क्रमांक :



नगर विकास न्यास, कोटा

URBAN IMPROVEMENT TRUST, KOTA

(राज्य सरकार द्वारा योजना के लिये अधिकृत संस्था)

आवेदन-पत्र

	चम्बल रिवर !	फ्रन्ट परियो	जना में दुकान/व्यवसायिक क्षे	मेत्र आंवटन हेतु आवेदन पत्र	,
	परियोजना (पूर्व / पश्चिम	की दुकान	सं0)		आवेदक का फोटो
	सूची अनुसार व्यवसाय की	ो प्रकृति:–			7/101
1—	आवेदक का नाम :				
2-	पिता / पति का नाम	:			
3—	पत्र व्यवहार का पता	ː			
4—	मोबाईल न०	:	वैकल्पिक	मोबाइल नंबर :	
		Valid E-n	nail ID		
5—	बैंक का नाम व खाता संर	<u>ष्या</u> लिखें।			
6—	आवेदन शुल्क राशि जमा	का विवरण	Т		
	(1) चालान नम्बर			दिनांक	
	(2) बैंक का नाम			राशि	
7—	मैंने आवेदन/ प्रस्ताव पत्र	की शर्तों व	on अध्ययन कर लिया है, व	र्णित शर्तें स्वीकार है।	
8—	मिथ्या तथ्यों के आधार प	र प्राप्त कि	या गया दुकान/व्यवसायिक	क्षेत्र किसी भी समय निरस्त	किया जाकर
	न्यास द्वारा राशि जप्त की	जा सकेर्ग	ो तथा नियमानुसार कानूनी	कार्यवाही की जा सकेगी।	
9—	समय–समय पर नगर विव	कास न्यास	एवं न्यास मण्डल में लिये	निर्णयों एवं नियमों को मानने	के
	लिये अपनी सहमति व्यक्त	करता हूं	तथा नगर विकास न्यास क	नेटा के निर्णयों का पालन क	रूंगा।
आवेदन	पत्र के साथ संलग्न प्रमाण—प	पत्र (नाम अं	कित करें)।		
(1)			(2)	(3)	
(4)					
दिनांक .					
स्थान					
दिनांक	:		;	आवेदन कर्त्ता का नाम व हर	ताक्षर

खाता संख्या –	खाता संख्या –	खाता संख्या –	खाता संख्या –	
(PNB-UIT,Kota)	(PNB-UIT,Kota)	(PNB-UIT,Kota)	(PNB-UIT,Kota)	
नगर विकास न्यास, कोटा प्रथम प्रति (जमाकर्ता द्वारा अपने पास सुरक्षित रखने हेतु) चालान नं0 दिनांक	नगर विकास न्यास, कोटा द्वितीय प्रति (बैंक द्वारा अपने पास सुरक्षित रखने हेतु) चालान नं0 दिनांक	नगर विकास न्यास, कोटा तृतीय प्रति (न्यास द्वारा अपने पास सुरक्षित रखने हेतु) चालान नं0 दिनांक	नगर विकास न्यास, कोटा चतुर्थ प्रति (केशियर द्वारा अपने पास सुरक्षित रखने हेतु) चालान नं0 दिनांक	
आवेदक का नाम	आवेदक का नाम	आवेदक का नाम	आवेदक का नाम	
आवेदक के पिता / पति का नाम	आवेदक के पिता / पित का नाम	आवेदक के पिता / पति का नाम	आवेदक के पिता/पति का नाम	
पता	पता	पता	पता	
परियोजना / दुकान सं0	परियोजना / दुकान सं0	परियोजना / दुकान सं0	परियोजना / दुकान सं0	
विवरण रूपये	विवरण रूपये	विवरण रूपये	विवरण रूपये	
आवेदन शुल्क राशि	आवेदन शुल्क राशि	आवेदन शुल्क राशि	आवेदन शुल्क राशि	
योग अक्षरे रूपये	योग अक्षरे रूपये	योग अक्षरे रूपये	योग अक्षरे रूपये	
आवेदक के हस्ताक्षर	आवेदक के हस्ताक्षर	आवेदक के हस्ताक्षर	आवेदक के हस्ताक्षर	



नगर विकास न्यास,कोटा URBAN IMPROVEMENT TRUST, KOTA

क्रमांकः एफ १/अ.अ.प्रो/२०२३-२४/174

दिनांक 17.07.2023

विज्ञप्ति

नगर विकास न्यास, कोटा द्वारा सक्षम उद्यमियों व व्यवसायियों से ''चंबल रिवर फ्रांट, कोटा (राजस्थान) में विकसित वाणिज्यिक स्थानों, दुकानों, रेस्तरां और अन्य गतिविधि आउटलेट को किराये पर संचालन'' के लिए प्रस्ताव/आवेदन आमंत्रित किये जाते हैं ।

नगर विकास न्यास, कोटा (यूआईटी कोटा) ने लगभग 1200.00 करोड़ रुपये की परियोजना लागत के साथ कोटा बैराज के डाउनस्ट्रीम में "चंबल रिवर फ्रंट" कोटा बैराज से नयापुरा पुलिया तक चम्बल नदी के दोनों किनारों पर लगभग 2.80 कि.मी. में विकसित किया गया है।

यह प्रोजेक्ट पूरी तरह हेरिटेज शैली में विकसित किया गया है। यहां विभिन्न गतिविधियों व वास्तुकलाओं का संगम देखा जा सकता है। यह भारत में विकसित किया गया पहला हेरिटेज रिवर फ्रंट है और इसके दुनिया के सबसे ज्यादा देखे जाने वाले पर्यटन स्थलों में शामिल होने की पूर्ण संभावना है। यह परियोजना कोटा शहर में भारत ही नहीं अपितु पूरे विश्व के पर्यटकों को आकर्षित करेगी और रोजगार के अवसर भी उपलब्ध कराएगी।

