

Government of India
Ministry of Tourism
(Destination Development Division)

Transport Bhawan
1, Parliament Street
New Delhi: 110001
Dated: 29.03.2025

File No. SD-8/15/2020-SD

The Pay and Accounts Officer,
Ministry of Tourism,
7th Floor, Chanderlok Building,
36 Janpath, New Delhi-110001

Subject: Sanction of Rs. 3,885.45 Lakh for 'Eco Resort Experience at Keilungliah, Champhai' Mizoram under Swadesh Darshan 2.0 Scheme and to assign Rs. 388.54 Lakh (1st instalment i.e. 10% of total project cost).

Sir,

I am directed to invite reference to the Ministry OM No SD-8/15/2020-SD dated 13.12.2024 wherein the States/UTs were directed to submit the Detailed Project Report (DPR) under Swadesh Darshan Scheme to the Ministry by 31.12.2024.

2. The State Government of Mizoram submitted the DPR of **"Eco Resort Experience at Keilungliah" in Champhai destination** to the Ministry for consideration under Swadesh Darshan 2.0 scheme.
3. The State Government of Mizoram made a detailed presentation before the Mission Directorate in its meeting held on 12.03.2025. The Mission Directorate recommended the proposal to the CSMC for approval of the project subject to compliance of observations and NoCs/Clearances.
4. The Central Sanctioning and Monitoring Committee (CSMC) reviewed the project proposal submitted by the State Government and approved the same during its meeting held on 21.03.2025 subject to the State Government/ UT Administration ensuring that all NoCs/Clearances have been obtained.
5. I am further directed to refer to the proceedings of the **Central Sanctioning and Monitoring Committee (CSMC) issued vide SD-8/25/2023-SD-Part(2) dated 26.03.2025** and to convey the administrative and financial sanction of the President of India for the project **'Eco Resort Experience at Keilungliah', Mizoram** under Swadesh Darshan 2.0 scheme with the estimated Central Financial Assistance of **₹ 3,885.45 Lakhs (Rupees Thirty Eight Crores Eighty-Five lakhs and Forty-Five Thousand only).**
6. The State Government of Mizoram through the above-mentioned project intends to transform Zote, Ngur and Mualbhuvum, a natural camping sites with historical reference, the Keilungliah check dam into an eco-resort providing leisure, water sports activities and comfortable stay to tourists while the sites above are developed as part of packages to improve public facilities at day visit sites in the Champhai. The details of the components of the project are as under: -



Sn	Components	Cost (in ₹ Lakh)
1.	Cosmos flower plantation & Horticultural Development surrounding Keilungliah lake.	62.50
2.	Improvement of internal road along the Keilungliah lake and construction of drainage.	167.43
3.	Construction of Soil Bank for Parking of Vehicles.	89.29
4.	Construction of Walkway along the periphery of the lake with footpath tiles flooring.	89.29
5.	Boating Deck	64.18
6.	Retaining Wall, Cutting & filling the soil for making pathway.	298.09
7.	Construction of 7 nos RCC Cottages with associated separate infrastructure like toilets & kitchens etc including peripheral development and laying of stone flooring	375.00
8.	Development kids' activity zone including merry go round, sling, swing, slides etc and its site preparation.	223.21
9.	Construction of Reception at entry gate including booking counter, utilities and waiting room.	44.64
10.	Construction of Cafeteria with viewing gallery including its site development	89.29
11.	Construction of Conference Hall including peripheral site development	89.29
12.	Construction of waterpark including swimming pool with installation of heat pump for heating water.	178.57
13.	Water Sports & Rescue equipment's	62.50
14.	Fountain and construction of artificial waterfalls.	89.29
15.	Tugboats for sewage collection	8.93
16.	Construction of Cozy sitting along the periphery of Keilungliah lake and construction of 10 no's public conveniences	89.29
17.	Houseboat with Lodging facilities - 2 no's	89.29
18.	Solid Waste Management & Construction of Plastic waste trap and water treatment plant for domestic applications.	80.36
19.	Construction of stainless-steel structured couple rest shed with its canopy at some locations along the walkway including laying of stone flooring for 10 no's	62.50
20.	CCTV surveillance systems.	26.79
21.	Installation of solar streetlights.	89.29
22.	Souvenir Shops - 5 no's	29.02
23.	Landscaping & beautification @ Zote	112.17
24.	Cliff Climbing activities with associated infrastructure at Ngur Tlang	71.83
25.	Development of Camp site and approach road at Ngur Tlang	319.94
26.	1200 mt boundary wall with railing, entry, bench, dustbins @ Mual Buhvum	231.49
Sub-Total (A)		3133.43
GST (18% of A)		564.02
SIA Charges (3% of A)		94.00
Contingency (2% of A)		62.67
DMO Charges (1% of A)		31.33
Total Cost of the Project (B)		3885.45

