



**DEPARTMENT OF TOURISM & CIVIL AVIATION
GOVERNMENT OF SIKKIM**

**LEASE BID DOCUMENTS
ON**

**LEASING OF
KANCHENDZONGA TOURIST VILLA CUM
SOCIO-CULTURAL AND AMUSEMENT PARK
AT RANKA IN EAST SIKKIM**

**FOR
OPERATION, MANAGEMENT AND UPKEEP**

Note: The Lease Bid Documents contains total 28 pages.



**GOVERNMENT OF SIKKIM
TOURISM & CIVIL AVIATION DEPARTMENT
PARYATAN BHAWAN, TADONG.**

**LEASING OF KANCHENDZONGA TOURIST VILLA CUM SOCIO-CULTURAL AND AMUSEMENT PARK
AT RANKA IN EAST SIKKIM FOR OPERATION, MANAGEMENT AND UPKEEP**

INDEX

<u>PARTICULARS</u>	<u>PAGE</u>
1. LEASE TENDER NOTICE	3-5
2. PRE-QUALIFICATION PERFORMA	6-8
3. SPECIAL TERMS AND CONDITION	9-12
4. PROJECT DETAIL AT A GLANCE	13-14
5. ASSET DETAIL AT A GLANCE	15-17
6. WATER SUPPLY, DRAINAGE & SEWERAGE	18-20
7. ELECTRICAL, AIR CONDITIONING, TELEPHONE, FIRE	21-23
8. NAME OF THE SUPPLIERS	24
9. GENERAL SPECIFICATION	25
10. ESTIMATED MANPOWER REQUIREMENT	26-29



**DEPARTMENT OF TOURISM & CIVIL AVIATION
GOVERNMENT OF SIKKIM
GANGTOK**

NIT No. /Dot/CAv

Date:

LEASE TENDER NOTICE

On behalf of the Governor of Sikkim, the Tourism and Civil Aviation Department, Government of Sikkim invites Lease Tender in two bid system for leasing out the "Tourist Villa cum Socio-Cultural & Amusement Park at Ranka, East Sikkim "As is Where is Basis" for commercial operation, management and upkeep from the interested Parties/Individuals/Proprietary firm/Partnership firm/Private or Public enterprises etc those registered within India as per the Schedule and Subject given hereunder:-

1.0 Details of Lease Tender

Sl.No.	Name of complex	Minimum Base Price	Security Deposit (7.5 %)	Cost of Bid Documents	Initial Lease Period
1	2	3	4	5	6
1	Kanchendzonga Tourist Villa cum Socio-Cultural & Amusement Park at Ranka, East Sikkim.	Rs. 2.00 Crore per annum	Rs. 15.00 lakhs	Rs. 30,000/-	15 years

2.0 Terms & Conditions:-

- i) The initial Lease Period will be for 15 years.
- ii) The Lease period shall start from the day of signing of Lease Agreement.
- iii) Extensions of the Lease Period for 5 (Five) years in a stretch shall be considered based on the performance of the Lessee and at the absolute discretion of the State Government.
- iv) The Lease amount shall be increased @5% per annum from the 5th (fifth) year onwards till the termination of the lease period.
- v) To enhance the holding capacity of the Tourism complex being leased out, the Lessee shall be permitted to develop additional 20 (Twenty) bedded accommodation facilities within the complex at the entire cost of Lessee with a prior approval in writing of the State government of Sikkim in respect of its overall design, layout and land use pattern etc. However, the Lessee shall have no claim over the property so developed by him whatsoever at the termination of the Lease period.

3.0 Schedule of dates:-

Date of sale, receipt and opening of the Lease tender:-

- a) Date of Sale of Lease Bid Documents: 26.11.2018 to 08/01/2019.
- b) Date and time of submission of Lease Tender (both Technical and Financial bid): 11.01.2019, during office hours (10 am to 4pm).

c) Date and time of opening of technical & financial bid: 14.01.2019, 1.00 pm.

d) Date of display of results of Technical & Financial bid: 21.01.2019 .

Note: No tender shall be entertained after the expiry of the above scheduled date and time.

4.0 Eligibility of bidders:-

To be eligible for pre-qualification and shortlist, an applicant shall fulfill the following conditions:-

- i) The bidder should have business assets of at least Rs. 7.00 Crore to be supported by the certificate of a registered Chartered Accountant.
- ii) The bidder should have experience in running the similar business centre/units like Amusement Park, Hotel(s) or Resort(s) for at least 5 (five) years in the country.
- iii) Should be able to train/employ local candidates.

5.0 Lease Bid Documents

The Lease Bid Documents shall contain the following:-

- i) **Lease Documents:** The Lease Documents shall contain the certified copies of the list of components proposed to be leased out and other terms & conditions of Lease.
- ii) **Lease Tender Form:** The Lease Tender Form is the bidding form where the bidder shall quote his offer of annual Lease Rent.