नगर विकास न्यास कोटा ने परियोजना के मास्टर प्लान और रिवर फ्रंट के वास्तुकार की थीम के अनुसार विभिन्न व्यवसायिक गतिविधियों हेतु चम्बल रिवर फ्रंट में वाणिज्यिक दुकानों, रेस्तरां श्रृंखलाओं, ब्रांड उन्मुख व्यवसायों, स्थानीय क्षेत्र के विशेष उत्पादों आउटलेट के लिए 1,75,000 वर्ग फुट क्षेत्र विकिसत किया गया हैं। जिसका न्यूनतम आरक्षित मूल्य दर रुपये 50 /— प्रति वर्ग फुट व्यावसायिक क्षेत्रफल पर एवं रूपये 5 /— प्रति वर्ग फुट वाहर खुले एवं उपयोगी क्षेत्रफल पर नगर विकास न्यास कोटा द्वारा पहले ही तय किया जा चुका है। प्रथम फेज में कुल प्रस्तावित क्षेत्र का 40% तक का क्षेत्र आवंटित किया जाएगा। हालाँकि, यूआईटी कोटा को आवंटन में बदलाव करने का पूर्ण अधिकार है। दुकानों का विवरण नीचे दिया गया है:—

S.No. Shops Details		No. of Shops
1	स्मारिका (Souvenir)	12
2	सहायक उपकरण और उपयोगी वस्तुओं की दुकान(Accessories and utility item shop)	3
3	Coffee/Tea Shop	13
. 4	Handicraft	17
5	Rajasthani ethnic wear	1
6	Fast food	16
7	Multi brand Fashion	6
8	Luxury Fashion Store	4
9	Ice Cream Parlour/Juice Bar	10
10	Tea/Coffee Lounge	1
11	Shakes/Mocktails	1
12	International Book Store	3
13	Electronic Gadget shop/LED market	2
14	Super Market	1
15	Luxury Toy Shop	3
16	F & B Restaurant	17
17	Kids Fashion	5
18	Entertainment store VFX	1



19	International cuisine Restaurant	4.5
20	Palmist/Tarot card reader	15
21	Banquet	1
22		2
23	Khadi Shop	2
24	Cart with sitting Tea/Coffee	1
	Cart with sitting Kulfi/Ice-cream	1
25	Religious Book Store	1
26	Ayurveda Dept. Store	2
27	Satvik Food Restaurant	
28	Falahar	1
29		1
30	Herbal Juice	1
	Prasadi/Sweet Shop	1
31	Bakery	2
	अनुमानित योग	147

परियोजना की विस्तृत योजना, दुकानों/वाणिज्यिक क्षेत्र का विवरण, नियम एवं शर्ते नगर विकास न्यास, कोटा की वेबसाइट <u>https://urban.rajasthan.gov.in/content/raj/udh/uit-kota/en/home.html</u> पर देखी जा सकती हैं।

> सचिव नगर विकास न्यास, कोटा

> > दिनांक : 17 /७७/ 2023

क्रमांकः एफ09/अ.अ.प्रो./2023-24/175-181 प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :--

श्रीमान विशिष्ठ सहायक, माननीय मंत्री महोदय, नगरीय विकास एवं स्वायत्त शासन, राजस्थान सरकार, जयपुर।

2. श्रीमान् जिला कलेक्टर एवं अध्यक्ष महोदय नगर विकास न्यास, कोटा।

प्रबंध निदेशक, राजस्थान संवाद, सूचना एवं जन-सम्पर्क विभाग परिसर, शासन सचिवालय, जयपुर (राज०)।

 अधिशाषी अभियंता खण्ड रिवर फ्रन्ट पूर्व को भेजकर लेख है कि आप सम्बन्धित कार्य की परियोजना की विस्तृत योजना, दुकानोंध्याणिज्यिक क्षेत्र का विवरण, नियम एवं शर्ते नगर विकास न्यास, कोटा की वेबसाइट https://urban.rajasthan.gov.in/content/raj/udh/uit- kota/en/home.html पर अपलोड करवाया जाना सुनिचित करावें।

5. विज्ञप्ति तिपिक वास्ते निविदा सूचना प्रकाशनार्थ स्थानीय एवं राजकीय एवं राष्ट्रीय स्तर के समाचार पत्रो में नियमानुसार।

6. श्री संजीव शर्मा, कम्प्यूटर प्रोग्रामर को भेजकर निर्देश दिये जाते है कि राज्य सरकार के परिपत्र संख्याF.2(4)FD/Exp-III/99 दिनांक 13-01-05 की अनुपालनार्थं सम्बन्धित विभाग को e-Mailकरें। न्यास की वेबसाईट, एवं http://urban.rajasthan.gov.in/uitkota पर विज्ञप्ति सूचना अपलोड के पश्चात अपलोड दिनांक की सूचना सम्बन्धित को उपलब्ध करावें। विज्ञप्ति सूचना प्रकाशन किया जाना सुनिश्चित करें।

7. विज्ञापन शाखा, कार्यालय हाजा को निविदा प्रकाशित करवाने बाबत् एवं समाचार पत्रों में निविदा प्रकाशन की प्रतियाँ, जितने कार्यों का इस निविदा में उल्लेख है, उससे दुगनी एवं दो अतिरिक्त प्रतियाँ आवश्यक रूप से लेखा शाखा में प्रस्तुत करें।

> सचिव नगर विकास न्यास, कोटा



क्रमांकः एफ 9/3531/2023-24/182

दिनांक : 17.07 • 2023

Request for Proposal

Urban Improvement Trust, Kota is inviting Request for proposals for "Leasing and operation of Commercial spaces, Shops, Restaurants and other activity outlet at Chambal River Front, Kota (Raj.)" from the experienced Companies, consortiums and joint Ventures.