7. The release of funds in instalment to be as per the scheme guidelines or decision taken by the Ministry of Tourism from time to time.
8. I am now further directed to convey approval of the competent authority to direct the Central Nodal Agency (ITDC i.e., Ashok Consultancy & Engineering Services) of Swadesh Darshan 2.0 Scheme of the Ministry of Tourism to assign **₹ 388.54 Lakh (Rupees Three Crore Eighty-Eight Lakhs Fifty Four Thousand only)** as 1st Instalment (i.e. 10% of total

project cost) for development of the "Eco Resort Experience at Keilungliah", in the State of "Mizoram", in favour of **Mizoram Tourism Development Authority**, Government of Mizoram as the State Implementing Agency (SIA) of the above-mentioned project.

9. The assignment of **₹ 388.54 Lakh (Rupees Three Crore Eighty-Eight Lakhs Fifty Four Thousand only)** will be arranged by Drawing and Disbursing Officer of the Ministry of Tourism by presenting a bill to Pay and Accounts Officer, Ministry of Tourism in favour of India Tourism Development Corporation Limited (Central Nodal Agency of the Swadesh Darshan Scheme of the Ministry of Tourism) as per the details given below:

1	Account Number	10707201001
2	Account Name	CS-ITDC-Swadesh Darshan
3	UDH Code	702
4	RO Code	6
5	CIF	7072

10. Further, on receipt of **₹ 388.54 Lakh (Rupees Three Crore Eighty-Eight Lakhs Fifty Four Thousand only)** as mentioned above, the Central Nodal Agency of Swadesh Darshan Scheme will sub-assign a withdrawal limit of **₹ 388.54 Lakh (Rupees Three Crore Eighty-Eight Lakhs Fifty Four Thousand only)** in favour of State Implementing Agency of this project, the details of which are as under:

1	Name of the Bank	Reserve Bank of India
2	Account No.	10707301035
3	UDH Code	702
4	RO Code	6
5	CIF	7073

11. The expenditure may be made under Demand No.99 – Tourism, 3452 – Tourism (Major Head), 01 – Tourist Infrastructure (Sub-Major Head), 01.101 – Tourist Centres (Minor Head), 14 – Swadesh Darshan-Integrated Development of Theme-Based Tourist Circuits, 14.00.35 – Grants for Creation of Capital Assets for the year 2024-25.'
12. This issues with the concurrence of the IFD U.O. No. 536 (R) Dated 29.03.2025.
13. As per GFR 230(4), this sanction is recurring in nature.
14. The accounts of the grantee institution will be open to inspection by sanctioning authority and audit, both by C&AG and the internal audit as per GFR 236(1).
15. This sanction is noted at Serial No. 79 Page No. 11 in the Register of Grants being maintained by the Swadesh Darshan Division of the Ministry of Tourism.

Further Details

16. The State Government of Mizoram shall make land for the project available free of cost and also render all possible assistance for completion of the project on time. No portion of the sanctioned project should be executed / implementing on the land/ property owned by private entity and State Government should ensure that land rights on which the project components under 'Swadesh Darshan 2.0 scheme are developed remain with the State.
17. The design and detailing of the proposed components should be ethnic and aesthetically undertaken keeping with the overall theme of the project.
18. The Detailed Project Report (DPR) **Part B** shall include detailed drawings, specifications, costing and BOQ. Part B will be for the State to examine and ensure adherence to the

- standards. State Government may also satisfy and confirm that Part B of the final DPR also stands completed in all respect and in accordance with the directions of the CSMC.
19. The State Governments/UT Administrations should further ensure that the **good practices and principles** as elaborated by the SGs/UTAs in the DPR or otherwise are followed in implementation and management of the projects/ experiences.
 20. The State Governments/ UT Administrations should ensure that all measures of sustainability are followed in implementation and management of project. Further, the project should align with key guiding principles outlined in the scheme guidelines.
 21. The State Government of Mizoram should formulate a detailed Operation and Management plan for the project and ensure proper O&M arrangements for management of the developed projects.
 22. The States/ UTs are responsible for appointing professional O&M agency prior to physical completion of the projects and hence accordingly start the process of appointing suitable agency(ies) for the purpose.
 23. The States/ UTs should further ensure that till such time the project is not managed by a professional O&M agency, its own agencies (such as tourism corporations etc.) should undertake O&M of the projects to realize the proposed impact of the project.
 24. The State Government will designate the **State Implementation Agency (SIA) and formulate the Destination Management Committee (DMC)** in accordance with the scheme guidelines.
 25. The State Government, the Destination Management Committee (DMC) will sign a **Tripartite Memorandum of Understanding (MoU)** with Ministry of Tourism for implementation of the project.
 26. **State Government / SIA shall identify potential revenue sources** for meeting the cost of the obligation for success of sustainable operations and management of the project such as advertisement charges, parking charges, ticketing, restaurant/café/shops/food kiosk etc and any other applicable charges. Further, State Government / SIA to lay down service level for various areas of operation and management including specifications requirement, resource requirement, performance parameters, minimum service levels, methodology for measuring service level and penalties for not meeting SLAs. Additionally, State Government / SIA to make provisions for O&M Agency/Operator to the evaluate the performance on the defined service level of the O&M Agency/Operator and in case of breach, penalties will be imposed on the O&M Agency/Operator.
 27. The State Government/ SIA would take all **necessary clearances** which are required as per prevailing rules and regulations including those related to environment, forest & pollution control, ASI, CRZ etc. or other pre-construction clearances before the implementation of the project.
 28. The **project shall be developed and completed (including fund utilization and closure) by 31.03.2026**. Any expenditure beyond March 2026 will have to be borne by the concerned State Government / UT Administration. Therefore, timely completion of projects must be ensured by all State Governments/UT Administrations.
 29. The SIA shall ensure completion of development works within approved timelines to ensure timely utilization of funds and avoid escalation of cost. Any escalation of cost on account of delay or otherwise would be met by the SIA/ State Government and no funds will be provided by Ministry of Tourism on this account.



