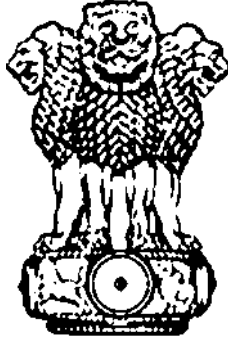


**Agenda**  
*for*  
**the Fourteenth Meeting of Central Sanctioning Monitoring Committee**  
**(Swadesh Darshan Scheme 2.0)**



सत्यमेव जयते

**Date: 12.03.2024**

**Time: 03:00 PM**

**Ministry of Tourism**  
**Government of India**

**Agenda for the Fourteenth Meeting of the Central Sanctioning Monitoring Committee under Swadesh Darshan Scheme 2.0 to be held on 12.03.2024 at 03:00 PM.**

**Index**

Agenda 14.1	Leave of Absence .....	2
Agenda 14.2	Confirmation of the proceedings of the Thirteenth Meeting.....	3
Agenda 14.3	Review of DPR Package -1 for the approved 4 experiences .....	4

## Agenda 14.1 Leave of Absence

1. Following is the list of all the members of Central Sanctioning and Monitoring Committee set up under Swadesh Darshan Scheme 2.0

(i).	Secretary, Ministry of Tourism	Chairperson
(ii).	Secretary, Ministry of Culture	Member
(iii).	Secretary, Ministry of Civil Aviation	Member
(iv).	Secretary, Ministry of Housing and Urban Affairs	Member
(v).	Secretary, Ministry of Road Transport and Highways	Member
(vi).	Secretary, Ministry of External Affairs	Member
(vii).	CEO, NITI Aayog	Member
(viii).	Chairman, Railway Board	Member
(ix).	Financial Advisor, Ministry of Tourism	Member
(x).	Additional Secretary, Ministry of Tourism (In Charge of Swadesh Darshan Scheme)	Member Secretary
(xi).	The ACS / Principal Secretaries / Secretaries Department of Tourism and Head of Designated SIA of Punjab, Goa, and Nagaland	Special Invitees
(xii).	The Chairperson of the Destination Management committee (DMC) of Amritsar, North Goa, South Goa and Chumoukedima	Special Invitees
(xiii).	Team Leaders of concerned PDMC teams for Swadesh Darshan 2.0	Special Invitees

2. Leave of absence may be granted to the members, who are unable to attend the meeting.

#### **Agenda 14.2 Confirmation of the proceedings of the Thirteenth Meeting**

1. The proceedings of the Thirteenth meeting of the CSMC were circulated vide **SD-8/15/2020-SD- Part(4)** dated **29.02.2024** to all the members. A copy of the same is attached as **Annexure-1**.
2. Members are accordingly requested to confirm the proceedings of the meeting.

### **Agenda 14.3 Review of DPR Package -1 for the approved 4 experiences**

1. The CSMC in its meetings held on 13.09.2023, 06.10.2023 and 02.11.2023 approved 50 experiences for preparation of Detailed Project Reports (DPR).
2. The States have accordingly with the assistance of PDMCs prepared draft DPRs in consultation with Destination Management Committees and Draft DPRs have been submitted to the Ministry of Tourism.
3. The Committee in the 9<sup>th</sup> meeting instructed the States and PDMCs that based on the experience of SD 1.0, operational and management on sustainable basis is essential for the experiences, which are being designed. It was accordingly directed that the experience should be conceptualized along with operation and management to be executed by Tourism Experience Development and Management Agency, which will not only develop and construct but also operate and manage the experience for specified duration.
4. The delays in implementation of the project and lack of operations and management on sustainable basis amongst other shortcomings have also been observed by CAG in the performance audit of SD 1.0 scheme and it must be ensured that those are taken care of in the implementation of SD 2.0.
5. A checklist for reviewing the DPRs by the States and PDMCs was circulated vide O.M No SD-8/3/2022-SD dated 12.01.2024 (**Annexure-2**) and broad structure for tourism experience development and management (**Annexure-3**) has also been circulated in line with various decisions of the CSMC, MD, templates and guidance note issued in this regard.
6. Draft DPRs submitted to the Ministry by the States/ PDMCs were reviewed with respective States/ UTs and PDMCs in meetings held from 15.01.2024 to 22.01.2024 and proceedings of the review meetings have been circulated vide OMs No. SD-8/15/2020-SD Part (2) dated 19.01.2024 and 31.01.2024.
7. The States/ PDMCs were accordingly advised to present their DPRs to the Mission Directorate in the prescribed template. The States have been asked to obtain necessary NOCs and pre-construction Clearances for the experiences from the concerned authorities apart from checking the technical and other details, which is the responsibility of respective State Implementation Agencies.

8. The concerned States/ PDMCs presented the draft DPRs for 4 experiences in 26<sup>th</sup> meeting of the Mission Directorate held on 05.03.2024.
9. Based on the presentations reviewed by the committee, the following DPRs are recommended to the CSMC for approval. The detailed components and project cost recommended by the committee is attached as **Annexure -4**.

Sn.	Destination (State/UT)	Approved Experiences
1	Amritsar, Punjab	Border Tourism Experience at Attari
2	Porvorim, Goa	Porvorim Creek Experience
3	Colva, Goa	Colva Beach Experience
4	Chumoukedima, Nagaland	Eco-Tourism Experience at Chumoukedima Viewpoint

10. The concerned States and PDMCs have been asked to make the presentation on their respective DPRs incorporating the recommendations and guidance issued by the CSMC and Mission Directorate from time to time. The presentations will cover the following aspects:
  - (i) Improving Experience at Tourist Touchpoints
  - (ii) Layout Plans
  - (iii) Proposed Overall Layout Visual
  - (iv) Minimum Development Obligations to be funded under SD 2.0
  - (v) Proposal renders (visualisations)
  - (vi) Minimum Development Obligation to be funded by Tourism Experience Development & Management Agency (TEDMA)
  - (vii) Operation & Management Service Levels
  - (viii) Potential Revenue Sources
  - (ix) Operational Cost & Revenue
11. The Committee may review the presentations to be made by the State and PDMCs of their respective DPRs and accord approval subject to the general conditions laid down for implementation of the projects and any specific conditions as may be required.

\*\*\*\*\*

**Annexure -4**  
**Experience Wise Components and Cost**

**1. Experience: Border Tourism Experience at Attari, Amritsar, Punjab**

<b>SN</b>	<b>Components</b>	<b>Cost (Rs in Lakhs)</b>
1	Entrance Gate, Mural & Vehicular check post	133.24
2	Registration / Information Counter	24.25
3	Shaded pathways integrated with vending & seating	459.83
4	Shaded pathway in queuing area	58.33
5	Signage Boards and Maps	3.16
6	Toilet blocks, Medical Facility, Dustbins, etc	80.5
7	Public Announcement system (3 Nos)	60
8	Parking boom barrier at entrance (4 Nos)	6
9	DFMDs at Security Checkpost (13 Nos)	22.75
10	Baggage Scanner (7 Nos)	140
11	CCTV cameras, Poles, Server & UPS (62 Nos)	46.86
12	Electrical Building & Outdoor (provision in tourist area)	140.82
13	Civil/electric for installation of Crowd Management System	75
14	Comprehensive Annual Maintenance for Crowd Maintenance /Surveillance System	135
15	Digital Kiosks for registration + 14 turnstile Gates	80
16	Immersive Gallery (civil & equipment cost)	450
17	Replacement of Seating at BSF Gallery	145.17
18	Shaded pathway from security Check-Post to BSF Gallery	28.58
	<b>SUB TOTAL (A)</b>	<b>2089.49</b>
	GST (18% of A)	376.1082
	SIA Charges (3% of A)	62.6847
	Contingency (2% of A)	41.7898
	DMO Charges (1% of A)	20.8949
	<b>TOTAL (B)</b>	<b>2590.9676</b>

## 2. Experience: Porvorim Creek Experience, Porvorim, Goa

<b>SN</b>	<b>Components</b>	<b>Cost (Rs in Lakhs)</b>
1	Jetty and Terminal Building <i>(Ticketing counter, Souvenir Shop, Cage with indoor children plat area &amp; Coworking desk, toilets and chrging rooms)</i>	667.91
2	Ekoshim road streetscape development (Kayaking station to Panchayat Terminal with Ekoshim) <i>Creek road streetscape, seating plaza with street furniture, seating kiosk, EV pickup &amp; drop off points, cycling stands, cycling track, watch tower, softscape, information boards &amp; electric works</i>	626.77
3	Holy Cross Junction <i>Food kiosks, Trellis with seating, street furniture and benches &amp; signages, softscapes, &amp; electric works</i>	15.21
4	Betim/Malim Junction Improvement <i>Civil works and softscapes</i>	8.15
	<b>SUB TOTAL (A)</b>	<b>1318.04</b>
	GST (18% of A)	237.2472
	SIA Charges (3% of A)	39.5412
	Contingency (2% of A)	26.3608
	DMO Charges (1% of A)	13.1804
	<b>TOTAL (B)</b>	<b>1634.37</b>



### 3. Experience: Colva Beach Experience, Colva, Goa

SN	Components	Cost (Rs in Crores)
1	Arrival Avenue, Plaza, Parking & Hawker Zone Development	4.97
2	Pedestrian Bridge	0.19
3	Gazebos	3.08
4	Roundabout development	0.3
5	PHE Works	0.48
6	Electrical & ELC Works	0.52
7	UGT	0.12
8	Gsignages and Street Furniture	0.38
9	Softscape	0.18
	<b>SUB TOTAL (A)</b>	<b>10.22</b>
	GST (18% of A)	1.8396
	SIA Charges (3% of A)	0.3066
	Contingency (2% of A)	0.2044
	DMO Charges (1% of A)	0.1022
	<b>TOTAL (B)</b>	<b>12.6728</b>

**4. Experience:** Eco-Tourism Experience at Chumoukedima viewpoint, Chumoukedima, Nagaland

<b>SN</b>	<b>Components</b>	<b>Cost (Rs in Lakhs)</b>
1	Parking Area	20.35
2	Ticket Counter	3.23
3	Visitor area with Stone Sculptures	70
4	Toilets	15.22
5	Souvenirs and Convenience kiosks	20.75
6	Restaurant/Cafeteria	49.16
7	Site Landscaping	20.47
8	Last Mile Connectivity	250
9	Site Development	66.99
10	Trekking route and footpath	60.83
11	View Point Tower	30.63
12	Renovation work + Solar Lights	27.38
	<b>SUB TOTAL (A)</b>	<b>635.01</b>
	GST (18% of A)	114.3018
	SIA Charges (3% of A)	19.0503
	Contingency (2% of A)	12.7002
	DMO Charges (1% of A)	6.3501
	<b>TOTAL (B)</b>	<b>787.4124</b>

**Government of India  
Ministry of Tourism  
(Swadesh Darshan Division)**

**Transport Bhawan,  
1, Parliament Street,  
New Delhi-110001**

**File No SD-8/15/2020-SD-Part(4)**

**Date 29.02.2024**

**OFFICE MEMORANDUM**

**Subject: Proceedings of the 13<sup>th</sup> meeting of the Central Sanctioning Monitoring Committee (CSMC) Swadesh Darshan Scheme 2.0 held on 27/02/2024 at 04:00 PM under the Chairpersonship of Secretary (Tourism).**

I am directed to enclose herewith the proceedings of the 13th meeting of the Central Sanctioning Monitoring Committee (CSMC) under Swadesh Darshan 2.0 Scheme which was held under the Chairpersonship of Secretary (Tourism) on **27/02/2024 at 04:00 PM** for your kind perusal and necessary action.