6.0 Obtaining Lease Bid Documents.

- i) The Lease Bid Documents can be obtained from the office of the Joint Secretary, Tourism & Civil Aviation Department, Government of Sikkim, Paryatan Bhawan, Tadong, East Sikkim-737102 within the date and time indicated at clause 3.0 Schedule of dates under Sub-Clause (a) on submission of application along with Bank Receipt for Rs. 30,000/- of the State Bank of Sikkim towards the cost of Bid Documents (non-refundable) under receipt Head "1452-Tourism-105 other Receipts "Cost of Tender Form" along with other relevant documents.
- ii) The bid document can also be obtained by way of downloading from the official website www.sikkimtourism.gov.in . However, the demand draft on account of the cost of bid document shall have to be submitted along with submission of bid documents, separately marked demand draft for bid document.

7.0 Submission of Lease Tender and selection process

- i) The 'Lease Tender' shall be submitted in two bid system in the form of i) Part-I: Technical Bid and ii) Part II: Financial Bid.
- ii) Technical evaluation :-
The technical proposal will be evaluated by a committee constituted for this purpose. In the first instance, application/technical proposal will be examined to ascertain fulfillment of eligibility criteria and submission of required documents.

- iii) The completed Part-I: Technical Bid should contain all the documents in support of Qualification criteria, proof of registration within India, proof of address, Lease Documents (issued by the Tourism & Civil Aviation Department) duly signed by the bidder in all pages along with EMD of Rs. 25.00 lakh in the form of Temporary Deposit Receipt (TDR) drawn in the State Bank of Sikkim in favor of the Chief Accounts Officer, Tourism & Civil Aviation Department, Government of Sikkim.
- iv) The completed Financial Bid (Part-II) should contain the Lease Tender Form issued by the Tourism & Civil Aviation Department duly filled in with the offer of the bidder in term of annual Lease Amount quoted both in figure and words and signed by the bidder.
- v) The Technical Bid and the Financial Bid should be sealed in two separate envelopes, one superscripted with “Part-I: Technical Bid” and the other “Part-II Financial Bid” and name of the bidder in both envelopes. These envelopes should be placed in a single sealed cover, superscripted with “Lease Tender of Kanchendzonga Tourist Villa cum Socio-Culture and Amusement Park at Ranka, East Sikkim” and the name of the bidder and the same must reach the office of the Additional Secretary, Tourism & Civil Aviation Department, Govt. of Sikkim, Paryatan Bhawan, Tadong, East Sikkim-737102 within the date and time for submission of Lease Tender indicated at clause 3.0 Schedule of dates under sub-clause (b). The technical bids shall be opened on the date and time indicated at clause 3.0 Schedule of dates and under sub-clause (c) in presence of the bidders who wish to be present.
- vi) The result of the Technical Bid shall be displayed in the notice board of Tourism & Civil Aviation Department, Paryatan Bhawan, Tadong on the date and time indicated at clause 3.0 Schedule of dates under sub-clause (d) the Joint Secretary, Tourism & Civil Aviation Department, Government of Sikkim, Paryatan Bhawan, Tadong, Sikkim-737102 may also be contacted for the result at 9434409275/ 9647347458. The bidders may also log on to the departmental website to check the result/status of the bids. The Lease Bid of the unqualified bidders shall be marked “NOT QUALIFIED” and their Financial Bid will be kept unopened and the same shall be returned to the respective bidder.
- vii) The Financial Bid (Part-II) will be opened in respect of those bidder(s) only who qualified in the Technical Bid on the date and time indicated at clause 3.0 schedules of dates under sub-clause (c) in presence of the bidders who wish to be present.
- viii) Following completion of evaluation of technical and financial proposals, final ranking of proposals will be determined. This will be done by applying the weight age of technical score and financial score respectively. After such ranking, the lowest value of financial bid will be ranked 1st, 2nd and 3rd, thereafter.

- ix) From the time the technical proposals are opened to the time the contract is awarded, if any agency/bidder/company/firm wishes to contact the Department on any matter related to its proposal, it should do so only in writing. Any effort by any agency/bidder/company/firm to influence DoT & CAV in proposal evaluation on contract award, decision may result in rejection of the proposal of the agency.
- x) The successful bidder will be intimated for post tender negotiation if need be during the selection process and on the acceptance of his Lease tender, a confirmation of allotment of Lease will be issued.
- xi) The successful bidder shall execute a Lease Agreement within a period of 15 days of the confirmation of allotment of Lease.
- xii) The successful bidder shall deposit 50% of the approved annual Lease amount as security deposit/FDR prior to signing of the Lease Agreement as performance guarantee. It shall be submitted in form of Bank guarantee issued by any schedule bank located within the State of Sikkim.
- xiii) The bid security/FDR is required to protect the Department against the risk of bidder's conduct which may warrant forfeiture of security.
- xiv) The bid security shall be in Indian Rupees and shall be in favor of Chief Accounts Officer, T&CAV Department in a bank guarantee issued by a Nationalized/ scheduled bank located within the State of Sikkim.
- xv) The guarantee of bid security should be valid for a period of 15 (Fifteen) years and six months.
- xvi) Any bid not secured in accordance as above will be rejected as non-responsive.
- xvii) Unsuccessful bidder's bid security will be discharged/returned as soon as possible.
- xviii) If a bidder withdraws its bid during the period of bid validity specified by the bidders on the bid form, the same shall be rejected.
- xix) In case of a successful bidder, if the bidder fails to sign the contract within the stipulated period the contract will be awarded to the second highest bidder.

