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.

XX 2026

Tender Advertisement No: XX

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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). CGHIDB 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 CGHIDB.

Board 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.

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.



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

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.No.	Particular	Details
1	Name and Location	Queens Club of India, VIP Road, Raipur, Chhattisgarh
2	Khasra number	331/2
3	Total Area	1.91 acres (7733.71 Sq. M.)
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
11	No. of Existing room	32

2.1 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 2. Lobby reception 3. Office space 4. Squash Court & Tennis Court 5. Meeting Hall (01) 6. Restaurant 7. Pool side Cafe 8. Gym with wooden flooring 9. Swimming Pool with changing rooms
First	1496	1. Rooms - 16 Rooms including 05 suites room 2. Badminton Hall - two courts with wooden floor 3. Billiards Room- One table 4. Table Tennis Hall- Two tables 5. Service rooms
Second	527	2 multipurpose Rooms
Basement	1847	Space for 54 ECS

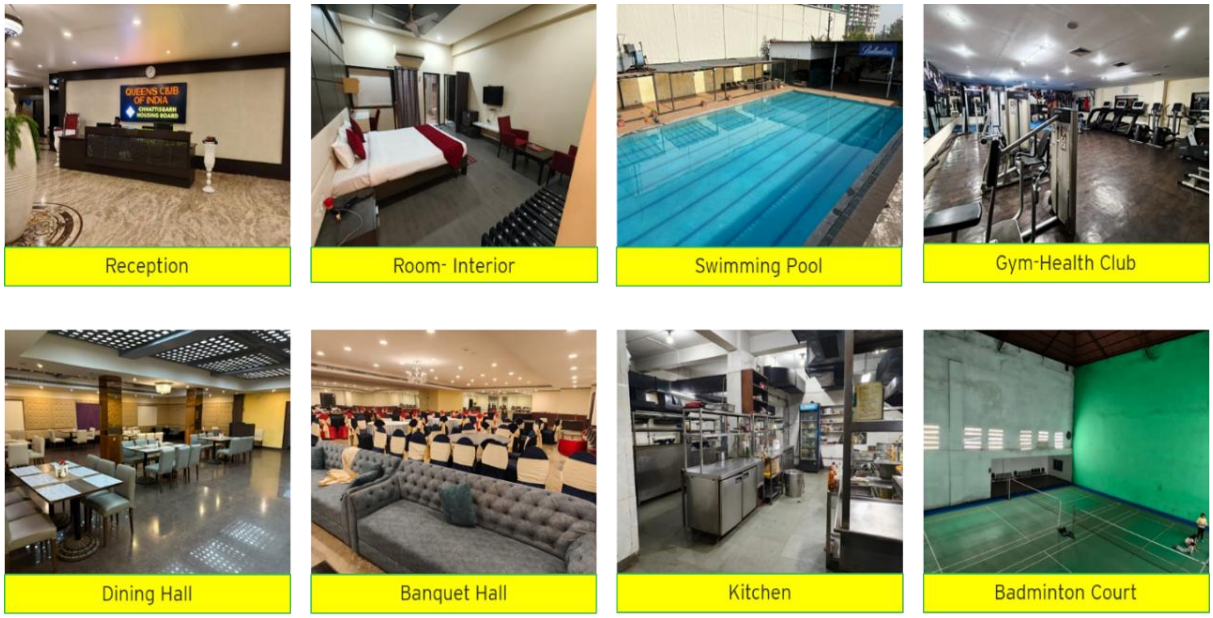
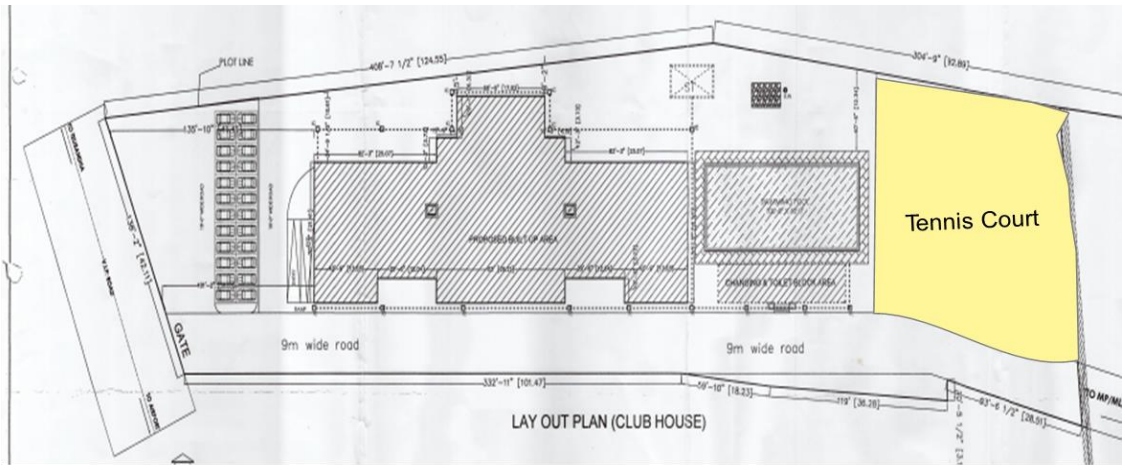