Urban Improvement Trust, Kota (UIT Kota) has developed the prestigious project "Chambal River Front" at downstream of Kota Barrage with Project cost of around Rs.1200.00 crore. This River Front has been developed on a stretch of approx. 2.80 KM from Kota Barrage to NayapuraPulia on both the sides of Chambal River.

This project is totally developed in Heritage style. Combination of various architectures can be seen here. This is first Heritage River Front developed in India and is likely to be included in most visited tourist places of the world. This project will attract tourists to Kota city and will also provide employment opportunities.

Ult Kota proposed approx. 1,75,000 Sqft area to various commercial outlets, restaurant chains, brand oriented businesses, special product outlet of local region at CRF on rental basis as per the theme of Projects and architect's vision. The minimum reserve price has already been decided by UIT Kota. Area up to 40% of total proposed area shall be allocated in phase-1 only. However, UIT Kota has the right to vary the allocation.

		Details of Project
1.	Name	Chambal Riverfront, Kota
2.	Location	Kota, Rajasthan
3.	Last Date of Receipt of Application	30.07.2023
4.	Represented by	Deputy Secretary (OSD Land) UIT Kota
5.	Intending Lessor	UIT, Kota
6.	Confirming Party	UIT, Kota
7.	Floor Level	Ground Floor ,1st floor etc
8.	Store No.	E1,E2on East Bank andW1,W2 on West Bank as per detailed master plan
9.	Lease Term	9 years
10	Chargeable Area (SBA)	Built-up area as per master plan.
11	Rent	Initial rent/Reserve Price Rs 50 per sqft on Built up area.
12	Payable	By cheque/RTGS/Neft on 10th of every month. (2% per month penalty on delayed payment)
13.	Rent Escalation	15% after three years.
14.	Property Tax	All current and future tax with respect to this property will be borne by the intending lessor.

15.	Other Statutory obligations	Any other statutory obligation not pertaining to the lessee born by the lessor. Applicable Service Tax & all the other Gov
16.	Lock-in Period	Levies shall borne by the Lessee. NIL
		and the same of th
17.	Common Amenities and Utilities	The intending lessee will be provided with all utilities and amenities as provided to the other retailers in the River Front, Kota.Common services, 100% power back up, usage of commot toilet, purified drinking water, stairs, escalators and elevators in common areas.
18.	Common Area Maintenance (CAM),	The intending lessee will pay common area maintenance charge
	Electricity Charges & HVAC Charges	to UIT, Kota @ Rs5.0 per Sq. Ft. on chargeable area or as per actuals, which can be revised uniformly for all occupiers if need so arise. The Lessee shall bear electricity charges and Air Conditioning asper actual basis. However common area electricity and outdoor electricity shall be borne by UIT, Kota.
	Energy Meter Cost & CAM Security Deposit	Energy Meter will be in the scope of lessee. However meter and its one point connection related works shall be done by UIT, Kot but charges for that shall be borne by lessee. This shall be one time fixed charges as decided by UIT, Kota.
	Purpose of Rent	Purpose of the rent is for opening retail outlet of various runnin brands, commercial business chains, F&B outlets etc at Chambariver Front. Purposeof business and brand shall not be chang without approval of the intending lessor i.e. UIT, Kota. An Change in the Business Activity will have to done in consultation with UIT, Kota.
21.	Rent Free Period	Fit out period is 45 days for any outlet. Incentive: If lessee finished early by 15 days than thirty (30) days rent free period will be provided. And If lessee finished early by 30 days than sixty(60) days rent free period will be provided. This shall be reported by concerning Engineer In-Charge.
22.	Rental Security Deposit	Two month rent of respective area.
23.	Expected Date of Possession for Fit-Out	30.07.2023
	Date of Commencement of Business	Fit Out period to be completed and business to be commenced within 60 days from offer of possession. However start of rental would be either immediate expiry of fit-out period or actual store opening (whichever is earlier) except any incentive provided.
25.	Termination	The UIT Kota can terminate the deal in the event of the Lessee committing a breach of any of the terms and conditions i.e. Unauthorized User, Sub Letting, Default in Payment of Rent & other charges for 2 Months, unreasonable delay in commencing business after Fit outs, violation of any other condition as laid out in the Agreement despite a written notice of 30 days by UIT,Kota to Lessee. In case of any change in policy matter, agreement can be terminated by UIT, Kota serving a one month prior written notice to the lessee.
26.	Dispute Resolution	Through Arbitration, under Arbitration & Conciliation Act 1990 being sole authority Chairman UIT Kota.
_	Jurisdiction	,

	Stamp duty and Registration charges of Rent agreement	To be borne by the Lessee as applicable.
29	Approval of Lol	This is a second of the second
		This LOI / deal is subject to the approval of the Trust/Authority.
30.	Force Majeure	16 1
		If all or any part of the rented premises is destroyed or becomes unusable by reason, of restrictive & compelling Governmental Laws or Regulations, riots, epidemic, pandemic, insurrection, terrorist action natural calamity, fire, storm, flood, tempest and other acts of God etc. or premises is rendered inaccessible or unfit for the said business by any other irresistible force then the obligation to pay rent would remain suspended during such time the premises is made operational by licensor at its cost. In such an event, the Lessee shall have the right to terminate the agreement, if the same is not rectified in 90(Ninety) days. In case of any pandemic/Covid19 or any lockdown/restrictions imposed by the Govt. of India / State to operate the store and which affects operation of commercial area due to which
		continues for more than 3 months, then Lessee shall have right
31.5	Selection criteria	to terminate the agreement.
		Technically Qualified Companies, retailers will be allotter Showrooms/Commercial Spaces at the Prefix Rates. If more that one technically qualified applicant are there for one particular Shop/space, then the selection will be done by lottery. UIT Kota
32.5	Bignage's	reserves the right to take final decision. Signages will be strictly as per Architectural theme of Riverfront.
		as per Architectural theme of Riverfront.
33.4	Application Fee	Rs. 500/- to be deposited through challan in Punjab Nationa Bank, branch UIT, Kota, Challan and application form is available at UIT website.

