

जवाहर नवोदय विद्यालय खुंगा कोठी, जिला जीन्द (हरियाणा)

दिनांक : 26.04.2018

निविदा सूचना

प्राचार्य जवाहर नवोदय विद्यालय खुंगा कोठी, जीन्द (हरियाणा) द्वारा अपने विद्यालय परिसर में स्थित विद्यालय के ऐतिहासिक पुराने भवन को लम्बी अवधि के लिए पट्टे पर देने हेतु दिनांक 25 मार्च 2018 को दी गई निविदा सूचना के क्रम में इच्छुक फर्म/पार्टियों को सूचित किया जाता है कि निविदा फार्म दिनांक 15 मई 2018 तक किसी भी कार्य दिवस को सुबह 9:00 बजे से सांय 04:00 बजे तक जवाहर नवोदय विद्यालय कार्यालय से प्राप्त किये जा सकते हैं। निविदा कागजात जमा करवाने की अंतिम तिथि 16 मई 2018 सांय 04:00 बजे तक है तथा निविदाएं दिनांक 17 मई 2018 को उपायुक्त कार्यालय, जीन्द (हरियाणा) में प्रातः 10 बजे विद्यालय क्रय सलाहकार समिति द्वारा खोली जाएंगी।

मुख्य विशेषताएं: -

1. आजादी पूर्व काल में निर्मित
2. जीन्द शहर से 15 कि. मी. की दूरी पर, पानीपत से 60 कि.मी. एवं दिल्ली से 135 कि.मी. दूरी पर स्थित
3. पश्चिम यमुना नहर (हांसी ब्रांच) के किनारे पर स्थित
4. स्थापत्य खूबसूरती
5. सिनेमाटोग्राफी के लिए उपयुक्त
6. प्रदूषण रहित प्राकृतिक वातावरण

प्राचार्य किसी भी निविदा को बिना कारण बताए निरस्त करने का अधिकारी सुरक्षित रखते हैं।


(सी.जी. हुड्डा)
प्राचार्य
जनवि जीन्द

'Khunga Kothi'

A Heritage Property

Request for Proposals

PPP based Restoration & Operations

For

Heritage Guesthouse/Tourism & Entertainment Purposes



**Address: Khunga Kothi, Jind, Khunga,
Haryana - 126102**

Background1

Khunga Kothi –a century old feudal retreat, was built sometime in early 1900s by Raja Ranbir Singh, successor and grandson of Raja Raghubir Singh of Jind Riyasat, then in Punjab but now in Haryana, on the picturesque left bank of Chetang canal of the modern Western Jamuna Canal System.

It was used as a private retreat by Raja Ranbir Singh, the longest serving Maharaja of the princely state of Jind, as and when he desired peace and solitude. After the death of Raja Ranbir Singh, which was soon after the signing of the instrument of accession into Indian Union, the Kothi fell into disuse and remained neglected. It was reoccupied in 1986 by Navodaya Vidyalaya Sangathan for establishing a school.

This grand mansion is situated about 15 kilometers from Jind, The Raja had set the Kothi amidst agricultural fields touching the left bank of the Chautang near the Bailey bridge, a little away from Khunga (after whom the Kothi is named) –a village settled sometime in the early eighteenth century. In spite of the Kothi's obscure location, its dignity in colonial architectural magnificence of the British Raj period remains unblemished.

Khunga Kothi, built in late colonial architectural style, is structurally robust and still in good physical state. It is built on a square plinth with a spacious porch facing the northeast and inset verandas with arched colonnades. From the porch, designed to accommodate horse driven carts as well as motor cars, one could straightaway step in to the huge reception or drawing room with two large ante rooms for the guests, if there were any. After crossing the drawing room, one can feel fresh breeze entering from a well-ventilated low roofed corridor that leads to the three interior rooms in the rear, the purpose of which could have been to accommodate ladies from the royal household and afford privacy to them if ever a couple of them paid a visit.

The masonry staircase located inside the western fringe was to lead visitors to the terrace. However, another wrought-iron spiral staircase was put in place near the western wall providing access to the servants. Between the rear rooms and the ante-rooms there is a covered gallery from which fresh air and sun light entered from a cupola fitted with slits and glass panes. The roof of the cupola looks almost like a British country cottage. A huge barrack-type building was constructed in the rear that was most likely used as a kitchen and a store room for essential commodities, appliances and firewood.