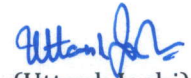
30. The State Government/SIA will also ensure quality and safety aspects of the developed components under the Scheme. While the Ministry of Tourism is providing funds for capital investment and development of project/ experience, it's **sustainable Operation and Management including maintenance** is the **responsibility of the concerned State Government/ UT Administration**. Therefore, adequate emphasis needs to be given on project Operation and Management, and an O&M agency may be selected well in advance.
31. Administrative Secretary of Department of Tourism, State Government of Mizoram will be the **nodal officer** for the project implementation and monitoring the project. The State Government will set up a monitoring committee in accordance with the Swadesh Darshan 2.0 scheme guidelines and will regularly monitor progress of the project.
32. The funds will be released in accordance with the Department of Expenditure, Ministry of Finance, Government of India instructions vide OM F. No.3/(06\PFMS|2023 dated 05.02.2024 regarding opening up of account in the Reserve Bank of India (RBI) as per Model -1 of DoE's guidelines dated 09.03.2022 for Treasury Single Account (TSA).
33. The project will be governed, and funds will be authorized in accordance with the scheme guidelines issued by the Ministry of Tourism and other instructions issued by the Government from time to time. The State Government/UT Administration and project implementing agency would **ensure timely completion of utilization certificates** in respect of funds already released.
34. The State Government/ SIA will maintain accounts of the Government grant and furnish to the Accounts Officer, a set of audited statement of accounts. The audited statement of accounts are required to be furnished after utilization of the grants-in-aid or whenever called for.
35. The accounts of all grantee Institutions or Organizations shall be open to inspection by the sanctioning Authority and audit, both by the Comptroller and Auditor-General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry.
36. The Implementing Agency shall follow the **necessary codal formalities** while executing the project and strict adherence to the GFR, standards set for the project and the provisions of the Scheme guidelines.
37. The SGs/UTs/ Implementing Agency shall put in place the mandatory facilities for **barrier free access** by specially abled persons and will follow instructions issued by the Government and other authorities in this regard from time to time.
38. The SGs/UTs/ Implementing Agency must ensure that **work done under funding of this project has not been undertaken earlier** under any other scheme of Government of India/SG/ UT.
39. Mission Directorate (MD) / Central Sanctioning & Monitoring Committee (CSMC) set up under the Scheme will regularly **monitor the progress** of the implementation of project and provide necessary guidance for successfully achieving the outcomes envisaged for the same. The State Government/ SIA shall provide necessary progress report as per laid down mechanism.


(Pawan)

Under Secretary to Govt. of India

Copy to:

1. The Principal Secretary, Department of Tourism, Govt. of Mizoram
2. Pr. Pay & Accounts Officer, Ministry of Civil Aviation and Tourism, New Delhi
3. Integrated Finance, Ministry of Tourism, Transport Bhavan, 1, Parliament Street, New Delhi w.r.t. UO. mentioned above
4. Central Nodal Agency, ITDC Ltd.
5. Pr. DTE of Audit, CW& M, N. Delhi
6. PS to Hon'ble Union Minister for Tourism, Transport Bhawan, 1, Parliament Street, New Delhi.
7. PS to Hon'ble Minister of State for Tourism, Transport Bhawan, 1, Parliament Street, New Delhi.
8. Regional Director, India Tourism, Guwahati
9. DDO/AO (Budget & Accounts Section), Ministry of Tourism, New Delhi.
10. Chief Financial Controller, Ministry of Tourism
11. Sanction File.


(Uttank Joshi)

Asstt. Director General