General Terms & Conditions:

- For all fast food outlets, Restaurants, Tea-Coffee shops, ice cream parlour, juice, shakes café and F&B
 restaurants valid licence and registration under Food Safety and Standards Authority of India (FSSAI) shall be
 required.
- Valid GST number of Entity shall be required.
- Experience certificate, running outlet establishment certificate, lease agreement, present status, and address of store, location and present photographs in support shall be required. Verification team of UIT, Kota may verify the place of business if required.
- Electricity and water connection of one point shall be provided by UIT, Kota. Fixed charges for such point shall be borne by lessee. Other internal fittings and consumption charges shall be borne by lessee.
- 5. It is mandatory to all lessees to maintain food hygiene and health hygiene up to international standards. If any outlet found to disobey the riverfronts guidelines than UIT, Kota may breach the rent agreement by issuing prior written notice of 15 days. In such case security deposit shall be forfeited.
- Applicant are requested to download the form and challan from UIT website and deposit the same in scheduled bank. No separate application forms shall be provided by UIT Kota.
- 7. Applicant may visit site to see his desired location after depositing the required challan in scheduled bank. Challan receipt need to be produce at security check point of riverfront. Only one person with one challan shall be allowed at site.

Rent Agreement:

All the Parties i.e. UIT, Kota and Intending Lessee	And represented as stated above hereby agree
to the above listed terms and conditions for the busin	ness purpose of
this Dayof Month2023 and will enter into a	ness purpose ofas on legal binding document on a pre-agreed date provided the
property is agreed upon after inspection.	regar birding document on a pre-agreed date provided the
As a confirmation of this inter-	

As a confirmation of this intent M/Shereby pays an amount of Rs./-, Being one month's rent as

security deposit and advance payment of rent for one month to UIT Kota Vide Cheque/DD/NEFT/RTGS No Dated

** In the unlikely event of the issues concerning in the terms and conditions of this LOI or MOU remaining unsolved amicably, the Lessor agrees to refund the security deposit paid by the intending lessee within five working days. **

Agreed & Accepted

Agreed & Accepted Accepted Agreed &

M/S

Note: This LOI is not a legal binding document upon its parties. This is as an advertisement notice. Final rent agreement shall be signed between UIT Kota and the lessee.

Deputy Secretary-I UIT,Kota(Raj.

Urban Improvement Trust, Kota(Raj.)

	TABLE B-COMMERCIAL SPACES RIVERFRONT-WEST BANK								
Shop No.	Name	Name of Ghat	Length	Breadth	Area(Sqm)	Area (Sqft)	Pre Qualification		
W1	F&B(Tea Shop)	Jawahar Ghat	3.30	3.30	10.89	117.18	Must have an experience of minimum 10 years o running Tea outlets and have an experience o running multiple outlets		
W2	F&B(Tea Shop)		3.30	3.30	10.89	117.18	Must have an experience of minimum 10 years or running Tea outlets and have an experience or running multiple outlets		
W3	Apparel(Khadi Shop)		3.30	3.30	10.89	117.18	Should have an association of Indian Khadi Wea brand in any International Quality Mall		
W4	Apparel(Khadi Shop)		3.30	3.30	10.89	117.18	Should have an association of Indian Khadi Wea brand in any International Quality Mall		
W5	Book Store		3.30	3.30	10.89	117.18	Must have an experience of running boo stores(Selling fiction, non fiction novels , bio graphy etc) in india		
W6	F&B(Snacks Shop)		3.30	3.30	10.89	117.18	Pizza/ sandwich/ fast food outlet preferable brand with international presence		
W7	F&B(Snacks Shop)		3.30	3.30	10.89	117.18	Pizza/ sandwich/ fast food outlet preferable brand with international presence		
W8	Souvenir Shop		3.30	3.30	10.89	117.18	Should be running a souvenir shop of Curious/Accessories at International tourisdestination/Mall/4 star hotel or above.		
W9	F&B(Cart With Sitting (Tea/Coffee))		22.96	3.50	80.36	864.67	Must have an experience of running a tea/ coffer shop for more than 5 years having sitting with carts		
W10	Cart With Sitting (kulfi/Ice Cream)		22.96	3.50	80.36	864.67	Must have an experience of running a kulfi shol for more than 5 years having sitting with carts		
W11	Religious Book Store	Geeta Ghat	11.15	3.00	33.45	359.92	Must Have experience of running stores selling books of religious importance		

