Chhattisgarh Housing and Infrastructure Development Board

Government of Chhattisgarh

# Project Information Memorandum (PIM)

## Volume II

## Selection of an Agency for Development, Operation & Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queens Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer basis on PPP mode.

June 2026

Tender Advertisement No: 391

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# 1. Background

Chhattisgarh Housing & Infrastructure Development Board (CGHIDB) is a Board, constituted in terms of CHHATTISGARH HOUSING BOARD Act, 1972 (No. 3 of 1973). CHHATTISGARH HOUSING & INFRASTRUCTURE DEVELOPMENT BOARD is the main arm of the Government of Chhattisgarh for implementing its Housing sector projects and polices.

Queens Club of India is one of its flagship properties, developed as part of Vidhayak colony by CHHATTISGARH HOUSING & INFRASTRUCTURE DEVELOPMENT BOARD.

Now, the Authority intends to invite proposals for the selection of a reputed agency or firm for Development, Operation & Maintenance of a top-end cosmopolitan Social and Health club "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License Basis.

The scope of work shall essentially include development of additional rooms, operation and maintenance, management of Queens club of India. The key scope includes following components.

1. Renovation, refurbishment, Operation, Maintenance, management and transfer of existing club facilities
2. Development, operation, maintenance, management and transfer of new rooms, banquet and sport facilities on the land as specified in the bid documents.

The agency will use the said clubhouse to provide hospitality, club, F&B and sports facilities to travellers/customers/members.

The development, operation and maintenance shall be carried out in accordance with the applicable laws, norms and guidelines. The Agency shall be entitled to undertake the activities permitted as per the details therein the License Agreement.

## 1.1 About Queens Club

Queens Club of India is a premier social and recreational facility managed by CGHIDB. The property encompasses rooms, banquet halls, sport & fitness facilities, Swimming pool and other amenities.

The club was designed as a premium facility for social gatherings, cultural programs, sports, wellness activities, and public events to meet the needs of Raipur's growing urban population. The key objective was to build a high-quality recreational and social space that adds value to CGHIDB's housing projects and improves community living for residents of vidhayak colony.

The total area of the club is 1.91 acres (7733.7 Sq. M.)




*Figure 1: Photographs of Club (exterior)*

## 1.2 Location and Connectivity of Queens Club

The club is strategically located on **VIP Road, Raipur, Chhattisgarh**, which one of the most premium and well-connected urban road in the city. The location has been shown in figure below.




*Figure 2: Location of the Club*

- The nearby landmark and connectivity to though public transport are;
  - Swami Vivekananda Airport – 9 km: Ensures strong accessibility for outstation members and corporate guests.
  - Raipur Railway Station – 7 km: Offers seamless intercity connectivity across Chhattisgarh and neighboring states.
  - Magneto Mall – 1.2 km: Major retail, dining, and entertainment hub supporting visitor synergy.
  - Raipur bus stand 11.5 kms

  Located on a primary arterial road with smooth connectivity to both central Raipur and rapidly growing residential sectors, ensuring easy access and high visibility. The immediate vicinity features high-end residential colonies, premium hotels, commercial offices, and shopping complexes, creating a strong and consistent demand base for club amenities and leisure services. Nearby hotels and commercial

establishments are Babylon hotel, Grand Imperial, Currency Tower, Omaya Garden etc, all these are in just walking distance.

The project's placement in a premium, high-footfall corridor significantly enhances its commercial viability. Its proximity to key residential and commercial clusters ensures predictable patronage, while the excellent transport connectivity boosts its attractiveness for long-term lease operations or redevelopment investment

## 1.3 Existing Amenities and Hospitality Facilities

The club has been built considering the hospitality, recreational and sport facilities ensuring the club spirit enabling social and community atmosphere. The facilities in the club are given in table below.

| Floor | Approx. Built-up Area (in sqm) | Key facilities |
|---|---|---|
| Ground | **2011** | 1. Banquet – 250 pax<br>2. Lobby reception<br>3. Office space<br>4. Squash Court & Tennis Court<br>5. Meeting Hall (01)<br>6. Restaurant<br>7. Pool side Cafe<br>8. Gym with wooden flooring<br>9. Swimming Pool with changing rooms |
| First | **1496** | 1. Rooms - 16 Rooms including 05 suites room<br>2. Badminton Hall - two courts with wooden floor<br>3. Billiards Room- One table<br>4. Table Tennis Hall- Two tables<br>5. Service rooms |
| Second | **527** | 2 multipurpose Rooms |
| Basement | **1847** | Space for 54 ECS |

