



YWCA OF INDIA

Project Burns House, Calcutta

*Proposal for Running of Heritage Hotel at SN Banerjee Road,
Calcutta in West Bengal*



YWCA OF INDIA, 10, SANSAD MARG, NEW DELHI 110001

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1. INTRODUCTION

1.1 About the Organization:

YWCA of India is a nonprofit organization with a focus on empowerment, leadership, and rights of women, young women and children.

Since 1896, over the course of 127 years, YWCA of India has been working to combat gender-based inequality in India. Operating through 87 local associations, the efforts focus on intervening in programs and projects tailored to meet the needs of marginalized communities, women, young women, and girls, without discrimination based on age, caste, religion, or financial background. In this journey, YWCA of India also aims at addressing the environmental issues with our partnership with the Government of India and various State Governments, along with the persistent support from corporates, individual donors, and well-wishers.

The YWCA of India has its office in New Delhi which serves as the national headquarters for YWCAs across India. YWCA of India is affiliated with the World YWCA, based in Geneva, Switzerland.

1.2 About Burns House, Calcutta:

YWCA India Calcutta Project has two buildings ,

- Gallway House in Park Street which is run as Hostel and Guest House.
- Burns House in SN Banerjee Road which is run as a Guest House.
- We also run a community development center in Khariberia for the weavers in the community.

YWCA of India Burns House was constructed in 1878. The building was declared a heritage building in the year 2001. This building holds a significant place in the history of the YWCA Movement in India as this was the first declared Headquarters of YWCA India, Burma and Ceylon in the year 1896.

The Project in consideration is Burns House located at 134 S.N. Banerjee Road, Kolkata – 700013. There are three buildings on the campus.

1. Block A : Main Heritage Building : Given out as Guest rooms

2. Block B : Two storey building : Ground floor (given out as multipurpose hall) plus One floor
3. An annexe building to the side of the two storey building which is uninhabitable

There is also a cemented parking space between the heritage building and the backside two buildings which is accessed by a common pathway between Elite theater and YWCA.

2. LOCATION:

The proposed project is situated at 134 S.N. Banerjee Road, Kolkata – 700013. The project is at the distance of 0 km from Dwarka ExpressWay. The hotel building is located 5.3 km from Howrah railway station and 2.5 km from Sealdah Railway station. Nearest Airport is Netaji Subhas Chandra Bose International Airport at Dumdum which is 15.7 km from the Project. Nearest bus stand is the Corporation Bus stand which is right in front of the building.

3. SPECIFICATIONS :

1. Total Area of the Land : 4,385 square meters (SqM) (2 Bigha 17 Katha) approx. 1.81 acres.
2. Total covered area : 3753.15 SqM

3.1 Area Block A : Main Heritage Building

- Currently the ground floor is used for: **4 office rooms, 1 Vocational Training Conference room, 2 Halls and 1 Kitchen with dining space.**
- First floor has **6 Rooms, 1 Hall and 1 prayer room.**
- Second floor has **9 Rooms and 1 Hall**

Area Specifications:

Ground Area	951.35 sqm
First Floor	862.8 SqM
Second Floor	892.55 SqM
Store	23.69 SqM

Covered Area	2730.39 SqM
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3.2 Area Specification Block B : Two storey building

Currently the ground floor is used as a marriage hall/conference hall which has a seating capacity of 175 -200 people. There is a provision for a kitchen at the back of the hall with a washing area.

The top floor has provisions for rooms with washrooms.

Ground Area	513.59 SqM
First Floor	509.17 SqM
Covered Area	1022.76 SqM

3.3 Total Covered Area : Block A + Block B : 3753.15 SqM

3.4 Additional Area :

- Annexe Building : 150 SqM
- Car Parking Area : 482 SqM

4. SCOPE OF TENDER TO BE SUBMITTED:

4.1 OPTION A: For Usage of Heritage Building (BLOCK A) and Adjoining Buildings (Block B+ Annexe Building+Car Parking Space)

- Heritage Building apt for running as a boutique heritage property that can be elegantly turned into a heritage family stay at the heart of Kolkata. 20 spacious rooms can be restyled into comfortable family rooms.
- Multipurpose Hall can be used for marriage functions, hosting events.