W12	Indian/Ayurvedic Dept.Store	Shanti Ghat			85.05	915.14	Must have an experience of running a Indian/ Ayurvedic Deptarment Storet for more than 10 years
W13	Restaurant(Satvik Food)		14.09	10.36	145.97	1570.66	Must have an experience of running multiple outlets having specialisation of Satvik Food
W14	Indian/Ayurvedic Dept.Store		8.50	4.90	41.65	448.15	Must have an experience of running a Indian/ Ayurvedic Deptarment Store for more than 10 years
W15	Snacks		12.40	4.90	60.76	653.78	Must have an experience of 10 years food Food and Beverages such as Pizza, Burger , Sandwich etc.
W16	F&B (Falahar food)		6.80	4.90	33.32	358.52	Must have an experience of minimum 10 years of running Falhaar Food outlet
W17	Beverages(Herbal Juice)		6.80	4.90	33.32	358.52	Must have an experience of minimum 10 years of running Beverages outlet
W18	Lacal F&B(Lassi/Chach/Doodh Jalebi)	- Nandi Ghat	6.45	6.45	41.60	447.64	Must have an experience of running a food outlet for more than 5 years
W19	Prasadi/Sweet Shop	Nanui Gilat	6.45	6.45	41.60	447.64	Must have an experience of minimum 10 years of running Sweet Shop outlet
W20	Souvenir Shop				54.18	582.98	Should be running a souvenir shop of Curious/Accessories at International tourist destimation/Mall/4 star hotel ot above.
W21	Bakery	Tiranga Ghat	6.50	7.05	45.83	493.08	Having an experience of running a bakery shop/ counters/ qiosk at Airports/ International quality malls
W22	Cafetaria		6.50	12.00	78.00	839.28	Having an experience of running a coffee shop/ counters/ kiosk at Airports/ International quality malls
W23							
W24	Cafeteria	Shaurya Ghat	5.3	15.9	84.27	906.75	Having an experience of running a coffee shop/ counters/ kiosk at Airports/ International quality malls

W25	Souvenir/utility Shop		5.3	15.9	84.27	906.75	Should be running a souvenir shop of Curious/Accessories at International tourist destimation/Mall/4 star hotel ot above.
W26	Fast Food Restaurant		31.2	5.3	165.36	1779.27	Must have an experience of running multiple outlets
W27	Multicusine Restaurant		31.2	5.3	165.36	1779.27	MNC Brand with Outlet in multiple countries
W28	Restaurant		5.3	15.9	84.27	906.75	MNC Brand with Outlet in multiple countries
W29	Fast Food Restaurant		5.3	5.1	27.03	290.84	Must have an experience of running multiple outlets
W30	Speciality Eatries (Ice Cream)		5.3	5.2	27.56	296.55	Preferred brands like Saras, Amul or other international brands of icecream parlour
	Restaurant(G Floor)	Rajputana Ghat	21.57	5.40	116.48	1253.30	Popular High Quality restaurant of Shekhawati
W31	Restaurant(1st Floor)		21.57	5.40	116.48	1253.30	
	Restaurant(2nd Floor)		21.57	6.63	143.01	1538.78	
W32	Handicraft(G Floor)		17.68	9.26	163.72	1761.59	Must have an experience of minimum 5 years of running Handicraft shop
W32	Coffee Shop(1st Floor)		17.68	9.26	163.72	1761.59	Must have an experience of minimum 10 years of running Tea/ coffee outlets
	Restaurant (G Floor)				77.42	833.06	Popular High Quality restaurant of Dhundhar
W33	Restaurant (1st Floor)				77.42	833.06	
	Restaurant (2nd Floor)		18.23	5.04	91.88	988.62	
	Restaurant(G Floor)				86.73	933.21	Popular High Quality restaurant of Mewar region
W34	Restaurant(1st Floor)				86.73	933.21	
	Restaurant(Terrace)				87.73	943.97	
W35	Handicrafts				128.02	1377.50	Must have an experience of minimum 5 years of running Handicraft shop
VV35	Handicrafts(1st Floor)				128.02	1377.50	Must have an experience of minimum 5 years of running Handicraft shop
W36							
W37	Chat Bhandar		15.00	8.67	130.05	1399.34	Chat Bhandar food chain having an food outlet experience of more than 10 years

						Having an experience of running a coffee shop,
W38	Coffee Shop	15.00	8.67	130.05	1399.34	counters/ qiosk at Airports/ International quality
						malls
W39	Indian Fast Food (Kachori , Samosa etc)	15.00	8.67	130.05	1399.34	kachori/Samosa fast food chain having an food
VV 33	ilidian Fast Food (Racholf , Samosa etc)	15.00	8.07	130.03	1333.34	outlet experience of more than 10 years
W40	F&B(Tea, Shake and Falafal)	15.00	8.67	130.05	1399.34	Beverages chain having an food outlet
VV40	rab(rea, Silake allu ralalal)	15.00	8.07	130.03	1333.34	experience of more than 10 years
	F&B(ICE Cream/Fast Food Restaurant(G			38.49	414.15	Icecream shop/ fast food chain having an food
	Floor))			36.49	414.13	outlet experience of more than 10 years
	F&B(ICE Cream/Fast Food Restaurant(1st			101.20	1088.91	Icecream shop/ fast food chain having an food
	Floor))			101.20	1088.91	outlet experience of more than 10 years
W41	F&B(ICE Cream/Fast Food Restaurant(2nd			101.20	1088.91	Icecream shop/ fast food chain having an food
VV-11	Floor))			101.20	1000.91	outlet experience of more than 10 years
	F&B(ICE Cream/Fast Food Restaurant(3rd			101.20	1088.91	Icecream shop/ fast food chain having an food
	Floor))			101.20	1088.91	outlet experience of more than 10 years
	F&B(ICE Cream/Fast Food			101.20	1088.91	Icecream shop/ fast food chain having an food
	Restaurant(Terrace))			101.20	1088.91	outlet experience of more than 10 years
	Restaurant(G Floor)	9.28	4.05	37.58	404.40	Popular High Quality restaurant of Marwar
W42	Restaurant(1st Floor)	9.28	4.05	37.58	404.40	
	Restaurant(2nd Floor)	9.28	4.05	37.58	404.40	
	Handicraft(G Floor)			45.57	490.33	Must have an experience of minimum 5 years of
	Handiciait(G Floor)			45.57	430.33	running Handicraft shop
	Handicraft(1st Floor)	11.70	2.80	32.76	352.50	Must have an experience of minimum 5 years of
	Halldiciait(1st Floor)	11.70	2.80	32.70	332.30	running Handicraft shop
W43	Handicraft(2nd Floor)			39.25	422.33	Must have an experience of minimum 5 years of
VV45	Trandiciart(211d Floor)			39.23	422.33	running Handicraft shop
	Handicraft(3rd Floor)			39.25	122 22	Must have an experience of minimum 5 years of
	Halldictatt(Std Floor)			39.23	422.33	running Handicraft shop
	Handicraft(4th Floor)	11.70	3.75	43.88	472.10	Must have an experience of minimum 5 years of
	Translati(4til Floor)	11.70	3./3	43.00	4/2.10	running Handicraft shop
W44	Special eatries (Ice Cream (G Floor))			28.22	303.65	Preferred brands like Saras, Amul or other
VV 44	Special earlies (ice cream (d ribbi))			20.22	303.65	international brands of icecream parlour