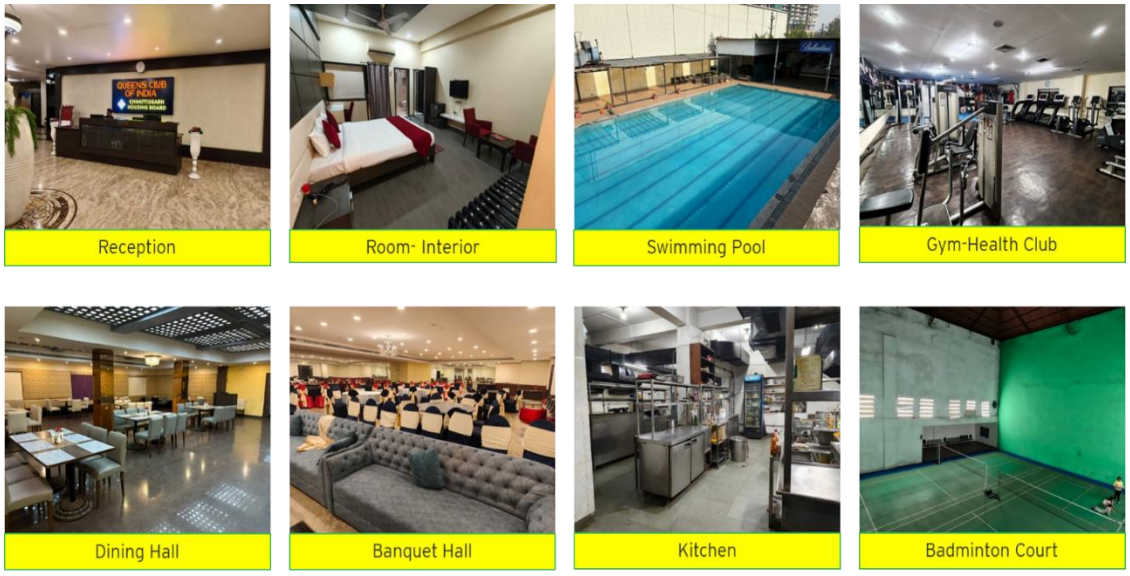



*Figure 3: Photographs of the club (interior)*

## 2. Property Details

The property details including total area, existing land use, permissible FAR, built up area etc. are given in the following table.

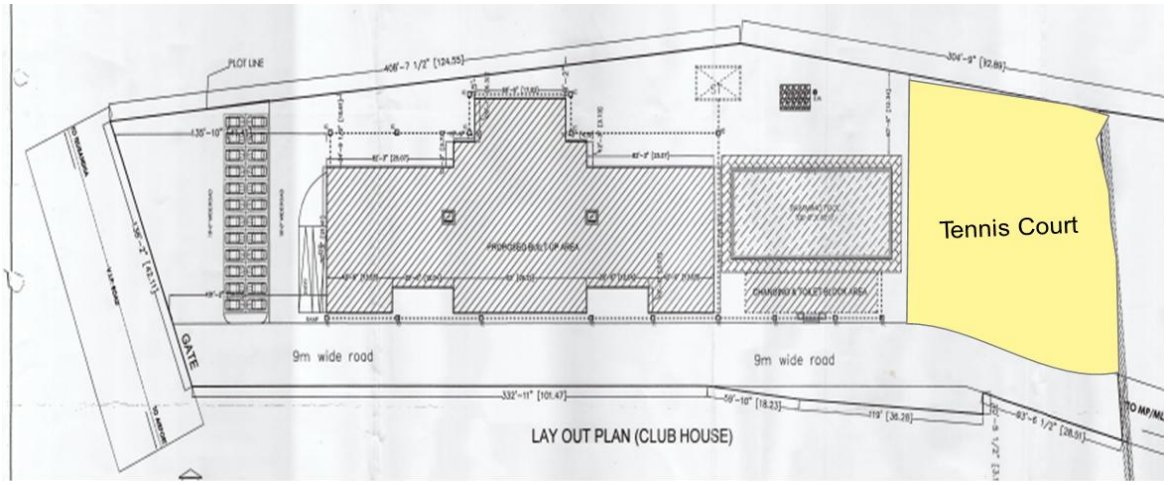
| S.N | Particular | Details |
|---|---|---|
| 1 | Name and Location | Queens Club of India, VIP Road, Raipur, Chhattisgarh |
| 2 | Khasra number | 331/2 |
| 3 | Total Area | Description: **Total Plot Area** — Area (sqm): 7,733 — Area (acres): 1.911 |
| 4 | Land Ownership | CGHIDB |
| 5 | Existing Land Use as per master plan | Commercial |
| 6 | Permissible FAR | 2.5 |
| 7 | Existing Built-up Area | 4034 Sqm |
| 8 | Permissible Ground Coverage | 40% |
| 9 | Existing Ground Coverage Area | 2088 Sqm (Approx.) |
| 10 | Existing Approach Road Width | 18 m wide road |

