the overhead tank.

c) Details of the buildings

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

Table 2: Schedule of rooms

| 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 |