

**DEPARTMENT OF TOURISM
GOVERNMENT OF MEGHALAYA**



Volume-II: Terms of Reference (ToR) and Project Profile

invites

REQUEST FOR PROPOSAL (RFP)

for

**Development, Operation and Maintenance of Luxury Tented
Accommodation located at Multiple Locations in Meghalaya under
Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public
Private Partnership**

July 2024

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Volume II:

Terms of Reference (ToR)

Project Profile

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1. Terms of Reference

1.1 About the Project

The tourism industry is a significant contributor to the state's progress, creating jobs that span various sectors and skill levels, from unskilled labor to semi-skilled, skilled, highly skilled workers, and professionals. Meghalaya is committed to establishing itself as a top-tier tourism destination, leveraging its inherent tourism capabilities to stimulate growth, foster job creation, and encourage entrepreneurial ventures for both individuals and communities, with a strong emphasis on sustainable practices. Aiming to draw high-value tourists and private capital, the state has pinpointed strategic initiatives for implementation.

Focusing on the enhancement of tourism-related infrastructure has been a key priority for the State Government. The Meghalaya Government's Tourism Department has selected multiple locations throughout the state for the development of hospitality and tourism ventures, to be executed in collaboration with private entities under the Public-Private Partnership (PPP) framework.

The Tourism Department of the Meghalaya Government is tasked with enhancing the state's tourism by highlighting its scenic landscapes, cultural richness, and distinctive attractions to a global audience. In line with this mission, the department has identified several plots of land within the state to establish ***"Development, Operation and Maintenance of Luxury Tented Accommodation located at Multiple Locations in Meghalaya under Design, Build, Finance, Operate and Transfer (DBFOT) Mode on Public Private Partnership (PPP)"*** available all year round, to be developed through an appropriate Public-Private Partnership (PPP) arrangement.

The following sites along with their respective land sizes have been earmarked for the Development of Luxury Tented Accommodation to operated year-round, facilitated through an appropriate Public-Private Partnership (PPP) arrangement.

| Sl. No | Project Location | Land Extent (Acre) | Minimum Proposed Tents |
|--------|-------------------------|--------------------|------------------------|
| 1 | Umiam Lake | 15 Ac | 100 Nos |
| 2 | Sohra, Cherrapunjee | 10 Ac | 50 Nos |
| 3 | Nongmahir Hill | 10 Ac | 50 Nos |
| 4 | Nokrek | 10 Ac | 50 Nos |
| 5 | Umkrem | 10 Ac | 50 Nos |
| 6 | Jaintia Hill – Nartiang | 5 Ac | 25 Nos |

1.2 Business Potential: Tourism Industry

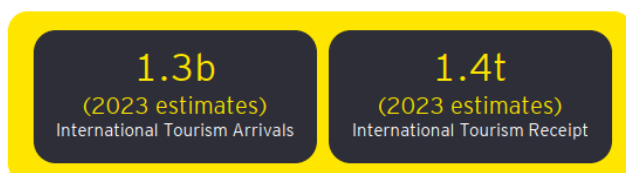
1.2.1 The global tourism industry: an overview

Tourism sector remains a key contributor to the global economy.

The tourism sector globally has emerged as a key contributor to economic and social growth. As per World Travel and Tourism Council (WTTC), the travel and tourism industry accounted for nearly 10.3% of global GDP and 330 million jobs, or one in 10 people in 2019. The sector grew by 3.5% in 2019, a rate higher

than that of the global economy for the ninth consecutive year, thereby enriching local communities at a faster rate than many other sectors.

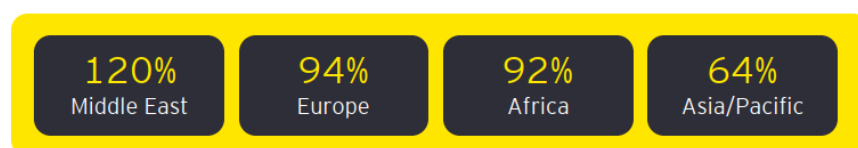
Over the past five years, as many as one in four new jobs created across the world has been in travel and tourism. The tourism estimates for FY23 indicates strong rebound in terms of tourism arrivals as well as receipt.



Source: ASSOCHAM & EY published paper

Strong recovery from the set back of pandemic observed across continents.

The tourism industry was one of the key sectors to be severely hit by the pandemic situation. However, the sector is experiencing a recovery trend in 2023 which is expected to further strengthen in 2024. Latest data from UNWTO (nine months ending September 2023 tourism arrivals) indicates a strong recovery from the pandemic setbacks with most destinations reaching and some even exceeding the pre pandemic levels (see fig below).



Source: UNWTO Report

While the recovery of Asia and Pacific Region is slow, it is pertinent to note that South Asia has reached a level of 95% of the pre pandemic arrival. The relatively slow recovery in Asia/Pacific is largely attributable to West Asia. Overall, the 2023 tourism arrivals are expected to be to the tune of 95% of pre-COVID period.

1.2.2 The Indian tourism industry: an overview

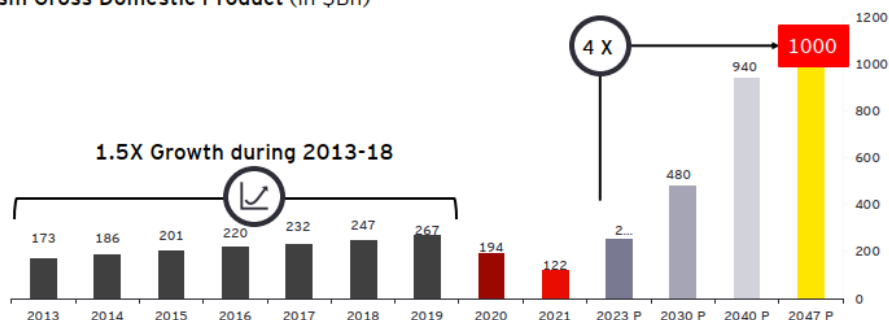
Tourism in India remains a key sector for growth.

In 2019, travel and tourism were one of the largest sectors in the country, accounting for 6.90% of the national GDP (US\$191.3 b). However, due to the COVID-19 pandemic, the sector contribution to GDP dropped to US\$121.9 b in 2020 reflecting a decline of 36.3%. As per WEF's Travel and Tourism Development Index 2021, India is ranked 54th globally, while remaining a top performer in South Asia.

However, post pandemic the sector exhibited strong recovery trends with steady growth in tourism footfalls and spendings. As per the Draft National Tourism Policy 2022 (July 2022) targets, the industry's GDP is projected to reach US\$1t by 2047. In 2019–20, the tourism sector contributed 15% to total jobs in India, with total jobs standing at approximately 80 million. This figure is projected to reach 400 million by 2047.



Tourism Gross Domestic Product (in \$Bn)



Tourism GDP of India is envisioned to contribute to 1 Trillion to economy by 2047

Source: pib.gov.in

1.2.3 NER tourism: key trends

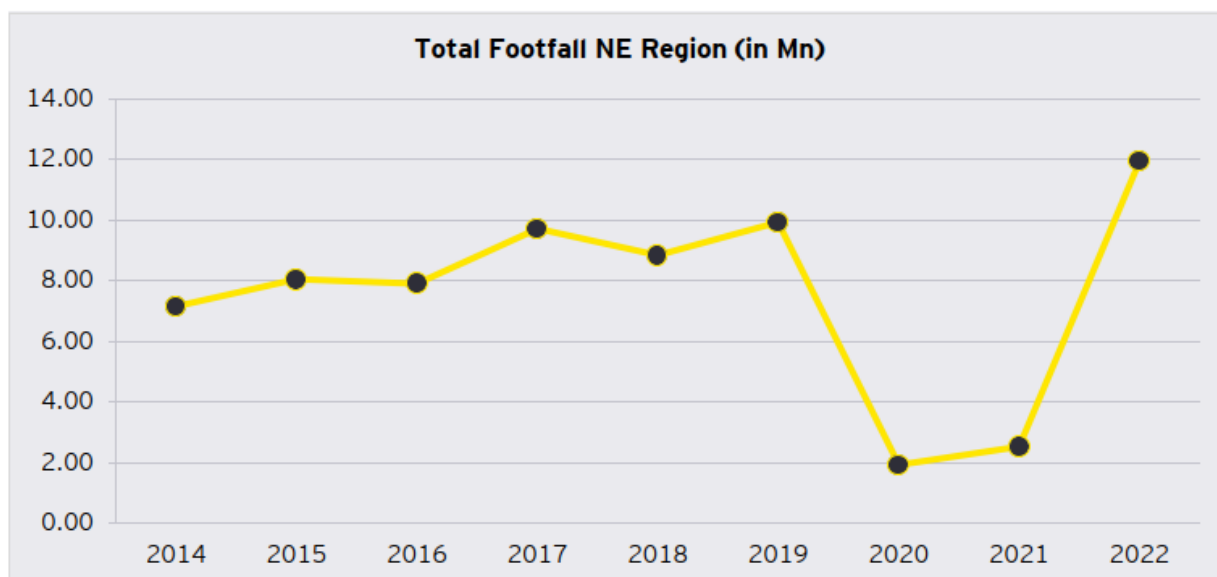
The North-East Indian States are blessed with a unique blend of tourism assets and a range of tourism offerings including wildlife tourism, tea and golf tourism, river tourism, religious and spiritual tourism, heritage tourism, cultural and culinary tourism, adventure tourism and agro and rural tourism.

