

# **Faletti's Hotel, Lahore**

## **Brief on Faletti's Hotel, Lahore**

### **Summary Profile**

Faletti's Hotel is located in the heart of Lahore, the capital of Punjab Province and the second largest city of Pakistan. Apart from being the cultural and academic center of the country, Lahore is the Mughal Show-Window of Pakistan. Mughal Emperors beautified Lahore, with palaces, gardens and mosques. During the British regime, many monuments sprang up in Lahore, which blended beautifully with the Mughal, Gothic and Victorian architecture.

Faletti's Hotel was established in British India in 1880 and was one of the most prestigious hotels in Pakistan until the establishment of modern hotels in the late sixties and early seventies.

The Hotel is only 15 minutes drive from the Lahore Airport and 5 minutes drive from the Lahore station. It is ideally located in the business district of Lahore within walking distance from commercial centres, the Mall Lahore, railway and airlines offices and the landmark building of the Assembly Chambers, WAPDA and the Islamic Summit monument. It is also close to the famous botanical gardens, the Lahore Zoo, the Al-Hamra theatre complex, and the famous Anarkali Bazaar, the Lahore Museum and the legendary Kim's Gun. It has a total area of over 363,000 sq. ft. including a build-up area of approx. 18,249 sq. Ft. It has total staff of 173 and 44 residential rooms, banquet hall, restaurant and facilities like tourist office, post office, travel and tour operating agencies, car rental and currency exchange counters etc. Its walls and floors are decorated by Burma Teak and its fine lawns have centuries old trees.

Presently, the land owned by the Hotel is not being efficiently utilized. The number of rooms per acre of land works out to be 7.68, which is extremely low. There exists great opportunity for constructing a modern multi-storied hotel while retaining the Old World charm of Faletti's hotel building by refurbishing and renovating the historical parts of the hotel building. Vast tracts of land at the disposal of the hotel can be utilised by construction of a shopping arcade or an office tower. This will significantly enhance the revenue of the hotel as well as the value of the property.

Lahore a Municipal city, has been the capital of Punjab for nearly a thousand years, and has a friendly, relaxed atmosphere. It is a fine place to watch the world rush by.

Lahore is undoubtedly ancient. Muslim rule began here when Qutub-ud-din Aibak was crowned in Lahore in 1206 and thus became the first Muslim Sultan of the subcontinent. It reached its full glory under Mughal rule from 1524 to 1752. It was Akbar's capital for the 14 years from 1584 to 1598. He built the massive Lahore fort and enclosed the city within a red brick wall boasting 12 gates. Jahangir and Shah Jahan extended the fort, built palaces and tombs, and laid out gardens. Jahangir loved the town and he and his wife Nur Jahan are buried at Shahdara. The last of the great

Mughal, Aurangzeb (1658-1707) gave Lahore its most famous monument, the great Badshahi Masjid and the Alamgiri gateway to the fort.

The British added a great many buildings, plenty of "Mughal Gothic", as well as some shaded bungalows and gardens. The Lahore Cantonment, the British residential district of wide, tree-lined streets and white bungalows set in large, shaded gardens, is the prettiest cantonment in Pakistan. Since Independence in 1947, Lahore has expanded rapidly as the capital of Punjab. It is the second-largest city in the country and an important industrial centre.

Lahore is still growing, and just like any other city, there is incessant redevelopment. Old buildings become replaced by modern concrete architecture.

Faletti's Hotel provides an attractive investment opportunity in a quaint setting. A modern office block or a boutique hotel, and a lot in between, it offers almost unlimited choices.

### **LOCATION**

The triangular piece of land (approximately 67.046 canal) on which the property known as Faletti's Hotel is located, is bound as follows:

East Cooper Road  
South Egerton Road  
North-West Assembly Chambers, Montgomery Road

### **AREA**

The area of the land in possession of the Faletti's Hotel is 67.046 kanals.

### **BUILDINGS/STRUCTURES**

Faletti's Hotel was established in the year 1880. Its buildings/structures were constructed in the style in vogue in that period. The buildings/structures of the hotels are described below.

#### ▪ **Main Hotel Building Block**

The main hotel building block comprises Reception Area, Restaurant with seating capacity for 70 persons, and Dining Hall with seating capacity for 400 persons. It is well maintained and serviceable. The building has good quality finishes including wood paneling, false ceiling and mosaic/tiled flooring. The ground floor area is about 20,140 Square Feet.

#### ▪ **Block No. 1**

Block No. I is single storied and has the following accommodation.

Room Nos. 1 to 8. (8 Nos.)

