

**DEVELOPMENT OF TOURIST COMPLEX AT SAKCHI,  
JAMSHEDPUR (HOTEL SAKCHI VIHAR) ON RENOVATE,  
OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS**



**PROJECT INFORMATION MEMORANDUM VOLUME III**

## **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.

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## 1. THE PROJECT

### A. 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 13<sup>th</sup> 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:

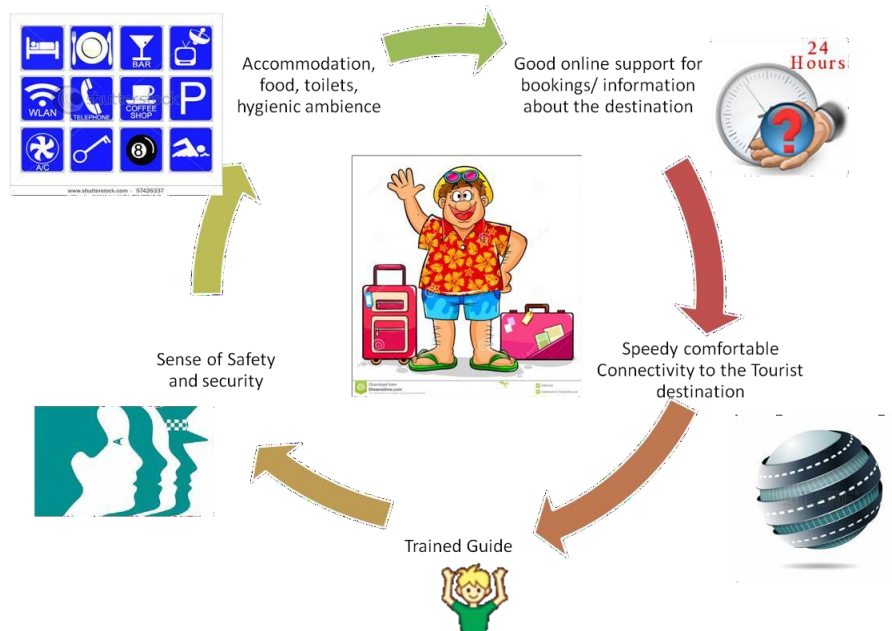


Figure 1: Infrastructure components contributing to holistic experience of tourists

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 hotels and resorts. JTDC desires to upgrade and manage it for providing better services to the tourists.

JTDC intends to entrust the entire management and maintenance of the hotel Sakchi Vihar at Jamshedpur city to private entities to bring in better managerial efficiencies on Renovate, Operate, Maintain and Transfer (ROMT) Basis properties ("the **Project**").



Interestingly the property is in the prime urban location. The government is, therefore, looking at options to unlock the commercial value of these properties without changing the purpose for which these were constructed in the first place. The private players would be required to promote JTDC trademark mandatorily in these properties.

## **B. Objectives**

The objectives of the Department 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.
- 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.

## **C. The Site**

The site is abutting to Sakchi Main Road as shown in Figure 3 below. The property has got a strategic location having Sakchi circle in the vicinity.