The region is a melting pot of cultures and traditions, with each state having its unique identity. This diversity is reflected in the food, festivals, music, and dance of the region, making it a perfect destination for cultural tourism. Northeast India is also home to several historical monuments and temples, including Kamakhya Temple in Assam, which is one of the oldest and most revered shrines in India, and the living root bridges of Meghalaya, which are a unique attraction and a testament to the ingenuity of the local people.

The region is home to many wildlife sanctuaries like Kaziranga National Park famous for the one horned rhinoceros, Manas National Park, Nameri, Orang, Dibru Saikhowa in Assam, Namdhapha in Arunachal Pradesh, Balpakram in Meghalaya, Keibul Namjao in Manipur, Intanki in Nagaland, Khangchendzonga in Sikkim. The Brahmaputra flows through the length of Assam where tourists can enjoy memorable river cruises and the flowing rivers of Arunachal Pradesh which feed the Brahmaputra offering incredible white water rafting experiences.

The sector shows strong growth story and potential of the region:

Over the previous decade, there has been a consistent growth in the inflow of tourists into the Northeast States. Additionally, between 2014 and 2019, foreign tourist visits to the Northeast region grew at a record CAGR of 26%.



Source: Ministry of Tourism Statistics (FTV+DTV)

1.2.4 Meghalaya Tourism: Overview

According to the Economic Survey of India 2019-20, the Tourism Direct Gross Value Added (TDGVA) share in the Gross Value Added (GVA) in the state of Meghalaya was 5.22% (in the year 2015-16). The share of tourism employment in Meghalaya state employment was 10.44% (in the year 2015-16).

The total Capital Expenditure and Revenue Expenditure on Economic Development of Meghalaya and the Tourism share for the 8 financial years 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 and 2022-23 were:

| Meghalaya - Revenue Expenditure on Economic Development (Actuals) | | | | | | | | |
|---|----------|----------|----------|----------|----------|----------|-----------------|---------------|
| Particulars | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 R.E. | 2023-24 BE |
| Total Revenue Expenditure (in Lakh) | 2,75,722 | 2,44,820 | 2,62,198 | 2,18,216 | 3,15,578 | 3,91,425 | 4,83,490 | 5,05,711 |
| Tourism Expenditure (in Lakh) | 1,724 | 1,359 | 1,189 | 1,621 | 2,059 | 6,568 | 2,795 | 4,809 |
| Tourism Share (in %) | 0.63 | 0.56 | 0.46 | 0.74 | 0.65 | 1.68 | 0.58 | 0.95 |

Source: Budget at a Glance Meghalaya 2022-24

| Meghalaya - Capital Expenditure (Actuals) | | | | | | | | |
|---|----------|----------|----------|----------|----------|----------|--------------|------------|
| Particulars | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 R.E. | 2023-24 BE |
| Total Capital Expenditure (in Lakh) | 1,73,501 | 1,43,511 | 1,90,271 | 1,40,416 | 2,30,346 | 5,25,333 | 7,13,079 | 4,83,615 |
| Tourism Expenditure (in Lakh) | 848 | 992 | 1100 | 168 | 624 | 1,166 | 1,915 | 4,300 |
| Tourism Share (in %) | 0.49 | 0.69 | 0.58 | 0.12 | 0.27 | 0.22 | 0.27 | 0.89 |

Source: Budget at a Glance Meghalaya 2022-24

Meghalaya is blessed with plethora of tourism assets and offers wide variety of experiences for all categories of tourists. The State has witnessed increasing tourist footfalls and the unique opportunities of Meghalaya hold a lot potential waiting to be tapped. In 2019, the tourist footfall in the State stood at about 12.7 lakhs (including 25,000 foreigners) which decreased to 1.5 lakhs in 2021 due to COVID-19. Pre-pandemic, out of the total tourist visits in 2019, domestic tourist footfalls stood at 12,45, 633 while the number of foreign visitors reached 25,813.

Tourism in Meghalaya has shown an increasing trend, increasing tourist footfalls is an indicator of the achieved growth. This has been possible primarily due to:

- ▶ Proximity of Shillong from Guwahati – among one of the main contributors of footfall in Meghalaya
- ▶ The natural tourism assets of the state (more than 100 identified spots)
- ▶ Changing preferences of the tourists.

As per Meghalaya Tourism Policy 2023, the tourism sector plays a prominent role in providing livelihood opportunities to almost 50,000 people in the State. Since the ban on coal mining in 2014 which eventually resumed in 2019 (except the export of coal), tourism became one of the key contributors to the economy of Meghalaya. It has been estimated that the sector contributes about 4.1% to the State's GSDP. State's tourism budget has been steadily increasing which has led to an increase in tourist footfalls.

The state has an abundance of forest cover ~76% with rich biodiversity (wildlife, sacred forests etc.) - serene landscapes and nature experiences (falls, rivers, lakes etc.) with multiple adventure opportunities (trekking, caving, boating etc.). Additionally, the State's welcoming culture and low crime rate is an advantage compared to other national destinations. States rich tourism assets has created a strong pull factor for the tourists. Meghalaya has over 100 tourist spots almost half of which are in the East Khasi Hill district.

Owing to the rich assets, the tourism landscape of Meghalaya seems like an encouraging destination, even during COVID times. The states assets, combined with the changing preferences of tourists, of visiting off beat locations, not having too much of hustle and bustle, makes Meghalaya an important destination on the tourism map of India. The key drivers of the tourism potential of Meghalaya are as follows.

Connectivity - Meghalaya, over the years has gained popularity to its improved connectivity. Probably the only place in India that is both Exotic & Well Connected. Shillong is well connected to all the major cities

of the country via Guwahati which is a little over 2 hours via a car. Shillong is also directly connected to Kolkata via a daily flight and the plans to have a direct flight from Delhi are already making headway.

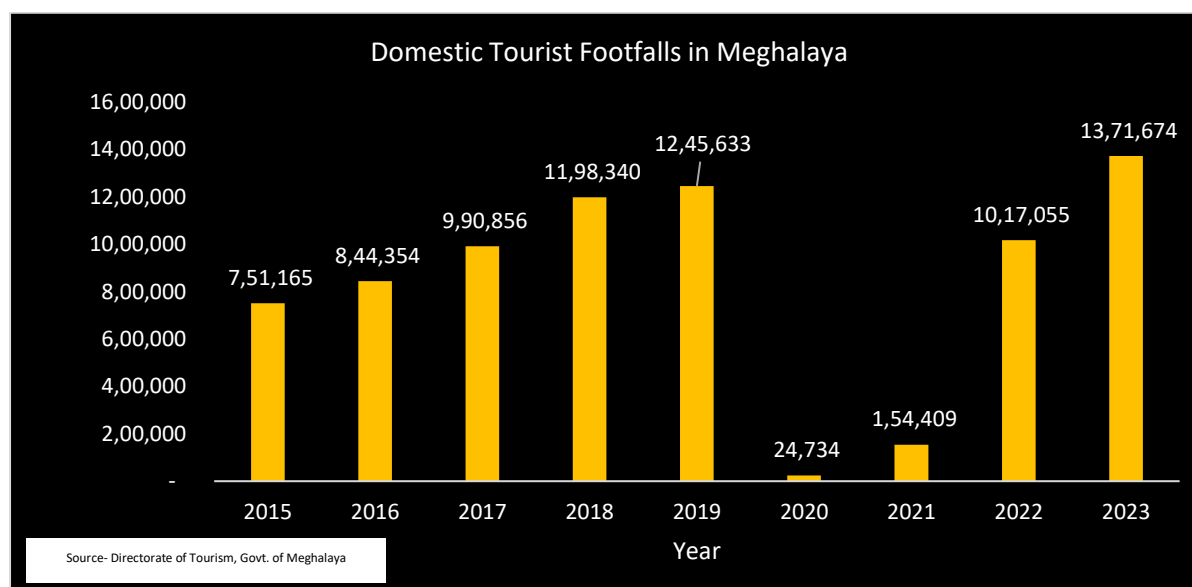
Recognition/ Recall Value – Shillong also known as Scotland of East, is known for its picturesque landscape, Cherrapunjee also known as Sohra & Mawsynram are known as the lands of Rain & Peace. While the natural treks and caves also cater to the adventure tourists Wishlist. With increasing popularity of NH7 weekender music festival, the state has been able to create of recall value among the millennials.

