



YWCA OF INDIA

Shimla

Proposal for the Renovation and Operation of a Heritage Property in Shimla



YWCA OF INDIA, 10, SANSAD MARG, NEW DELHI 110001

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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 the Heritage Building:

Our History

The foundations of the YWCA of Simla were laid on 29th December, 1889 and it began its activities for the care and empowerment of women and girls in 1890. It is housed in Constantia, which is the 3rd oldest building in Shimla. Built in the year 1840, it is a very prominent and magnificent heritage architectural building situated in the heart of Shimla and is located above the historic Mall Road offering a unique vantage position.

YWCA opened the first permanent Holiday Home for women in India at “The Yengherries”, at Shimla in May of 1900 to enable young women to have a period of rest before returning to their work with renewed health and vigour. “Constantia” was opened as the YWCA Home and a Boarding House for the young women on 22 October 1910 by the Viceroy of India, Earl Minto accompanied by Lady Minto. The tower at “Constantia” was dedicated to and named the “Victoria Tower” in honour of Queen Victoria, after whom the donor, Victoria, Lady Carbery was named. It was the first Working Women’s Hostel in the entire region and accommodated girls from every community: Europeans, Hindus, Muslims, Sikhs, Christians, Parsis, Anglo-Indians, and many other races and nationalities.

The Institute for Vocational Training and Hobby Classes had its foundation in the hands of H.E. Lady Chelmsford, then President of the YWCA of Simla in 1917. Rajkumari Amrit Kaur, member of the first Union cabinet and leader of the YWCA movement guided the women and activities at Constantia, Simla to continue its work and mandate after independence.

Ground Floor: There are 14 rooms (7with wash rooms), 1 main hall, dining hall, Conference hall, porch, waiting area office space store beauty parlour on the ground floor.

First Floor: 22 rooms out of 1 room with washrooms and Hall. Average size of room is 12"11"

2. LOCATION:

The property is situated at Mall road, Shimla.

3. TECHNICAL SPECIFICATIONS:

Specifications of the Building:

Area Specifications	
I Total Plot Area	5390 Sq. yards Land area/4506.72 Sq. meter
II Total Build up Area (Block-A+B+C+D+E+F)	2340.22 Sq. yard/ 1956.74 Sq.meter
Block A Area (G.F.+1 st Floor)	1375.46 Sq.yard/ 1150.06 Sq.meter
Block B Area (G.F.+1 st Floor+2 nd Floor)	351.68 Sq.yard/ 294.05 Sq.meter
Block C Area (G.F.+1 st Floor)	228.43 Sq.yard/ 191.00 Sq.meter
Block D Area (G.F.+1 st Floor)	146.71 Sq.yard/ 122.67 Sq.meter
Block E Area (G.F.+1 st Floor)	146.38 Sq.yard/ 122.40 Sq.meter
Block F Area (G.F.+1 st Floor)	91.56 Sq.yard/ 76.56 Sq.meter
III Total Open Area (I-II)	3049.78 Sq. yard/ 2549.98 Sq.meter

Flooring	Stone/Tiles/Wooden Flooring
Roofing	Tin/wooden
Compound Wall	Yes

No of lifts	Nil
Underground Pump	NA
Overhead Tank	Yes
Road concreted	Yes
Sewerage	Connected to municipal line

3.1. SYNOPSIS OF THE PROJECT:

ITEMS	DETAILS
Project Name	YWCA of India
Location	The Mall, Shimla, Himachal Pradesh
Type of Project	Heritage Hotel Project

Please note that the current guest rooms operated by the YWCA of Simla, which are situated at the back of the heritage building, consisting of 12 guest rooms, are not included in the renovation projects.

3.2 SCOPE OF WORK

Option A:

For retrofitting a building, maintaining heritage status and managing YWCA Property

Tenure period offered: up to 12 years.

Expected monthly rental: To be negotiated.

Expectations:

- While bidders are free to enhance the interior design and furnishings of the buildings—subject to prior approvals and without affecting the structural integrity or heritage status—please note that YWCA of India will not make any financial investments in the property either during or after the lease period.

Option B:

For Demolition and Reconstruction of the Building

Tenure period offered: up to 12 years.

Expected monthly rental: To be negotiated.

Expectations:

- Bidders shall also have the option to demolish and reconstruct the building subject to obtaining all necessary approvals from the competent authorities.

