



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

**DETAIL DOCUMENTS  
ON**

**LEASING OF  
KHANGCHENDZONGA TOURIST VILLA CUM  
SOCIO-AMUSEMENT PARK  
AT RANKA IN EAST SIKKIM**

**FOR  
OPERATION, MANAGEMENT AND UPKEEP**

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SOCIO-AMUSEMENT PARK AT RANKA IN EAST SIKKIM  
FOR OPERATION, MANAGEMENT AND UPKEEP**

**INDEX**

<b>PARTICULARS</b>	<b>PAGE</b>
1. LEASE RE-TENDER NOTICE	3-5
2. PRE-QUALIFICATION PROFORMA	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	27 -29



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

**NIT No. 113/DoT/CAv**

**Date:23.03.2011**

**LEASE RE-TENDER NOTICE**

On behalf of the Governor of Sikkim, the Tourism & Civil Aviation Department, Government of Sikkim invites Lease Tender in two bid system for leasing out the '**Tourist Villa cum Socio Culture & Amusement Park at Ranka, East Sikkim**' 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	Earnest Money Deposit (EMD)	Cost of Bid Documents	Initial Lease Period
1	2	3	4	5	6
1	Khangchendzonga Tourist Villa cum Socio-Amusement Park at Ranka, East Sikkim.	Rs. 3.00 crore	Rs. 25.00 lakh	Rs. 1.00 lakh	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 Lease Agreement,
- iii) Extensions of the Lease period for 5 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 5<sup>th</sup> (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 bedded accommodation facilities within the complex at the entire cost of Lessee with a prior approval 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: 28<sup>th</sup> to 30<sup>th</sup> April, 2011  
(1000 hrs to 1600 hrs)

- b) Date and time of submission of Lease Tender (both Technical and Financial Bid): 2<sup>nd</sup> May, 2011 upto 1400 hrs
- c) Date and time of opening of Technical Bid: 2<sup>nd</sup> May, 2011 at 1430 hrs
- d) Date of display of results of Technical Bid: 4<sup>th</sup> May, 2011 by 1200 hrs
- e) Date and time of opening of Financial Bid: 5<sup>th</sup> May, 2011 at 1400 hrs

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

#### 4.0 Qualification Criteria

- i) The bidder should have business assets of at least Rs. 10.00 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 3 years in the last 5(five) years

#### 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 assets 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

- 1) The Lease Bid Documents can be obtained from the office of the Superintending Engineer (I), Tourism & Civil Aviation Department, Govt. of Sikkim, M.G Marg, Gangtok, Sikkim-737101 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. 1.00 lakh of the State Bank of Sikkim towards the cost of Lease Documents (non-refundable) under receipt Head "1452-Tourism-800 other Receipts "Cost of Tender Form" along with other relevant documents.

#### 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) 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 favour of the Chief Accounts Officer, Tourism & Civil Aviation Department, Government of Sikkim.
- iii) The completed **Financial Bid (Part-II)** should contain the Lease Tender Form issued by the Tourism 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.
- iv) 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 Khangchendzonga 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 Superintending Engineer (I), Tourism & Civil Aviation Department, Govt. of Sikkim, M.G Marg, Gangtok, Sikkim-737101 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 under sub-clause (c) in presence of the bidders who wish to be present.

- v) The result of the Technical Bid shall be displayed in the notice board of Tourism & Civil Aviation Department, M.G Marg, Gangtok on the date and time indicated at clause 3.0 Schedule of dates under sub-clause (d). The Superintending Engineer-I, Tourism & Civil Aviation Department, Gangtok may also be contacted for the result at 03592-201345 or 09434169596. The Lease Bid of the unqualified bidders shall be marked "NOT QUALIFIED" and their Financial Bid will be kept unopened and the same sent back to the respective bidder.
- vi) The Financial Bid (Part-II) will be opened in respect of those bidder(s) only who has qualified in the Technical Bid on the date and time indicated at clause 3.0 Schedule of dates under sub-clause (e) in presence of the bidders who wish to be present.
- vii) 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.
- viii) The successful bidder shall execute a Lease Agreement within a period of 15 days of the confirmation of allotment of Lease.
- ix) The successful bidder shall deposit 50% of the approved annual Lease amount as security deposit prior to signing of the Lease Agreement,
- x) The effective day of Leasing of the property for the purpose of revenue collection shall be reckoned from 61<sup>st</sup> day of signing of the Lease Agreement (within which the Lease amount shall be exempted) as two months shall be considered as gestation period for handing over of assets and other preparatory works including obtaining necessary licenses by the Lessee.
- xi) The Lessee shall deposit the quarterly Lease amount at the start of every quarter which shall fall due within 10<sup>th</sup> day of every first month the quarter.
- xii) The Tourism and Civil Aviation Department, Govt. of Sikkim reserves the right to accept or reject any or all the Lease tenders without assigning any reasons thereof.