Letter of Invitation

Dear All,

This Lease Proposal Document outlines the proposal terms for lease of the premises described above to interested parties by the Jind Administration.

Intent -

The project has been conceived with a multi-farious intent as explained below:

- **Heritage Preservation:**

There are very few heritage properties in Haryana, an evidence of the constant struggle and warfare that this region has endured owing to its proximity to the imperial capital.

Forts, *Chaupals*, *Havelis* have all but vanished; thus efforts to preserve the remaining properties shall be useful in ensuring that the coming generations can have a glimpse of the past through them.

- **Tourism**

Globally tourism is one of the biggest industries; Delhi-NCR serves as a significant catchment area for '*Heritage-savvy*' tourists. The picturesque property is located at a convenient distance from Delhi and Chandigarh and can serve as a convenient getaway.

- **Entertainment**

The village environment and the location of the property (On canal banks) can serve as an ideal location for various entertainment and water sports options.

- **Community engagement**

The village community can be productively engaged by way of semi-skilled/unskilled jobs that shall be aid in grassroots development.

- **Revenues**

The leasing of the property shall be on revenue sharing model wherein a competitively determined share of revenue shall be ploughed back for development of Jawahar Navodaya Vidyalaya, a residential school for the needy and disadvantaged sections of society.

Terms & Conditions

- 1. Term of Lease -**

For a period of 25 years, operational from date of signing of lease agreement.

- 2. Renewal Option -**

As per the Government norms in November 2042. Renewal may be done upon mutual consent of both parties.

- 3. Proposed Usage -**

Wellness/Rejuvenation/Hotel/Tourism or Entertainment purposes assimilating the local culture and ethnicity of the place.

- 4. Rent -**

Competitive determination of market lease as per percentage revenue sharing model, payable quarterly.

- 5. Security Deposit -**

An adjustable earnest money Rs. 2.50 lacs is to be deposited at time of submission of tender.

The earnest money will be adjusted in security money of concerned in whose favour lease will be finalized.

6. Miscellaneous -

- Guidelines for Renovation and building work from ASI and INTACH shall be taken as reference document by the party.
- The District administration shall provide security post construction by setting up police post near the access road.
- The *Kachha* road along the Canal shall be made motorable by Government.
- Assistance shall be provided in obtaining clearances and NOC from all related Government and concerned departments.

7. Lease Agreement – A formal lease agreement would be executed between the contracting parties.

8. Annual Lease -

After finalizing lease agreement Leaser shall have to deposit 03 installments of annual lease in advance.

9. Tentative Area of historical old School Buildings to be given on lease is 62.5 x 114.75 mtrs = 7171.87 mtrs (Map Attached)

Further details may be obtained from DC Office, Jind at **01681-245252, 01681-246818** or write to us at dcjnd@hry.nic.in.

This Lease Proposal does not constitute a contract, or an offer to contract, but rather an invitation to proceed with further actions by the Parties towards execution of a formal agreement between the Parties.

**JAWAHAR NAVODAYA VIDYALAYA KHUNGA KOTHI
DISTRICT JIND (HARYANA)**

**Lease Rate Form for Old Historical School Building in the Campus of
JNV Khunga Kothi (Jind)**

Description of Land	Tentative Area to given on lease	Rate Quoted by Lessee
Old Historical School Building in Campus of Jawahar Navodaya Vidyalaya Khunga Kothi, Distt. Jind (HR.)	Length 114.75 Mtrs. Breadth 62.50 Mtrs. Tentative area including building 7171.87 Mtrs.	In figure Rs. _____ In words Rs. _____ _____ _____

Last date for submission of Tender Form alongwith all requisite documents is 16th May 2018 up to 04:00 PM.

Note: -

Tender forms may be rejected by the PAC at any level without assigning any reason.


Principal
Jawahar Navodaya Vidyalaya
Khunga Kothi, Dist. JInd (HR.)

Signature of Lessee _____

Name _____

Address _____

Mobile No. _____

Date: _____

ENCLOSURES: -

1. Certificate of heritage status of the property, from District Authority
2. Map of Khunga Kothi depicting area of building and surrounding land as part of the property
3. Land ownership documents (may be obtained from Deputy Commissioner Office, Jind (HR.).
4. Tender Form

Principal
Jawahar Navodaya Vidyalaya
Khunga Kothi, Dist. JInd (HR.)

Signature of Lessee _____

Name _____

Address _____

Mobile No. _____