Room No. 1 is a standard Single Room

Room Nos. 2 to 8 are standard Double Rooms

General Managers Offices.

Covered Area of this block is about 9715 Sq. Ft.

▪ **Block No.2**

Single storied, Room Nos. 17 to 24, (8 Nos.)

Single Rooms = 2 Nos. Double Rooms = 6 Nos. + 2 Additional Rooms.

Room No. 18, Quaid-e-Azam Suite, declared National Monument. Very well maintained. High quality finishes, including wood paneling.

Room No.21, Office of P.I.A. Housing Society. Room No.23 & 24, Office of PTDC.

Room No. 19 & 20, Serviceable and ready for occupancy.

Two large rooms have been divided in the middle and converted into four rooms. The renovated rooms have their entrance at the back.

▪ **Block No.3**

Double Storied.

Ground Floor 8584 Sq. Ft.

First Floor 8584 Sq. Ft.

▪ **Block No.4**

Double Storied.

Room Nos. 43 to 48 (6 Nos.) Ground Floor.

Room Nos. 49 to 54 (6 Nos.) First Floor.

The covered are of block No.4 is as follows:-

Ground Floor 5085 Sq. Ft.

First Floor 5085 Sq. Ft.

▪ **Block No.5**

Double Storied.

Room Nos. 55 to 64 (10 Nos.)

Room Nos. 65 to 74 (10 Nos.)

Room Nos. 55,64, 65 and 74 are suites; rest of the rooms are double rooms of Deluxe category. Room No.55 is called Ava Gardner Suite after the famous Hollywood actress while Room No.64 is G.M.'s residence. This block has been completely

renovated and has superior finishes, including paneled door and windows false ceiling of good quality, tiled bath rooms and high quality sanitary fittings.

Covered area of this block is as follows:-

Ground Floor 11,585 Sq. Ft.

First Floor 11, 585 Sq. Ft.

▪ **Kitchen Block**

The kitchen block comprises kitchen area, bakery, pantry, store and cold storage etc. Portion of this block is double storied.

Covered Area of Kitchen block is about 8225 Feet.

▪ **Workshop/Godown, Maintenance Office and Electric Store**

These are single storied structures. The covered area of this block is about 1080 Square Feet.

▪ **Electric Substation**

This is comparatively new construction having load bearing brick walls set in cement mortar and has a steel gate. It is a single storied structure with covered area of 405 Square Feet. It has ordinary finishes including concrete flooring and white/colour wash on wall surfaces.

▪ **Servant/Staff Quarters**

There are a total of 169 quarters for servants and staff. The buildings are double storied.

▪ **Permit Room**

This is a single storied structure, and the construction is composed of load bearing brick walls with RCC roof. The covered area is about 1368 Sq. Ft.

▪ **Toilet Block**

There is a small toilet block for staff/workers at the back of the Kitchen Block.

## **INFRASTRUCTURE FACILITIES**

### **▪ Boundary Wall**

The Hotel has a brick wall on the perimeter of its property, with two main gates.

### **▪ Roads and Pavements**

The Hotel has metalled roads and pavements in front of its various blocks, which provide access and ample parking space before these blocks.

### **▪ Sewerage**

The sewerage disposal system is through connection to the municipal sewerage. It is at present. Effectively maintained.

### **▪ Water Supply**

Water is supplied through two tube wells which have potable water. Water supply is adequate to meet the present requirement of the hotel.

### **▪ Electricity**

Electricity supply is through WAPDA and the connected load is sufficient to meet the hotel's entire requirement. In case of emergency the Hotel has also arrangement for power generation through a 3.5 KVA Standby Generator to meet its essential requirement.

### **▪ Gas**

The Hotel has natural gas connection supplied by Sui Northern Gas Pipelines Ltd., (SNGPL) to meet its requirement of cooking and hot water supply.

## **Transaction status:**

The PC has put this hotel up for sale and soliciting responses from interested parties.

Bidding documents comprising terms and condition and bidding methodology will be available from the office of the PC from Saturday May 19<sup>th</sup>, 2001 against a payment of Rs. 5,000 (five thousand only) or equivalent through bank draft or pay order in favor of the Privatisation Commission, Government of Pakistan

Prospective bidders can visit the site on any working day from Monday April 30<sup>th</sup>, 2001 during working hours on prior appointment with the PC and/or Mr. Iftikhar Hussain Satti, GM Faletti's Hotel, Lahore (Tel: 042-636-3946-55)  
Pre-Bid conference and bidding dates

A pre bid conference will be held to facilitate a better understanding of the transaction and of the bidding process and to respond to queries of prospective bidders. The conference shall be held at the PC in Islamabad.

For further information please contact:

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