*Note: As per the above there is availability of built-up area for additional construction.*

# 3. Proposed Development Rights

Land for the new construction is earmarked in the eastern side of the existing plot. Proposed area was earlier utilised as Tennis Court, however, same is non-operational since past few years. New development right on the said vacant land shall be given to the Licensee in accordance with the License Agreement.

## 3.1 New Construction on Vacant Land




**Existing Tennis Court (Open) =** 1120 sq.mt.

*Figure: Proposed option area in layout plan*




*Figure 4: Photograph and satellite image of proposed option*

The feasibility of constructing new hospitality rooms on the identified vacant area, which covers 1,120 sq. m. has been assessed. This option has been evaluated with careful consideration of the remaining Floor Area Ratio (FAR), ground coverage restrictions, and parking requirements.

Area specifications are given in table below

| S.No | Area Details | Proposed Option |
|---|---|---|
| 1 | Total Plot Area of Queens Club | 7733.71 sqm |
| 2 | Total Permissible FAR | 2.5 |
| 4 | Total Proposed BUA | Additional ~3126 sqm |
| 5 | Total Permissible Ground Coverage in % | 40 |
| 6 | Permissible Ground Coverage area as per 40% | 3093.49 sqm |
| 7 | Ground Coverage area Proposed | Additional 492 sqm |
| 9 | Proposed Parking Floor | Additional Basement |
| 10 | Total Parking area | Additional 840 |
| 12 | Minimum Car Parking Required | 39 ECS |
| 13 | Total Car Parking Provided/ Proposed | Additional 24 ECS |
| 14 | Number of floors | G+5 (on existing Tennis Court) |
| 15 | Banquet area | Ground floor |
| 16 | Total Number of rooms | 61 |
| A | Type - 1 Room (Normal) per floor | 47 |
| B | Type - 2 Room (Suit room) per floor | 14 |

*Table: Area details of proposed option*

As shown in table above, it is proposed that additional 3126 sq. m. built up area consisting of 61 new rooms can be developed in the tennis Court land considering the applicable norms.

The conceptual drawings for the proposed option have been shown as below.