  
(Uttank Joshi)

Assistant DG (SD)

Encl. as above

To,

1.

- (i) The Secretary, Ministry of (Culture/ Civil Aviation/ Housing and Urban Affairs/Road Transport & Highways/ External Affairs)
- (ii) The CEO, NITI Aayog
- (iii) The Chairman, Railway Board
- (iv) The Financial Advisor, Ministry of Tourism

2. The ACS / Principal Secretaries / Secretaries/ State Mission Directors, Department of Tourism and Heads of Designated SIA of concerned States/UTs (Uttar Pradesh, Arunachal Pradesh, Ladakh UT, Meghalaya, and Nagaland).

3. The Chairperson of the Destination Management Committee (DMC) of districts (Sitapur, Prayagraj, Shi Yomi, Leh, Kargil, East Khasi Hills and Chumokedima).

4. Team Leaders of concerned PDMC teams for Swadesh Darshan 2.0 from following agencies:

- (i) M/s. Deloitte JV IBI (Uttar Pradesh)
- (ii) M/s. Voyants Solutions JV Ideck (Arunachal Pradesh, Ladakh)
- (iii) M/s. INI Associates (Meghalaya)
- (iv) M/s WAPCOS (Nagaland)

**Copy to: -**

- 1. PS to Secretary (T)
- 2. PS to Additional Secretary (T)
- 3. The Regional Director, India Tourism Delhi Kolkata /  
Guwahati/Mumbai/Chennai
- 4. Managers and Assistant Managers of above mentioned States/UT's.
- 5. M/s EY, NPMU, Swadesh Darshan Scheme for requisite action in the matter.

Government of India  
Ministry of Tourism  
(Swadesh Darshan Division)

File no. SD-8/15/2020-SD-Part (4)

Proceedings of the 13<sup>th</sup> meeting of the Central Sanctioning Monitoring Committee (CSMC) Swadesh Darshan Scheme 2.0 chaired by Secretary (Tourism) held on 27/02/2024 at 04:00 PM.

Agenda 13.1 Leave of Absence

The 13<sup>th</sup> meeting of the Sanctioning and Monitoring Committee (CSMC) under Swadesh Darshan Scheme 2.0 was held on 27.02.2024 at 4:00 PM. The list of attendees is given in Annexure 1. Leave of absence was granted to the members, who could not attend the meeting.

Agenda 13.2 Confirmation of the proceedings of the Eleventh Meeting

The proceedings of the Eleventh meeting of the CSMC circulated vide SD-8/15/2020-SD- Part(3) dated 26.02.2024 were confirmed.

Agenda 13.3 Review of DPR Package -1 for the 07 approved experiences

1. The Committee noted the following:

- (i) The CSMC in its meetings held on 13.09.2023, 06.10.2023 and 02.11.2023 approved 50 experiences for preparation of Detailed Project Reports (DPR).
- (ii) The States have accordingly with the assistance of PDMCs prepared draft DPRs in consultation with Destination Management Committees and Draft DPRs have been submitted to the Ministry of Tourism.
- (iii) The Committee in the 9<sup>th</sup> meeting instructed the States and PDMCs that based on the experience of SD 1.0, operational and management on sustainable basis is essential for the experiences, which are being designed. It was accordingly directed that the experience should be conceptualized along with operation and management to be executed by Tourism Experience Development and Management Agency, which will not only develop and construct but also operate and manage the experience for specified duration.

- (iv) The delays in implementation of the project and lack of operations and management on sustainable basis amongst other shortcomings have also been observed by CAG in the performance audit of SD 1.0 scheme and it must be ensured that those are taken care of in the implementation of SD 2.0.
- (v) A checklist for reviewing the DPRs by the States and PDMCs was circulated vide O.M No SD-8/3/2022-SD dated 12.01.2024 (Annexure-2) and broad structure for tourism experience development and management (Annexure-3) has also been circulated in line with various decisions of the CSMC, MD, templates and guidance note issued in this regard.
- (vi) Draft DPRs submitted to the Ministry by the States/ PDMCs were reviewed with respective States/ UTs and PDMCs in meetings held from 15.01.2024 to 22.01.2024 and proceedings of the review meetings have been circulated vide OMs No. SD-8/15/2020-SD Part (2) dated 19.01.2024 and 31.01.2024.
- (vii) The States/ PDMCs were accordingly advised to present their DPRs to the Mission Directorate in the prescribed template. The States have been asked to obtain necessary NOCs and pre-construction Clearances for the experiences from the concerned authorities apart from checking the technical and other details, which is the responsibility of respective State Implementation Agencies.
2. The committee further noted that Mission Directorate in its 24<sup>th</sup> and 25<sup>th</sup> held on 16.02.2024 and 27.02.2024 reviewed draft DPRs for 7 experiences and recommended the following DPRs to the CSMC for approval.

Sn.	Destination (State/UT)	Approved Experiences
1	Naimisharanya, Uttar Pradesh	Vedic Wellness Experience
2	Prayagraj, Uttar Pradesh	Azad Park and Dekho Prayagraj Trail Experience
3	Mechuka, Arunachal Pradesh	Mechuka Adventure Park
4	Leh, Ladakh	Julley Leh Biodiversity Park
5	Kargil, Ladakh	Exploring LOC and Hundarman village Experience
6	Sohra, Meghalaya	Waterfall Trails Experience

Sn.	Destination (State/UT)	Approved Experiences
7	Chumuoukedima, Nagaland	Tribal Cultural Experience at Midway Retreat

3. The concerned States/ PDMCs made a detailed presentation on their respective DPRs in the 13<sup>th</sup> meeting of CSMC incorporating the recommendations and guidance issued by the CSMC and Mission Directorate from time to time. The presentation highlighted the following aspects:

- (i) Improving Experience at Tourist Touchpoints
- (ii) Layout Plans
- (iii) Proposed Overall Layout Visual
- (iv) Minimum Development Obligations to be funded under SD 2.0
- (v) Proposal renders (visualisations)
- (vi) Minimum Development Obligation to be funded by Tourism Experience Development & Management Agency (TEDMA)
- (vii) Operation & Management Service Levels
- (viii) Potential Revenue Sources
- (ix) Operational Cost & Revenue

3. The Committee reviewed the presentation in detail and following specific observations were made in respect of various experiences:

Sn	Observations
1	<p>Vedic Wellness Experience, Naimisaranya, Uttar Pradesh</p> <ul style="list-style-type: none"> <li>• The alternate nomenclature of the "Trail" in Vedic Trail component to be explored. Vernacular nomenclature to be preferred.</li> <li>• The positioning of toilet unit and feeding room in traveller nooks to be redesigned.</li> </ul>
2	<p>Azad Park and Dekho Prayagraj Trail Experience, Prayagraj, Uttar Pradesh</p> <ul style="list-style-type: none"> <li>• The landscaping component of the experience to be kept as natural as possible.</li> <li>• Local design and material to be preferred.</li> </ul>
3	<p>Mechuka Adventure Park, Mechuka, Arunachal Pradesh</p> <ul style="list-style-type: none"> <li>• It was directed to ensure carrying capacity considering management of eco sensitive nature of the site.</li> </ul>

Sn	Observations
	<ul style="list-style-type: none"> <li>Development must be keeping in view the green surroundings and no heavy construction should be taken up. Local design and material to be preferred.</li> </ul>
4	<p>Julley Leh Biodiversity Park, Leh, Ladakh UT</p> <ul style="list-style-type: none"> <li>The experience should enable environmental sustainability aspects including waste collection and disposal, noise pollution etc. Requirement to be duly built in as part of TEDMA's Service Levels Requirements (SLA)</li> <li>CNA-ST to be asked to work towards a mechanism for certification of such experiences under STCI/ TFL. Necessary support may be provided under the scheme.</li> </ul>
5	<p>Exploring LOC and Hundarman village Experience, Kargil, Ladakh UT</p> <ul style="list-style-type: none"> <li>It was directed to ensure eco-friendly and vernacular architecture, use of local material and overall aesthetics in design &amp; illumination.</li> </ul>
6	<p>Waterfall Trails Experience, Sohra, Meghalaya</p> <ul style="list-style-type: none"> <li>It was directed to ensure vernacular architecture, use of local material and overall aesthetics in design.</li> <li>No heavy construction and only minimal new construction to be carried out.</li> </ul>
7	<p>Tribal Cultural Experience at Midway Retreat, Chumukedima, Nagaland</p> <ul style="list-style-type: none"> <li>Development must be keeping in view the green surroundings and no heavy construction should be taken up.</li> </ul>

4. The Committee accordingly accorded financial sanction to the following 7 experiences:

Sno.	Name of the Experience	Approved Sanctioned Cost (in Rs. Lakhs)
1	Vedic Wellness Experience	1594.52



Sno.	Name of the Experience	Approved Sanctioned Cost (in Rs. Lakhs)
2	Azad Park and Dekho Prayagraj Trail Experience	1,302.07
3	Mechuka Adventure Park	1,275.22
4	Julley Leh Biodiversity Park	2,489.15
5	Exploring LOC and Hundarman village Experience	1,201.86
6	Waterfall Trails Experience	2,784.81
7	Tribal Cultural Experience at Midway Retreat	2,156.72

5. The Committee also approved the detailed components and project costs detailed in Annexure 4. The general conditions of the sanctions as approved in the 10<sup>th</sup> meeting of the CSMC are given in Annexure-5.
6. The Committee further directed SIA on submission of final DPR covering the following:
  - (i) All applicable NOCs and pre-construction clearances
  - (ii) Compliance of observations made during MD and CSMC Meetings.
  - (iii) The final DPRs will have two parts. Part A will include experience details and abstract of costs detailing the following aspects:
    - (a). Project Concept & Rational
    - (b). Improving Experience at Tourist Touchpoints
    - (c). Project Layout Plans and Overall Layout Visual
    - (d). Minimum Development Obligations to be funded under SD
    - (e). Proposal Renders (visualisations)
    - (f). Minimum Development Obligations to be funded by Tourism Experience Development & Management Agency (TEDMA)
    - (g). Operation & Management Service Levels
    - (h). Potential Revenue Sources
    - (i). Operational Cost & Revenue
    - (j). Project Implementation Framework
    - (k). Abstract of Costs

Further, the 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.