- xx) Any bid received after the deadline for submission of bids prescribed by the Department, will be rejected and shall be returned un-opened to the bidder.
- xxi) Notwithstanding the clauses above, the Department reserves the right to add/modify/delete any of the above clauses during evaluation of technical and financial bid to suit the need of the Department and no claim whatsoever shall be entertained for the same.
- xxii) The effective day of Leasing of the property for the purpose of revenue collection shall be reckoned from 180th day of signing of the Lease Agreement (within which the Lease amount shall be exempted) as six months shall be considered as gestation period for handing over of assets and other preparatory works including obtaining necessary licenses by the Lessee.
- xxiii) The Lessee shall deposit the quarterly Lease amount at the start of every quarter which shall fall due within 10th day of every first month of the quarter.
- xxiv) The Tourism and Civil Aviation Department, Govt. of Sikkim reserves the right to accept or reject any or all the Lease tenders/bid if:-
 - a) At any time, a material misrepresentation is made or uncovered, or
 - b) The applicant does not provide, within the time specified by the Department, the supplemental information sought by the procurer for evaluation of the application.

8.0 **Signing of contract:-**

- e) At the time as the Department declares/ notifies the successful bidder that its bid has been accepted, the Department will draw an agreement between the parties incorporating all the terms and conditions of the agreement after which the parties will sign in the lease deed agreement in the presence of witnesses. A Letter of Award to this effect shall also be issued simultaneously.

9.0 **Ownership of information:-**

The ownership of all the information generated will at all time rest with T&CAv, Department, the agency, bidder/firm/company shall have no proprietary or other right in respect of the same.

10 **Force Majeure:-**

Neither party will be liable in respect of failure to fulfill its obligation, if the said failure is entirely due to acts of God, Governmental, restrictions, or instructions, natural calamities or catastrophe, epidemics or disturbances in the country. Force Majeure shall not include (i) any event which is caused by the negligence or intentional action of a party or by or of such party's agents or employees, nor (ii) any event which a diligent party could reasonably have been expected both to take into account at the time of being assigned the work, and avoid or overcome with utmost persistent effort in the carrying out of its obligations hereunder.

A party affected by an event of Force Majeure shall immediately notify the other party of such event, providing sufficient and satisfactory evidence of the nature and cause of such event, and shall similarly give written notice of the restoration of normal conditions as soon as possible.

Place:Tadong, East Sikkim

Dated:

Additional Secretary
Tourism & Civil Aviation Department
Government of Sikkim,
Gangtok.

PRE-QUALIFICATION PERFORMA

Subject: Lease of Kanchenzongda Tourist Villa cum Socio-Cultural & Amusement Park at Ranka, East Sikkim for commercial operation, management and upkeep.

BRIEF DESCRIPTION OF PROJECT:-

The Kanchenzongda Tourist Villa cum Socio-Cultural & Amusement Park is located alongside Sichey-Ranka-Rumtek Road in East Sikkim at a distance of about 10 km from 'Gangtok', the capital of Sikkim. The outer major tourist attraction en-route includes Banjhakhri Waterfall Park, Lingdum Monastery and the world famous Rumtek Monastery. Over the years, there has been phenomenal increase in tourist arrivals in Sikkim and Gangtok is the main tourist hub of the State. There is absolute investor friendly atmosphere in Sikkim with friendly people, a politically stable Government and no law and order problem. The facilities proposed for leasing are spread over a single complex measuring 17 Acres (6.9 Hectare), which is the only of its kind in the State. The list and the nature of facilities are given in the 'Project at a Glance' and 'Assets at a Glance' appended with the Bid Documents.

Pre-Qualification bid given below needs to be filled up and submitted by the bidder

I. DETAILS OF THE BIDDER

1. Name of Bidder/Agency

2. Address

PIN CODE

--	--	--	--	--	--

Telephone of Contact Person

(O) _____
(R) _____
(Fax) _____

3. Nature of Firm

Proprietary Firm

(Please tick the

Partnership Firm

Appropriate box

others (Specify) _____

4. Nature of Company

Private Ltd.

(Please tick the
Appropriate Box)

Public Ltd.

Other..... (specify) _____

5. Details of Properties/Partners/Directors

Note: *Attach separate sheets if required as Annexure No.

6. Date of Registration of Firm/Company

7. Details of previous experience in business field of running Tourist Complex, Amusement Parks, Restaurants & Bars

Sl. No.	Name & address of owner of premises	Type of Business with date of opening of establishment	Average monthly Turnover during last one year	Remarks

Note: *Attach separate sheets if required as Annexure No.

II. DETAILS OF FINANCIAL STABILITY:

1. Name & address of Bankers _____
of the Agency _____

PIN CODE

Telephone _____

Fax _____

2. Overdraft facilities of the Agency

More than 10 lakhs _____

More than 5 lakhs _____

More than 1 lakh _____

Note:* Attach copies of documents for evidence as Annexure No.

3. Furnish additional details such as own funds, other sources etc. in the space given below:

Note:* Attach separate sheet if required as Annexure No.