- Additional facilities of car parking space for 15 nos which can be accessed by the adjoining approach road. Three cars can be parked at the entrance
- An open lawn area

Tenure period Offered : up to 12 years.

Expected monthly rental : To be negotiated

4.2 OPTION B: For Usage of Heritage Building (BLOCK A) and Reconstructing/ Repurposing BLOCK B and Annexe Building

- Heritage Building can be used as a heritage resort or budget family stay and should be retained as it is with possibility of interior works and furnishing can be explored.
- Block B and adjoining Annexe building can be repurposed or reconstructed as per the vision of the bidder mainly as additional rooms or halls or beautifying the area for functions.
- Additional facilities of car parking space for 15 nos which can be accessed by the adjoining approach road. Three cars can be parked at the entrance
- An open lawn area

Tenure period Offered : up to 12 years.

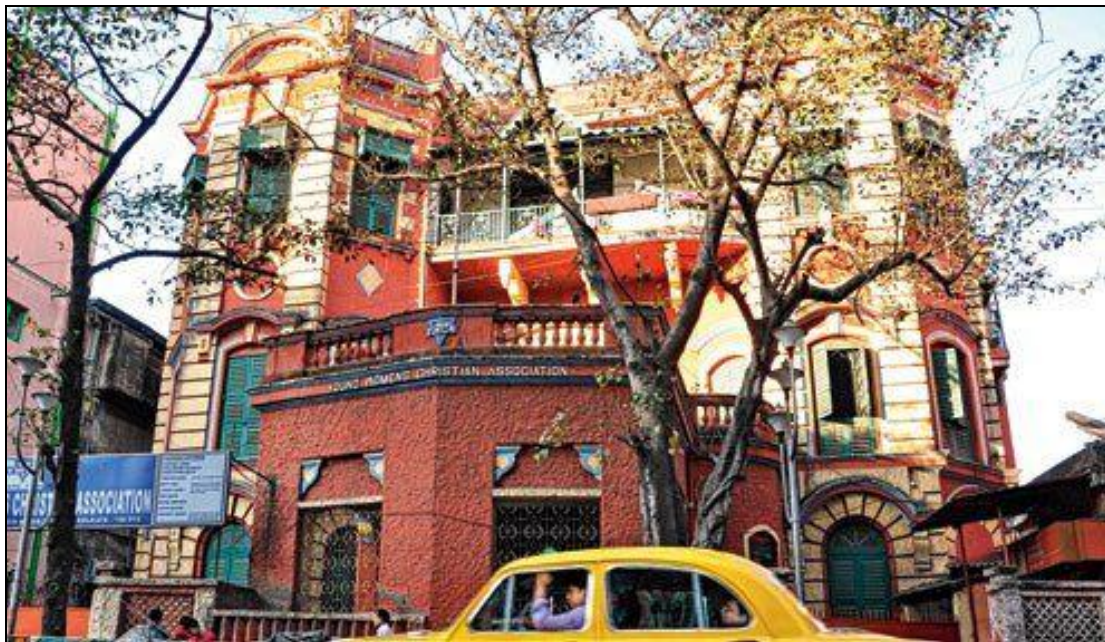
Min expected monthly rental : Will be based on your investment in the buildings.

4.3 Expectations:

- Although the bidders have the freedom to improve the interior design and furnishings of the buildings without compromising the structural integrity, and with prior permissions, YWCA of India will not be making any investments in the property during or post the lease period.