\*\*\*\*\*

## Annexure 1: List of Participants

### 1. List of participants from Line Ministries

Sn.	Ministry	Name of Participant	Designation
1	Ministry of Railways	Sh. Vikram Singh	ED/T&C
2	NITI Aayog	Sh. Amit Bhardwaj	Deputy Advisor
3	Ministry of Civil Aviation	Sh. Kameshwar Mishra	Director / Under Secretary
4	Ministry of Environment, Forest and Climate Change	Dr. Sudheer Chintalapati	Scientist E

### 2. List of Participants from States/UTs

Sn.	State/UT	Name	Designation
1.	Arunachal Pradesh	Sh. Swapnil Naik	Secretary Tourism
2.	Ladakh	Shri. Kacho Mehboob Ali Khan	Secretary Tourism
3.	Meghalaya	Sh Cyril V. Darlong Diengdoh	Director Dept of Tourism
4.	Nagaland	Shri Nchumbemo Lotha	Secretary Dept of Tourism
5.	Uttar Pradesh	Sh Ashwini Kumar Pandey	MD UPSTDC

### 3. List of Participants from Ministry of Tourism

Sn.	Name	Designation
1.	Sh. Rakesh Kumar Verma	Additional Secretary, Tourism
2.	Sh. Jasvinder Singh	Director, Swadesh Darshan
3.	Sh. Uttank Joshi	Asstt Director General (SD)
4.	Faisal Khan	Member, NPMU
5.	Abhisek Kumar	Member, NPMU
6.	Kunal Singh	Member, NPMU
7.	Nikhil Kumar	Member, NPMU

4. List of Participants from Project Development and Management Consultants

Sn	Name	Designation	PDMC
1.	Apokla Jamir	Team Leader- Nagaland	WAPCOS
2.	Subha Brata Roy	Team Leader- Arunachal Pradesh, Ladakh UT	Voyants JV Ideck
3.	Harsh Goel	Team Leader- Meghalaya	INI Design
4.	Gaurav Sahdev	Team Leader- Uttar Pradesh	Deloitte JV IBI

## Annexure -4

### Experience Wise Components and Cost

#### 1. Experience: Vedic Wellness Experience, Naimisaranya, Uttar Pradesh

Sn	Component	Cost (Rs. In Lakhs)
1	Tourist node (5 no.s)	178.35
2	Vedic trail	383.65
3	Decks	110
4	Jetty for Gomti Nadi Navik including Boats	113.18
5	Light & Sound Show - Fountain (Jets, nozzles, pumps) + Water Screen	37.56
6	Video Projector + Laser + Elec. (Control, Sound System, DG, etc)	388.16
7	Content + Audio and Video	75
	Sub-Total (A)	1,285.90
	GST (18% of A)	231.46
	SIA Charges (3% of A)	38.58
	Contingency (2% of A)	25.72
	DMO Charges (1% of A)	12.86
	Total (B)	1,594.52

#### 2. Experience: Azad Park and Dekho Prayagraj Trail Experience, Prayagraj, Uttar Pradesh

Sn	Component	Cost (Rs. In Lakhs)
1	Tourist information centre + AR/VR facility	411.32
2	Azad Memorial Plaza upgradation	49.94
3	Victoria Memorial landscape upgradation	43.6
4	Kalpriksha landscape upgradation	16.2
5	Adventure Park (adult zipline 100m, rock climbing, tyre net play, trampoline)	95.00
6	CCTV for surveillance	30.00

Sn	Component	Cost (Rs. In Lakhs)
7	Travelers nook cost (3 nos)	102.00
8	Gate upgradation cost	48.00
9	Dekho Prayagraj Word Art (3 nos)	30.00
10	Bus cost (2 nos minibus)	170.00
11	Bus Parking (with shed and paving)	19.00
12	Toilet Upgradation	35.00
Sub-Total (A)		1,050.06
GST (18% of A)		189.01
SIA Charges (3% of A)		31.50
Contingency (2% of A)		21.00
DMO Charges (1% of A)		10.50
Total (B)		1,302.07

### 3. Experience: Mechuka Adventure Park, Mechuka, Arunachal Pradesh

Sn	Components	Cost (Rs. In Lakhs)
1	Entry Plaza, Drop- off and Pick up zone, Entry Gate, Designated Parking Area, Paving with lights, Plantation and Signage	55.5
2	Causeway	123
3	Information and Ticketing Area, Pause Points with Benches	57.3
4	Orientation Center	34.4
5	Designated experience based zones with proper signage (Adventure Activity Zone, Accommodation Zone), Pathways, Promenades and Deck for Riverside View, Event Ground with stage	48.5
6	Way finders, information display - QR code and rides/activity information; Barrier free access	46.2
7	Toilets, Dustbins, Drinking Water Facility, Information Area	58.7
8	Camping, Dormitory and Log Huts	378.2
9	Souvenir Shop	33.1

Sn	Components	Cost (Rs. In Lakhs)
10	CCTV, River Edge Protection, Lighting, Signage, Services	81.4
11	Solar Power Generation System, Rain Water Harvesting, Permeable Paving, Afforestation	62.9
12	Adventure Rides	49.2
	Sub-Total (A)	1,028.40
	GST (18% of A)	185.11
	SIA Charges (3% of A)	30.85
	Contingency (2% of A)	20.57
	DMO Charges (1% of A)	10.28
	Total (B)	1,275.22

#### 4. Experience: Julley Leh Biodiversity Park, Leh, Ladakh UT

Sn	Component	Cost (Rs. In Lakhs)
1	Entry Gate, Parking Area, Entrance	198.95
2	Ticket counter, landscape holding area, information center, waiting area	120.73
3	Biodiversity zone interpretation center with tourist facilities	164.61
4	E-buggy's Stand, internal Pathway / Cycle track, Battery operated carts for circulation within the site, cycles on rent	630.9
5	Biodiversity information display at key nodes identified ,Way finding and signages at junctions & activity zones	19.06
6	Toilets, Drinking water fountain	52.45
7	Retail shop & Souvenir shop	110.12
8	2 Nos Food Court, Restaurant	383.92
9	Herbal Garden and Amchi workshop , thematic biodiversity zone ,boating facilities ,	112.05
10	Staff and admin block	159.82
11	Site landscape work and street Furniture, external utility work, internal pathway, boundary wall, lighting, CCTV	291.42
12	Adequate lighting and solar plate	104.22
	Sub-Total (A) incl of 18% GST	2,348.25
	GST (Included in A)	-
	SIA Charges (3% of A)	70.45

Sn	Component	Cost (Rs. In Lakhs)
	Contingency (2% of A)	46.97
	DMO Charges (1% of A)	23.48
	Total (B)	2,489.15

5. Experience: Exploring LOC and Hundarman village Experience, Kargil, Ladakh UT

SN	Components	Cost (Rs in Lakhs)
1	Parking Area, Pergola	65.47
2	Ticket counter, waiting area, integrated amenity center	145.94
3	Information panel	4.24
4	walking promenade ,Pedestrian Hanging bridge, trails, existing staircase renovation work , ramp, crossover pedestrian rope bridge, E-buggies (4)	288.84
5	Information display , signages, seating facilities	56.71
6	Toilets/Portable smart toilet , Drinking water fountain	94.65
7	Glamping Tent (12 Nos)	72.00
8	Farm to table experience kiosk/Pergola, cafe	31.79
9	Apple and Apricot Orchard Experience , View deck , Hundarman Open museum experience , Telescope view experience	157.32
10	Site landscape work and external utility work ,internal pathway, pedestrian bridge, renovation/beautification of existing structures	141.57
11	Safety railing, lighting, CCTV	10.10
12	Audio guided experience ,Lighting, renovation	50.00
13	Solar Panels	15.20
SUB TOTAL (A) - Incl of GST		1,133.83
GST (18% of A)		-
SIA Charges (3% of A)		34.01
Contingency (2% of A)		22.68
DMO Charges (1% of A)		11.34
TOTAL (B)		1,201.86



6. Experience: Waterfall Trails Experience, Sohra, Meghalaya

SN	Components	Cost (Rs in Lakhs)
1	Trail - Typology 1 and 5 (Remodelling existing trails and steps)	146.63
2	Trail - Typology 2 (Rammed Earth with stone edging)	269.56
3	Trail - Typology 3 Steps and Ramps (with railings and edge walls )	286.73
4	Trail - Typology 4 (with retaining walls on one edge)	294.29
5	Stepped Gathering space	40.76
6	Ticket Kiosk and Shops (7 different locations)	387.37
7	Toilet Blocks ( 7 different locations)	167.19
8	Parking and Area Development (7 different locations)	308.96
9	Pedestrian Bridges at 5 locations.	51.04
10	Signages and Street Furniture	21.25
11	Underground water tanks, Soak Pits and Septic Tanks (7 locations)	132.45
12	Sit out Decks Type-01 (along trail at 14 locations)	82.93
13	Sit out Decks Type-02 (along trail at 15 locations)	126.18
14	Planting and Soil material	25.49
15	Piping and Plumbing at various locations	80.91
16	Electrical Works at 7 locations	205.44
SUB TOTAL (A) – Incl of GST		2,627.18
GST (18% of A)		-
SIA Charges (3% of A)		78.82
Contingency (2% of A)		52.54
DMO Charges (1% of A)		26.27
TOTAL (B)		2,784.81

7. Experience: Tribal Cultural Experience at Midway Retreat, Chumukedima, Nagaland

Sn	Component	Cost (Rs. In Lakhs)
1	Parking Area	39.74
2	Ticket Counter	38.27
3	Toilets	4.28
4	Tourist family lodge	11.88
5	Bamboo cottages	92.28
6	Renovation of Existing Dormitories and cottages (RCC structure)	51.36
7	Souvenir Shop & local marketing stall	75.29
8	Restaurant / Cafeteria	195.62
9	Entrance plaza area with landscaping, bamboo structure and sitting area	242.50
10	Tribal showcase area	164.77
11	Site landscaping	159.31
12	Improvement of pond area	97.68
13	Boardwalk	18.62
14	Street lights	136.05
15	Site development	289.36
16	OAT	51.25
17	Cooking & Crafts workshop	22.41
18	Picnic morung	15.62
19	Renovation work	33.00
	Sub-Total (A)	1,739.29
	GST (18% of A)	313.07
	SIA Charges (3% of A)	52.18
	Contingency (2% of A)	34.79
	DMO Charges (1% of A)	17.39
	Total (B)	2,156.72

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Government of India  
Ministry of Tourism  
(Swadesh Darshan Division)

Transport Bhawan,  
1, Parliament Street,  
New Delhi-110001

File No SD-8/3/2022-SD


Date 12.01.2024

**Office Memorandum**

**Subject:** Checklist for review of Detailed Project Report (DPR)

Reference is invited to the 19<sup>th</sup> Meeting of Mission Directorate under Swadesh Darshan 2.0 held under the chairmanship of Additional Secretary, Tourism on 05.01.2024. In the meeting it was informed that a checklist for reviewing the DPR has been prepared and the same was discussed.