Place: Gangtok, Sikkim  
Date: 23.03.2011

Sd/-  
(S.B.S Bhadauria)  
Secretary,  
Tourism & Civil Aviation Department  
Government of Sikkim  
Gangtok

## PRE-QUALIFICATION PERFORMA

**Subject: Lease of Khangchendzonga Tourist Villa cum Socio Amusement Park at Ranka, East Sikkim for commercial operation, management and upkeep**

### **BRIEF DESCRIPTION OF PROJECT:**

The Khangchendzonga Tourist Villa cum Socio-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 other major tourist attraction en-route includes Banjhankri Waterfall Garden, Lingdum Monastery and the world famous Rumtek Monastery. Gangtok is the main tourist hub of Sikkim, where the increase of tourist arrivals is phenomenal. The facilities being leased out are spread over within single complex measuring 17 Acres (6.9 Hectare), the brief description of which is given in the 'Project at a Glance' and 'Assets at a Glance' appended herewith.

**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 

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Telephone of Contact Person (O) \_\_\_\_\_  
(R) \_\_\_\_\_  
Fax \_\_\_\_\_  
Telex \_\_\_\_\_

3. Nature of Firm  Proprietary Firm  
(Please tick the  Partnership Firm  
Appropriate box)  Others ..... (Specify) \_\_ \_\_\_\_

4. Nature of Company  Private Ltd.

(Please tick the  Public Ltd.  
 Appropriate box)  Other ..... (Specify) \_\_\_ \_\_\_\_

5. Details of Proprietors / 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 

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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 :

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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
2008 - 2009	Latest available	
2007 - 2008	Previous year (First)	
2006 - 2007	Previous year (Second)	

Note : \* Attach copies of income tax acknowledgement of return filed as Annexure

Nos . ..... to .....

11. Yearly turn over of business for the last five years

Year	Details
2008 – 2009	
2007 – 2008	
2006 – 2007	
2005 – 2006	
2004 – 2005	

## 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 and 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 and Amusement Park should be finalized in consultation and with prior approval the Tourism and Civil Aviation Department, Govt. of Sikkim. The prior approval of the Tourism and 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 Statuary 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 and Amusement Park shall be continuously maintained to the satisfaction of the Tourism and 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 tenderers, 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 and 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 and 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 and Civil Aviation Department, Govt. of Sikkim.**
15. All the parts requiring periodic replacements for satisfactory operation of all items of Rides & 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 and 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 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.
20. The Lessee shall pay the quarterly lease amount at the start of every quarter.
21. 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.
22. 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 & measures and VAT departments.
23. The Lessee is permitted to utilize the service of other experience agencies in specialized units with written permission of the Tourism and Civil Aviation Department.
24. **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 and Civil Aviation Department warranting termination of contract and forfeiture of the security deposit.**
25. To support the holding capacity of the complex, the Lessee shall be permitted to develop additional 20 to 25 roomed 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.
26. The Lessee shall publicize about the facilities provided at the complex at their own cost and Tourism and Civil Aviation Department will only arrange for Press release. Co branding name of the Tourism

and Civil Aviation Department shall be ensured in all the advertisements released by the Lessee with prior approval of the Tourism and Civil Aviation Department for such advertisements.