W45	F&B(Tea,Coffee,Pakora,kachori etc(1st Floor))		16.00	4.90	78.40	843.58	kachori/Samosa fast food chain having an food outlet experience of more than 10 years
W46	Coffee Shop				62.00	667.12	Must have an experience of minimum 10 years of running Coffee outlets
W47	F&B(ice Cream, Candifloss, Popcorn etc)				104.83	1127.97	Must have an experience of running a Candy Floss/ice cream/popcorn shop for more than 5 years
W48	LED MARKET	Jugnu Ghat			239.83	2580.57	Accessories/Toys related to LED Lights , have an experience of running multiple outlets
W49	LED MARKET	Jugilu Gilat			240.83	2591.33	Accessories/Toys related to LED Lights , have an experience of running multiple outlets
	TOTAL				5079.10	54651.13	

Deputy Secretary-I UIT, Kota(RAj.)

Urban Improvement Trust, Kota(Raj.)

	TABLE A-COMMERCIAL SPACES RIVERFRONT-EAST BANK									
Shop No.	Name	Name of Ghat	Length	Breadth	Area(Sqm)	Area (Sqft)	Pre Qualification			
E1	Souvenir Shop	Nayapura Ghat	4.70	3.18	14.95	160.82	Should be running a souvenir shop of Curious/Accessories at International tourist destination/Mall/4 star hotel or above.			
E2	Accessory and Utility Item Shop		4.70	3.18	14.95	160.82	Running a multi product commercial outlet in mall			
E3	Speciality Eatries(Coffee Shop)		4.70	3.18	14.95	160.82	Must have an experience of minimum 10 years of running Tea/ coffee outlets in mall or established brand on high street			
E4	Speciality Eatries(Coffee Shop)		4.70	3.18	14.95	160.82	Must have an experience of minimum 10 years of running Tea/ coffee outlets in mall or established brand on high street			
E5	Speciality Eatries(Coffee Shop)		6.92	5.77	39.93	429.63	Having an experience of running a coffee shop/ counters/ qiosk at Airports/ International quality malls			
E6	Speciality Eatries(Coffee Shop)		6.70	5.77	38.66	415.97	Having an experience of running a coffee shop/ counters/ qiosk at Airports/ International quality malls			
E7		Singh Ghat								
E8	Rajasthani Handicraft		9.50	6.20	58.90	633.76	Must have an experience of minimum 5 years of running Handicraft shop			
E9	Rajasthan Ethnic Wear		9.25	6.20	57.35	617.09	Should have an association of Indian Ethnic Wear brand in any International Quality Mall			
E10	Souvenir Shop		9.50	6.20	58.90	633.76	Should be running a souvenir shop of Curious/ accessories at International tourist destination/ Mall/ 4 star hotel or above			
E11	Local Handicrafts and Apparels		5.23	5.16	26.99	290.38	Should be running a Indian Ethnic Wear brand at Airports/ malls/ tourist streets at world heritage sites			
E12	Local Handicrafts and Apparels		5.20	4.91	25.53	274.72	Should be running a Indian Ethnic Wear brand at Airports/ malls/ tourist streets at world heritage sites			

E13	Local Handicrafts and Apparels
E14	Fast Food Shop
E15	Fast Food Shop
E16	Local Handicrafts and Apparels
E17	Local Handicrafts and Apparels
E18	Local Handicrafts and Apparels
E19	Multi Brand Fashion Outlet
E20	Multi Brand Fashion Outlet
E21	Multi Brand Fashion Outlet
E22	Multi Brand Fashion Outlet
E23	Multi Brand Fashion Outlet
E24	Multi Brand Fashion Outlet
E25	Luxury Fashion Store
E26	Luxury Fashion Store
E27	Luxury Fashion Store
E28	Luxury Cosmatic Store
E29	Ice cream Parlour/ Juice Bar
E30	Frozen Desert(Cart (2.4X1.2)M Max. , 2 Nos. kulfi/Ice Cream)
E31	Tea/ coffee Lounge
E32 A	Speciality Eatries(Coffee Shop - G Floor)