2. In this regard, the checklist is enclosed. The State/UTs are requested to check draft DPRs as per the enclosed checklist before submitting the DPRs to Ministry of Tourism.

  
Uttank Joshi

Asst. DG (Swadesh Darshan)

Encl:- As Above

To,

(i). The Addl. CS/Principal Secretary/Secretary/ State Mission Director for SD 2.0 Department of Tourism and Head/MD of State Implementation Agency (SIA) of State Government/ UT Administrations of Andhra Pradesh, Arunachal Pradesh, Assam, Bihar, Chandigarh UT, Goa, Gujarat, Himachal Pradesh, Karnataka, Kerala, Jharkhand, Ladakh UT, Madhya Pradesh, Maharashtra, Meghalaya, Mizoram, Nagaland, Punjab, Rajasthan, Sikkim, Tamil Nadu, Telangana, Tripura, Uttar Pradesh, Uttarakhand, Puducherry UT.

Copy to:-

(i). All Regional Directors of the Ministry of Tourism  
India Tourism Delhi, Mumbai, Kolkata, Chennai, Guwahati

(ii). Selected PDMCs from M/s. Deloitte Touche Tohmatsu India LLP JV IBI Group India Pvt Ltd, M/s. INI Design Studio Pvt Ltd., M/s. IPE Global Ltd., M/s. L&T Infra Engineering JV PwC, M/s. Voyants Solutions Pvt Ltd JV IDC (Karnataka) Ltd, M/s. WAPCOS Ltd, M/s Egis India.

(iii). Managers/Assistant Managers of Ministry of Tourism of the respective State/UT

(iii) NPMU (Swadesh Darshan Scheme)

**Checklist for DPR for the identified Experiences**  
**(Based on the guidelines, templates, guidance notes and review by MD and CSMC)**

Sno	Item	Compliance (Yes/ No)
<b>A</b>	<b>General</b>	
1	DPR in alignment with the concept approved by CSMC and	
2	Observations made in the meetings of MD and CSMC have been incorporated.	
<b>A</b>	<b>Tourist Experience Parameters</b>	
	DPR should have all interventions to provide end to end tourist experience across all major tourist touch points	
(a)	<b>Provision for marketing and promotion:</b> <ul style="list-style-type: none"> <li>• Promotional material digital and physical</li> <li>• Promotion on website/ mobile app</li> <li>• Promotion on social media</li> <li>• Other channels to reach domestic and foreign tourists</li> </ul>	
(b)	<b>Provision for booking support</b> <ul style="list-style-type: none"> <li>• Internet booking</li> <li>• Onsite computerized token</li> <li>• Information on expected waiting time etc.</li> </ul>	
(c)	<b>Information Dissemination:</b> <ul style="list-style-type: none"> <li>• QR codes widely displayed to access information about destination/ attraction,</li> <li>• Information Center,</li> <li>• Tourist Maps,</li> <li>• Wayfinding, signages etc. at major nodes</li> </ul>	
(d)	<b>Traffic Management</b> <ul style="list-style-type: none"> <li>• Drop-off &amp; Pick-up points,</li> <li>• Parking,</li> <li>• Pedestrianization</li> <li>• E-vehicle from parking,</li> <li>• Connection with local transportation etc.</li> </ul>	
(d)	<b>Interpretation &amp; Sensitization:</b>	

<b>Sno</b>	<b>Item</b>	<b>Compliance (Yes/ No)</b>
	<ul style="list-style-type: none"> <li>• Interpretation Centre/ Orientation Centre/ Site Museums/ Exhibition Centre,</li> <li>• Audio guides</li> <li>• Other similar initiatives (digital and physical)</li> </ul>	
(e)	<b>Visitor Management:</b> <ul style="list-style-type: none"> <li>• Holding areas at the ticket counter/ token</li> <li>• Entry regulation by groups</li> <li>• Evacuation plan,</li> <li>• Universal Accessibility,</li> <li>• CCTV/ Manpower for monitoring the movement</li> </ul>	
(f)	<b>Cleanliness and Hygiene</b> <ul style="list-style-type: none"> <li>• Measures for maintaining Cleanliness</li> <li>• Hygiene and Aesthetics particularly for nearby street vendors</li> </ul>	
(g)	<b>Shopping Experience:</b> <ul style="list-style-type: none"> <li>• Provision for souvenir shops, local products (ODOP etc.)</li> <li>• Provision for space for hawkers/ street vendors</li> <li>• Other related retail spaces</li> </ul>	
(h)	<b>Food &amp; Beverage:</b> <ul style="list-style-type: none"> <li>• Provision for Café/ Restaurants/ Food Carts / Kiosks etc.</li> </ul>	
(i)	<b>Feedback:</b> <ul style="list-style-type: none"> <li>• Provision for tourist feedback at the exit of planned tourist experience.</li> <li>• Provision to showcase feedback and rating online.</li> <li>• Provision to capture grievance</li> </ul>	
<b>B</b>	<b>Project Readiness and Design Based Parameters</b>	
<b>1</b>	<b>Land</b>	
	Land should be in possession of State Tourism Department or the agency	
<b>2</b>	<b>Project Layout and Architecture Design</b>	
(a)	Have details about the proposed components been provided?	
(b)	Are the detailed engineering drawings ready for tendering?	
<b>3</b>	<b>Pre-Construction Clearances</b>	
(a)	ASI	

<b>Sno</b>	<b>Item</b>	<b>Compliance (Yes/ No)</b>
(b)	Forest	
(c)	CRZ	
(d)	Municipal Authority	
(e)	Any other clearance or NOC required	
<b>4</b>	<b>Environment Protection</b>	
(a)	Wastewater Treatment	
(b)	Solid Waste Management	
<b>5</b>	<b>Sustainable Practices</b>	
(a)	Design of hard components based on <ul style="list-style-type: none"> <li>• local architecture,</li> <li>• use of local materials and</li> <li>• other eco-friendly and</li> <li>• heritage considerations, as applicable.</li> </ul>	
(b)	Use of indigenous species in landscaping works	
(c)	Universal accessibility included in detailed design	
(d)	At environmentally sensitive areas such as wetlands and waterfronts, beaches etc. Ensure <ul style="list-style-type: none"> <li>• Minimal construction</li> <li>• Nature-based activities</li> </ul>	
(e)	Interventions for Capacity building and empowerment of women & youth	
<b>6</b>	<b>Project Cost Estimation</b>  The Government will only be funding the cost of major enabling components and the fixers and furnishing item and other items for operation and management will be in the scope of Implementation Partner (Tourist Experience Development & Management Agency).  <ul style="list-style-type: none"> <li>• DPR to clearly designate components to be funded under Swadesh Darshan and</li> <li>• Other minimum obligations required to be developed or installed for successful operationalisation and management of the project.</li> </ul>	
<b>7</b>	<b>Sustainable Operation and Management</b>	



Sno	Item	Compliance (Yes/ No)
(a)	The 'Tourist Experience Development & Management Agency' will be responsible for project implementation, operation and management of overall tourists experience as per the defined service levels?	
(b)	Have the service level requirements for Operations, Maintenance & Management <ul style="list-style-type: none"> <li>• Well defined and measurable</li> <li>• Identification of means of measurement of the same</li> <li>• Penalties for not meeting the SLAs</li> </ul>	
(c)	Skilling & Capacity Building: Training programs, staff sensitization, safety & evacuation protocol etc.	
(d)	All the revenue streams for operation and management of the end-to-end experience to be identified: <ul style="list-style-type: none"> <li>• Parking</li> <li>• E-vehicle</li> <li>• Ticket for the attraction</li> <li>• Rent/ Income from Shopping outlets</li> <li>• Rent/ income from food and beverage outlets</li> <li>• Advertisements including LED etc.</li> <li>• Priority que</li> <li>• Value added services</li> <li>• Others</li> </ul>	
(e)	Are the proposed revenue stream sufficient to sustain the pre-defined service levels?	
(f)	If No, does the state commit to provide the funding and capacity gap to sustain the proposed experience?	
(g)	Net income from the experience to be retained by DMC with 10% to be allocated to SIA	

### Annexure-3

#### Checklist for DPR for the identified Experiences (Based on the guidelines, templates, guidance notes and review by MD and CSMC)

#### Broad Structure for Tourism Experience Development and Management

Sn.	Item	Description
1. Project Scope and Timelines		
1.1	Name of the Project	Development, Construction, Operations and Management of <Name of the Experience>
1.2	Authority	<Name of the State Implementation Agency approved by Ministry of Tourism>
1.3	Project Context	<p>Ministry of Tourism, Government of India has formulated Swadesh Darshan 2.0 Scheme (hereinafter referred as "Scheme") to develop sustainable and responsible tourist destinations in the country by adopting the Destination Centric and Tourist Centric Approach.</p> <p>The Scheme is being implemented in the State of &lt;Name of the State&gt; through &lt;Name of the Agency&gt; as State Implementation Agency.</p> <p>&lt;Name of the Destination&gt; has been notified in the State of &lt;Name of the State&gt; for developing as sustainable and responsible tourist destination. A Destination Management Committee (DMC) has also been constituted for the Destination under District Collector for coordinating, facilitating and providing guidance for development of the destination.</p> <p>A professional agency &lt;Name of the PDMC&gt; has been engaged as project design and management consultant (PDMC) for providing end to end support to SIA and DMC for implementation of the Scheme. A Master Plan for the destination has been prepared as part of the Scheme with the help of PDMC.</p> <p>The project &lt;Name of the Experience&gt; has been identified as one of the interventions in the Master Plan to enhance the tourist experience.</p>
1.4	Project Brief	<p>The "Authority" intends to adopt bidding process to hire an Implementation Partner to develop, construct, operate and manage the project.</p> <p><i>{The salient features of the project are described here.}</i></p>