FRONT VIEW OF BURNS HOUSE



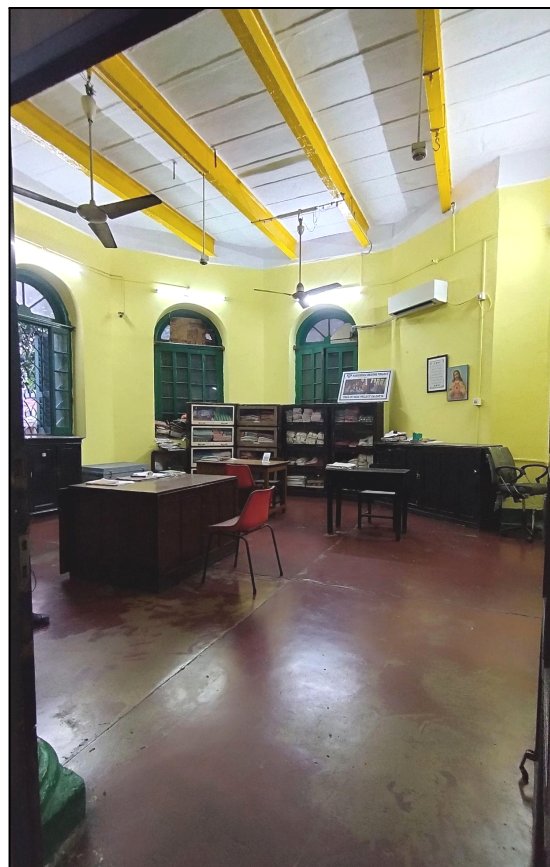


ENTRANCE OF BURNS HOUSE (LOUNGE AND FRONT STAIRCASE)





FIRST FLOOR



ROOMS



Halls in Heritage Block



Block B : Multipurpose Hall 1 Floor rooms (Right Side) Annexe Building (Left)



Multipurpose Hall

4. Expression of Interest:

If you are interested to take our property on lease, please submit the following:

- A detailed proposal outlining your business plan
- (Opting for either option A or Option B).
- Detailed documents of the Company (under which the Lease will be availed)
 - Directors names and Contact details
 - GST number
 - Pan Card of Company/Directors
 - Registration Certificate of the Company
 - Duly audited statement of 3 years
 - Any legal liabilities and any existing legal cases to be detailed.
 - Experience in Hotel industry to be detailed

If you are interested in taking our property on lease, submit the documents to interests@ywcaindia.org, ngs@ywcaindia.org before 6th March, 2024.

Contact Details:

Address: YWCA of India, 10 Sansad Marg, New
Delhi-110001

Email:interests@ywcaindia.org, and ngs@ywcaindia.org

Call us at : 011-23340294, 6238224596

SYNOPSIS OF THE PROJECT

ITEMS	DETAILS
Project Name	Burns House, Calcutta
Location	134 S.N. Banerjee Road, Kolkata – 700013.
Type of Project	Heritage Hotel Project
Plot Area	4,385 square meters (appro 1.8 acre)
Total built up area	3753.15 SqM
No. of Floors	Block A (Heritage Building) : Ground Floor + 2 Floor Block B (Multipurpose Hall) : Ground Floor + 1
Total no. of Rooms	20 rooms plus additional provision of converting rooms in Block A and Block B
Parking Facilities	3 four wheelers in the front and 15 cars in the backside parking area
Power backup	Not available
Power requirement & sources	440 KVA is the average power requirement and it will be sourced from Calcutta Electric Supply Corporation (CESC)
Water Requirement and Sources	Supplied by Kolkata Municipal Corporation and the property also has a borewell.

<p>Connectivity</p>	<p>1 km to Esplanade Metro Station.</p> <p>5.3 km from Howrah railway station. 2.5 km from Sealdah Railway station.</p> <p>Netaji Subhas Chandra Bose International Airport : 15.7 km.</p> <p>Nearest bus stand is the Corporation Bus stand which is right in front of the building.</p>
<p>Building Features</p>	<p>Fire License availed for both the Blocks.</p> <p>Heritage Block has :</p> <ul style="list-style-type: none"> ● wooden staircases ● spacious rooms ● sufficient ventilation ● Grand Lounge area with Reception ● Adequate office space available ● Kitchen available ● Two halls (80 seaters) with high ceilings <p>Backside Multipurpose Block has :</p> <ul style="list-style-type: none"> ● Large hall (175 seater capacity) ● Kitchen/Cooking area ● Washing area ● Rooms available on first floor