Figure 3: Photographs of the club (interior)

3. Proposed Development Rights

Land for the new construction is earmarked in the eastern side of the existing plot. New development right on the said vacant land shall be given to the Licensee in accordance with the License Agreement. Further, Licensee can utilise the existing structures for new construction as per the conditions laid in the RFP documents.

3.1 New Construction on Vacant Land



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

Figure 4: Proposed option area in layout plan



Figure 5: Photograph and satellite image of proposed option

The feasibility of constructing new rooms on the identified vacant area (which covers approx.1,120 sqm) has been assessed. Considering the available Floor Area Ratio (FAR), permissible ground coverage, minimum set-back and parking requirements, it is estimated that an additional area of approx. 3126 sqm can be constructed. Details of the area specifications are given in table below:

S.No.	Area Details	Proposed Option
1.	Total Plot Area	7733.71 sqm
2.	Total Permissible FAR	2.5
3.	Approx. proposed built-up area (BUA) for new construction (considering the parking space that can be provided on the site)	Additional ~3126 sqm*
4.	Total Permissible Ground Coverage in % (sqm)	40% (3093.49 sqm)
5.	Current ground coverage	2011 sqm
6.	***Proposed additional ground coverage as per conceptual proposal***	***Additional 682 sqm***
7.	Hence, total ground coverage	2692 sqm (34.6%)
8.	Space for proposed parking floor	Additional Basement
9.	Proposed additional parking area	Additional 840
10.	Minimum car parking (ECS) required (1ECS / 75 sqm of carpet area)	39 ECS
11.	Total car parking provided/ proposed	Additional 24 ECS
12.	Number of floors	G+5 (on vacant land)
13.	Banquet area	Ground floor
14.	Total number of rooms proposed	61 rooms
15.	Room type – Normal / Deluxe	48 rooms
16.	Room type - Suit room	13 rooms

**Excluding circulation and basement area.*

As shown in table above, it is proposed built up area can accommodate 61 new rooms, banquet, café, restaurant, including other amenities. The conceptual drawings for the proposed option have been shown as below.