5.20	F 16	26.02	200.71	Should be running a Indian Ethnic Wear brand at Airports/ malls/ tourist streets at world heritage
5.20	5.16	26.83	288.71	sites
9.50	5.20	49.40	531.54	Pizza/ sandwich/ fast food outlet preferable brand
9.50	5.20	49.40	531.54	with international presence
9.50	5.20	49.40	531.54	Pizza/ sandwich/ fast food outlet preferable brand
3.30	3.20	43.40	331.34	with international presence
8.85	5.20	46.02	495.18	Handicrafts/ accessories/ sarees kota doriya and
0.05	5.20	10.02	155.25	hadoti region
		36.67	394.57	Handicrafts/ accessories/ sarees kota doriya and
				hadoti region
		69.28	745.45	Handicrafts/ accessories/ sarees kota doriya and
				hadoti region
9.47	8.34	78.98	849.82	Must have an experience of minimum 20 years in
				malls/ high streets and airports outlets
9.25	8.34	77.15	830.08	Must have an experience of minimum 20 years in
				malls/ high streets and airports outlets
9.25	8.34	77.15	830.08	Must have an experience of minimum 20 years in
				malls/ high streets and airports outlets Must have an experience of minimum 20 years in
9.25	8.34	77.15	830.08	malls/ high streets and airports outlets
				Must have an experience of minimum 20 years in
9.25	8.34	77.15	830.08	malls/ high streets and airports outlets
				Must have an experience of minimum 20 years in
9.47	8.34	78.98	849.82	malls/ high streets and airports outlets
9.50	6.23	59.19	636.83	MNC Brand with Outlet in multiple countries
9.25	6.23	57.63	620.07	MNC Brand with Outlet in multiple countries
9.25	6.23	57.63	620.07	MNC Brand with Outlet in multiple countries
9.25	6.23	57.63	620.07	MNC Brand with Outlet in multiple countries
4.85	6.22	20.22	225.42	Preferred brands like Saras, Amul or other
4.85	6.23	30.22	325.12	international brands of icecream parlour
15.80	5.40	85.32	918.04	Must have an experience of running a kulfi shop for
15.80	5.40	85.32	918.04	more than 5 years having mobile carts
15.80	5.40	85.32	918.04	Must have an experience of running a tea/ coffee
13.80	3.40	65.52	318.04	shop for more than 5 years having mobile carts
				Coffee shop with International operations having
		234.59	2524.19	outlets in more than one country including Airports

					143.17	1540.51	Coffee shop/ fast food chain having an food outlet experience of more than 10 years
E32 B	Rani Mahal (1St Floor & 2nd Floor)				84.36	907.71	Coffee shop/ fast food chain having an food outlet experience of more than 10 years
E33	Indian Street Food (Candyfloss)	Utsav Ghat	8.03	3.17	25.46	273.90	Must have an experience of running a Candy Floss shop for more than 5 years
E34	Indian Fast Food(Puchka/Golgappa)		7.69	3.17	24.38	262.30	Must have an experience of running a multi taste Puchka/Golgappa shop for more than 5 years
E35	Fast Food Shop				25.04	269.43	Must have an experience of running a Fast Food shop for more than 5 years
E36	Beverages(Shakes/Mocktales)		7.70	3.06	23.56	253.53	Must have an experience of running a Shakes/Mocktales shop for more than 5 years
E37	Indian Street Food (Sweet Corn)		8.03	3.06	24.57	264.39	Must have an experience of running a Sweet Corn shop for more than 5 years
E38	International Book Store Brand(Ground Floor)	Sahitya Ghat			64.89	698.22	MNC Brand with Outlet in multiple countries
E39	Electronic Gadget Shop				45.53	489.90	Must have an experience of running a Electronic Toys/gadgets shop for more than 10 years
E40	International Book & Convenience Store Brand(Ground Floor)				57.15	614.93	Must have an experience of running multiple outlets
E41	Super Market				128.17	1379.11	Must have an experience of running multiple outlets
E42							
E43	Sugar Confectionary(Candy Shop)	Rangmanch	9.09	3.79	34.45	370.69	Must have an experience of running multiple outlets
E44	Souvenir Shop		14.53	4.92	71.49	769.21	Should be running a souvenir shop of Curious/Accessories at International tourist destimation/Mall/4 star hotel ot above.
E45	Specialised Eatries(Ice Cream)		9.09	3.79	34.45	370.69	Must have an experience of running multiple outlets

E46	Fast Doof (Pizza, Burger and Sandwich)	Fuwara Chowk			153.87	1655.64	Must have an experience of 10 years food Food and Beverages such as Pizza, Burger , Sandwich etc.
E47	Luxury Toys Store				113.02	1216.10	MNC Brand with Outlet in multiple countries
E48	Luxury Toys Store				108.40	1166.38	MNC Brand with Outlet in multiple countries
E48 B	KIDS CARNIVAL EQUIPMENT SUCH AS CAROUSEL PLAY				2500.00	26900.00	Must have an experience of Carnival Play equipments and Running while maintaining international standards for more then 10 years
E49	F&B Restaurant				27.19	292.56	Must have an experience of running multiple outlets
E50	F&B Restaurant				66.59	716.51	Must have an experience of running multiple outlets
E51	F&B Restaurant				70.05	753.74	Must have an experience of running multiple outlets
E52	F&B Restaurant				68.73	739.53	Must have an experience of running multiple outlets
E53	F&B Restaurant				48.01	516.59	Must have an experience of running multiple outlets
E54	Kids Fashion Store				43.76	470.86	MNC Brand with Outlet in multiple countries
E55	Kids Fashion Store		9.53	5.20	49.56	533.22	MNC Brand with Outlet in multiple countries
E56	Kids Fashion Store		9.19	5.20	47.79	514.20	MNC Brand with Outlet in multiple countries
E57	Kids Fashion Store				34.93	375.85	MNC Brand with Outlet in multiple countries
E58	Kids Fashion Store		13.82	5.19	71.73	771.77	MNC Brand with Outlet in multiple countries
E59	Fast Food Shop				53.84	579.32	MNC Brand with Outlet in multiple countries
E60	Entertainment Store(VFX)				195.96	2108.53	MNC Brand with Outlet in multiple countries
E61	Sports Apparel/Accessories	Kanak Mahal			79.07	850.79	MNC Brand with Outlet in multiple countries
E62	Speciality Eatries(Coffee Shop)				121.46	1306.91	Having an experience of running a coffee shop, counters/ qiosk at Airports/ International quality malls