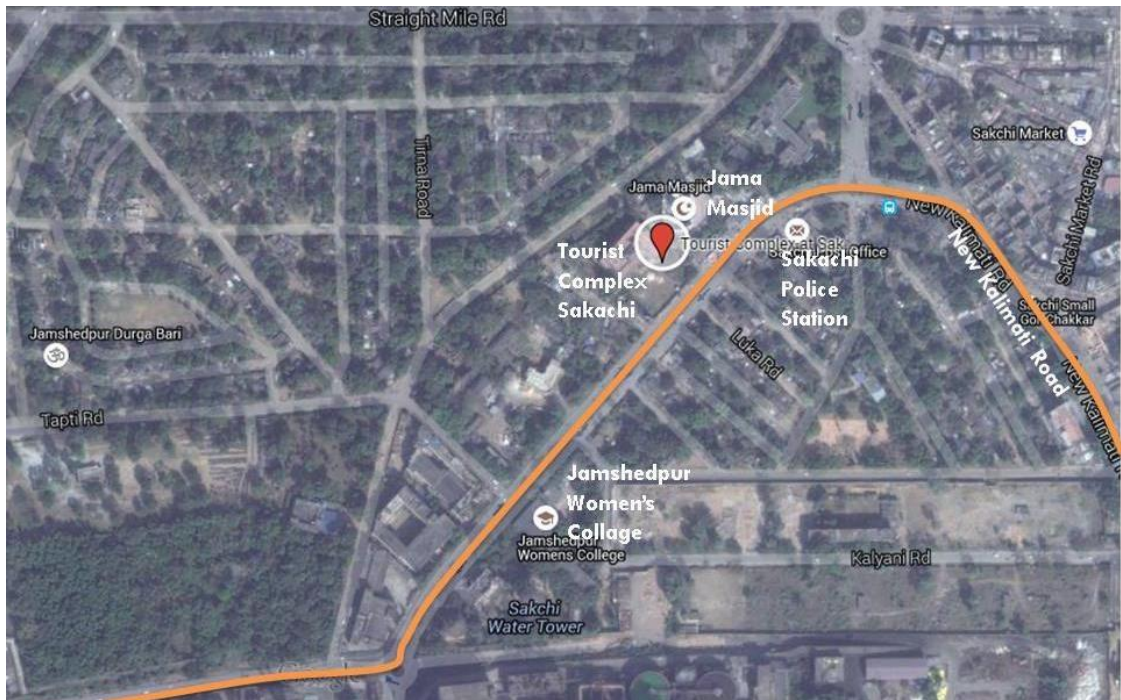


Figure 3: Location of Tourist Complex at Sakchi

## D. Status of Existing Infrastructure

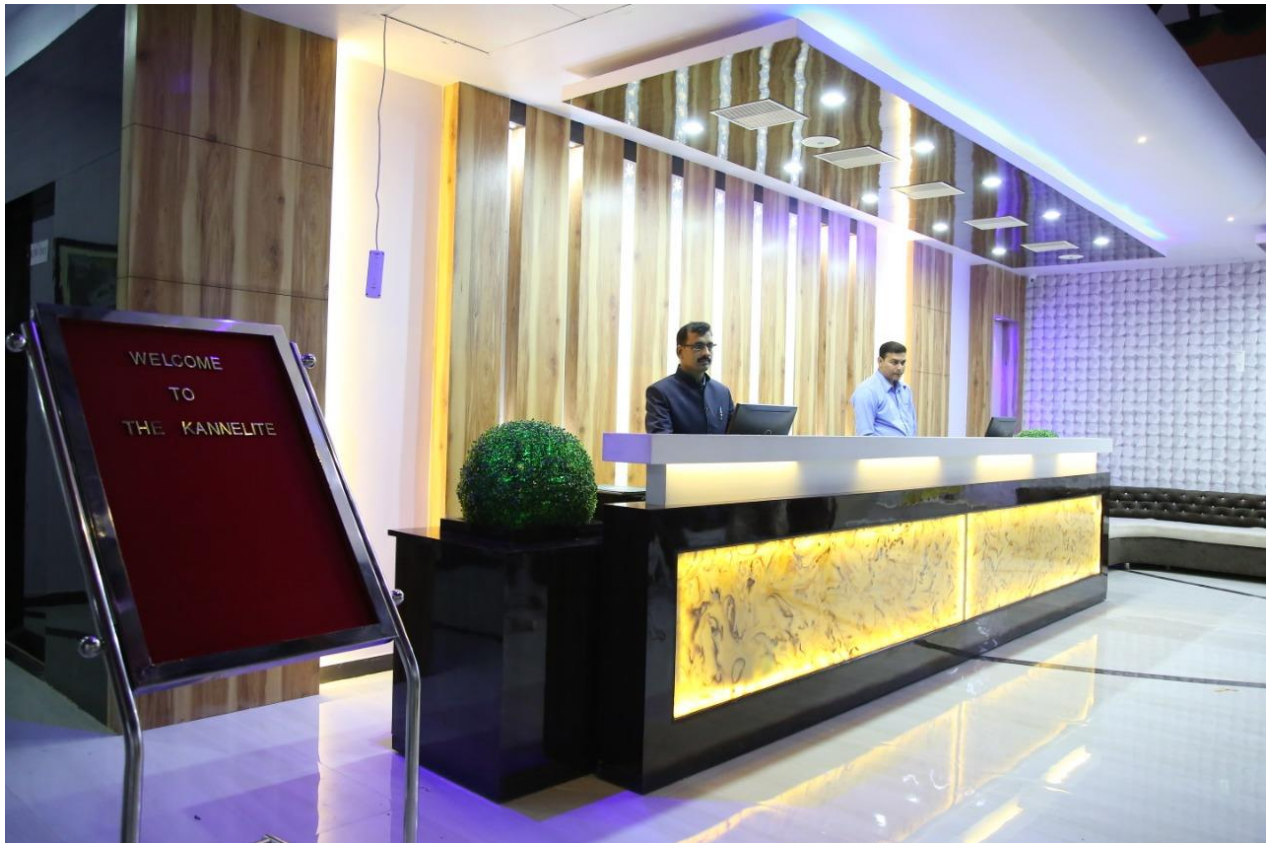
### I. Visual analysis of the Facilities

Tourist complex is a four storey building having a RCC roof structure and glass fascia from front side. The hotel has thirty bed rooms.

A detailed pictorial representation of the site, building and surroundings of the property is shown in the following figures.







Details of the physical infrastructure are elaborated below:



### **I. Details of the building**

The tentative details of the typology and number of rooms can be referred from the following table:

**Table 1: Schedule of Rooms**

<b>Building</b>	<b>Room</b>	<b>Number</b>
<b>Tourist Complex</b>	Rooms	22
	Hall	3
	Restaurant	1
	Kitchen	1
	Store	1
	Staff Room	1
	Common Bath	15
	Lobby	2