27. The Lessee shall provide necessary security arrangement for the entire Tourist Villa cum Socio cultural & Amusement park.
28. **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.**
29. The wireman should have wireman license covered upto 400V and at least two years relevant experience.
30. Pump operator / generator Operator employed should be at least ITI pass with three years experience in operation of DG Set, Pump operations.
31. For sub-station:- The attendant should be ITI with three years experience and must have license issued by competent authority covered upto 11 KV.
32. The Lessee shall have to arrange for issue of identity cards or name tag as per directions from the Tourism and 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 and Civil Aviation Department for record.
33. The Lessee shall not employ men and women below the age of 18 years.
34. 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.
35. All the equipments/tools required for maintenance will be provided by the Lessee.
36. The bidder should sign all the papers of the Lease documents.
37. The Lessee will be liable for the health of his labour 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
38. The Lessee will take necessary insurance policy to cover any accident at site.
39. **The lessee shall not mortgage the property of the Tourist Villa cum Socio-cultural and Amusement Park with any financial institution.**
40. **Log Book /Complaint Book :**  
  
The Log Book for DG Set & complaint register for other jobs shall be supplied and maintained by the Lessee.
41. Without prejudice to what is contained herein above, the Tourism and 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 and 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 and Civil Aviation Department to such variation.

**42. Arbitration :**

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

Venue of Arbitration will be Gangtok, Sikkim and decision of the arbitrator will be acceptable to all the parties.

**43. Jurisdiction :**

The Lease contract shall be governed by laws of India and all government rules issued from time to time shall be applicable to this Lease Bid.

**BIDDER**

**SIGNATURE OF THE**

NAME :

ADDRESS :

Place :

Date :

# PROJECT DETAILS AT A GLANCE

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

### (A) Social Cultural & Amusement Park

1. Main Entrance Gate : Kanchendzonga Gate  
With : Guard's Booth  
Ticket 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 (36.5m×22.0m×11.0m)
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 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 for Security

## ASSET DETAILS AT A GLANCE

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

#### (E) Social Cultural & Amusement Park

1. Main Entrance Gate	: Kanchendzonga Gate :	132.00 sqm.
	With : Guard's Booth :	8.00 sqm.
	: Ticket 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 (36.5.m×22.0m×11.0m)	:	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	:	
17. Kiosks 4 units	:	
	Type 1	} : 60.20 sqm.
	Type 2	
	Type 4	
	Type 5	
18. Public Toilets	:	68.42 sqm.
19. Exit Gate	:	15.00 sqm
20. Boundary Fencing with Chain Link	:	1232.00 m
21. Mural Walls	:	50.00 m

22. Children's Park : 92.00 sqm.  
 23. Landscape & Horticulture to maintain : 10.00 acres  
 24. 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 arrangement. **1338.00 sqm.**

**(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 : 4.5 m  
     Length : 121.0 m

ii) Av road width : 6.0 m  
Length : 845.0 m

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 for 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 70m<sup>3</sup> (70,000 Litres) for storage of Drinking Water.
- \* Pressure Filter 4m<sup>3</sup>/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 30m<sup>3</sup> (30,000 Litres) (integrated with main tank) for storage of water for Arboriculture, water bodies etc.

##### (2) Total length of G.I. Pipelines = 2650 m (Approx) consisting of:

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

##### (3) Water storage tanks for Individual Buildings (All Sintex).

###### For Drinking Water Supply

###### Location as shown in Layout Drg.

Tank 1.....	3 Nos. @ 5,000 litre each
Tank 2.....	6 Nos. @ 5,000 litre each
Tank 3.....	2 Nos. @ 5,000 litre each
Tank 4.....	1 No. @ 5,000 litre each
Tank 5.....	2 Nos. @ 5,000 litre each

[Drinking water to flow by gravity and no pumping machinery has been provided].

## **B]. WATER FOR ARBORICULTURE AND WATER BODIES**

### **(1) Pipe Line:**

32mm dia 1500m.

### **(2) Tanks:**

- \* One set of storage tanks consisting of 8 nos of 5000 litre capacity Sintex tanks:  
**TANK NO - 6** (Near Shopping arcade)

- \* Underground Reservoir:

1. Close to Public Toilet, **TANK NO: UGR3** (at RL 420.00 approx),  
R.C.C. tank, Size: 10 M x 10 M x 1.5 M,  
Capacity 150 m<sup>3</sup> i.e. 1,50,000 L

(2) In jhora bed Close to Villa Club, **TANK NO: UGR2** (at RL 464.00 approx),  
R.C.C. tank, Size: 12 M x 4 M x 2.7 M,  
Capacity 130 m<sup>3</sup> i.e. 1,30,000 L

- \* Storage **TANK NO: UGR4** (at RL 475.00 approx)

R.C.C. tank, Size:

Capacity 40 m<sup>3</sup> i.e. 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, UGR3 to **TANK 6:**

90 lpm through a head of 40 M [2 HP].