1.5	Location	<i>{Describe the locations covered by the project including a site map}</i>
1.6	Total Land Area	<i>{Total area of the site}</i>
1.7	Total Developable Area	<i>{Area which can be developed for revenue generating components}</i>
1.8	Project Duration	Development and Construction – Maximum 12 months Operation and Management – Minimum 60 months with provision for renewal subject to satisfactory performance
1.9	Scope of Work	Detailed Scope of Work
1.10	Minimum Development Obligations	Minimum area of various components to be developed by the Implementation Partner, which will be funded by the Authority. An illustration has been provided in the Annexure-I
1.11	Estimated Project Cost	INR ____ Cr The assessment of actual costs, however, will have to be made by the Bidders.
1.12	Optional Development	For any optional development, the concessionaire shall apply to the authority for prior approval and additional land may be allotted by the authority as and when required, as per the decision of the authority.
<b>2. Minimum Eligibility Criteria</b>		
2.1	Eligible Bidders	
2.2	Joint Venture / Consortium	To be allowed
2.3	Minimum Eligibility – Technical Capacity	
2.4	Minimum Eligibility – Financial Capacity	The Bidder shall have a minimum Net Worth (the “Financial Capacity”) of Rs. ____ Crore (Rupees ____only) at the close of the preceding financial year. OR

		The Bidder shall have a minimum average annual turnover of Rs. ____Crore (Rupees ____ Crore only) in the last three financial years.
3. Technical and Financial Evaluation		
3.1	Technical Evaluation	Illustrative..... Construction Experience of Firm, O&M Experience of Firm, Human Resource Requirement, A&M Presentation, Work Plan
3.2	Financial Bid	Part 1: Price Bid for Construction (to be paid by the Authority) Part 2: Annual Fee (to be paid by the Implementation Partner) for the duration of the operation and management
3.3	Evaluation of preferred bidder	T > technically qualified Lowest Total Cost quoted by the TEDMA – Revenue
4. Bid Conditions		
4.1	Bid Validity	XX days from the Bid Due Date
4.2	Bid Security	INR ____or ____% of the Quoted Contract Price, whichever is higher
4.3	Performance Security	<ul style="list-style-type: none"> <li>Part 1: INR ____ or ____% of the Proposed Project Cost, whichever is higher.</li> <li>Part 2: INR ____</li> </ul>
4.4	Retention Money	<ul style="list-style-type: none"> <li>10 % of Invoice amount will be retained which will be released on completion of work and release of Discharge certificate</li> </ul>
4.5	Liquidity Damages	<ul style="list-style-type: none"> <li>any delay in submission, will attract a penalty of 0.5 % of the total contract value per day and up to a maximum of 5 % of the contract value.</li> </ul>
5. Roles and Responsibilities		
5.1	Roles and Responsibilities of Implementation Partner	Part 1 – Development and Construction of the Project <ul style="list-style-type: none"> <li>Submit to the Authority detailed design, construction methodology, quality assurance procedures, and the procurement plan, engineering, and construction time schedule for completion of the Project in accordance with the Project Completion Schedule</li> </ul>

	<ul style="list-style-type: none"> <li>• Drawings</li> <li>• Prepare and submit Good for Construction (GFC) project drawings in conformity with the Scope of the Project, the technical Specifications and Standards, Applicable Laws and Good Industry Practice in such sequence as is consistent with the Project Completion Schedule</li> <li>• Any deviation/ modification required for the drawing as per site condition, contractor must submit the drawing and get the approval from the Client before executing the work.</li> <li>• furnish to the Authority a complete set of as-built Drawings,</li> <li>• Undertake the Mandatory Development Obligations</li> <li>• Penalties for delays</li> <li>• If the Development Works pertaining to the Mandatory Development Obligation is not completed within 30 (thirty) days from the Scheduled Completion Date, unless the delay is on account of reasons solely attributable to the Authority or due to Force Majeure, the Authority shall be entitled to Terminate this Agreement.</li> </ul> <p>Monthly Progress Reports</p> <ul style="list-style-type: none"> <li>• furnish to the Authority a monthly report on progress of the Development Works</li> <li>• Submit monthly bills of the value of the work completed less the cumulative amount paid previously.</li> <li>• Request to issue a Certificate of Completion of the Works</li> </ul> <p>Part 2 – Operations and Maintenance of the Project – Technical services, Equipment O&amp;M, Human Resources, Annual Maintenance, Marketing, Sales, Revenue Collection, etc.</p> <ul style="list-style-type: none"> <li>• Procure, provide, install, operate, maintain all equipment, furniture and/or fixtures not provided by the Authority within the Project Site (including, but not limited to, furniture, furnishings and items related to O&amp;M such as kitchen equipment, or luggage scanner, etc.), but which may be required for implementation of Scope of Work of the Operator .. all nt funded to be provisioned by the agency..</li> <li>• Promptly commence operations upon the Project Site, including the Project Facilities and Services.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Make efforts to maximise tourists handled to achieve optimal utilization of the Project Facilities and Services.</li> <li>• Ensure that the Project Facilities and Services shall adhere to the Operations and Maintenance Standards, Performance Standards and Safety Standards and there is safe, smooth, and uninterrupted flow of traffic normal operating conditions.</li> <li>• Make available all necessary financial, technical, technological, managerial, and other resources for operation, maintenance, repair and replacement of the Project Facilities and Services in a timely manner.</li> <li>• Ensure maintenance of proper and accurate record/data/accounts relating to operations of the Project Facilities and Services and the revenue earned therefrom.</li> <li>• Obtain, maintain, and comply with Applicable Permits and comply with the Applicable Laws including those relating but not limited to safety, health, environment, and labour.</li> <li>• Implement standard operating procedures for all departments.</li> <li>• Undertake such commercial activities as are permitted and in the manner contemplated under the O&amp;M Agreement, Applicable Laws, and Applicable Permits, on Commercial Built-up Areas either itself or allot and grant the sub-license to any third party.</li> <li>• Collect user charges from ticketing sales, as well as from licensees of Commercial Built-up Area in the form of license fee, revenue share, security deposit, utility charges and any other form of service charges, parking revenue, advertisement rights, events, and commercial activities, etc.</li> <li>• Repair as necessary and maintain the Project Facilities and Services or any part thereof in accordance with the Scope of Work</li> <li>• Make adequate security arrangements on the project premises.</li> <li>• Employ qualified and skilled personnel required to operate the Project Facilities and Services</li> <li>• Establish, maintain, and popularise a website dedicated to the project.</li> <li>• Marketing and Promotion – Make efforts to increase the number of international and domestic tourists.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Payment terms will be as per payment schedule (monthly, based on submission of approved bills)</li> </ul>
5.2	Role and Responsibilities of the Authority	<p>Development and Construction</p> <ul style="list-style-type: none"> <li>• Give possession of all parts of the Site to the Contractor.</li> <li>• Check the Contractor's bill and determine the value of the work executed which shall comprise of (i) value of the quantities of the items in the BOQ completed and (ii) valuation of Variations and Compensation Events.</li> <li>• Promptly grant approvals/ consents sought by the Operator.</li> <li>• Provide all the NOCs</li> <li>• Provide access to the Operator to all infrastructure facilities and utilities including water and electricity necessary for the implementation, operations and maintenance of the Project/ Project Facilities and Services</li> <li>• Make requisite payments as per contract.</li> <li>• Issue a Certificate of Completion of the Works upon deciding that the Work is completed.</li> </ul> <p>O&amp;M</p> <ul style="list-style-type: none"> <li>• Promptly grant approvals/ consents sought by the Operator. Assist in getting permits/licenses as required for successful O&amp;M of the project.</li> <li>• Provide access to the Operator to all infrastructure facilities and utilities including water and electricity necessary for the implementation, operations and maintenance of the Project/ Project Facilities and Services</li> <li>• Inspect project facilities and books of accounts.</li> <li>• Recommend service levels and Key Performance Indicators to ensure service quality.</li> <li>• Annual Performance Evaluation based on Key Performance Indicators provided in the RFP</li> </ul>
6. Key Performance Indicators/ Service levels		

6.1	Key Performance Indicators / Service Levels	Authority reserves the right to discuss the standard service level agreements with short listed Bidders. The detailed service level agreement for O&M will be signed at the contracting stage.
6.2	Methodology for measuring and certifying the performance against the specified levels	
6.3	Penalties for not meeting the Service levels	
7. Other Major Clauses		
7.1	Conditions Precedent	
7.2	Project Account/ Escrow	
7.3	Change in Scope	
7.4	Change in Laws	
7.5	Termination	
7.6	Other clauses	



## Illustrative Minimum Development Obligations

The Implementation Partner shall be required to provide a minimum of the following listed infrastructure:

No	ACTIVITIES	PARTICULARS	QUANTITY
1	Ethnic Hut	<ul style="list-style-type: none"> <li>• Performance area</li> <li>• Performance corridor</li> <li>• Corridor</li> <li>• Samarika (4 nos)</li> <li>• Hands on experience (3 nos)</li> <li>• Selfie platform (2 nos)</li> <li>• Sitting area</li> <li>• Ethnic clothing renting shop</li> </ul>	409.7 sq. m
2	Utility Building	<ul style="list-style-type: none"> <li>• Male washroom</li> <li>• Female washroom</li> <li>• Specially abled toilet</li> <li>• Janitor's closet</li> <li>• Drinking water</li> <li>• Entry corridor</li> </ul>	98.3 sq. m
3	Northeast Hut	<ul style="list-style-type: none"> <li>• Performance arena</li> <li>• Performance corridor</li> <li>• Corridor</li> <li>• Samarika (8 nos)</li> <li>• Ethnic clothing renting shop</li> <li>• Selfie point (2 nos)</li> <li>• Sitting area</li> </ul>	409.7 sq. m
4	India Cluster	<ul style="list-style-type: none"> <li>• Samarika (17 nos)</li> <li>• Male green room</li> <li>• Female green room</li> <li>• Corridor</li> <li>• Open air theatre</li> <li>• Plaza</li> </ul>	551.6 sq. m
5	Accommodation	<p>Ground Floor (24 pax)</p> <ul style="list-style-type: none"> <li>• Reception</li> <li>• Storeroom</li> <li>• Stairs</li> <li>• Corridor</li> <li>• Male dormitory</li> <li>• Male washroom</li> <li>• specially abled male washroom</li> <li>• Male lobby</li> <li>• Female dormitory</li> <li>• Female washroom</li> <li>• Specially abled female washroom</li> <li>• Female lobby</li> </ul> <p>First floor (24 pax)</p>	907.2 sq. m