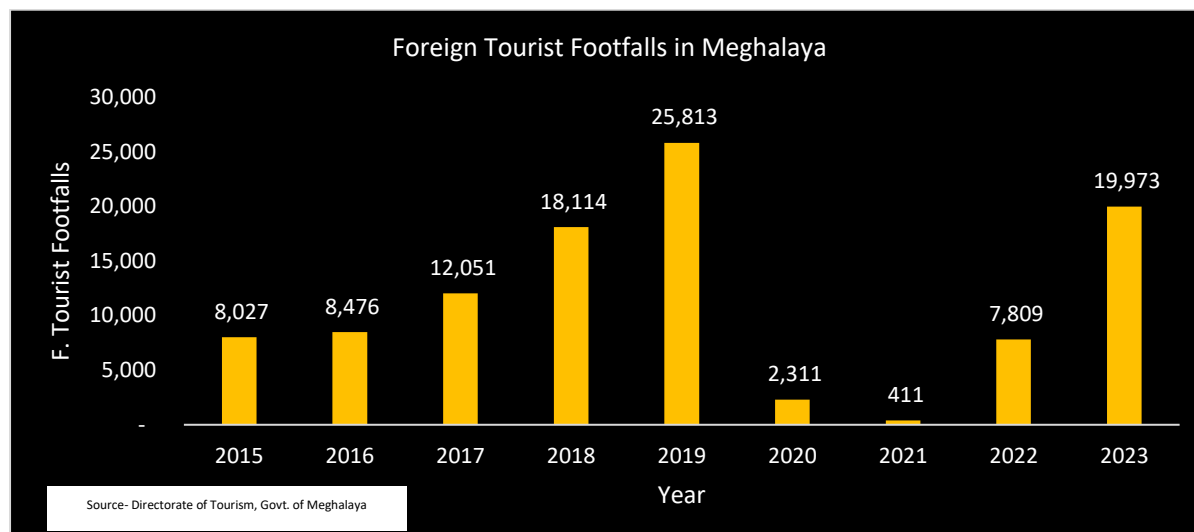
Changing Preferences of Tourists: With the ongoing pandemic, the tourists have shown keen interest in moving towards offbeat locations, while also wanting to be connected. Meghalaya serves well in being an offbeat location and considerable connectivity. The natural treks, adventure sports, cultural exchange offers strong position of the state in times to come.

Safety & Welcoming Culture: Shillong makes a welcoming destination for the tourists, especially women and international tourists. The indigenous culture and the distinct communitarian way of life have been a major attraction for the state.

1.2.5 Tourist arrival trend

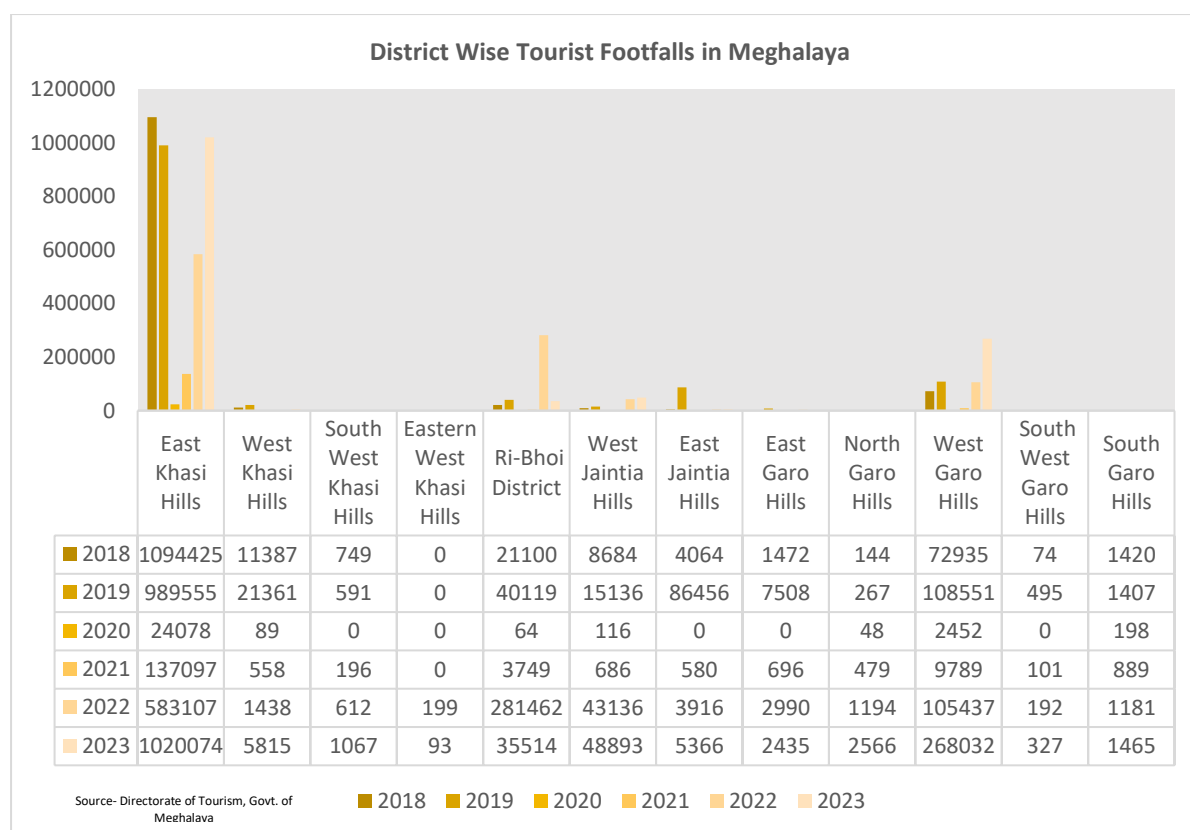
The state witnessed a total tourist footfall of 13,91,647 in 2023 reflecting a CAGR of 6.9% between 2015 to 2023. Steady increase of domestic and foreign tourists has been observed due to enhanced connectivity to Northeast in recent years. The primary mode of travel for tourists is by road from Guwahati Airport. As per the MTDC's data, the foreign tourist footfall in Meghalaya stood at approx. 19,973 and domestic tourist footfall stood at approx. 13,76,74 respectively in 2023. The increasing trend of tourist footfalls in Meghalaya in last 8 years is depicted below chart.





Meghalaya has around 203 tourist spots with majority of the tourism sites falling within East Khasi Hills, these include destinations such as Shillong, Mawlynnong, Mawkdok, Mawsmaj, Sohra and Mawphlang etc. These destinations offer diverse tourism products that range from Adventure, Cultural Nature and Eco tourism to Music, Golf, MICE and Health Tourism products. West Garo Hills District and West Jaintia Hills district are the districts with second and third highest number of tourist spots.

According to the MTDC's district wise tourist footfalls data, it is observed that district of East Khasi Hills has been experiencing highest tourist footfalls followed by West-Garo hill and Ri-Bhoi District.



According to the Meghalaya Tourism Experience portal, various tour packages ranging from day packages to week packages are offered. Most of the tourist circuits in Meghalaya predominantly cover destinations in and around East Khasi Hills district with emphasis on Shillong and Sohra. This is influenced by the easier connectivity and less travel time to these destinations along with their general popularity among tourists. Some of the popular tourist spots existing in the 2 main destinations of **Shillong and Sohra** include:

Shillong: Lady Hydari Park, Ward's Lake, Cathedral Catholic Church, Capt. Williamson Sangma State Museum, Don Bosco Centre for Indigenous Cultures, Golf Course, Spread Eagle Falls, Sweet Falls, Elephant Falls and Shillong Peak.

Sohra (Cherrapunjee): Mawkdok / Dympep Valley View, Sohra Market, Rama Krishna Mission Museum, Nohkalikai Waterfalls, Riat Mawiew / The Grand Canyon of Cherrapunjee, First Presbyterian Church, Tombs of Welsh Missionaries, Angelican Cemetery, David Scott Memorial, Eco-Park, Sa-I-Mika Park, Mawsmi Lighted Cave, Nohngithiang Waterfalls, Thangkharang Park / Kynrem Waterfalls, Khoh Ramhah / Motrop and Dainthlen Waterfalls.