3.2 Proposed Layout Plan

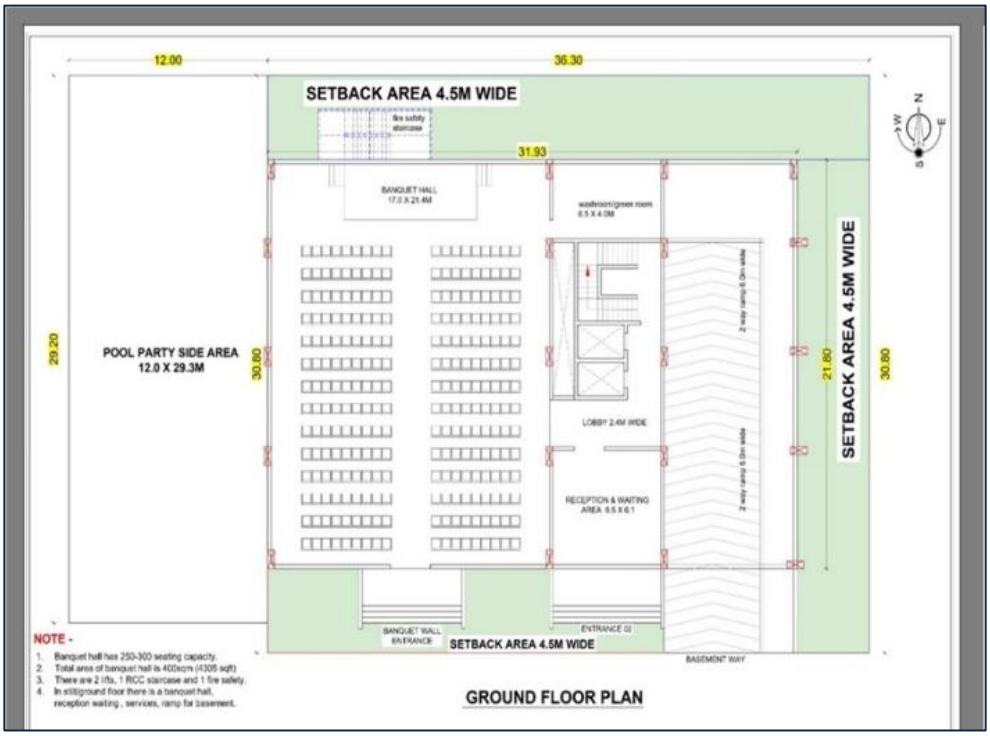


Figure 6: Ground Floor plan



Figure 7: First Floor plan

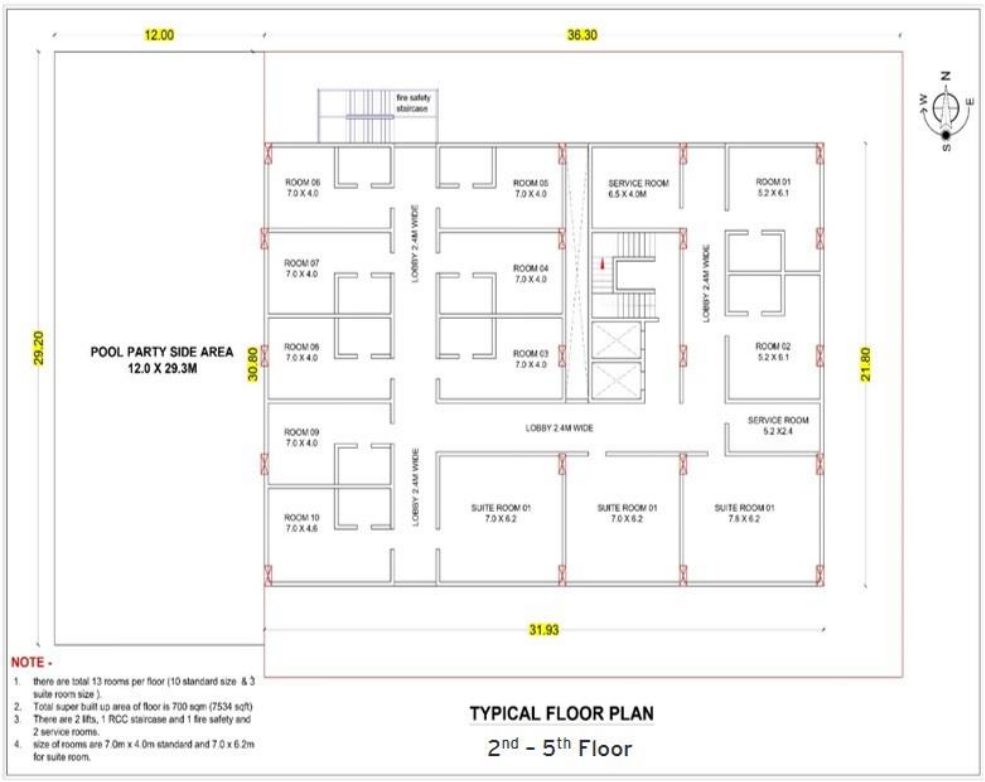


Figure 8: Typical Floor Plan from 2nd to 5th floor