No	ACTIVITIES	PARTICULARS	QUANTITY
		<ul style="list-style-type: none"> <li>• Corridor</li> <li>• Male dormitory</li> <li>• Male washroom</li> <li>• Male lobby</li> <li>• Female dormitory</li> <li>• Female washroom</li> <li>• Female lobby</li> </ul>	
6	Restaurant	<ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Storage</li> <li>• Pantry</li> <li>• Male toilet</li> <li>• Female toilet</li> <li>• Specially abled toilet</li> <li>• Janitor's closet</li> <li>• Dining area</li> <li>• Corridor</li> </ul>	901.6 sq. m
7	Arrival area	<ul style="list-style-type: none"> <li>• Guard Booth 1</li> <li>• Arrival area</li> <li>• Guard Booth 2</li> <li>• Ticketing counter</li> <li>• ATM</li> <li>• Exit Gate</li> </ul>	132 sq. m
8	Admin Block	<ul style="list-style-type: none"> <li>• Office 1</li> <li>• Office 2</li> <li>• Workstation</li> <li>• Pantry</li> <li>• Male washroom</li> <li>• Female washroom</li> </ul>	88 sq.m
9	Guard room	<ul style="list-style-type: none"> <li>• Service entry</li> </ul>	10.7 sq.m
10	Art trails	<ul style="list-style-type: none"> <li>• Pathway connecting the cluster.</li> <li>• Floral plantation on the side of the pathway</li> <li>• Street furniture</li> <li>• Lighting</li> </ul>	8092.93 sq.m
11	Flora Fantasy zone	<ul style="list-style-type: none"> <li>• Orchid garden &amp; Butterfly Park</li> <li>• Floral pathway</li> <li>• Mindfulness prompts</li> <li>• Foot reflexology (Acupressure walkway)</li> <li>• Shoe rack</li> </ul>	
12	Kids play area	<ul style="list-style-type: none"> <li>• Paint rocks</li> <li>• Trampoline</li> <li>• Sand pits</li> <li>• Swings</li> <li>• Bhool Bhulaiya</li> <li>• Rides &amp; slides</li> </ul>	
13	Amenities	<ul style="list-style-type: none"> <li>• Information integrated Q.R. codes</li> <li>• Signage</li> <li>• Street furniture</li> <li>• Dustbins</li> <li>• CCTV</li> </ul>	

No	ACTIVITIES	PARTICULARS	QUANTITY
	Total		11601.73 2.87 Acres

## Illustrative Service Levels

Parameter	Benchmark / Frequency
Timely payment of Annual Concession Fee	Beginning of every year
Number of National / International Events Organized	Minimum ___ events every ___ months
Resolution of Customer Complaints or action on customer feedback	Within 7 days of complaint
Project Website uptime for online booking, project details	90%
Painting, whitewashing of facility	Every 3 years
General upkeep and cleanliness	At all times
Incident response time (accidents, firefighting, emergencies, etc.)	Within 15 minutes
Submission of reports to Authority	Within Specified timelines (monthly/quarterly)
Sale of entry tickets	Minimum ___ per month
Advertisement in Print and Electronic media	Minimum 1 per month in each
Maintenance of books of account for the project	At all times
Maintenance of Insurance policies for the project facilities	At all times
Compliance with timely payment to the staff	Monthly
Showcasing the décor and lifestyle of tribes	At all times
Employment of locals in O&M	___% of the workforce
Establishing and maintaining souvenir shop(s) stocked with handicrafts of Sikkim / NE	At all times

Use of Authority logo in printed literature, tickets, signboards, website, etc.	At all times
Disposal of waste in an environmentally friendly manner as per local urban rules	At all times
Compliance with labour laws and other applicable laws / permits	At all times
Compliance with necessary F&B licences / permits	At all times
Cleanliness of toilet blocks	At all times
Dissemination of information through signboards, Audio-visual aids, website, and helpdesk in the premises	At all times
Operation and Maintenance of equipment as per OEM guidelines	At all times

## Annexure -4

### Experience Wise Components and Cost

#### 1. Experience: Vedic Wellness Experience, Naimisaranya, Uttar Pradesh

Sn	Component	Cost (Rs. In Lakhs)
1	Tourist node (5 no.s)	178.35
2	Vedic trail	383.65
3	Decks	110
4	Jetty for Gomti Nadi Navik including Boats	113.18
5	Light & Sound Show - Fountain (Jets, nozzles, pumps) + Water Screen	37.56
6	Video Projector + Laser + Elec. (Control, Sound System, DG, etc)	388.16
7	Content + Audio and Video	75
<b>Sub-Total (A)</b>		<b>1,285.90</b>
GST (18% of A)		231.46
SIA Charges (3% of A)		38.58
Contingency (2% of A)		25.72
DMO Charges (1% of A)		12.86
<b>Total (B)</b>		<b>1,594.52</b>

#### 2. Experience: Azad Park and Dekho Prayagraj Trail Experience, Prayagraj, Uttar Pradesh

Sn	Component	Cost (Rs. In Lakhs)
1	Tourist information centre + AR/VR facility	411.32
2	Azad Memorial Plaza upgradation	49.94
3	Victoria Memorial landscape upgradation	43.6
4	Kalpriksha landscape upgradation	16.2
5	Adventure Park (adult zipline 100m, rock climbing, tyre net play, trampoline)	95.00
6	CCTV for surveillance	30.00

Sn	Component	Cost (Rs. In Lakhs)
7	Travelers nook cost (3 nos)	102.00
8	Gate upgradation cost	48.00
9	Dekho Prayagraj Word Art (3 nos)	30.00
10	Bus cost (2 nos mini bus)	170.00
11	Bus Parking (with shed and paving)	19.00
12	Toilet Upgradation	35.00
<b>Sub-Total (A)</b>		<b>1,050.06</b>
GST (18% of A)		189.01
SIA Charges (3% of A)		31.50
Contingency (2% of A)		21.00
DMO Charges (1% of A)		10.50
<b>Total (B)</b>		<b>1,302.07</b>

### 3. Experience: Mechuka Adventure Park, Mechuka, Arunachal Pradesh

Sn	Components	Cost (Rs. In Lakhs)
1	Entry Plaza, Drop- off and Pick up zone, Entry Gate, Designated Parking Area, Paving with lights, Plantation and Signage	55.5
2	Causeway	123
3	Information and Ticketing Area, Pause Points with Benches	57.3
4	Orientation Center	34.4
5	Designated experience based zones with proper signage (Adventure Activity Zone, Accommodation Zone), Pathways, Promenades and Deck for Riverside View, Event Ground with stage	48.5
6	Way finders, information display - QR code and rides/activity information; Barrier free access	46.2
7	Toilets, Dustbins, Drinking Water Facility, Information Area	58.7
8	Camping, Dormitory and Log Huts	378.2
9	Souvenir Shop	33.1

Sn	Components	Cost (Rs. In Lakhs)
10	CCTV, River Edge Protection, Lighting, Signage, Services	81.4
11	Solar Power Generation System, Rain Water Harvesting, Permeable Paving, Afforestation	62.9
12	Adventure Rides	49.2
	<b>Sub-Total (A)</b>	<b>1,028.40</b>
	GST (18% of A)	185.11
	SIA Charges (3% of A)	30.85
	Contingency (2% of A)	20.57
	DMO Charges (1% of A)	10.28
	<b>Total (B)</b>	<b>1,275.22</b>

4. **Experience:** Julley Leh Biodiversity Park, Leh, Ladakh UT

Sn	Component	Cost (Rs. In Lakhs)
1	Entry Gate, Parking Area, Entrance	198.95
2	Ticket counter , landscape holding area, information center, waiting area	120.73
3	Biodiversity zone interpretation center with tourist facilities	164.61
4	E-buggy's Stand, internal Pathway / Cycle track, Battery operated carts for circulation within the site, cycles on rent	630.9
5	Biodiversity information display at key nodes identified ,Way finding and signages at junctions & activity zones	19.06
6	Toilets, Drinking water fountain	52.45
7	Retail shop & Souvenir shop	110.12
8	2 Nos Food Court, Restaurant	383.92
9	Herbal Garden and Amchi workshop , thematic biodiversity zone ,boating facilities ,	112.05
10	Staff and admin block	159.82
11	Site landscape work and street Furniture, external utility work, internal pathway, boundary wall, lighting, CCTV	291.42
12	Adequate lighting and solar plate	104.22
	<b>Sub-Total (A)</b>	<b>2,348.25</b>
	GST (Included in A)	-
	SIA Charges (3% of A)	70.45



Sn	Component	Cost (Rs. In Lakhs)
	Contingency (2% of A)	46.97
	DMO Charges (1% of A)	23.48
	<b>Total (B)</b>	<b>2,489.15</b>

5. **Experience:** Exploring LOC and Hundarman village Experience, Kargil, Ladakh UT

Sn	Component	Cost (Rs. In Lakhs)
1	Parking Area, Pergola	65.47
2	Ticket counter , waiting area ,integrated amenity center	145.94
3	Information panel	4.24
4	walking promenade ,Pedestrian Hanging bridge, trails, existing staircase renovation work , ramp, crossover pedestrian rope bridge, E-buggies (4)	288.84
5	information display , signages, seating facilities	56.71
6	Toilets/Portable smart toilet , Drinking water fountain	94.65
7	12 Glamping Tent	72
8	Farm to table experience kiosk/Pergola, cafe	31.79
9	Apple and Apricot Orchid Experience , View deck , Hudurman Open museum experience , Telescope view experience	157.32
10	Site landscape work and external utility work ,internal pathway, pedestrian bridge, renovation/beautification of existing structures	141.57
11	Safety railing, lighting, CCTV	10.1
12	Audio guided experience ,Lighting, renovation	50
13	Solar Panels	15.2
	<b>Sub-Total (A)</b>	<b>1,133.83</b>
	GST (18% of A)	204.09
	SIA Charges (3% of A)	34.01
	Contingency (2% of A)	22.68
	DMO Charges (1% of A)	11.34
	<b>Total (B)</b>	<b>1,405.95</b>

6. **Experience:** Waterfall Trails Experience, Sohra, Meghalaya

Sn	Component	Cost (Rs. In Lakhs)
1	Trail - Typology 1 and 5 (Remodelling existing trails and steps)	146.63
2	Trail - Typology 2 (Rammed Earth with stone edging)	269.56
3	Trail - Typology 3 Steps and Ramps (with railings and edge walls )	286.73
4	Trail - Typology 4 (with retaining walls on one edge)	294.29
5	Stepped Gathering space	40.76
6	Ticket Kiosk and Shops (7 different locations)	387.37
7	Toilet Blocks ( 7 different locations)	167.19
8	Parking and Area Development (7 different locations)	308.96
9	Pedestrian Bridges at 5 locations.	51.04
10	Signages and Street Furniture	21.25
11	Underground water tanks, Soak Pits and Septic Tanks(7 locations)	132.45
12	Sit out Decks Type-01 (along trail at 14 locations)	82.93
13	Sit out Decks Type-02 (along trail at 15 locations)	126.18
14	Planting and Soil material	25.49
15	Piping and Plumbing at various locations	80.91
16	Electrical Works at 7 locations	205.44
<b>Sub-Total (A)</b>		<b>2,627.18</b>
GST (18% of A)		472.89
SIA Charges (3% of A)		78.82
Contingency (2% of A)		52.54
DMO Charges (1% of A)		26.27
<b>Total (B)</b>		<b>3,257.70</b>

7. **Experience:** Tribal Cultural Experience at Midway Retreat, Chumukedima, Nagaland