4. Net worth of the Agency:

Enclose Banker's Certificate for the total worth

5. Details of income tax return filed for last three years - Acknowledgement sheet

Annual Year		Details
2017-2018	Latest Available	
2016-2017	Previous year (First)	
2015-2016	Previous year (Second)	

Note:* Attach copies of income tax acknowledgement of return filed as Annexure Nos. to

6. Yearly turnover of business for the last five years.

Year	Details
2017-2018	
2016-2017	
2015-2016	
2014-2015	
2013-2014	

DECLARATION

I /We hereby certify that the details given above are correct to the best of my/our knowledge. I/We have no objection for the Tourism & Civil Aviation Department, Govt. of Sikkim, in contacting us or our clients/Bankers for reference.

Place:

Date:

Signature of Bidder

Name:

Designation:

SPECIAL TERMS AND CONDITIONS

Subject: LEASING OF TOURIST VILLA CUM SOCIO-AMUSEMENT PARK AT RANKA IN EAST SIKKIM FOR COMMERCIAL OPERATION, MANAGEMENT AND UPKEEP.

1. The selection process will be based on the highest lease fee offered in the normal course.
2. The Entrance Fee for the Tourist Villa cum Socio-Cultural & Amusement Park should be finalized in consultation and with prior approval in writing of the Tourism & Civil Aviation Department, Govt. of Sikkim. The prior approval in writing of Tourism & Civil Aviation Department also needs to be obtained for subsequent increment of the entrance fee.
3. The entrance tickets shall be printed and sold/distributed by the Lessee.
4. The Lessee shall obtain all necessary Statutory Permission from the authorities concerned for operating the Mini Train, Rides, etc. Lease fees for the facilities payable to the concerned authorities should be paid by the Lessee directly.
5. Necessary Security arrangement /Fire precautionary /Sanitary/Water Supply arrangements etc. shall be done by the Lessee and the necessary clearance from the State Government to be obtained periodically.
6. All the facilities created at the Tourist Villa cum Socio-Cultural & Amusement Park shall be continuously maintained to the satisfaction of the Tourism & Civil Aviation Department, Govt. of Sikkim. The Lessee shall enter into AMC for all the specialized equipments for their upkeep and maintenance.
7. The Contractors /Bidders who have been black listed by any Government Departments are not eligible to participate directly or indirectly in the tender. If any tender is received from such ineligible Bidders, same will be rejected summarily and the EMD amount will be forfeited.
8. EMD of unsuccessful bidder will be refunded without any interest within 60 days from the date of tender.
9. The Lessee shall not sale any items in the inventory. However, the Lessee may engage trained private agencies for the operations of specialized equipments e.g. Rides & Shows (Mini Train, Freebee, Striking Car, Octopus, Jumping Frog, Water chute, etc.)
10. The entire area of the Tourist Villa cum Socio-Cultural & Amusement Park shall be maintained in neat and clean condition by the Lessee and systematic arrangement for disposal of waste and garbage to be made by the Lessee.

11. If any mishap/accident occurs and consequently if any damage is caused to the life and properties of the visiting public, the Lessee will be held responsible for such incidents and shall be liable for compensation. The Lessee shall be responsible for necessary insurance coverage for the same.
12. Unsafe, uncover and inferior quality electricity lights, wires, spare parts, etc. should not be used by the Lessee.
13. No structural change would be allowed to be made for the specialized items for Rides & shows viz. Mini Train, Frisbee, Striking Car, Octopus, Jumping Frog, Water Chute, etc. without the prior approval of the Tourism & Civil Aviation Department, Govt. of Sikkim.
14. The Lessee shall not be permitted to make any alteration of the existing structure. Interior decoration can be done with specific proposal and on written permission from the Tourism & Civil Aviation Department, Govt. of Sikkim.
15. All the parts requiring periodic replacements for satisfactory operation of all items of Rides and shows shall be replaced by the Lessee at his cost for keeping them in good working condition.
16. The Lessee should take necessary insurance coverage against Theft, Fire, Vandalism, Rain, Earthquake and other natural calamities at his own cost. The Tourism & Civil Aviation Department, Govt. of Sikkim will not be held responsible for any such loss.
17. The Lessee shall ensure maintenance all lighting arrangements of the entire complex. The standby generators provided at the site shall be maintained by the Lessee for timely supply of electricity in case of disruption of the main supply.
18. The Lessee shall pay Service tax and other State taxes as applicable over and above the lease rent.
19. The Lessee shall also bear the cost of registration of the Lease Deed Agreement as applicable in the State.
20. The Lessee shall pay electricity and water charge as applicable over and above the lease rent. The lessee shall have to maintain the external water supply system exclusively meant for the project in lieu of the water charges at no extra cost.
21. The Lessee shall pay the quarterly lease amount at the start of every quarter.
22. The lessee shall be permitted to do business only in such a way that good quality of service is rendered to the customer. The lessee shall run the units for the purpose for which it is leased out.