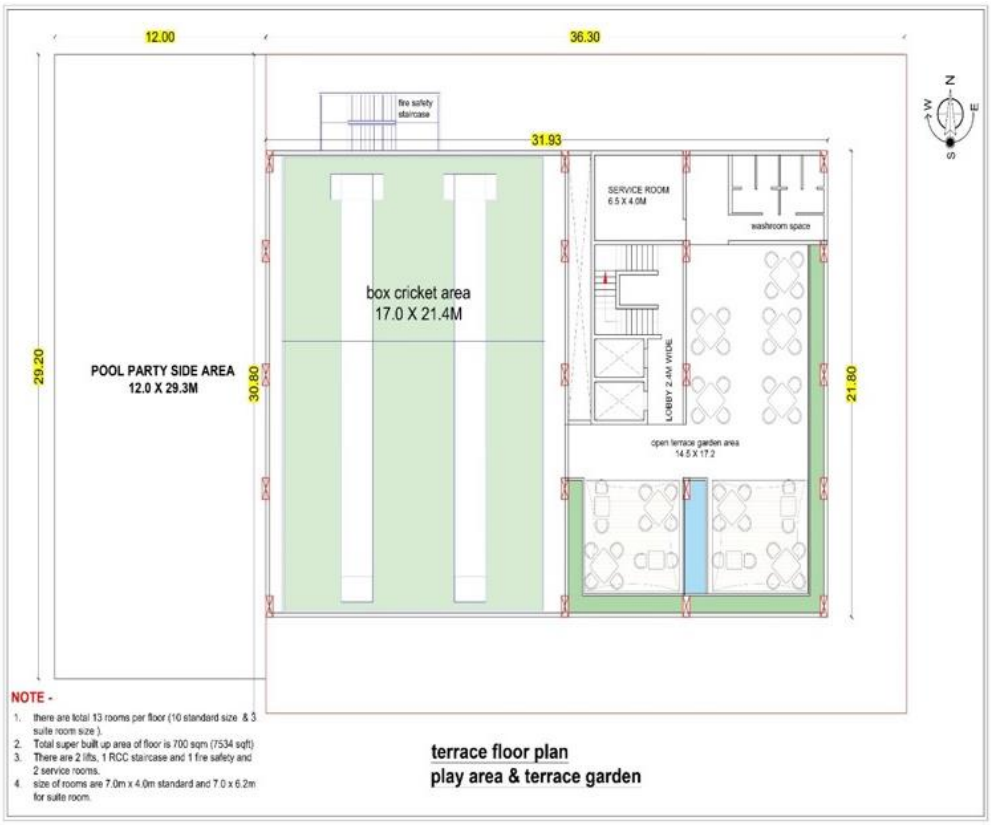


Figure 9: Terrace Floor Plan

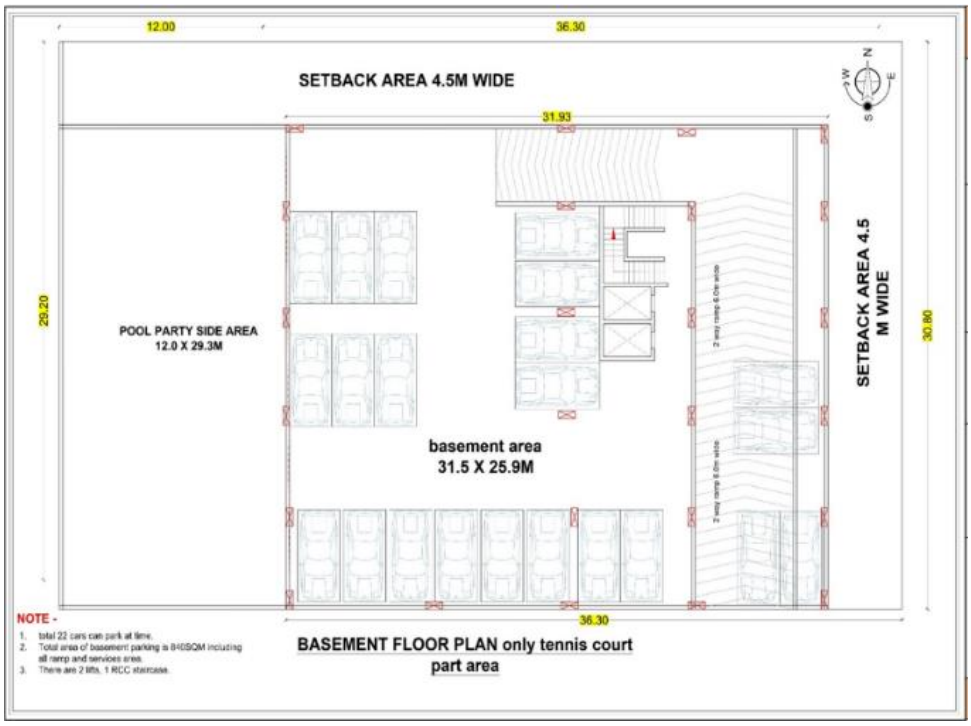


Figure 10: Terrace Floor Plan

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