

SELECTION OF DEVELOPER

FOR

**DEVELOPMENT OF HOTEL ARANYA VIHAR, HAZARIBAGH ON
RENOVATE, OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS**

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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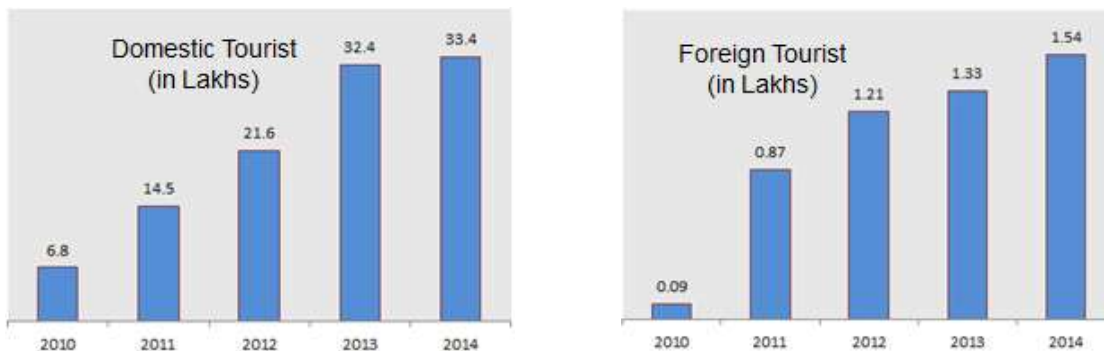
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1. Project Background

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 9th in domestic arrivals and ranks 16th 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 Hotel Aranya Vihar, Hazaribagh (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 of the project is Rs. 2,00,00,000/- (Rs. Two Crore only).**

Project Site

1.1. Location Analysis

Hotel Aranya Vihar is situated near the Kargil Petrol Pump. The subject property is located on NH-33 (Ranchi-Jamshedpur) highway. The property has access to major community centres, schools, etc. .

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



Figure 1: Property location



Figure 2: Aranya Vihar, Hazaribagh

Hazaribagh Indoor stadium is situated at distance of 2km from the property. Apart from this, various tourist attractions which include Hazaribagh lake, Urban Hat, Rajrappa temple, Canary hill and other social spots. Another important tourist attraction is Megaliths of Hazaribagh; on every 21st March and 23rd September, many villagers, tourists and researchers visit this place to observe the Equinoxes. The observation takes place for 30 minutes. It is also known to offer great views of the sunrise and sunset throughout the annual Solstices Lake. However, the property requires substantial investments including renovation works for main building, rooms and kitchen. The staff complex needs major renovation.

Figure 3: Major tourist attraction spots



Hazaribagh stadium



Hazaribagh Wildlife Sanctuary



Urban Hat



Canary hills



Sanskriti Museum and Art Gallery



Megaliths of Hazaribagh

1.2. Connectivity

The property is located on NH-33 (Ranchi-Jamshedpur). The following table summarizes the distance of major locations near the property:

Table 1: Distance of Major Centres

| No | Destination | Distance (km) |
|----|---|---------------|
| 1. | Bodhgaya | 120 |
| 2. | Dhanbad | 120 |
| 3. | Ranchi | 95 |
| 4. | Dumka | 250 |
| 5. | Jamshedpur | 200 |
| 6. | Birsa Munda Airport, Ranchi (nearest Airport) | 100 |

1.3. Property Details

Aranya Vihar, Hazaribagh property is very suitable for a hotel with recreational areas. The property has two blocks – staff block and main building block. The main building block consists of 8 rooms (double occupancy) with attached restrooms, kitchen and restaurant in the ground level and open terrace. Dormitory and common areas on first floor with terrace. The other block mainly dedicated to the staffs which has two levels and consists of three rooms in each. The property has open landscaped area, parking for vehicles. The whole property has 14 rooms including staff blocks, store room, kitchen & restaurant in the ground floor. Apart from the above, three shops are situated at the entrance which can be used as Kiosks

Figure 4: Property Images



Staff block



Space for restaurant



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

Kitchen



Room in main building block



Staff room



Old shops



Stage in Open space

Garage



Reception

Open space

2. SWOC Analysis

| Strengths | Constraints |
|--|---|
| <ul style="list-style-type: none"> • Property is located in prime location and well commutable to all major social spots • Presence of vast green space which can be further developed into some recreational area | <ul style="list-style-type: none"> • Property needs major renovation works for both the blocks |
| Opportunities | Challenge |
| <ul style="list-style-type: none"> • Wildlife tourism packages can be developed • Nature tourism packages can be developed | <ul style="list-style-type: none"> • Initial investment • Marketing efforts |

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

3. Suggested Components

- a. Furnishing and finishing of property (Garden landscaping and musical fountain)
- b. MICE events
- c. Children's Park
- d. Local sight seeing
- e. Roof top restaurant



Children's park



Landscape gardening



Ice Cream Kiosk



Open Banquet Space