Sn	Component	Cost (Rs. In Lakhs)
1	Parking Area	39.74
2	Ticket Counter	38.27
3	Toilets	4.28

Sn	Component	Cost (Rs. In Lakhs)
4	Tourist family lodge	11.88
5	Bamboo cottages	92.28
6	Renovation of Existing Dormitories and cottages (RCC structure)	51.36
7	Souvenir Shop & local marketing stall	75.29
8	Restaurant / Cafeteria	195.62
9	Entrance plaza area with landscaping, bamboo structure and sitting area	242.50
10	Tribal showcase area	164.77
11	Site landscaping	159.31
12	Improvement of pond area	97.68
13	Boardwalk	18.62
14	Street lights	136.05
15	Site development	289.36
16	OAT	51.25
17	Cooking & Crafts workshop	22.41
18	Picnic morung	15.62
19	Renovation work	33.00
<b>Sub-Total (A)</b>		<b>1,739.29</b>
GST (18% of A)		313.07
SIA Charges (3% of A)		52.18
Contingency (2% of A)		34.79
DMO Charges (1% of A)		17.39
<b>Total (B)</b>		<b>2,156.72</b>

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## Annexure-5

General Conditions for Implementation of the Experiences under the Scheme as approved in 10<sup>th</sup> meeting of the CSMC held on 9<sup>th</sup> February

The Committee also reviewed the implementation modalities in detail and approved the following general conditions for implementation of the experiences under the scheme in line with the earlier decisions of the CSMC, Mission Directorate and guidance notes issued from time to time:

(i) Land

The State shall make land for the project available free of cost. No portion of the sanctioned project should be executed/ implemented on land/ property owned by private individual or trust.

(ii) Statutory Approvals & Clearances

The SIA would take all necessary clearances which are required as per prevailing rules and regulations including relating to environment, forest & pollution control and other pre-construction clearances before the implementation of the project.

(iii) Approved Experience to be developed as a single project

The approved experience shall be developed, operated and managed as a single project and the SIA shall award the same to 'Tourism Experience Development & Management Agency' (TEDMA) through open tendering process. The obligations, potential revenue streams, service levels and other relevant aspects have been elaborated in the following sections.

(iv) Timelines for the implementation of the Experience

The Experience shall be developed within one year of award of work to TEDMA. TEDMA shall be given maximum one year for development and minimum 5 years for operation and management. In case, TEDMA completes development before the stipulated time, it can start the operations. The States may further provide for renewal of O&M contract with TEDMA for mutually agreed period.

(v) No Cost Escalation to be given

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 and no funds will be provided by Ministry of Tourism on this account.

(vi) Obligations to be funded by TEDMA

TEDMA will have the following obligations for funding:

- (a) Mandatory obligations in the development phase as may be specified.
- (b) All the necessary Infrastructure, Interiors, Furnishings, Consumables, Peripherals, Fixtures etc. required to make the experience fully operational and continued operation and management as per defined service levels.
- (c) Ensure professional experts to support in design, development, operations and management.
- (d) Marketing and promotion of the experience
- (e) Team deployment, training, uniform and management
- (f) General Operations: eg. Payment of Utilities, Consumable for Upkeep, Inventory
- (g) General Repairs & Maintenance
- (h) Any other obligations, which may be specified

(vii) Potential Revenue Sources for TEDMA

Potential revenue sources for meeting the cost of the obligations on TEDMA and for success of operations and management of the experience will be identified, including the following:

- (i) Advertisement charges
- (j) Parking charges
- (k) Ticketing
- (l) Public conveniences
- (m) Restaurant/ café/ food kiosks/ shops etc.
- (n) Tent city/ camping/ other accommodation services
- (o) Adventure and recreational activities
- (p) Any other charges

TEDMA should be given flexibility to create various revenue streams by value added services for the tourists within the overall vision of the experience.

(viii) Service Levels for Operation and Management

Service levels for various areas of operation and management by TEDMA to be defined including specifications, resource requirement, performance parameters, minimum service levels, methodology for measuring the service level and penalties for not meeting the SLAs.

(ix) Professional Agency to evaluate SLAs

Provision to be made for Professional Agency to evaluate the performance on defined service levels of the TEDMA and submit periodic reports to Destination Management

Organisation (DMO) and SIA. In case of breach of SLAs, penalties will be imposed on TEDMA.

(x) Enhanced design and specifications by TEDMA

TEDMA may be given the flexibility to enhance the design and specifications of any component of the experience as per the need of the market or provide better quality with the approval of the SIA.

(xi) Additional Facilities by TEDMA

TEDMA may be given the flexibility to provide additional facilities at their costs to enhance the tourist experience or provide additional services to the tourists with the approval of the SIA.

(xii) Charges to be included in the Cost Estimates

The following standardized charges will be eligible to be included in the cost estimates:

- (a) GST and other statutory taxes, levies and charges  
GST and other statutory charges wherever not included in the schedule of rates and as applicable.
- (b) Contingency Charges at 2% of Project Cost funded under SD  
It is meant for any unforeseen work not covered in the cost estimates. This will not be used for any office expenses or any other purposes except towards development cost of the experience.
- (c) SIA Charges at 3% of Project Cost funded under SD  
It is the administrative cost to be paid to the SIA on account of institutional and project implementation support for the experience.
- (d) DMO Charges at 1% of Project Cost funded under SD  
The DMO charges will be towards providing financial support to the DMOs under District Collectors to meet various expenses for coordinating, facilitating and monitoring the implementation of the experience and providing support to various destination management activities.

(xiii) EPC to be preferred over item rate contract

Keeping in view the need to provide flexibility in design to TEDMA, EPC may be a preferred option than Item rate contract.

(xiv) Sharing of annual fee to be given by TEDMA between SIA and DMO

The annual fee to be given by TEDMA during the operation and management phase should be used by DMO for further development of the destination particularly for enhancement of tourist experience at the destination. 10% of the annual fee will be shared with SIA. In case there are existing revenues to SIA/ other agencies from the project site, suitable arrangements could be worked out to provide additional share to SIA/ other agencies.

Government of India  
Ministry of Tourism  
(Swadesh Darshan Division)

Transport Bhawan,  
1, Parliament Street,  
New Delhi-110001

File No SD-8/3/2022-SD


Date 12.01.2024

**Office Memorandum**

**Subject:** Checklist for review of Detailed Project Report (DPR)

Reference is invited to the 19<sup>th</sup> Meeting of Mission Directorate under Swadesh Darshan 2.0 held under the chairmanship of Additional Secretary, Tourism on 05.01.2024. In the meeting it was informed that a checklist for reviewing the DPR has been prepared and the same was discussed.

2. In this regard, the checklist is enclosed. The State/UTs are requested to check draft DPRs as per the enclosed checklist before submitting the DPRs to Ministry of Tourism.

  
Uttank Joshi

Asst. DG (Swadesh Darshan)

Encl:- As Above

To,

(i). The Addl. CS/Principal Secretary/Secretary/ State Mission Director for SD 2.0 Department of Tourism and Head/MD of State Implementation Agency (SIA) of State Government/ UT Administrations of Andhra Pradesh, Arunachal Pradesh, Assam, Bihar, Chandigarh UT, Goa, Gujarat, Himachal Pradesh, Karnataka, Kerala, Jharkhand, Ladakh UT, Madhya Pradesh, Maharashtra, Meghalaya, Mizoram, Nagaland, Punjab, Rajasthan, Sikkim, Tamil Nadu, Telangana, Tripura, Uttar Pradesh, Uttarakhand, Puducherry UT.

Copy to:-

(i). All Regional Directors of the Ministry of Tourism  
India Tourism Delhi, Mumbai, Kolkata, Chennai, Guwahati



(ii). Selected PDMCs from M/s. Deloitte Touche Tohmatsu India LLP JV IBI Group India Pvt Ltd, M/s. INI Design Studio Pvt Ltd., M/s. IPE Global Ltd., M/s. L&T Infra Engineering JV PwC, M/s. Voyants Solutions Pvt Ltd JV IDC (Karnataka) Ltd, M/s. WAPCOS Ltd, M/s Egis India.

(iii). Managers/Assistant Managers of Ministry of Tourism of the respective State/UT

(iii) NPMU (Swadesh Darshan Scheme)

**Checklist for DPR for the identified Experiences**  
**(Based on the guidelines, templates, guidance notes and review by MD and CSMC)**

Sno	Item	Compliance (Yes/ No)
<b>A</b>	<b>General</b>	
1	DPR in alignment with the concept approved by CSMC and	
2	Observations made in the meetings of MD and CSMC have been incorporated.	
<b>A</b>	<b>Tourist Experience Parameters</b>	
	DPR should have all interventions to provide end to end tourist experience across all major tourist touch points	
(a)	<b>Provision for marketing and promotion:</b> <ul style="list-style-type: none"> <li>• Promotional material digital and physical</li> <li>• Promotion on website/ mobile app</li> <li>• Promotion on social media</li> <li>• Other channels to reach domestic and foreign tourists</li> </ul>	
(b)	<b>Provision for booking support</b> <ul style="list-style-type: none"> <li>• Internet booking</li> <li>• Onsite computerized token</li> <li>• Information on expected waiting time etc.</li> </ul>	
(c)	<b>Information Dissemination:</b> <ul style="list-style-type: none"> <li>• QR codes widely displayed to access information about destination/ attraction,</li> <li>• Information Center,</li> <li>• Tourist Maps,</li> <li>• Wayfinding, signages etc. at major nodes</li> </ul>	
(d)	<b>Traffic Management</b> <ul style="list-style-type: none"> <li>• Drop-off &amp; Pick-up points,</li> <li>• Parking,</li> <li>• Pedestrianization</li> <li>• E-vehicle from parking,</li> <li>• Connection with local transportation etc.</li> </ul>	
(d)	<b>Interpretation &amp; Sensitization:</b>	