1.3 Overview of Each Site

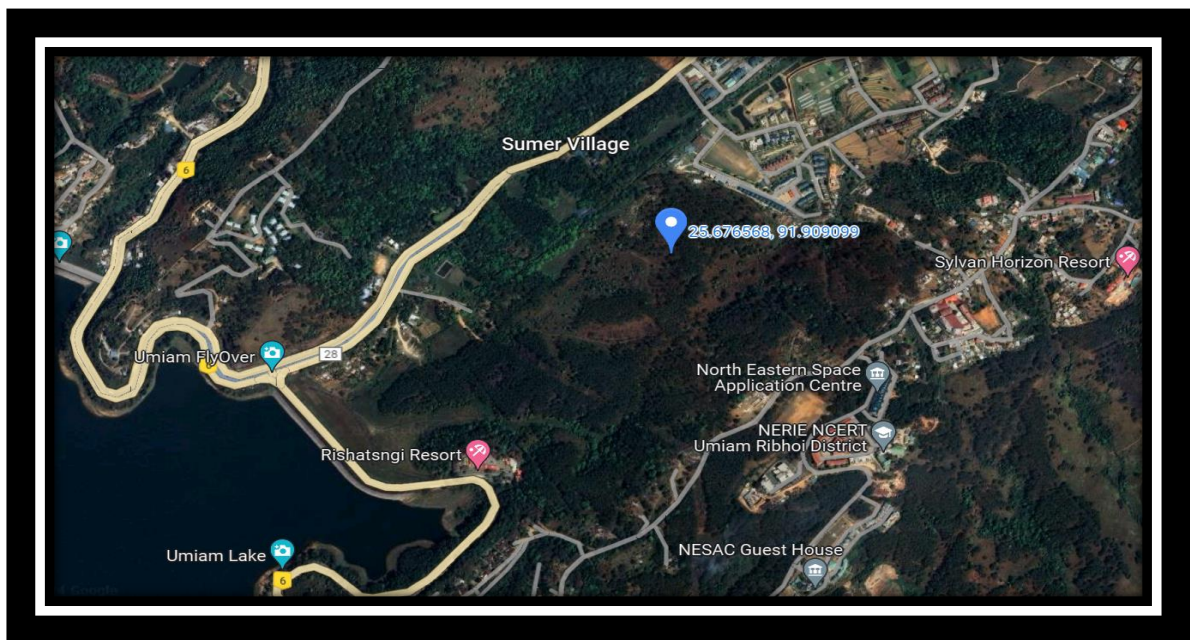
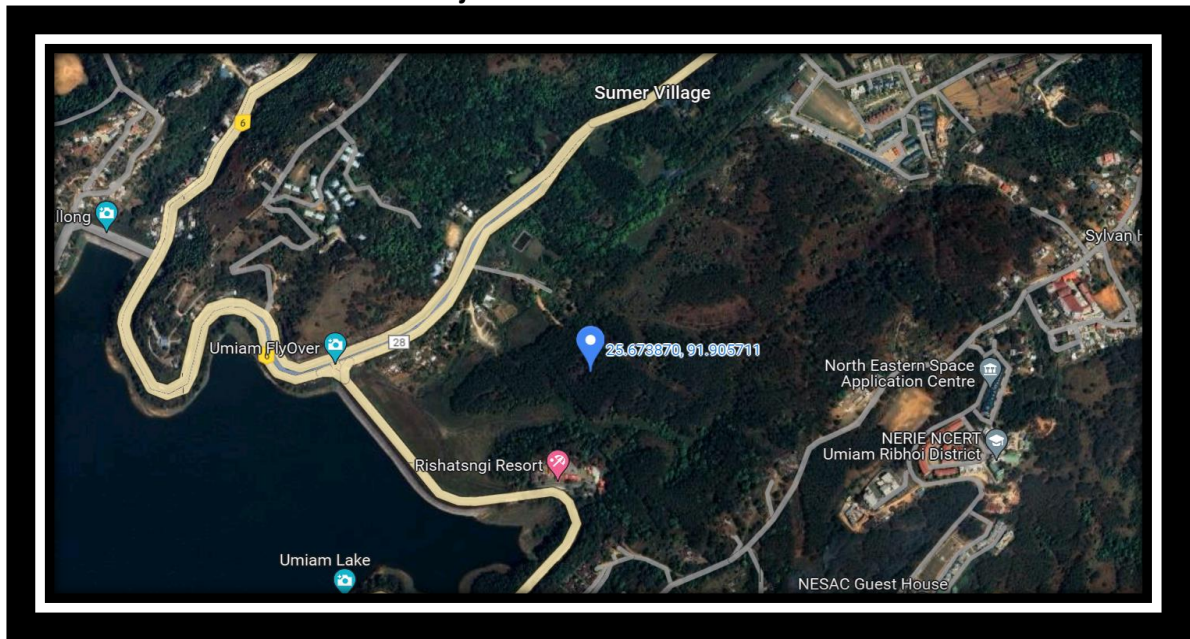
Total 6 locations have been identified for development of the luxury tented accommodations, based on several criteria to ensure the success of the project and the satisfaction of future guests.

- **Accessibility:** The site should be reasonably accessible by road or other means of transportation, allowing tourists to reach the destination without excessive difficulty.
- **Scenic Beauty:** The location should offer stunning natural vistas, such as panoramic views of mountains, valleys, forests, or rivers, to attract visitors seeking picturesque landscapes.
- **Environmental Impact:** The potential environmental footprint of the development should be minimal, preserving the site's natural state and adhering to sustainable practices.
- **Safety and Security:** The area should be safe for tourists and staff, with considerations for wildlife encounters, weather extremes, and geographical stability.
- **Availability of Utilities:** Proximity to basic utilities like water, electricity (or the potential for sustainable alternatives like solar power), and waste management systems is important for operational functionality.
- **Legal and Regulatory Compliance:** The site must comply with local, regional, and national regulations, including land use, construction, and environmental laws.
- **Market Potential:** The site should have a strong appeal to the target market segment, such as adventure travelers, nature enthusiasts, or those seeking a luxury retreat.
- **Expansion Possibilities:** The site should allow for potential expansion or the addition of more facilities in the future without compromising the environment or guest experience.
- **Unique Selling Proposition (USP):** The site should offer unique features or experiences that distinguish it from other destinations, such as local wildlife, cultural heritage, or adventure activities.

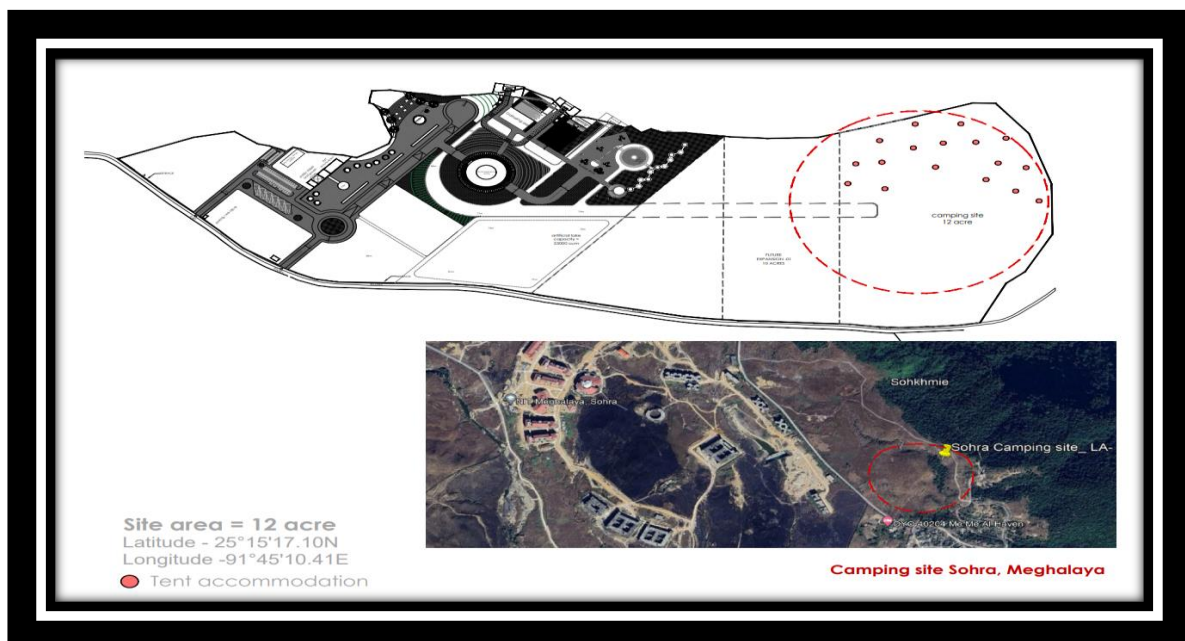
These criteria help ensure that the selected sites for luxury tented accommodations not only provide a high-quality experience for visitors but also contribute positively to the local economy and environment.

| Sl. No | Project Location | Land Extent (Acre) | Minimum Proposed Tents | Land Ownership | Land Co-ordinates (Longitude and Latitude) |
|--------|-------------------------|--------------------|------------------------|--------------------------------|--|
| 1 | Umiam Lake | 15 Ac | 100 Nos | Director of Tourism, Meghalaya | Latitude: 25°40'26" N Longitude: 91°54'17" E Latitude: 25°40'33" N Longitude: 91°54'27" N |
| 2 | Sohra, Cherrapunjee | 10 Ac | 50 Nos | Director of Tourism, Meghalaya | Longitude- 91°45'10.41E Longitude- 91°45'10.41E |
| 3 | Nongmahir Hill | 10 Ac | 50 Nos | Director of Tourism, Meghalaya | Latitude - 25°46'30"N Longitude - 91°47'8"E |
| 4 | Nokrek | 10 Ac | 50 Nos | Director of Tourism, Meghalaya | Latitude- 25°31'19.57N Longitude- 90°20'51.53E |
| 5 | Umkrem | 10 Ac | 50 Nos | Director of Tourism, Meghalaya | Latitude - 25° 29' 20.9"N Longitude-91° 28' 04.7"E Latitude - 25° 29' 19.0"N Longitude - 91° 28' 04.7"E Latitude - 25° 29' 26.4"N Longitude - 91° 28'11.6"E Latitude- 25° 29' 24.0"N Longitude - 91° 28' 04.4"E |
| 6 | Jaintia Hill - Nartiang | 5 Ac | 25 Nos | Director of Tourism, Meghalaya | Latitude is 25° 32' 44.87" N. Longitude is 92° 9' 52.68" E. |

