



Amore Mio Caffe

SITE EVALUATION CHECKLIST

The following checklist is to be filled up by the prospective franchisee to enable Amore Mio Caffe form an accurate opinion on the suitability of the site. It is designed to ensure that all the points / issues are addressed at the time when a property is approved up. All points in the checklist should be filled up.

I ADDRESS & LOCATION

Address of the site _____

Telephone Number (If available) _____

1. **Location Plan**

Please sketch out in free hand the location of the site in relation to the surrounding area especially the neighbouring shops/establishments. Please indicate the nearest main road, nearest shopping market. Please also highlight any high profile commercial establishments near the proposed site. Please also indicate immediate neighbours at the site. (Use Extra Sheet if required) If the site is located in a mall please indicate location of the Mall separately and the location of the site inside the mall separately.

2. **Site Plan**

Please sketch out the plan of the proposed site. The sketch should include all outer walls and internal walls and permanent partitions. (Use Extra Sheet if required)

3. **Frontage and Back area of the site.**

Please give the sizes of the frontage including the height and the width of the site. Also indicate the back area available at the site. It will help if you enclose some photographs of the frontage and the back area (service entrance). (Use Extra Sheet)

4. **Signage**

Please give the area available for signage. Please give dimensions and if possible support with photographs.

II. Area Available: Please indicate **carpet area** only. The height should be measured from under the beam. please indicate if the ground floor is upper or lower ground floor.

Ground Floor. Length _____ ft. Width _____ ft. Area _____ sq.ft. Height _____ ft.

Basement. Length _____ ft. Width _____ ft. Area _____ sq.ft. Height _____ ft.

Mezzanine Length _____ ft. Width _____ ft. Area _____ sq.ft. Height _____ ft.

First Floor Length _____ ft. Width _____ ft. Area _____ sq.ft. Height _____ ft.

Total Area available _____ Square feet.

How Many feet is the finished floor level at Ground Floor of the site is lower or higher than the curbside.

_____ Feet lower/higher than curbside

The height should conform to local health department norms, minimum requirement is for a height of 9 feet. Please check from the local health department the basic requirements for a site to be eligible for a health license. If possible enclose a copy of the local health requirements.

III OWNERSHIP

1. Is the ownership title clear? YES/NO
2. Are there any court cases pending regarding ownership? YES/NO
 - a. is the property Free hold YES/NO



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- b. Lease hold **YES/NO**
c. LDO Lease hold **YES/NO**

IV MUNICIPAL (LAND USE) issues

1. Is the proposed space commercial land use? _____ **YES/NO**
2. Is the basement / mezzanine land use specified? _____ **YES/NO**
What are the land use specifications for?

a) Basement _____ b) Mezzanine _____

V. COMPLETION / REGULARIZATION

1. Does the space have a Completion Certificate? _____ **YES/NO**
(Please verify CC Document)
2. Does the space have a Regularization Plan? _____ **YES/NO**
(Please verify original copy of Regularization Plan)
3. Is there any excess coverage done after getting Completion Certificate? ___ **YES/NO**
(Please physically verify the building).
Has the excess coverage (if any) been regularized _____ **YES/NO**

V. LANDLORD / TENANT

If there are tenants (or other occupants) of the premises, you need to be alert about issues concerning their access to their (own) premises, access to common building services, and common entrances etc. Invariably, we shall want the Ground Floor and there may be other occupants above us. It is not possible to document every possible eventuality. Issues regarding tenants / landlords need experience and thinking. However, some typical issues are addressed here:

1. Is there a common entrance, which is your proposed service entry, and is also the main entry to the occupants of other floors? _____ **YES/NO**
2. Is there a situation where our proposed service entry is just adjacent to anybody else's main entry? _____ **YES/NO**
3. Is there a situation where our proposed main entry is adjacent to anybody else's service entry? _____ **YES/NO**

VI ACCESS / INGRESS

1. Do we, have a service access to the rooftop?
2. Can the delivery truck back up to the rear side (where we feel we shall have a service / supply entry)?
3. Is there a road available where the delivery truck is to back up to the service entry point?

VII CITY POWER SUPPLY

1. What is the existing Power Load available? _____ **KW**
2. If the previous are part of a building, how much power can be sanctioned for the premises? _____ **KW.**
3. How is the Pillar Box from where we expect our feeder to get power? _____ **METRES**

VII STANDBY POWER SUPPLY

(We need to estimate and then locate the possible locations of DG sets, Voltage Stabilizer, Main Electrical Panel, Changeover Panel etc. This estimation again, needs an alert assessment of the site and its environs, the laws regarding air pollution, noise pollution etc.) We need approximately 125 sq. feet for these utilities.

1. Open Court / Rear Yard. _____ IF this is available; it must be owned / leased out by the owner / Investor / Franchisee.
2. Is this sort of space available? **YES/NO**



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3. Is its legal title clear? **YES/NO**

VIII CITY WATER SUPPLY

1. Does the premises have a city water connection? **YES/NO**

2. How large is the city supply ferrule connection? (Inches)

3. How much water gets actually supplied in a 24-hour per liters/day.

4. Is there an existing underground water tank? **YES/NO**

5. If yes, (viii.4), how many litres storage is available? liters

6. Is the city water supply quality safe? **YES/NO**

7. Any water test done already? **YES/NO**

IX STANDBY WATER SUPPLY

We may want to create a standby water supply source.

