

Strategic Investment opportunity in Gujarat, India

A Palace



The Potential

The Royal family will consider further discussions on various deployments and giving the palace property out on a long lease for the purpose. Interested and experienced strategic investors proposing to induct funds and know-how may come forward for any of the following:

1. Heritage Luxury Resort
2. Health SPA's
3. Residential Educational Institution
4. Corporate Centers or HRD training institute

BRIEF HISTORY

This palace belongs to the Royal Family of one of the former Indian princely states presently situated in Gujarat. The Royal Family are descendants of the ancient Indian Chalukya dynasty who were excellent builders, as can be seen even today in the architecture of the temples of Hampi and other archaeological sites in South India. The development of this palace was done mainly by the ruler who ruled from 1885 to 1911 and then by his successor who ruled from 1911 to 1948.

Approach

- **Approach by Air:** It is 250 kms. north of Bombay (Mumbai) International airport and 100 kms. southeast of Surat, the nearest airport.
- **Approach by Road:** National Highway No. 8 (Bombay-Ahmedabad-Delhi). The Palace is 35 kms to the east of Chikhli town on the highway, and on the state highway going to Saputara, the only hill station of Gujarat.
- **Approach by Rail:** There are two stations on the main Bombay-Baroda section of the western railway where one has to alight for the Palace.
 - BILIMORA - 45 kms from the Palace. Bilimora is 10 Kms. west of Chikhli on the highway.
 - BULSAR (VALSAD) - 60 kms. from the Palace Practically all trains stop here.

Description of the larger property:

- In front of the main palace building is a sunken garden with a fountain in the middle.
- Behind the palace is an enclosed area with a swimming pool, completely surrounded by 12-ft. high walls.
- Within this enclosed compound there is also a well, which is being used to irrigate the agricultural fields within this enclosure. Water from this well could be used as an additional source of water supply in future should the need arise.
- Adjacent to this enclosed area and at one end of the palace is another well, in what used to be the dairy and cattle shed area. This is another potential future water source.
- Next to the sunken garden area, is the present enclosure housing the deer.
- Apart from the main palace, there are a number of outhouses, store-rooms, garage, stables, etc. within the palace grounds, including a studio hall.
- Other parts of the palace grounds include mango orchards, vegetable gardens, roads etc.

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Details of Various Areas of the Palace Grounds:

The Palace, Motor Garages, Sports Club and other buildings are located on specified survey numbers of the City Survey. Some of the areas of these lands have been acquired for the bus station or put to other uses and will therefore not be available for any proposed project. Details of these areas are available.

Excluding these reserved areas, the total area available for any project, including the land on which the various structures are constructed, is approximately 1,51,860 sq. metres or about 37½ acres. In addition to this, it may be possible to obtain the cricket ground of the Sports Club for the use of any project on terms and conditions which would have to be negotiated with the Club. This is an additional 29,610 sq. metres.

Details about the main Palace

The Palace was constructed in different stages:

1. The Central Block - completed around 1918, it was followed shortly by the construction of the North Block.
2. The South Block - this was mainly built as the Ladies (Zanana) wing and completed in 1926.
3. The Darbar Hall - completed in 1935.

In later years, with the failing health of the ruler at the time, an ingenious hand-operated lift was constructed which could be made operable even today, with minimal structural repairs. What is remarkable is that this lift was entirely designed by the local Superintendent of the Motor Garages, who, though uneducated, was a genius in his own right and who constructed the mechanism from automobile spares.

A further addition in 1947 was the construction of the hall on the second floor of the North Block.

Brief description:

The palace consists of four main blocks:

1. The central block - This is the main residential area and has 3 floors.
2. The north block - This block also has 3 floors, each having a big hall.
3. The south block - This is also a residential block having 2 floors and a small terrace above. Within the area of this block are situated 2 badminton courts, an enclosed courtyard with a small fountain and a children's playground.
4. The Darbar Hall - This hall was generally used for big gatherings.

Details of the built-up area of main Palace:

1. Central Block	14,400 sq. ft.
2. North Block	8,100 sq. ft.
3. Zanana (South) Block	34,300 sq. ft.
4. Darbar Hall	10,950 sq. ft.
5. Studio Block	2,250 sq. ft.
6. Stores	2,550 sq. ft.
7. Kitchen Block	2,350 sq. ft.
8. Servants' quarters	1,250 sq. ft.
9. Garage	1,750 sq. ft.
TOTAL	77,900 sq. ft.

Apart from the above buildings there is the swimming pool in the enclosed compound as well as a number of sheds in the adjacent area which would be additional built-up area, apart from the areas mentioned above.