(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:-

<b>TYPE</b>	<b>LENGTH (m)</b>	<b>Breadth (m)</b>	<b>Liquid depths (m)</b>
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)

**D]. Main Line**

- \* 100 mm 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**

### **TOURIST 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 (2 Nos.) :**

1. 11 KV 350 MVA, 800A, 3 Ph-3 Wire(E) AC, Single Panel VCB unit – 2 Nos.
2. 500KV & 250KV, 11KV/433V Oil Cooled indoor Transformer one each.
3. LT Floor mounting 3 Ph, 4 Wire metal clad drawout type Panel Consisting of 800A 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 up 90 sq.mm. cables. [Ref. Drgs. ACPL/RMDD/KTV-Ranka/Electrical-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 as described in Drgs.**

1. Internal point wiring partly concealed & partly on surface as under :-
  - a) Submain 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 / 660V grade wires.

2. External lighting with underground Cables.
  - a) Street light pole with fixtures.
  - b) Solar lighting.
  - c) Bollard & 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 earthing of 500 KV & 250 KV DG. Sets.
4. All earthings of individual equipment.

**(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 C x 300 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 C x 150 Sq.mm. Cable in Dome area S/S.

**(F) Telephone System**

1. BSNL Telephone PABX with 50 Pair underground telephone line.
2. Inter Com / P&T telephone system net work with 2/5/10 Pair lines. For entire campus area.

**(G) CCTV for Surveillance**

Indoor & Outdoor Camera (8 Nos.) with 1 no. pole mounting P.T.Z. 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 & channel Music at all important area with associated cables party on surface & partly in Underground Cabling.

**(I) TV Antena 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
3. 4 TR - Pkg. Type ductable Air Compressor with Micro Processor Control - 2 Sets
4. 3 TR - Pkg. Type ductable Air Compressor with Micro Processor Control - 1 Set
5. Pedestal type 2.5 TR-3.0 TR capacity Tower AC. - 2 Nos.
6. Ceiling mounted – 2.0 – 2.5 TR Cassette type AC. - 4 Nos.
7. 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 Powder
  - b) ABC – Powder
  - c) M-Foam
  - d) CO<sub>2</sub> — For entire Complex.

**NAME OF THE SUPPLIERS**

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

<u>ITEM NAME</u>	<u>NAME OF SUPPLIER WITH ADDRESS</u>
1. Frissbee	Vikem Amusement Rides Ltd. Off.: N.H. No.8, Abrama Village, Dist. : Valsad – 396001, Gujrat, India Tel: 02632-227378 Fax : 02632-253386 E-mail : <a href="mailto:vikemrides@yahoo.com">vikemrides@yahoo.com</a> & <a href="mailto:vikemrides@hotmail.com">vikemrides@hotmail.com</a>
2. Octopus	
3. Water Chute	
4. Striking Cars	
5. Jumping Frog	
6. Mini Train	
7. 4-D Ride Simulator	Premier World Technology Ltd, 17-1C, Alipore Road, Kolkata – 700 027 Tele : 033-24797455 Fax : 033-24797626 Email : <a href="mailto:fountains@premierworld.com">fountains@premierworld.com</a>
8. Light & Sound shows in Mini Train Tunnel	
9. Themes in Rain Café.	
10. Musical Fountain & All types of Fountains	
11. Laser cum Video Projection on Water Screen.	

## GENERAL SPECIFICATION

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

<b>Buildings</b>	:	
Foundation & Plinth	:	R.C.C. footing (single or combined)
Superstructure	:	R.C.C. framed structure with I-Class brickwork in cement mortar, R.C.C. Lintels & Chajjas over doors and windows.
Roofing	:	Tubular Truss system (Sikkimese style) with R.C.C. gutter and P.G.I. 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 glazed
Miscellaneous	:	Rainwater pipes : PVC  Sanitary Fittings : G.I.  Water Supply Fittings : Paryware make  Electrical Fittings :
<b>Roads</b>	:	Bituminous Pavement
<b>Pathways</b>	:	Cement Concrete