23. The Lessee shall exhibit legibly the price list of each & every saleable item to be sold in the complex and shall follow the prevailing act and rules of consumer protection, weight and measures and VAT department.
24. The Lessee is permitted to utilize the service of other experience agencies in specialized units with written permission of the Tourism & Civil Aviation Department, Govt. of Sikkim.
25. If any of the terms and conditions are violated, either in part or in full, it will tantamount to violation of agreement between the Lessee and Tourism & Civil Aviation Department warranting termination of contract and forfeiture of the security deposit by giving 01 (one) months notice. In such an occurrence T&CAv Department shall give an advance written notice before terminating the contract.
26. To support the holding capacity of the complex, the Lessee shall be permitted to develop additional accommodation facilities within the complex at the entire cost of Lessee with a prior approval of the State government in respect of its overall design, layout and land use pattern etc. However, the Lessee shall have no claim over the property so developed by him whatsoever at the termination of the Lease period.
27. The Lessee shall publicize about the facilities provided at the complex at their own and Tourism & Civil Aviation Department will only arrange for Press release. Co branding name of the Tourism & Civil Aviation Department shall be ensured in all the advertisements released by the Lessee with prior approval of the Tourism & Civil Aviation Department for such advertisements.
28. The Lessee shall provide necessary security arrangement for the entire Tourist Villa cum Socio-Cultural & Amusement Park.
29. The staff employed by the Lessee must possess good experience and statutory qualification as detailed in manpower requirement enclosed with the Lease document. Lessee shall give preference to the local people for employment within the complex.
30. The wireman should have wireman license covered upto 400V and at least two years relevant experience.
31. Pump Operator/generator Operator employed should be at least ITI pass with three years experience in operation of DG Set, Pump operations.
32. For sub-station:- The attendant should be ITI with three years experience and must have license issued by competent authority covered upto 11 KV.
33. The Lessee shall have to arrange for issue of identity cards or name tag as per directions from the Tourism & Civil Aviation Department for all staff engaged within two weeks from the date of operation of the complex at his own cost and also submit two photographs of each worker to the Tourism & Civil Aviation Department for record.
34. The Lessee shall not employ men and women below the age of 18 years.
35. The Lessee will accept full and exclusive liability for wages, provident funds, bonus, medical leave and other obligations under the law or any specific conditions to this regard imposed by the Government at later stage.
36. All the equipments/tools required for maintenance will be provided by the Lessee.
37. The bidder should sign all the papers of the Lease documents.

38. The Lessee will be liable for the health of his labor and will ensure the necessary insurance scheme for the same. He shall maintain a first aid room as clinic manned by at least trained nurses with necessary emergency first aid kits and medicines.
39. The Lessee will take necessary insurance policy to cover any accident at site.
40. The Lessee shall not mortgage the property of the Tourist Villa cum Socio-Cultural & Amusement Park with any financial institution.
41. Log Book/Compliant Book:
The Log book for DG Set & complaint register for other jobs shall be supplied and maintained by the Lessee.
42. Without prejudice to what is contained herein above, the Tourism & Civil Aviation Department shall at its sole and absolute discretion be entitled to terminate the contract by written notice and without payment of any compensation, if:
 - A. In the opinion of the Tourism & Civil Aviation Department, the Lessee fails or refuses to implement this agreement satisfactorily.
 - B. The Lessee commits a breach of any of the terms and conditions of this agreement.
 - C. For any reason whatsoever the Lessee becomes non-entitled in law to perform its obligations under this agreement.
 - D. There is a variation in the ownership/partnership or management of the Lessee or its business without the prior approval in writing of the Tourism & Civil Aviation Department to such variation.

43. Arbitration:

In case of any dispute arising between the Tourism & Civil Aviation Department and the Lessee, the decision of the arbitrator assigned for the purpose by Government of Sikkim shall be final and binding upon both the parties.

44. Jurisdiction:

Venue of Arbitration will be Gangtok, Sikkim and the Courts of Sikkim shall have exclusive jurisdiction.

SIGNATURE OF THE BIDDER

Name :

Address :

Place :

Date :

PROJECT DETAILS AT A GLANCE

TOURIST VILLA CUM SOCIO-CULTURAL & AMUSEMENT PARK AT RANKA, EAST SIKKIM

(A) Social Cultural & Amusement Park

1. Main Entrance Gate : Kanchendzongga Gate
With : Guard's Booth
Tickets Counter
2. Security Control and Pedestrian Ticket Counter
3. Reception cum Information Centre with Entrance Porch in front and View point at the near
4. Multipurpose Hall
5. Open Air Theatre with space frame above Gallery portion and Skating Area at the basement level.
6. National Hut
7. Shopping Arcade (3 units)
8. Lepcha Hut
9. Bhutia Hut
10. Nepalese Hut
11. Food Court (open paved area)
12. Rain Forest Café
13. Multilevel Plaza with fountains
14. Sikkim Panorama with Elliptical Dome Roof (36.5mX22.0mX11.0m)
15. Staff Quarters
16. Electrical Sub-Station
17. Chilling Plant, Air-Conditioning Plant building for Sikkim Panorama
18. Kiosks 4 units :
Type 1
Type 2
Type 3
Type 4
Type 5

19. Public Toilets
20. Exit Gate
21. Boundary Fencing with Chain Link
22. Mural walls
23. Children's Park
24. Landscape & Horticulture
25. Water Bodies

(B) Tourist Villa

- | | | | |
|---------------------|---|-----------|---|
| 1. Tourist Cottages | : | 10 units: | Type A-3 units
Type B-3 units
Type C-2 units
Type D-2 units |
| 2. Utility Building | : | | |
| 3. Villa Club | : | | Bar & Restaurant, Children's corner with soft toys, video campus, bowling alley, adult indoor swimming pool with heating Arrangement and underwater lighting, Children's Swimming Pool with heating arrangement . |

(C) Rides and Shows

1. Frisbee
2. Striking Car
3. Octopus
4. Jumping Frog
5. Water Chute
6. Ride Simulator
7. Mini-Train with Light & Sound show inside Tunnel
8. Slow Sequence Fountain
9. Musical Fountain with Seating Gallery and Laser cum Video show on water screen.

