



YWCA OF INDIA

FAIR HAVENS, Nainital

Proposal for Running of Heritage Holiday Home in Nainital



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1. INTRODUCTION

1.1 About the Organization: YWCA OF INDIA

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 FairHavens, Nainital:

Fairhavens is set in the picturesque hill town of Nainital. The century old manor has been a popular landmark since its inception in 1920. The extensive 1.75 acre property is a relaxing escapade constructed of wood and stone, maintaining the natural bliss of the 'City of Lakes'. Remarkably located atop the hill, the hotel offers blissful views and accessibility to the centre of the town. The hotel built in the style of colonial times till date preserves the history and heritage.

There are 30 Super Deluxe Rooms, Emperor Suites and a Cottage. It is one of the best heritage hotels in Nainital with a room.

2. LOCATION:

The property is situated at V11. Woodbine Lodge Estate (Fair Havens), Mallital, Nainital. The aforesaid property is located at 200 mtr from Bara Bazaar Road. It is a two side open property which is connected by Charton Lore Road from east side and seven oaks road from west side.

3. TECHNICAL DETAILS OF THE BUILDINGS :

Area Details of the Property (Total Area : 1.75 acres)	
Site Area	4653.88 Sq.m
Plinth Area	766.6 Sq.m
Carpet Area	651.61 Sq.m
Details of Built Up Structure	
Main Building (Ground + first+ second floor)	Total built up per floor -766.6 Sq.m
Conference Hall	Total built area -162.70 Sq.m
Cottage (Ground + first floor)	Total built up per floor -309.44 Sq.m
Outhouse (Ground + first floor)	Total built up per floor -150.85 Sq.m
Total no. of Rooms	Living : 1 Bedrooms : 28 Toilets : 30 Kitchen : 2

Hotel Buildings :

Main Building (Ground, First and Second Floor)	766.60 sqm
Conference Hall (Ground Floor)	162.72 Sqm

Cottage Building (Ground and First Floor)	309.44 Sqm
Outhouse (Ground and First Floor)	150.85 Sqm
Year of Construction and Renovations done:	
Main Building	Constructed in : 1927 Renovated in : 2012
Conference Hall	Constructed in : 1996 Renovated in : 1996
Cottage Building	Constructed in : 1996 Renovated in : 2012
Outhouse	Constructed in : 1927 Renovated in : 1996
Type of Construction	RCC framed wall structure with 9” thick brick walls
Type of Foundation	Spreaded Wall foundation
Walls	9”& 18” thick
Partitions	4.5” thick
Doors and Windows	MS Gate and Sal and Seesham wood doors and wi

Flooring	Stone/Tiles/Wooden Flooring
Roofing	RCC Roofing/Tin
Compound Wall	yes
No of lifts	Nil
Underground Pump	Yes
Overhead Tank	Yes, 10500 Ltr capacity
Roads and paving within the compound	Yes
Sewage	Yes

4. SCOPE OF EOI TO BE SUBMITTED:

Expression of Interest invited for running FairHavens YWCA Property

Tenure period Offered : up to 12 years.

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

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.

5. EXPRESSION OF INTEREST:

If you are interested to operate and manage our property, please submit the

following:

- A detailed proposal outlining your business plan
- 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, and 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 : 6238224596

6. SYNOPSIS OF THE PROJECT:

ITEMS	DETAILS
Project Name	Fairhavens (Previously known as Woodbine Lodge)
Location	Fairhavens, Nainital, Uttarakhand
Type of Project	Heritage Hotel Project
Type of Area	Urban Area
Approved Land use	Hospitality and Tourism use

Area Details of the Property	
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Carpet Area	651.61 Sq.m
Details of Built Up Structure	
Main Building (Ground + first+ second floor)	Total built up per floor -766.6 Sq.m
Conference Hall	Total built area -162.70 Sq.m
Cottage (Ground + first floor)	Total built up per floor -309.44 Sq.m
Outhouse (Ground + first floor)	Total built up per floor -150.85 Sq.m
Total no. of Rooms	Living : 1 Bedrooms : 28 Toilets : 30 Kitchen : 2
Parking Facilities	10-14 four wheelers in the front

7. GALLERY:



FRONT VIEW OF FAIRHAVENS



INTERIOR VIEW FROM FIRST FLOOR



BALCONY FROM GROUND FLOOR



ENTRANCE RECEPTION AREA



ROOMS





DELUXE ROOMS



OUTHOUSE



VIEW OF NAINI LAKE FROM THE DELUXE ROOMS