E63	Specialised Eatries(Ice Cream/Candy)				122.46	1317.67	Must have an experience of running multiple outlets
E64	Shop				69.29	745.56	
E65							
E66	Indian Fast Food (Samosa Kachori)	Hadoti Ghat	19.83	4.21	83.48	898.29	kachori/Samosa fast food chain having an food outlet experience of more than 10 years/Local Famous brand
E67	F&B Restaurant(Dal Bati Choorma Etc.)		10.54	5.81	61.24	658.91	Must have an experience of running a Dal Bati Choorma food outlet for more than 10 years /Local Famous Brand
E68	Indian Fast Food (Pakora)		4.58	4.58	20.98	225.71	Pakora fast food chain having an food outlet experience of more than 10 years/Local famous brand
E69	Local F&B(Lassi/Chhach/Doodh Jalebi)		11.00	4.63	50.93	548.01	Must have an experience of running a food outlet for more than 5 years / Local Famous Brand
E70	Food F&B (Local Kulfi)		11.00	4.63	50.93	548.01	Must have an experience of running a food outlet for more than 5 years / Local Famous Brand
	Wararam Temple (Thai)	Vishwamaitri Ghat					
E71	Ground Floor				206.63	2223.34	Thai Cuisine Food Brand with Outlet in multiple countries
	First Floor	7			110.35	1187.37	
	Second Floor	7			62.79	675.62	
	US Capital(American)						
E72	Ground Floor				355.86	3829.05	American Cuisine Food Brand with Outlet in multiple countries
E/2	First Floor				355.86	3829.05	
	Hall (LVL 260.52)				84.27	906.75	
	Hall (LVL 263.90)				84.27	906.75	
	Louvre Museum(Continental)						
E73	Ground Floor		16.00	8.60	137.60	1480.58	Continental Cuisine Food Brand with Outlet in multiple countries
	First Floor		16.00	8.60	137.60	1480.58	
	Second Floor		16.00	8.60	137.60	1480.58	
	Chinese Pagoda(Chinese)						
E74	Ground Floor				220.40	2371.50	Chinese Cuisine Food Brand with outlet in multiple countries
	First Floor		15.39	7.30	112.35	1208.85	
	Red Fort(Mughlai)						

E75	Ground Floor				176.73	1901.61	Mughlai Cuisine Food brand with outlet in multiple countries
	First Floor	1			176.73	1901.61	
	Second Floor	1			176.73	1901.61	
	Trivi Fountain(Italian)	1					
E76	Ground Floor				238.40	2565.18	Italian Cuisine food brand with outlet in multiple ountries
	First Floor	1			193.05	2077.22	
	Gopuram(South Indian)	1					
	Ground Floor				251.42	2705.28	South Indian Food Brand with Outlets in multiple countries
E77	First Floor				251.42	2705.28	
[,,	SecondFloor		12.33	7.12	87.79	944.62	
	Third Floor		10.71	5.53	59.23	637.27	
	Fourth Floor		9.14	5.53	50.54	543.86	
	Fifth Floor]	9.14	5.53	50.54	543.86	
	Mosque(Shorma)						
E78	Ground Floor				172.79	1859.22	Middle East Food Brand with outlets in multiple countries
	First Floor				98.23	1056.95	
	West Minister(Bakery Shop)	1					
	Ground Floor	1			104.56	1125.07	Bakery Brand with Outlets in multiple countries
E79	First Floor	1			104.56	1125.07	
E/9	Second Floor	1			104.56	1125.07	
	Third Floor	1			104.56	1125.07	
	Tower A	1			38.67	416.09	
		1					
E80	Souvenir Shop	Jantar Mantar			61.19	658.40	Should be running a souvenir shop of Curious/Accessories at International tourist destimation/Mall/4 star hotel ot above.
E81	Handicraft (G Floor)				164.18	1766.58	Must have an experience of minimum 5 years of running Handicraft shop
E01	Handicraft (1st Floor)				164.18	1766.58	Must have an experience of minimum 5 years of running Handicraft shop
E82	Palmist/Tarot card Reader etc.				57.27	616.23	
E83		Maru Ghat					
E84	F&B(Tea Shop)		14.00	5.60	78.40	843.58	Must have an experience of running multiple outlets for more then 5 years

E85	Specialised Eatries (Ice Cream/Candy)		14.00	5.60	78.40		Preferred brands like Saras, Amul or other international brands of icecream parlour
E86		Ganesh Pol					
E87	Speciality Eatries(Coffee Shop)	Chambal Mata Ghat			126.88	1365.23	Having an experience of running a coffee shop/ counters/ qiosk at Airports/ International quality malls
E88	Souvenir Shop				126.38		Should be running a souvenir shop of Curious/Accessories at International tourist destimation/Mall/4 star hotel ot above.
E89	Museum Souvenir Shop				159.06		Should be running a souvenir shop of Curious/Accessories at International tourist destimation/Mall/4 star hotel ot above.
	TOTAL				12339.65	132774.63	

Sno.	Name	Name of Ghat	Length	Breadth	Area(Sqm)	Area (Sqft)	Pre Qualification
							Catering Experience of minimum 5 years
B-01	Banquet	Utsav Ghat			543.88	5852.15	Premium Quality services while maintaining high
							standards
							Catering Experience of minimum 5 years
B-02	Banquet	Vishwamaitri Ghat			815.89	8778.98	Premium Quality services while maintaining high
							standards

Deputy Secretary-I UIT, Kota (Raj.)