- Ground Floor and Optional First Floor Plan

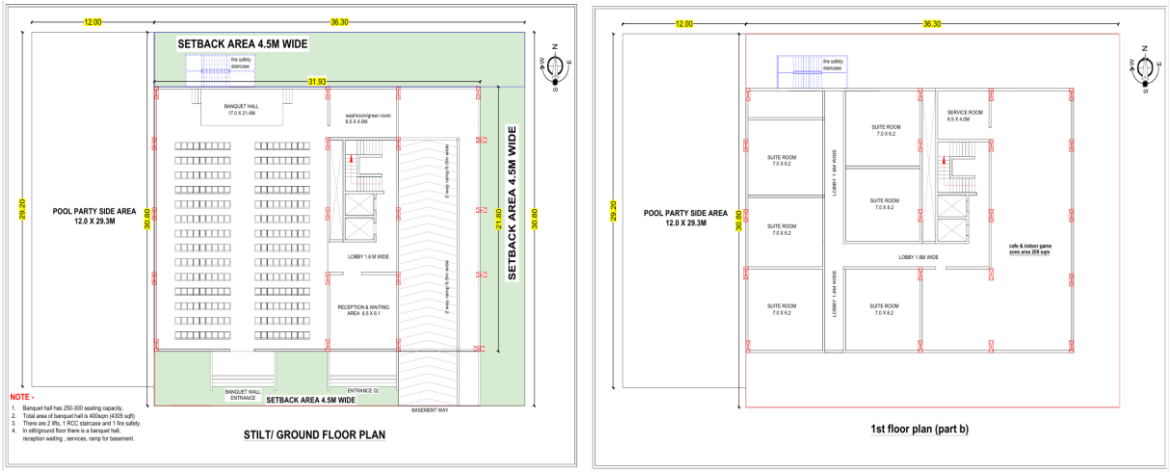
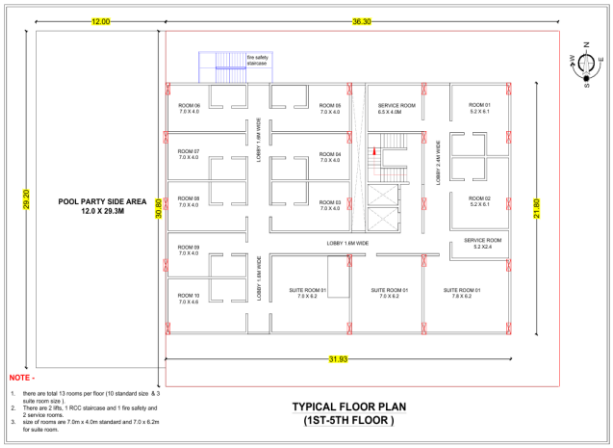
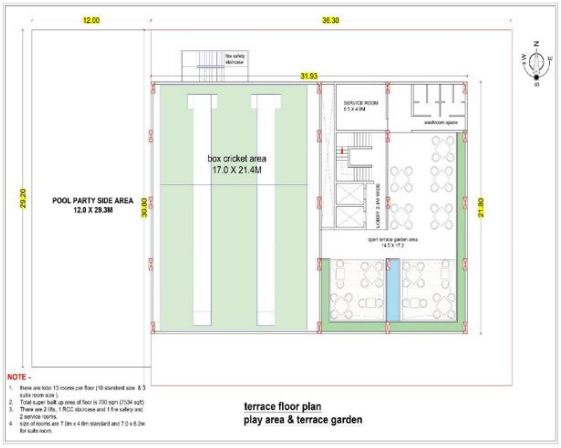



*Figure: Conceptual drawing for ground floor and first floor under proposed option*

- Typical Floor Plan and Terrace Plan

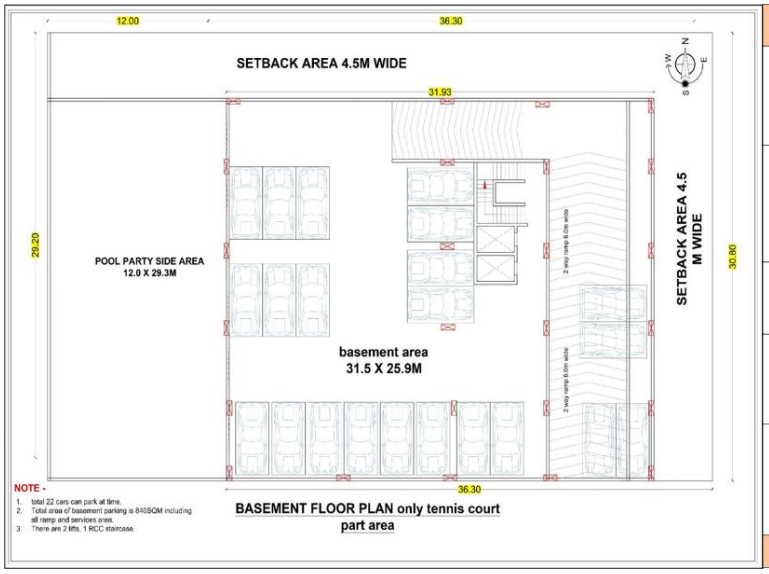



Typical Floor Plan from 1st to 5th floor




Terrace Floor Plan

- Basement Plan




| Parking Calculation for new proposals | | | |
|---|---|---|---|
| 1 | New Proposed Basement area | 840.00 Sqm. | 9041.68 Sqft. |
| 2 | Total No of Car parking Provided in Basement Area | 24 | - |
| 3 | Existing No of extra car Parking provided | 15 | - |
| 4 | Total number of Car Parking Available | 39 | - |
| 5 | Total No of floors we can proposed as per Parking availability | 6 (G+5) | |