4. SECTION -II (EXPRESSION OF INTEREST)

4.1 If you are interested in operating and managing our property under **Option A or Option B**, kindly submit a **detailed proposal outlining your business plan on or before 30th November 2025 @ interests@ywcaindia.org.**

5. ANNEXURES

Detailed documents of the Company (under which the Lease will be availed)

Annexure –I Directors names and Contact details

Annexure –II GST number

Annexure –III Pan Card of Company/Directors

Annexure –IV Registration Certificate of the Company

Annexure – V Duly audited statement of 3 years

Annexure – V Any legal liabilities and any existing legal cases to be detailed.

Annexure – V Experience in hotels; have operated two additional properties in the Hill Station area.

Contact Details:

Address: YWCA of India, 10 Sansad Marg, New Delhi-110001

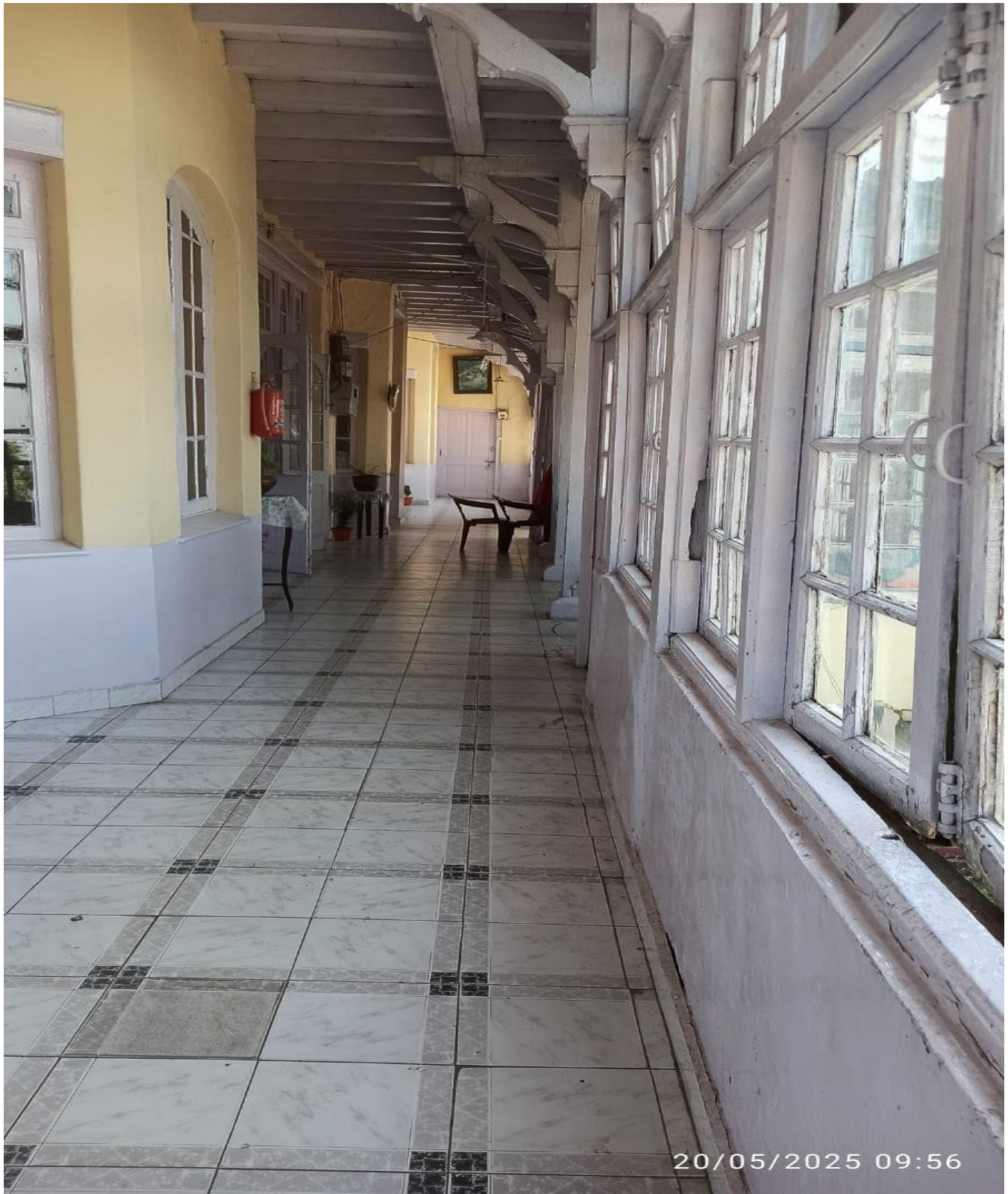
Email: interests@ywcaindia.org Call us at 9895329919