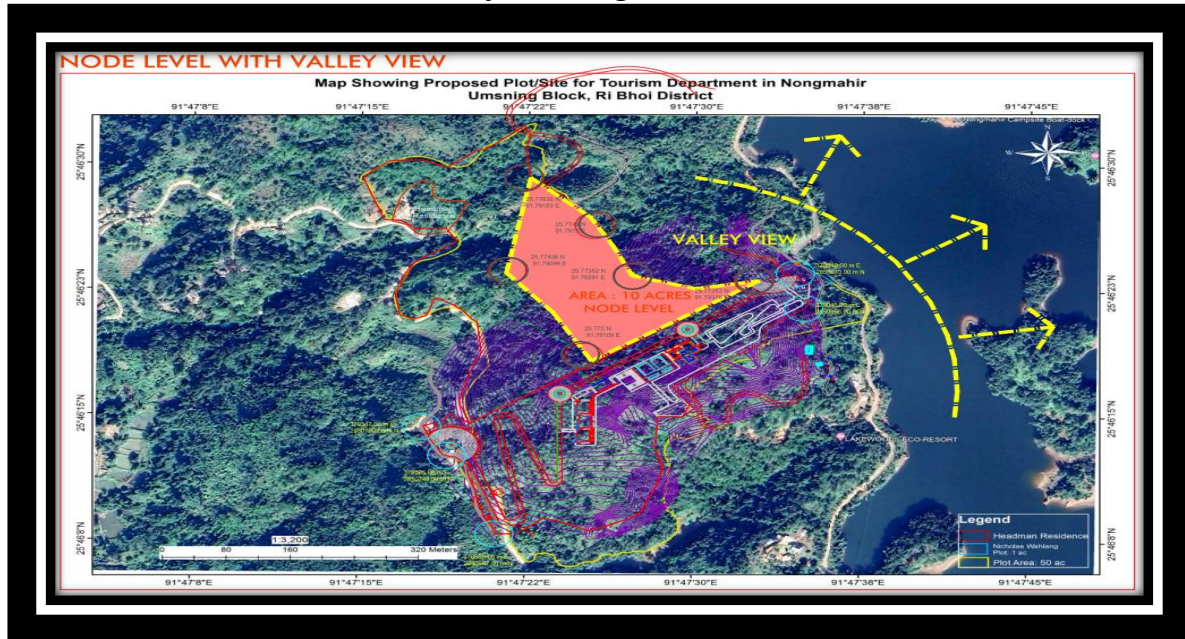
Project Location: Umiam Lake



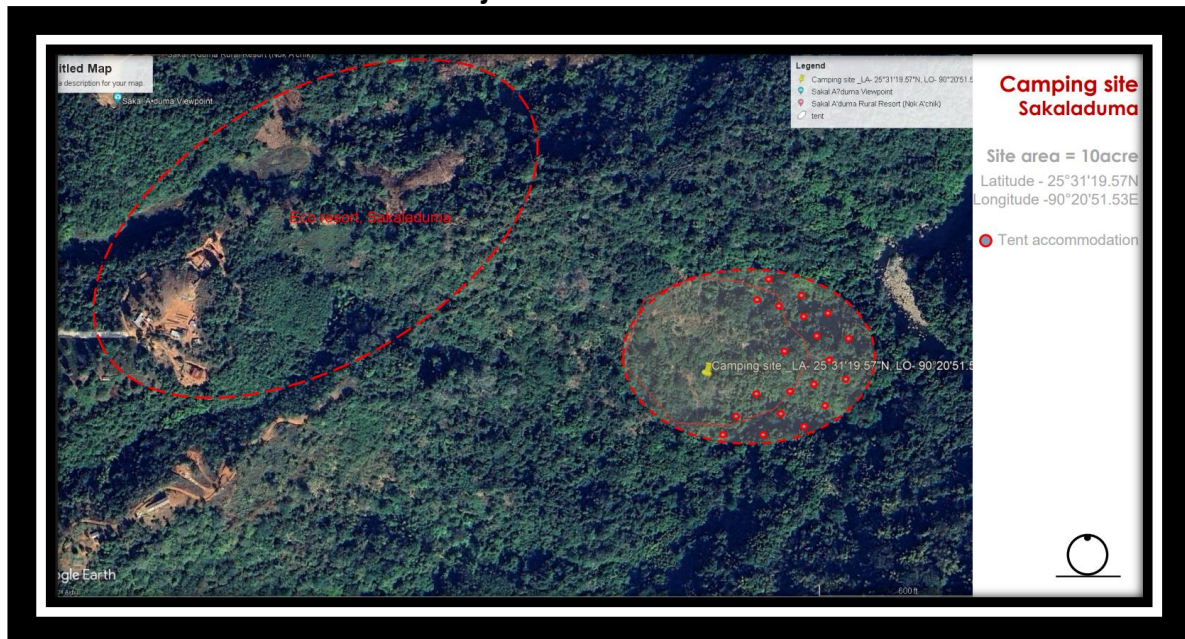
Project Location: Sohra, Cherrapunjee

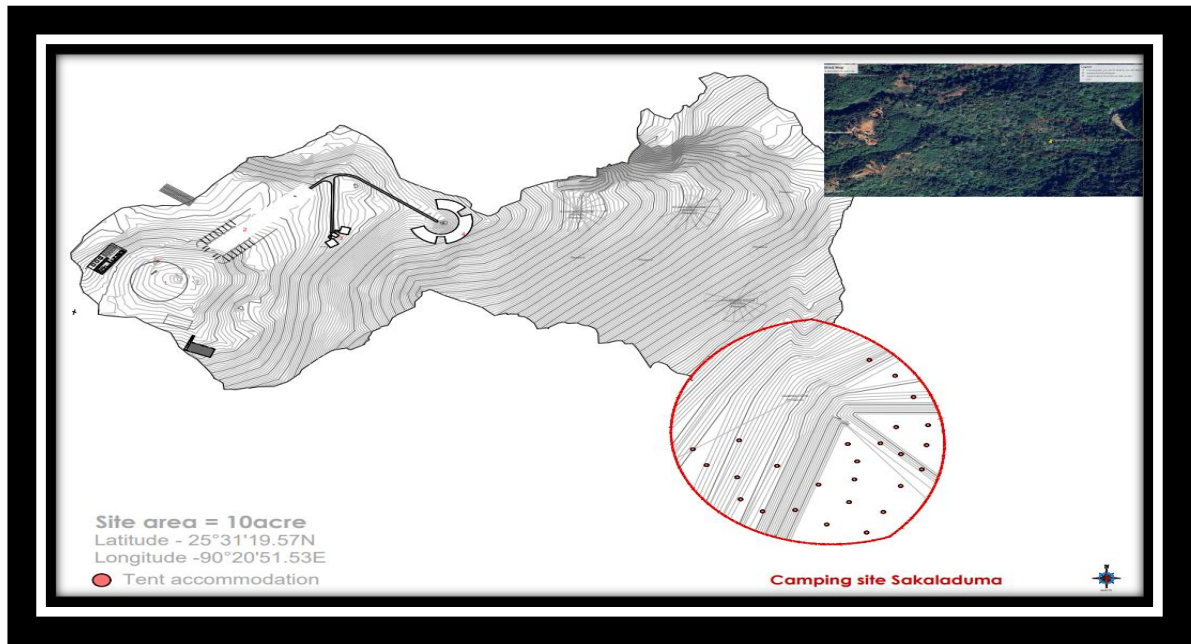


Project: Nongmahir Hill

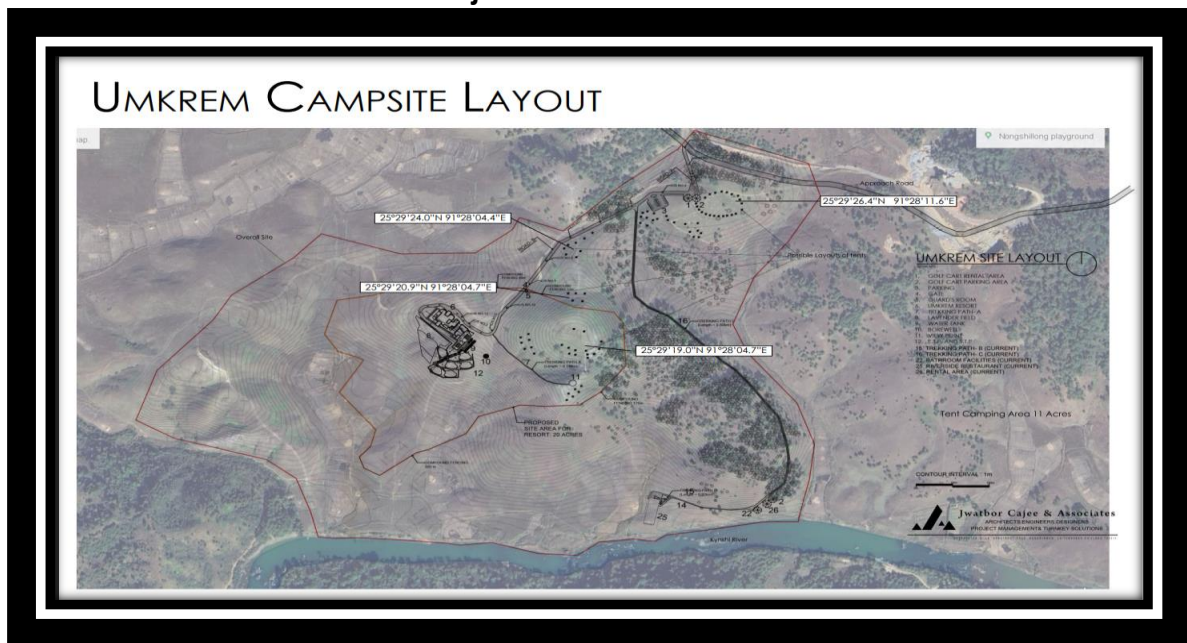


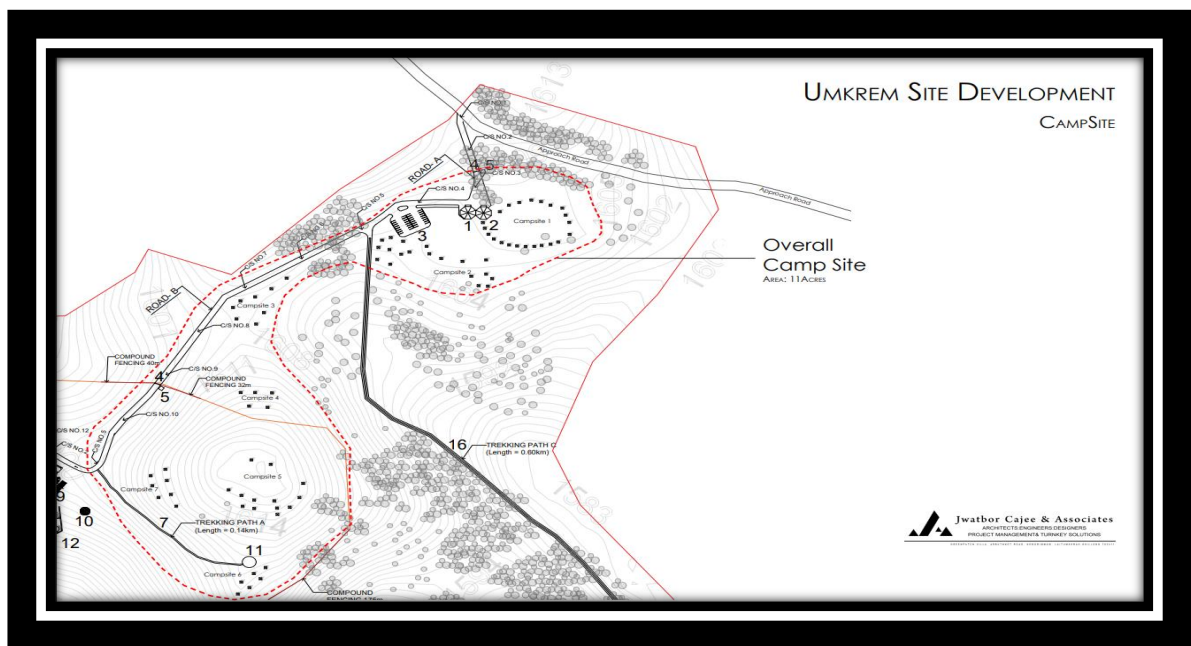
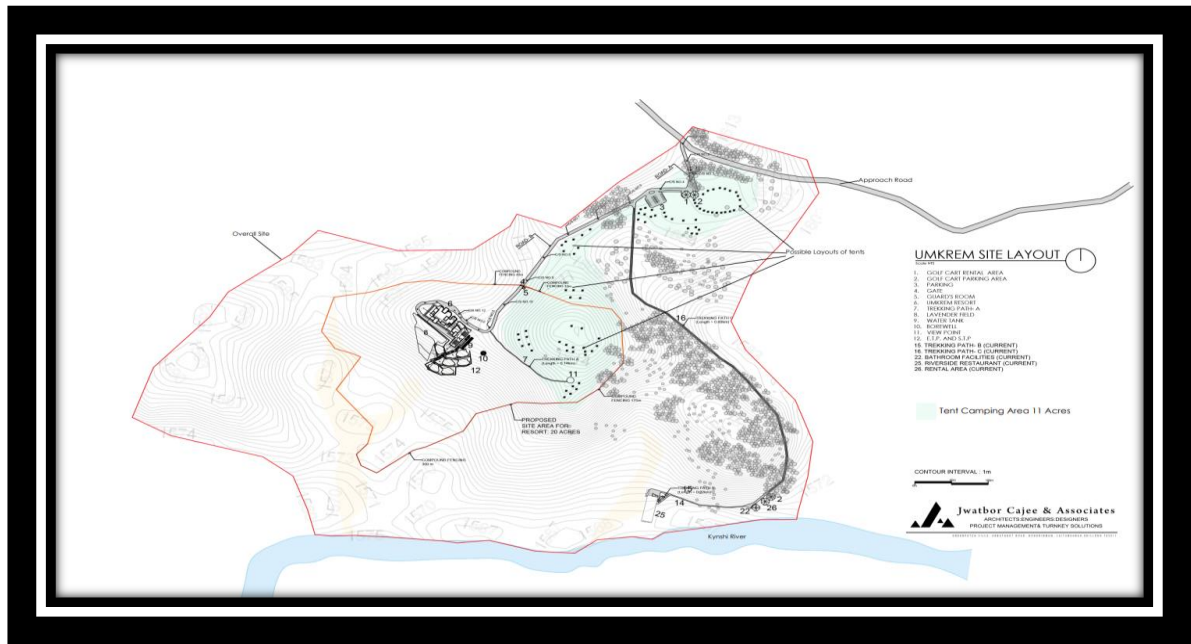
Project Location: Nokrek





Project Location: Umkrem





Project Location: Jaintia Hill - Nartiang



The six identified sites for the development of luxury tented accommodations have been organized into two separate packages, each containing three sites. This division allows for a more focused approach to development and management, potentially appealing to different investor groups or aligning with distinct thematic or regional tourism strategies.

| Sl. No | No. of Package | Name of Project sites | Total Land Area (In Ac) | Total Minimum Tents | Total Project Cost (INR Mn) |
|--------------|----------------|-------------------------|-------------------------|---------------------|-----------------------------|
| 1 | Package-1 | Umiam | 15 Ac | 100 | INR 346.70 Mn |
| 2 | | Nokrek | 10 Ac | 50 | INR 119.18 Mn |
| 3 | | Jaintia Hill - Nartiang | 5 Ac | 25 | INR 67.71 Mn |
| Total | | | 30 Ac | 175 | INR 533.6 Mn |
| 1 | Package -2 | Sohra, | 10 Ac | 50 | INR 162.51 Mn |
| 2 | | Nongmahir Hill | 10 Ac | 50 | INR 119.18 Mn |
| 3 | | Umkrem | 10Ac | 50 | INR 119.18 Mn |
| Total | | | 30 Ac | 150 | INR 400.87 Mn |

1.4 Applicable incentives, subsidies, and benefits

Capital subsidy and various incentives under Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024 and Uttar Poorva Transformative Industrialisation Scheme (UNNATI)-2024 shall be applicable to these projects.

1. Highlights of Capital Investment Subsidies and Incentives under Meghalaya Industrial & Investment Promotion Policy (MIIPP)-2024

- a) Capital Investment Subsidy – 30% with cap of Rs. 15 Cr.