1. Can a Water Tanker be brought in? **YES/NO**

2. Is there space for the tanker to park when it offloads in to the Underground Tank? **YES/NO**

X. SANITATION

1. How far is the nearest Garbage Dump from the site? _____ **METRES**

2. Are there staff Toilets available near the site? _____ **YES/NO**

3. Is there space to build our own staff toilet? _____ **YES/NO**

4. How far is the manhole from the site? _____ **METRES**

5. Is the route to the manhole clear? _____ **YES/NO**

6. Is the manhole / Sewer line on "one side" of the building? _____ **YES/NO**

7. Is this "one side" the front side (customer entry) side? _____ **YES/NO**

8. Is this "side" the rear side (Service Side) for the building? _____ **YES/NO**

9. How far is the manhole from the service side? _____ **METRES**

XI PARKING

1. Is there, in your opinion, adequate car and scooter parking space for customers at the site?

2. How far is the parking area from the entrance to the location? _____ Metres.

3. What kind of parking is available? **Road side** _____

Enclosed Area _____

Paid Authorised Area _____

4. How many cars could park comfortably? _____ **NUMBERS**

5. How many scooters could park comfortably? _____ **NUMBERS**

XI. STAFF ENTRANCE / LOADING DOCK

1. Is there a separate staff entrance space which you can visualize / see at the site?

3. Is there a visible space for a van loading dock?

4. DUMB WAITER / VERTICAL TRANSPORTATION

1. We need to visualize if there shall be a need for a vertical transportation – whether we need a dumb waiter at this site?

2. If (yes) to above, can you (easily) locate a position where you can envisage a dumb waiter location? **Preliminary Market Related Information**

XII. Type of Area.

How will you describe the area in which the proposed site is located?

What will be the percentage of various households by their income categories?

What will be population within a 4-kilometre radius?

Estimated population in the specified area _____ Thousands.

The percentage of each income level will be as follows

High Income _____ % Upper Middle-Income _____ %.

Middle Income _____ % Lower Middle-Income _____ %.



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XII. Potential Generators of Traffic to the proposed site.

1. How will you describe the area in which the proposed site is located?
Residential ____ Commercial ____ Industrial ____
Mixed (Please specify) _____.
2. If the site is part of the market can you list the 5 most prestigious establishments in the vicinity along with the merchandise they sell?
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____
3. What are the entertainment centers situated in the vicinity of the proposed site? Please give their details.

Cinemas

1. Standard of clientele ____ Seating Capacity ____ Distance from site ____
2. Standard of clientele ____ Seating Capacity ____ Distance from site ____
3. Standard of clientele ____ Seating Capacity ____ Distance from site ____

Theatres

1. Standard of clientele ____ Seating Capacity ____ Distance from site ____
2. Standard of clientele ____ Seating Capacity ____ Distance from site ____
3. Standard of clientele ____ Seating Capacity ____ Distance from site ____

Educational Institutions

Colleges/Universities

- Type of College ____ . No of Students ____ Distance from site ____
Type of College ____ . No of Students ____ Distance from site ____
Type of College ____ . No of Students ____ Distance from site ____

Schools

- Type of School ____ . No of Students ____ Distance from site ____
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Other (Bowling alley, Exhibition ground, sports stadium) Please give details

Are there any new developments expected in the vicinity in next two years?

Please give their details and expected year of opening.

5. **Competitive Establishments: Please give details of other eating establishments located within a radius of 2 kilometers of the proposed site.**

1. Name of the Establishment ____ . Type of Cuisine ____
No of seats ____ . Opening hours ____ Breakfast/Lunch/Dinner/ All Day
Type of Service ____ Self Service/Waiter Service
Most popular menu items with their prices 1. ____ . 2. ____
3. ____ . 4. ____ . 5. ____ .

Give the prices of common items like Tea, Coffee, Soft Drinks, Chappati, Masala Dosa, Tomato Soup and Vanilla Ice Cream and Milk Shakes

What is the estimated daily sale of the restaurant? Rs ____ .



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- How many customers visit the restaurant everyday? _____.
2. Name of the Establishment _____ . Type of Cuisine _____
No of seats _____. Opening hours ___ Breakfast/Lunch/Dinner/ All Day
Type of Service ___ Self Service/Waiter Service
Most popular Menu items with their prices 1. _____ . 2 _____
3. _____ . 4. _____ . 5. _____ .
Give the prices of common items like Tea, Coffee, Soft Drinks, Chappati, Masala Dosa, Tomato Soup and Vanilla Ice Cream

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No of seats _____. Opening hours ___ Breakfast/Lunch/Dinner/ All Day
Type of Service ___ Self Service/Waiter Service
Most popular Menu items with their prices 1. _____ . 2 _____
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Give the prices of common items like Tea, Coffee, Soft Drinks, Chappati, Masala Dosa, Tomato Soup and Vanilla Ice Cream.

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- How many customers visit the restaurant everyday? _____.
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No of seats _____. Opening hours ___ Breakfast/Lunch/Dinner/ All Day
Type of Service ___ Self Service/Waiter Service
Most popular Menu items with their prices 1. _____ . 2 _____
3. _____ . 4. _____ . 5. _____ .
Give the prices of common items like Tea, Coffee, Soft Drinks, Chappati, Masala Dosa, Tomato Soup and Vanilla Ice Cream.

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Type of Service ___ Self Service/Waiter Service
Most popular Menu items with their prices 1. _____ . 2 _____
3. _____ . 4. _____ . 5. _____ .
Give the prices of common items like Tea, Coffee, Soft Drinks, Chappati, Masala Dosa, Tomato Soup and Vanilla Ice Cream.

- _____
- What is the estimated daily sale of the restaurant? Rs _____.
- How many customers visit the restaurant everyday? _____.
- XIII** Are any new restaurants expected to be commissioned in the vicinity in next two years? Please give their details (similar to above) and expected year of opening

Name _____

Date _____



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