**ESTIMATED MANPOWER REQUIREMENT FOR OPERATION, MANAGEMENT AND UPKEEP OF TOURIST VILLA CUM SOCIO-CULTURAL AND AMUSEMENT PARK AT RANKA, EAST SIKKIM**

Ser No.	Employment Status	Nos.			Min. Educational Qualification & Experience	ReMarks
		Direct	Indirect	Total		
	<b>PHASE-I</b>					
	<b>ADMINISTRATI ON</b>					
1.	Administrative Officer	1	-	1	Science Graduate (Preferably MBA) : having min. experience of 05 years in handling such project, with sufficient knowledge of Computer Operation.	
2.	Manager	1	-	1	Science Graduate : Having min. of 03 years experience in handling such project, with sufficient knowledge of Computer Operation.	
3.	Accounts Officer	1	-	1	B.Com : Min. experience 05-10 years in service sectors : Adequate knowledge in Computerised Accounting Package and relevant software.	
4.	Accounts Clerk	2	-	2	B.Com.: Min. experience 03-05 years in maintenance of Books of Accounts in computer.	
5.	Cashier	4	-	4	Graduate with adequate knowledge in Computer : Min. experience in handling of cash for 03 years	
6.	Receptionist cum Telephone Operator	2	-	2	Graduate (Preferably convent Educated): Proficient in English, Hindi and Local Languages : Minimum 03-05 years experience in operating EPBX System and handling computer.	
7.	Computer Operator	1	-	1	Diploma in computer application : Min. experience 03 years.	
8.	Office Clerk	5	-	5	Graduate with adequate knowledge in Computer : Min. experience 02-03 years	Includes back offices in Villa Club and Multipurpose Hall, besides Main Office.
9.	Ticket Seller at Entrance Gate & Pedestrian Gate.	4	-	4	Higher Secondary : Min. experience 02 years.	
10.	Ticket Seller for Rides and Shows	9	-	9	Higher Secondary : Min. experience 02 years in an Amusement park.	
11.	Tourist Cottage	-	20	20	Not given being indirect i.e. <b>to be outsourced.</b>	

Ser No.	Employment Status	Nos.			Min. Educational Qualification & Experience	ReMarks
		Direct	Indirect	Total		
12.	Guards for whole Complex	10	-	10	Higher Secondary : Ex-Serviceman preferred. Min. experience 02-03 years.	May be outsourced, if deemed fit
13.	Plumber for whole Complex	2	-	2	VIII Pass : Min. experience 02-03 years.	
14.	Office Peon	2	-	2	X Pass : Min. experience 02 years.	
15.	Mali & Helpers	4	-	4	-	
16.	STORE KEEPER	3	-	3	Graduate : Min. experience 02- 03 years	
	<b>ELECTRICAL SUB-STATION</b>					
17.	Electrical Supervisor	1	-	1	Diploma in Electrical : Should hold valid Electrical Supervisor Certificate of competency issued by Director of Electricity covering HT Parts : Min. experience 03-05 years in handling Sub-station.	
18.	Senior Electrician	2	-	2	ITI Pass with 11 KV Licence holder : Min. experience 02-03 years.	
19.	Electrician	4	-	4	ITI Pass Licence Holder : Min. experience 02-03 years.	
20.	Gen. Set Operator	2	-	2	ITI pass : Min. experience 02-03 years in handling diesel generator set.	
21.	Semi Skilled Labourers	4	-	4	X Pass : Min. experience 02 years.	
	<b>RIDES AND SHOWS</b>					
22.	ELECTRICAL SUPERVISOR FOR ALL ITEMS	1	-	1	Diploma in Electrical : Should have min. experience of 03-05 years in handling and maintaining Big Rides in an Amusement Park.	
23.	MECHANICAL SUPERVISOR FOR ALL ITEMS	1	-	1	Diploma in Mechanical : Should have min. experience of 03-05 years in handling and maintaining Big Rides in an Amusement Park.	
24.	4-D RIDE SIMULATOR :					
	A) OPERATOR	1	-	1	Diploma in Electrical with knowledge of Computer. Min. experience 03 years.	
	B) HELPER	1	-	1	XII (Science) pass : Min. experience 02 years.	
25.	Frissbee :					
	A) OPERATOR	1	-	1	XII (Science) pass : Min. experience 02-03 years.	
	b) Helper	1	-	1	X pass : Min. experience 02 years.	