- b) Other subsidies such as rainwater harvesting, power generating sets, green energy, wastewater management etc.
 - c) Reimbursement of employer's contribution to EPF
 - d) Net SGST reimbursement for a period of 15 years subject to a ceiling of 150% of FCI
 - e) 5% interest subvention for 7 years
2. **Uttar Poorva Transformative Industrialization Scheme, 2024**
- f) Capital Investment Subsidy - 50% with cap of Rs.7.5 Cr.
 - g) Net CGST reimbursement for 10 years
 - h) 5% interest subvention for 7 years
- For download MIIPP-2024 Policy
<https://investmeghalaya.gov.in/resources/homePage/17/megeodb/policies/mipp2024>
 - For download UNNATI -2024 scheme – <https://unnati.dpiit.gov.in/Document/Gazette-Notification-Of-Unnati-Scheme-2024>

1. Minimum Development Obligation:

- The quality of design, workmanship and service shall be as per industry practice.
- Defective, cracked or torn materials shall not be used.
- All Tents shall be firmly grounded and stable against rain, wind force and dead loads.
- Considering the surrounding environment & wind force & rains.
- Tents shall be designed and executed considering adverse weather conditions.
- Joinery and supports should be properly engineered, firm and with good finish.
- Water flow and pressure should be uniform in toilets of each tent.
- All Tents shall have good quality furniture, fixtures & fittings. The furniture, fixtures & fittings should as per good industry practice and conformity to ISI. (Bed, Mattress, Pillow, Bed sheets, Towels, Chairs, Writing Desk, Note Pad with Pen, Chappal/sleeper pair, Bucket, Mug, Hanger, cold water / warm water supply (Geyser), Fire extinguisher, WC & Bath, Flush cock / tank, wash basin, mirror, Tumbler, Towel Rod, Napkin Holder, Toilet paper roll with roll handler)
- Fire precaution measures shall be taken care of
- All the furniture should be firm, comfortable, traditional and as per functional requirements.

i. Tentative Description: Minimum Development Obligation: Umiam Lake and Sohra

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| Tented Accommodation: Presidential Luxury Swiss Cottage Tents (with tropical appearance of tent) (accommodation for 365 days) - to be built over a wooden platform of at least 1 ft height. Luxurious Cottage tents (temporary structure) with plywood flooring furnished with majestic interiors and spectacular exteriors, air-condition, carpeting, running hot water, 24-hour power supply, pedestal fan and all furnishing. All tents shall be of size (1000- 1500 sq.ft) with two bedrooms with all furniture, one lounge area with sofa set, one dining arrangement with all furniture's, tea / coffee maker, dressing room, attached bathrooms (two WC toilet), pedestal fan, AC & heater, flat screen TV, non-alcoholic mini bar, luxury toiletries, front seating area, fire alarm and good quality of curtains (including shower curtain in bathroom). |
| Tented Accommodation: Royal Luxury Swiss Cottage Tents (with tropical appearance of tent) (accommodation for 365 days) - to be built over a wooden platform of at least 1 ft height. Luxurious Cottage tents (temporary structure) with plywood flooring furnished with majestic interiors and spectacular exteriors, air-condition, carpeting, running hot water, 24-hour power supply, pedestal fan and all furnishing. All tents shall be of size (900- 1300 sqft) with one bedroom with all furniture, one lounge area with sofa set, one dining arrangement with all furniture's, tea / coffee maker, dressing room, attached bathrooms (two WC toilet), pedestal fan, AC & heater, flat screen TV, non-alcoholic mini bar, luxury toiletries, front seating area, fire alarm and good quality of curtains (including shower curtain in bathroom). |
| Tented Accommodation: Premium Swiss Cottage Tents (with tropical appearance of tent) (confirming to facility of a 3-star accommodation for 365 days) - to be built over a wooden platform of at least 1 ft height. Tents shall be of temporary structure with all furniture, air-condition, carpeting, running hot water, 24-hour power supply, pedestal fan and all furnishing (confirming to facility of a 3-star accommodation) All tents shall be of size (550 sqft) including bedroom (double bed), attached bathroom (WC toilet), tea / coffee maker, toiletries, cosy sitting area and spacious front porch. |
| O&M of the tents including room service, housekeeping, sanitation, consumables, change of linen etc. for entire agreement period |
| Air-Conditioned Restaurant & Bar with facade as per instruction of Tourism Department with attached toilets (M & F): P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star restaurant with extra hand wash basin. Providing 150 to 300 mm raised platform with 19 mm thick fire-retardant Plywood / block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden / steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. The lights should be enough up to the satisfaction of Tourism Department and if required extra lighting shall be done without any extra cost. The entire area should be air conditioned, and temperature should be maintained between 23 to 26 degrees Celsius equally distributed. Operators need to cover internal walls with using theme decorative flex with frame of height 6ft to 8ft as per requirement is a part of scope of work. All materials have to be fire-retardant material and necessary documentation evidence / certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing. Size - 20 Mtr x 20 Mtr = 400 Sqm Min Pax = 75 |
| Air Conditioned Reception with facade as per instruction of Tourism Department with attached toilets (M & F) : P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire retardant PVC Fabric cover (SRF). Interior work |

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| <p>as per the usage and purpose of room with furnishing comparable with any 3-star hotel lobby. Partitions shall be made in prefabricated aluminium sections (height up to 2.50m) with laminated panels with arrangements for doors, glass windows for reception area with waiting lounge and providing necessary tables, sofa, chairs, dustbins, theme, pantry and drinking water facilities, providing Porch with carpet and wooden platform and workstation is a part of scope of work. Providing 150 to 300 mm raised platform with 19 mm thick Fire-retardant Plywood/block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden/steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. Necessary minimum 20 nos. electrical points (5/15A plug points), wall fan/ ceiling fan/ pedestal fan/ exhaust fan as per requirement, General lighting (using Tube lights/PAR lights/Metal/Halogen/CFL/LED lights, etc.) for inside Hanger. The lights should be enough up to the satisfaction of Tourism Department and if required extra lighting shall be done without any extra cost. The entire area should be air conditioned, and temperature should be maintained between 23 to 26 degree Celsius equally distributed. Agency need to cover internal walls with using theme decorative flex with frame of ht. 6ft to 8ft as per requirement is a part of scope of work. All materials have to be fire-retardant material and necessary documentation evidence/certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.</p> <p>Size - 20 Mtr x 20 Mtr = 400 Sqm</p> |
| <p>Air Conditioned Conference Hall with facade as per instruction of Tourism Department with attached toilets (M & F) : P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star banquet with high-resolution displays of up to 4K for improved image clarity and operator should provide versatility, high audio quality and data transmission while providing complete control over conference proceedings. Partitions shall be made in prefabricated aluminium sections (height up to 2.50m) with laminated panels with arrangements for doors, glass windows for Conference area with waiting lounge and providing necessary tables, sofa, chairs, dustbins, theme, pantry and drinking water facilities, providing porch with carpet and wooden platform is a part of scope of work. Providing 150 to 300 mm raised platform with 19 mm thick fire-retardant plywood/block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden/steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. Necessary minimum 20 nos. electrical points (5/15A plug points), wall fan/ ceiling fan/ pedestal fan/ exhaust fan as per requirement, General lighting (using Tube lights/PAR lights/Metal/Halogen/CFL/LED lights, etc.) for inside Hanger. The lights should be enough up to the satisfaction of Tourism Department and if required extra lighting shall be done without any extra cost. The entire area should be air conditioned, and temperature should be maintained between 23 to 26 degrees Celsius equally distributed. Operator needs to cover internal walls with using theme decorative flex with frame of ht. 6ft to 8ft as per requirement is a part of scope of work. All materials have to be fire-retardant material and necessary documentation evidence/certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.</p> <p>Size - 15 Mtr x 25 Mtr = 375 Sqm Min Pax = 100</p> |
| <p>Kitchen to supply to the cafeteria Size: 250 sq.m</p> |
| <p>Fire Extinguishers 10 KG (CO₂ & ABC)</p> |
| <p>Fire Extinguishers 5 KG (CO₂ & ABC)</p> |
| <p>Operation and Management of the Restaurant, Bar & Kitchen including HR should be done by qualified persons who have handled work of similar nature, earlier. The qualified manpower should be fluent in speaking English as well as Hindi and Odia or any other regional language.</p> |
| <p>Food & Beverage (F&B) shall be provided by the selected operator. Billing will be on the basis of actual usage. Indicative menu is given in Annexure – IX.</p> |
| <p>Air-Conditioned SPA catering to 5 lodging guests at a time (Erection over build up area of 10m X 10m)</p> |
| <p>Entry Gate / Thematic craft with eco-friendly material: The height of welcome arches shall be minimum 4m to 5m providing Bamboo/MS steel structure with 10 to 12 mm plywood wherever required with necessary framings and bracing. Gate shall be supported on required foundations embedded to be designed by a competent structural designer or as approved by a professional advisor.</p> |
| <p>Wall Branding</p> |
| <p>Logistics Stalls (5x5m) with furnishings</p> |
| <p>Horticulture (Plants & flowers)</p> |
| <p>Thematic pathway for entry (10x10m)</p> |
| <p>Performance Stage with backdrop (60 sq. X 1m open) with seating for min. 100 pax. Minimum sound & light arrangement to suffice setting</p> |
| <p>Synthetic Carpeting</p> |
| <p>VIP Lounge with lobby (Hanger Area of 10m x 15m) - A/C, on raised wooden platform (1 ft) with complete furnishing with attached toilets (M&F) Conference facility in boardroom setup for at least 20 persons with AV technology.</p> |
| <p>Business centre with 5 desktops, one photocopier cum scanner cum printer with internet access (5m x 5m)</p> |
| <p>Mesh Carpet on Ground</p> |