(D) Services

- | | |
|----|--|
| 1. | Road network with Culverts, bus bays within the complex. |
| 2. | Pathways and Footpaths |
| 3. | Car Parking Area (Hard Stand) |
| 4. | Fencing lighting for the whole complex. |
| 5. | Water Supply Distribution Pipeline network for Drinking and Untreated water with Tanks, Pumps. |
| 6. | Drainage & Sewerage System |

7. Electrical Power Receiving, Generation & Distribution System including all equipment & Accessories.
8. Telephone Network System for the complex.
9. Music & Public Address System.
10. Close Circuit TV Surveillance
11. Hand Held Mine Detector, Door Frame mine Detector, under carriage Mirror System of Security.

ASSET DETAILS AT A GLANCE

TOURIST VILLA CUM SOCIO-CULTURAL & AMUSEMENT PARK AT RANKA, EAST SIKKIM.

(E) Social Cultural & Amusement Park

1. Main Entrance Gate	:	Kanchendzongda Gate: 132.00 sqm	
With	:	Guard's Booth	: 8.00 sqm
		Tickets Counter	: 7.00 sqm
2. Security Control and Pedestrian Ticket Counter	:		72.00 sqm
3. Reception cum Information Centre with Entrance Porch in front and View point at the near	:		964.00 sqm
4. Multipurpose Hall	:		1024.00 sqm
5. Open Air Theatre with space frame above Gallery portion and Skating Area at the basement level	:		915.00 sqm
6. National Hut	:		197.00 sqm
7. Shopping Arcade (3 units)	:		506.00 sqm
8. Lepcha Hut	:		280.00 sqm
9. Bhutia Hut	:		130.00 sqm
10. Nepalese Hut	:		205.00 sqm
11. Food Court (open paved area)	:		
12. Rain Forest Café	:		386.00 sqm
13. Sikkim Panorama with Elliptical Dome Roof (36.5mX22.0mX11.0m)	:		1260.00 sqm
14. Staff Quarters	:		426.00 sqm

15. Electrical Sub-Station : 231.00 sqm

16. Chilling Plant, Air-Conditioning Plant building
for Sikkim Panorama

18. Kiosks 4 units : Type 1
Type 2
Type 3
Type 4
Type 5 } : 60.20 sqm

19. Public Toilets : 68.42 sqm
20. Exit Gate : 15.00 sqm
21. Boundary Fencing with Chain Link : 1232.00 sqm
22. Mural walls : 50.00 sqm
23. Children's Park : 92.00 sqm
24. Landscape & Horticulture : 10.00 acres
25. Water Bodies

(F) Tourist Villa

1. Tourist Cottages : 10 units: Type A-3 units : 246.00 sqm
Type B-3 units : 201.00 sqm
Type C-2 units : 152.00 sqm
Type D-2 units : 150.00 sqm

2. Utility Building : : 93.00 sqm

3. Villa Club : Bar & Restaurant, Children's
corner with soft toys, video
campus, bowling alley, adult
indoor swimming pool with
heating Arrangement and
underwater lighting, Children's
Swimming Pool with heating : 1338.00 sqm
Arrangement.

(G) Rides and Shows

1. Frisbee : 1 unit
2. Striking Car : 1 unit
3. Octopus : 1 unit
4. Jumping Frog : 1 unit
5. Water Chute : 1 unit
6. Ride Simulator : 1 unit
7. Mini-Train with Light & Sound show
inside Tunnel

Total Length : 221.00 m
Tunnel Length : 76.113 m

	Platform Area	:	90.00 sqm
8.	Slow Sequence Fountain	:	1 unit
9.	Musical Fountain with Seating Gallery and Laser cum Video show on water screen.	:	1 unit

(H) Services

1. Road network with Culverts,
Bus bays within the complex
 - i) Av road width : 4.5m
Length : 121.0 m
 - ii) Av road width : 6.0 m
Length : 845.0m
2. Pathways and Footpaths
3. Car Parking Area (Hard Stand)
4. Fencing lighting for the whole complex.
5. Water Supply Distribution Pipeline network for Drinking and Untreated water with Tanks, Pumps.
6. Drainage & Sewerage System
7. Electrical Power Receiving, Generation & Distribution System including all equipment & Accessories.
8. Telephone Network System for the complex.
9. Music & Public Address System.
10. Close Circuit TV Surveillance
11. Hand Held Mine Detector, Door Frame Mine Detector, under Carriage Mirror System of Security.