6. PHOTO GALLERY:

FRONT VIEW OF THE PROPERTY



THE CORRIDOR, GROUND FLOOR



20/05/2025 09:56

CONFERENCE HALL, FIRST FLOOR



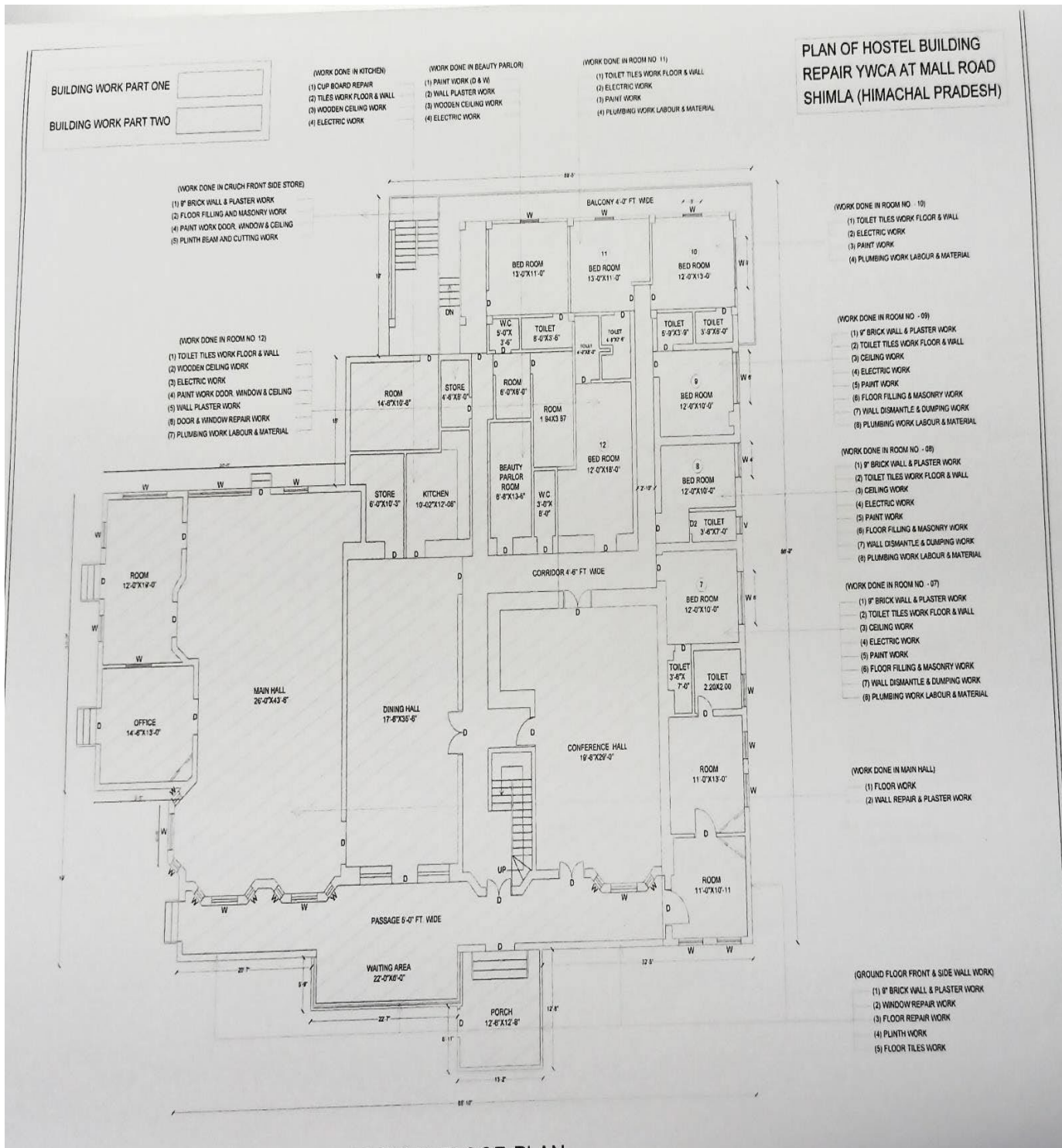
ENTRY ROAD FROM MALL ROAD SIDE



REAR SIDE VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN