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| CCTV Camera with setup (Weekly backup data to be submitted to Tourism Department) |
| Bouncers |
| Security Guards Male |
| Security Guards Female |
| Silent Generators 125 KVA |
| Parking Attendant |
| Chemical Toilet at various locations |
| LED Par |
| LED Moving Wash |
| Wire manager |
| Necessary cable splitters and all supporting hardware |
| General Lighting with passage lighting - 150W-400W LED Flood Light (Min 300 Nos) and Decorative/Theme light along with pole, fixture, lamp, junction box etc |
| VIP Seating - Leather Sofa (single seater) |
| VIP Seating - Leather Sofa (Twin seater) |
| LED Wall (18 ft X 32 ft) |
| Umbrella/shade element |
| Shacks: Size 10x10m With Raised Platform Of 1 Ft Height, Carpeting, Furnishing & Furniture, Kitchen Area with Water Connection, Proper Drainage and Power Supply |
| Brochure (26 Pages) With Content Development, Approvals and Distribution |
| Welcome Kit with Inlay Content Sheets and File Type Cover |
| Cabling behind tents: laying of 4 core 150mm main cabling behind the tents. Putting up distribution boards and extensive cabling to be laid underground |
| Fire alarm putting up fire alarm switch in each room & structure with hooters and main panel in reception |
| EPBX Setting in All Tents & other Structures |
| T shirt and caps for guests |
| Flower setup, Bouquet and Balloon release on Inauguration Day |
| Wire mesh fencing |
| Land and water related activities |
| All – Terrain Vehicles with Dedicated Off-Road Track |
| Rifle Shooting |
| Archery |
| E-Bicycles (Mountain Bikes; Organising of Biking Events / Guided Tours) |
| Jet Ski (minimum 5 equipment at the site will be ensured) –Ride shall be for 05 minutes |
| Banana Rides (minimum 2 equipment at the site will be ensured) –Ride shall be for 05 minutes |
| Speed Boats (minimum 2 equipment at the site will be ensured) –Ride shall be for 05 minute |
| Floating Platform inside the sea (10mX 10m) |
| Range Parasailing (minimum 1 equipment at the site will be ensured) |
| Watch Tower (6X6 sqm) with minimum 10 ft height with furniture |
| Go-Karting |
| Promotion & Sales |
| Deployment of Call centre executives |
| Sales executives |
| Hoarding |

- ii. Tentative Description: Minimum Development Obligation for Site 2: Nongmahir Hill, Nokrek, Umkrem, Jaintia Hill – Nartiang

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| <p>Air Conditioned Restaurant & Bar with facade as per instruction of Tourism Department with attached toilets (M & F): P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star restaurant with extra hand wash basin. Providing 150 to 300 mm raised platform with 19 mm thick fire-retardant Plywood / block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden / steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. The lights should be enough up to the satisfaction of Tourism Department and if required extra lighting shall be done without any extra cost. The entire area should be air conditioned, and temperature should be sustained between 23 to 26 degree Celsius equally distributed. Operators need to cover internal walls with using theme decorative flex with frame of height 6ft to 8ft as per requirement is a part of scope of work. All materials have to be fire-retardant material and necessary documentation evidence / certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.</p> <p>Size - 15Mtr x 20 Mtr = 300 Sqm Min Pax = 50</p> |
| <p>Air Conditioned Reception with facade as per instruction of Tourism Department with attached toilets (M & F) : P/E braced and tied Aluminium Clear span Structure Hanger (German Hanger) with Blackout White PVC Covers and side height 4m and outer face covered with approved facade, Roof covered with fire retardant PVC Fabric cover (SRF). Interior work as per the usage and purpose of room with furnishing comparable with any 3-star hotel lobby. Partitions shall be made in prefabricated aluminium sections (height up to 2.50m) with laminated panels with arrangements for doors, glass windows for reception area with waiting lounge and providing necessary tables, sofa, chairs, dustbins, theme, pantry and drinking water facilities, providing Porch with carpet and wooden platform and work station is a part of scope of work. Providing 150 to 300 mm raised platform with 19 mm thick Fire-retardant Plywood/block boards supported by wooden logs and covered with good quality of synthetic carpet. Front facade with minimum 6 mm ply fixed on wooden/steel framework and painting etc. complete. The scope shall cover to provide general lighting, fans, AC. Necessary minimum 20 nos. electrical points (5/15A plug points), wall fan/ ceiling fan/ pedestal fan/ exhaust fan as per requirement, General lighting (using Tube lights/PAR lights/Metal/Halogen/CFL/LED lights, etc.) for inside Hanger. The lights should be enough up to the satisfaction of Tourism Department and if required extra lighting shall be done without any extra cost. The entire area should be air conditioned, and temperature should be maintained between 23 to 26 degree Celsius equally distributed. Operator need to cover internal walls with using theme decorative flex with frame of ht. 6ft to 8ft as per requirement is a part of scope of work. All materials have to be fire-retardant material and necessary documentation evidence/certificates are to be provided. All wiring should be in rigid PVC conduit protected with ELCB & voltage stabilizer & dedicated earthing.</p> <p>Size - 10 Mtr x 10 Mtr = 100 Sqm</p> |
| <p>Kitchen to supply to the cafeteria Size: 150 sq.m</p> |
| <p>Fire Extinguishers 10 KG (CO2 & ABC)</p> |
| <p>Fire Extinguishers 5 KG (CO2 & ABC)</p> |
| <p>Operation and Management of the Restaurant, Bar & Kitchen including HR should be done by qualified persons who have handled work of similar nature, earlier. The qualified manpower should be fluent in speaking English as well as Hindi and Odia or any other regional language.</p> |
| <p>Food & Beverage (F&B) shall be provided by the selected operator. Billing will be on the basis of actual usage. Indicative menu is given in Annexure – IX.</p> |
| <p>Entry Gate / Thematic craft with eco-friendly material: The height of welcome arches shall be minimum 4m to 5m providing Bamboo/MS steel structure with 10 to 12 mm plywood wherever required with necessary framings and bracing. Gate shall be supported on required foundations embedded to be designed by a competent structural designer or as approved by a professional advisor.</p> |
| <p>Logistics Stalls (5x5m) with furnishings</p> |
| <p>Horticulture (Plants & flowers)</p> |
| <p>Thematic pathway for entry (10x10m)</p> |
| <p>Synthetic Carpeting</p> |
| <p>Mesh Carpet on Ground</p> |
| <p>CCTV Camera with setup (Weekly backup data to be submitted to Tourism Department)</p> |
| <p>Security Guards Male</p> |
| <p>Security Guards Female</p> |
| <p>Silent Generators 125 KVA</p> |
| <p>Parking Attendant</p> |
| <p>Chemical Toilet at various locations</p> |
| <p>LED Par</p> |

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| LED Moving Wash |
| Wire manager |
| Necessary cable splitters and all supporting hardware |
| General Lighting with passage lighting - 150W-400W LED Flood Light (Min 300 Nos) and Decorative/Theme light along with pole, fixture, lamp, junction box etc |
| VIP Seating - Leather Sofa (single seater) |
| VIP Seating - Leather Sofa (Twin seater) |
| NOCs for all types of event mentioned in the RFP |
| Flags |
| Umbrella/shade element |
| Brochure (26 Pages) With Content Development, Approvals and Distribution |
| Welcome Kit with Inlay Content Sheets and File Type Cover |
| Cabling behind tents: laying of 4 core 150mm main cabling behind the tents. Putting up distribution boards and extensive cabling to be laid underground |
| Fire alarm putting up fire alarm switch in each room & structure with hooters and main panel in reception |
| EPBX Setting in All Tents & other Structures |
| T shirt and caps for guests |
| Flower setup, Bouquet and Balloon release on Inauguration Day |
| Golf Cart and Wheelchair facilities |
| Wire mesh fencing |
| Ambience as per presentation, theme elements |
| Land and water related activities |
| All – Terrain Vehicles with Dedicated Off-Road Track |
| Kayaks for kayaking |
| Paddle Boating |
| Speed Boats (minimum 2 equipment at the site will be ensured) –Ride shall be for 05 minutes |
| Rifle Shooting |
| Archery |
| E-Bicycles (Mountain Bikes; Organising of Biking Events / Guided Tours) |
| Watch Tower (6X6 sqm) with minimum 10 ft height with furniture, Go-Karting |
| Promotion & Sales |
| Deployment of Call centre executives |
| Sales executives |
| Hoarding |

The basic structure to be erected must have the facilities & quality standards (non-exhaustive list) as indicated in Vol-of RFP Minimum development obligations. The bidder has to install a demo tent at the site which shall be approved by Tourism Department further starting the work.