WATER SUPPLY, DRAINAGE AND SEWER SYSTEM

TOURIST VILLA CUM SOCIO CULTURAL AND AMUSEMENT PARK AT RANKA, SIKKIM

A) DRINKING WATER SUPPLY

(1) Head works

- Covered tank of capacity 70m³(70,000 litres) for storage of Drinking Water.
- Pressure filter 4m³/hr with Activated Carbon Filter and on line chlorination, installed by ION Exchange India Ltd, to be operated for 20 hr/day
- Adjoining open tank of capacity 30m³(30,0000 litres)(integrated with main tank) for storage of water for Arboriculture, water bodies etc.

(2) Total length of GI Pipelines =260 m(Approx) consisting of:

65mm dia	=190m
50mm dia	=80m
40mm dia	=60m
32mm dia	=975m
25mm dia	=810m
20mm dia	=400 m
15mm dia	=135m

(3) Water storage tanks for Individual Buildings (All Syntax) For Drinking Water Supply

Location as shown in layout drawing

Tank 1	3 nos@ 5000 ltrs each
Tank 2	6 nos@ 5000 ltrs each
Tank 3	2 nos@ 5000 ltrs each
Tank 4	1 nos@ 5000 ltrs each
Tank 5	2 nos@ 5000 ltrs each

(Drinking water to flow by gravity and no pumping machinery has been provided)

B) WATER FOR ARBORICULTURE AND WATER BODIES

(I) PIPELINE

32mm dia 1500m.

(2) TANKS

- One set storage tanks consisting of 6 nos of 5000 litre capacity syntax tanks
Tank no 6(near shopping arcade)
- Underground reservoir

1. Close to public toilet **tank no ugr3** (at RL 420.00 apppx)

Rcc tank size 10mx 10mx1.5m

Capacity 150 m³ i.e 1,50,000l

2. In Jhora bed close to villa club, Tank No.UGR2(at RL 464.00 approx), RCC tank, size:
12Mx4Mx2.7 M,

Capacity 130 m³ I,e 1,30,000 L

- Storage TANK No UGR4(at (at RL 464.00 approx), RCC tank, size: 12Mx4Mx2.7 M,
Capacity 130 m³ I,e 1,40,000 L

(to be fed from open chamber of Main Tank for supply to Multiple Level Plaza and arboriculture, Musical Fountain, Water Chute)

(3) PUMPING MACHINERY

1. From underground Reservoir, URG3 to TANK 6

90 lmp through a head of 40 m (2HP)

2. From Jhora Reservoir to open MAIN TANK at Head works

125 lpm through a head of 30 m (2 HP)

C) **DRAINAGE AND SEWER SYSTEM**

- Sewage Treatment Arrangements

19 nos of Septic Tanks with anaerobic up flow Fitters as per details below

100 users 1 no
50 users 8 nos
20 users 4 nos
10 users 6 nos

- The locations are shown in layout Drawing enclosed
- Size of each type of Septic Tank is given below

TYPE	LENGTH(M)	BREADTH(M)	LIQUID DEPTHS(M)
100	7.50	2.65	1.24
50	5.00	2.00	1.24
20	2.30	1.10	1.24
10	2.00	0.90	1.40

- Length of sewer pipes 600 m(Approx)

MAIN LINE

- 100mm diameter mainline runs from Mall khola, Doksing, Luing to the complex. The length of the mainline is 4866.0m.

ELECTRICAL WORKS, AIR CONDITIONING, TELEPHONE, FIRE PROTECTION

TOURST VILLA CUM SOCIO-CULTURAL AND AMUSEMENT PARK AT RANKA, SIKKIM

(A) Outdoor 11 KV fenced Double Pole Structure Switch Station

1. Pole mounting type "OFFLOAD" GOAB Switch Combined with DOF&LA of 11 KV System
2. Outdoor 11 KV Pole Mounting Type Epoxy 3CX 150 sq.mm XLPE Cable Joints along with associated cables.

(B) Indoor Substations(2nos.)

1. 11 KV 350 MVA,800A,3 phase-3 wire(E) AC,Single Panel VCB Unit-2 nos.
2. 500 KV&250KV,11 KV/433V Oil Cooled indoor transformer one each
3. LT Floor mounting 3 phase, 4 Wire metal clad drawout type Panel Consisting of 800 A electrically/manually operated drawout type ACB with 30 nos. outgoing TPN,SFU & termination of cables upto 300 sq.mm(Ref.Drgs.ACPL/RMDD/KTV-Ranka/Elec-Ext/SLD/WD/02.
4. Indoor MCB type metal clad Main & Sub distribution Boards, outdoor Feeder Pillars with various cable terminations of upto 90 sq.mm cables (Ref.Drgs.ACPL/RMDD/KTV-Ranka/Elec-Ext/SLD/WD/01,02,03,04(4 sheet)

(C) INDOOR AND OUTDOOR ELECTRIFICATION INCLUDING VARIOUS TYPE OF LUMINARIES AT KTV CUM SOCIO CULTURAL & AMUSEMENT PARK AT DESCRIBED IN DRGS

1. Internal point wiring partly concealed and partly on surface as under:-
 - a. Sub-main wiring with single core x 6 sq.mm/4 sq.mm Copper, F.R insulated 1.1 KV/660v grade wires.
 - b. Lighting points/socket points with single core x 2.5/1.5 sq.mm Copper F.R insulated 1.1 KV/660 V grade wires.

2. External lighting with underground Cables

- a. Street light pole with fixtures
- b. Solar lighting
- c. Bollard and Pathway lighting

(D) EARTHING RING MAIN & LIGHTING PROTECTION SYSTEM

1. Individual earth pit
2. Earthing station for Neutral earthings of 500 KVA & 250 KVA Trans
3. Earthing station for Neutral earthings of 500 KVA & 250 KV DG Sets
4. All earthings of individual equipments

(E) DIESEL GEN.SET

1. KIRLOSKAR MAKE 500 KVA Water Cooled DG set with acoustic enclosure at 415, 50 Hz AC power supply with Control panel and associated cables of 3 ½ Cx300 sq.mm cable at DG room near main 11 KV power receiving substation
2. KIRLOSKAR MAKE 250 KVA Gen Set with acoustic enclosure at 415, 50 Hz AC power supply with Control panel and associated cables of 3 ½ Cx150 sq.mm cable in Dome areas S/S.

(F) Telephone System

1. BSNL telephone PABX with 50 Pair underground telephone lines
2. Intercom/P&T Telephone system network with 2/5/10 pair lines for entire campus area.

(G) CCTV for Surveillance

Indoor & Outdoor camera (8 nos) with 1 no. pole mounting PTZ camera, with Digital Video Recorder cum Multiplexer, keyboard, Monitor, Control system with associated cables.

(H) Public Address System and Light Music

Entire complex also connected with P.A system and channel Music at all important area with associated cables party on surface & partly in underground Cabling

(I) TV Antenna Point at Cottages & Reception

17 points

(J) Air conditioning System

1.	Individual room AC upto 2.0 TR with Remote operation	-	34 nos
2.	11 TR-Pkg. Type ductable Air compressor with Micro Processor Control	-	1 set
(I)	11 TR-Pkg. Type ductable Air compressor with Micro Processor Control	-	2 sets
(II)	3 TR-Pkg. Type ductable Air compressor with Micro Processor Control	-	1 set
(III)	Pedestal type 2.5 TR-3.0 TR capacity Tower AC	-	2 nos.
(IV)	Ceiling mounted-2.0-2.5 TR Cassette type AC	-	4 nos
(V)	66TR Ductable AC System with Ceiling plant including Electrical	-	1 set

(k) Fire Protection System

1. Fire Extinguishers in Campus & Cottage area comprising of
 - a. dry chemical power
 - b. ABC-Powder
 - c. M Foam
 - d. CO2 - for entire complex.

NAME OF THE SUPPLIERS

TOURIST VILLA CUM SOCIO CULTURAL AND AMUSEMENT PARK AT RANKA,SIKKIM.

ITEM NAME

1. FRISSBEE
2. OCTOPUS
3. WATER CHUTE
4. STRIKING CARS
5. JUMPING FROG
6. MINI TRAIN

NAME OF THE SUPPLIER WITH ADDRESS

VIKEM AMUSEMENT RIDES LTD
OFF: NH NO.8, ABRAMA VILLAGE,
DIST: VALSAD 396001,
GUJRAT,INDIA
TEL: 02632-227378
FAX: 02632-253386
EMAIL: vikemrides@yahoo.com &
vikemrides@hotmail.com

7. 4-D RIDE SIMULATOR
8. LIGHT AND SOUND
SHOWS IN MINITRAIN TUNNEL
9. THEMES IN RAIN CAFÉ
10. MUSICAL FOUNTAIN &
ALL TYPES OF FOUNTAIN

NAME OF THE SUPPLIER WITH ADDRESS

PREMIER WORLD TECHNOLOGY LTD
17-ic ALIPORE ROAD,
KOLKATA-700027
TELE: 033-24797455
FAX: 033-24797626
EMAIL: fountains@premierworld.com

11. Laser cum video Projection on Water screen.

GENERAL SPECIFICATION

TOURIST VILLA CUM SOCIO CULTURAL AND AMUSEMENT PARK AT RANKA, SIKKIM

BUILDINGS

Foundation & Plinth	: RCC footing (single or combined).
Superstructure	: RCC framed structure with I class brickwork in cement mortar, RCC Lintels & Chajjas over doors and windows.
Roofing	: Tubular Truss System (Sikkimese style) with RCC gutter & PGI Sheeting. Sikkim Panorama Dome Structure with Steel Tubes and Polycarbonate Roof Sheeting.
Finishing	: Walls: Acrylic Emulsion Paint over Plaster of Paris Ceiling : Acrylic Emulsion Paint over Plaster of Paris. False Ceiling : Gypsum Board, Flooring : Vitrified Tiles/Ceramic Tiles/Glazed Tiles/Kota stone/IPS. Skirting & Dados: Ceramic Tiles/ Vitrified Tiles Staircase : Antiskid tiles/ Kota stone Staircase : Railing : M.S with Wooden/M.S Handles
Doors	: Wooden /Steel/Rolling Shutters
Windows	: Wooden /Steel, fully or half flazed
Miscellaneous	: Rainwater pipes : PVC Sanitary Fittings : GI Water supply fittings : Paryware make Electrical fittings
Roads	: Bituminous pavement
Pathways	: Cement Concrete.