Ser No.	Employment Status	Nos.			Min. Educational Qualification & Experience	ReMarks
		Direct	Indirect	Total		
26.	OCTOPUS :					
	A) OPERATOR	1	-	1	XII (Science) pass : Min. experience 02-03 years.	
	B) HELPER	1	-	1	X pass : Min. experience 02 years.	
27.	MINI TRAIN :					
	A) DRIVER	1	-	1	XII (Science) Pass : Min. experience 02-03 years.	
	B) HELPER	1	-	1	X Pass : Min. experience 02 years.	
28.	JUMPING FROG - OPERATOR	2	-	2	XII (Science) Pass : Min. experience 02-03 years.	
29.	STRIKING CAR - OPERATOR	2	-	2	XII (Science) Pass : Min. experience 02-03 years.	
30.	VIDEO ANIMATION IN MINI TRAIN TUNNEL - Operator	2	-	2	ITI trained Electrician : Min. experience 02-03 years.	
31.	BATTERY OPERATED CARS - OPERATOR/DRIVER	4	-	4	XII Pass : Min. experience 02-03 years.	
32.	MUSICAL FOUNTAIN :					
	A) OPERATOR	1	-	1	XII (Science) Pass with experience in Computer Graphics. Min. experience 02-03 years.	
	B) HELPERS	2	-	2	X Pass : Min. experience 02 years.	
33.	MULTILEVEL PLAZA FOUNTAINS - OPERATOR	2	-	2	X Pass : Min. experience 02 years.	
34.	MULTIPURPOSE HALL : VIDEO PROJECTION :-					
	A) OPERATOR	1	-	1	XII (Science) Pass : Min. experience 02-03 years.	
	B) HELPER	1	-	1	X Pass : Min. experience 1 year.	
35.	VILLA CLUB :					
	A) SWIMMING POOL - ATTENDANT	2	-	2	X Pass : Min. experience 02 years.	
36.	FIRST AID ROOM :					
	A) NURSING ASSISTANT (MALE)	1	-	1	BSC (Nursing) : Min. experience 02-03 years	
	B) NURSING ASSISTANT (FEMALE)	1	-	1	BSC (Nursing) : Min. experience 02-03 years	
	C) FEMALE ATTENDANT	1	-	1	X Pass : Min. experience 02 years	
37.	<b>VILLA CLUB (BAR &amp; RESTAURANT)</b>					
	A) COOK	-	2	2	-	Recommended to be outsourced
	B) HELPER	-	2	2	-	-do-
	C) WAITER	-	8	8	-	-do-
	D) BAR MAN	-	2	2	-	-do-

Ser No.	Employment Status	Nos.			Min. Educational Qualification & Experience	ReMarks
		Direct	Indirect	Total		
	<b>PHASE – II</b>					
38.	SIKKIM PANORAMA : RELIEF MAP OF SIKKIM					
	A) OPERATOR	1	-	1	XI (Science) Pass : Min. experience 02-03 years	
	B) HELPER	2	-	2	X Pass : Min. experience 02 years	
39.	WATER CHUTE - OPERATOR	2	-	2	XI (Science) Pass : Min. experience 02-03 years	
40.	VILLA CLUB :					
	A) BOWLING ALLEY - ASSISTANT	2	-	2	X Pass : Min. experience 02 years	
	B) VIDEO GAMES - ASSISTANT	2	-	2	X Pass : Min. experience 02 years	
	C) CHILDREN CORNER - ATTENDANT	1	-	1	VIII Pass : Min. experience 02 years	
41.	LASER CUM VIDEO PROJECTION ON WATER SCREEN - OPERATOR	2	-	2	ITI trained Electrician with knowledge of Computer : Min. experience 02 years.	
42.	RAIN FOREST CAFE :					
	A) THEME OPERATOR	2	-	2	Diploma in Electrical : Min. experience 02-03 years.	
	B) COOK	-	2	2	-	Recommended to be outsourced
	C) HELPER	-	2	2	-	-do-
	D) BAR MAN	-	2	2	-	-do-
	E) WAITER	-	8	8	-	-do-

**Note** : The above details include " Leave Relief".