<b>Sno</b>	<b>Item</b>	<b>Compliance (Yes/ No)</b>
	<ul style="list-style-type: none"> <li>• Interpretation Centre/ Orientation Centre/ Site Museums/ Exhibition Centre,</li> <li>• Audio guides</li> <li>• Other similar initiatives (digital and physical)</li> </ul>	
(e)	<b>Visitor Management:</b> <ul style="list-style-type: none"> <li>• Holding areas at the ticket counter/ token</li> <li>• Entry regulation by groups</li> <li>• Evacuation plan,</li> <li>• Universal Accessibility,</li> <li>• CCTV/ Manpower for monitoring the movement</li> </ul>	
(f)	<b>Cleanliness and Hygiene</b> <ul style="list-style-type: none"> <li>• Measures for maintaining Cleanliness</li> <li>• Hygiene and Aesthetics particularly for nearby street vendors</li> </ul>	
(g)	<b>Shopping Experience:</b> <ul style="list-style-type: none"> <li>• Provision for souvenir shops, local products (ODOP etc.)</li> <li>• Provision for space for hawkers/ street vendors</li> <li>• Other related retail spaces</li> </ul>	
(h)	<b>Food &amp; Beverage:</b> <ul style="list-style-type: none"> <li>• Provision for Café/ Restaurants/ Food Carts / Kiosks etc.</li> </ul>	
(i)	<b>Feedback:</b> <ul style="list-style-type: none"> <li>• Provision for tourist feedback at the exit of planned tourist experience.</li> <li>• Provision to showcase feedback and rating online.</li> <li>• Provision to capture grievance</li> </ul>	
<b>B</b>	<b>Project Readiness and Design Based Parameters</b>	
<b>1</b>	<b>Land</b>	
	Land should be in possession of State Tourism Department or the agency	
<b>2</b>	<b>Project Layout and Architecture Design</b>	
(a)	Have details about the proposed components been provided?	
(b)	Are the detailed engineering drawings ready for tendering?	
<b>3</b>	<b>Pre-Construction Clearances</b>	
(a)	ASI	

<b>Sno</b>	<b>Item</b>	<b>Compliance (Yes/ No)</b>
(b)	Forest	
(c)	CRZ	
(d)	Municipal Authority	
(e)	Any other clearance or NOC required	
<b>4</b>	<b>Environment Protection</b>	
(a)	Wastewater Treatment	
(b)	Solid Waste Management	
<b>5</b>	<b>Sustainable Practices</b>	
(a)	Design of hard components based on <ul style="list-style-type: none"> <li>• local architecture,</li> <li>• use of local materials and</li> <li>• other eco-friendly and</li> <li>• heritage considerations, as applicable.</li> </ul>	
(b)	Use of indigenous species in landscaping works	
(c)	Universal accessibility included in detailed design	
(d)	At environmentally sensitive areas such as wetlands and waterfronts, beaches etc. Ensure <ul style="list-style-type: none"> <li>• Minimal construction</li> <li>• Nature-based activities</li> </ul>	
(e)	Interventions for Capacity building and empowerment of women & youth	
<b>6</b>	<p><b>Project Cost Estimation</b></p> <p>The Government will only be funding the cost of major enabling components and the fixers and furnishing item and other items for operation and management will be in the scope of Implementation Partner (Tourist Experience Development &amp; Management Agency).</p> <ul style="list-style-type: none"> <li>• DPR to clearly designate components to be funded under Swadesh Darshan and</li> <li>• Other minimum obligations required to be developed or installed for successful operationalisation and management of the project.</li> </ul>	
<b>7</b>	<b>Sustainable Operation and Management</b>	

Sno	Item	Compliance (Yes/ No)
(a)	The 'Tourist Experience Development & Management Agency' will be responsible for project implementation, operation and management of overall tourists experience as per the defined service levels?	
(b)	Have the service level requirements for Operations, Maintenance & Management <ul style="list-style-type: none"> <li>• Well defined and measurable</li> <li>• Identification of means of measurement of the same</li> <li>• Penalties for not meeting the SLAs</li> </ul>	
(c)	Skilling & Capacity Building: Training programs, staff sensitization, safety & evacuation protocol etc.	
(d)	All the revenue streams for operation and management of the end-to-end experience to be identified: <ul style="list-style-type: none"> <li>• Parking</li> <li>• E-vehicle</li> <li>• Ticket for the attraction</li> <li>• Rent/ Income from Shopping outlets</li> <li>• Rent/ income from food and beverage outlets</li> <li>• Advertisements including LED etc.</li> <li>• Priority que</li> <li>• Value added services</li> <li>• Others</li> </ul>	
(e)	Are the proposed revenue stream sufficient to sustain the pre-defined service levels?	
(f)	If No, does the state commit to provide the funding and capacity gap to sustain the proposed experience?	
(g)	Net income from the experience to be retained by DMC with 10% to be allocated to SIA	



### Annexure-3

#### Checklist for DPR for the identified Experiences (Based on the guidelines, templates, guidance notes and review by MD and CSMC)

#### Broad Structure for Tourism Experience Development and Management

Sn.	Item	Description
<b>1. Project Scope and Timelines</b>		
<b>1.1</b>	<b>Name of the Project</b>	<b>Development, Construction, Operations and Management of &lt;Name of the Experience&gt;</b>
<b>1.2</b>	<b>Authority</b>	<b>&lt;Name of the State Implementation Agency approved by Ministry of Tourism&gt;</b>
<b>1.3</b>	<b>Project Context</b>	<p>Ministry of Tourism, Government of India has formulated Swadesh Darshan 2.0 Scheme (hereinafter referred as “Scheme”) to develop sustainable and responsible tourist destinations in the country by adopting the Destination Centric and Tourist Centric Approach.</p> <p>The Scheme is being implemented in the State of &lt;Name of the State&gt; through &lt;Name of the Agency&gt; as State Implementation Agency.</p> <p>&lt;Name of the Destination&gt; has been notified in the State of &lt;Name of the State&gt; for developing as sustainable and responsible tourist destination. A Destination Management Committee (DMC) has also been constituted for the Destination under District Collector for coordinating, facilitating and providing guidance for development of the destination.</p> <p>A professional agency &lt;Name of the PDMC&gt; has been engaged as project design and management consultant (PDMC) for providing end to end support to SIA and DMC for implementation of the Scheme. A Master Plan for the destination has been prepared as part of the Scheme with the help of PDMC.</p> <p>The project &lt;Name of the Experience&gt; has been identified as one of the interventions in the Master Plan to enhance the tourist experience.</p>
<b>1.4</b>	<b>Project Brief</b>	<p>The “Authority” intends to adopt bidding process to hire an Implementation Partner to develop, construct, operate and manage the project.</p> <p><i>{The salient features of the project are described here.}</i></p>

1.5	<b>Location</b>	<i>{Describe the locations covered by the project including a site map}</i>
1.6	<b>Total Land Area</b>	<i>{Total area of the site}</i>
1.7	<b>Total Develop-able Area</b>	<i>{Area which can be developed for revenue generating components}</i>
1.8	<b>Project Duration</b>	Development and Construction – Maximum 12 months  Operation and Management – Minimum 60 months with provision for renewal subject to satisfactory performance
1.9	<b>Scope of Work</b>	Detailed Scope of Work
1.10	<b>Minimum Development Obligations</b>	Minimum area of various components to be developed by the Implementation Partner, which will be funded by the Authority.  An illustration has been provided in the <b>Annexure-!</b>
1.11	<b>Estimated Project Cost</b>	INR ____ Cr  The assessment of actual costs, however, will have to be made by the Bidders.
1.12	<b>Optional Development</b>	For any optional development, the concessionaire shall apply to the authority for prior approval and additional land may be allotted by the authority as and when required, as per the decision of the authority.
<b>2. Minimum Eligibility Criteria</b>		
2.1	<b>Eligible Bidders</b>	
2.2	<b>Joint Venture / Consortium</b>	To be allowed
2.3	<b>Minimum Eligibility – Technical Capacity</b>	
2.4	<b>Minimum Eligibility – Financial Capacity</b>	The Bidder shall have a minimum Net Worth (the “Financial Capacity”) of Rs. ____ Crore (Rupees ____ only) at the close of the preceding financial year.  OR



		The Bidder shall have a minimum average annual turnover of Rs. ____Crore (Rupees ____ Crore only) in the last three financial years.
<b>3. Technical and Financial Evaluation</b>		
<b>3.1</b>	<b>Technical Evaluation</b>	Illustrative.....  Construction Experience of Firm, O&M Experience of Firm, Human Resource Requirement, A&M Presentation, Work Plan
<b>3.2</b>	<b>Financial Bid</b>	Part 1: Price Bid for Construction (to be paid by the Authority)  Part 2: Annual Fee (to be paid by the Implementation Partner) for the duration of the operation and management
<b>3.3</b>	<b>Evaluation of preferred bidder</b>	T > technically qualified  Lowest Total Cost quoted by the TEDMA – Revenue
<b>4. Bid Conditions</b>		
<b>4.1</b>	<b>Bid Validity</b>	XX days from the Bid Due Date
<b>4.2</b>	<b>Bid Security</b>	INR ____or ____% of the Quoted Contract Price, whichever is higher
<b>4.3</b>	<b>Performance Security</b>	<ul style="list-style-type: none"> <li>Part 1: INR ____ or ____% of the Proposed Project Cost, whichever is higher.</li> <li>Part 2: INR ____</li> </ul>
<b>4.4</b>	<b>Retention Money</b>	<ul style="list-style-type: none"> <li>10 % of Invoice amount will be retained which will be released on completion of work and release of Discharge certificate</li> </ul>
<b>4.5</b>	<b>Liquidity Damages</b>	<ul style="list-style-type: none"> <li>any delay in submission, will attract a penalty of 0.5 % of the total contract value per day and up to a maximum of 5 % of the contract value.</li> </ul>
<b>5. Roles and Responsibilities</b>		
<b>5.1</b>	<b>Roles and Responsibilities of Implementation Partner</b>	<b>Part 1 – Development and Construction of the Project</b> <ul style="list-style-type: none"> <li>Submit to the Authority detailed design, construction methodology, quality assurance procedures, and the procurement plan, engineering, and construction time schedule for completion of the Project in accordance with the Project Completion Schedule</li> </ul>

	<ul style="list-style-type: none"> <li>• Drawings</li> <li>• Prepare and submit Good for Construction (GFC) project drawings in conformity with the Scope of the Project, the technical Specifications and Standards, Applicable Laws and Good Industry Practice in such sequence as is consistent with the Project Completion Schedule</li> <li>• Any deviation/ modification required for the drawing as per site condition, contractor must submit the drawing and get the approval from the Client before executing the work.</li> <li>• furnish to the Authority a complete set of as-built Drawings,</li> <li>• Undertake the Mandatory Development Obligations</li> <li>• Penalties for delays</li> <li>• If the Development Works pertaining to the Mandatory Development Obligation is not completed within 30 (thirty) days from the Scheduled Completion Date, unless the delay is on account of reasons solely attributable to the Authority or due to Force Majeure, the Authority shall be entitled to Terminate this Agreement.</li> </ul> <p>Monthly Progress Reports</p> <ul style="list-style-type: none"> <li>• furnish to the Authority a monthly report on progress of the Development Works</li> <li>• Submit monthly bills of the value of the work completed less the cumulative amount paid previously.</li> <li>• Request to issue a Certificate of Completion of the Works</li> </ul> <p><b>Part 2 – Operations and Maintenance of the Project – Technical services, Equipment O&amp;M, Human Resources, Annual Maintenance, Marketing, Sales, Revenue Collection, etc.</b></p> <ul style="list-style-type: none"> <li>• Procure, provide, install, operate, maintain all equipment, furniture and/or fixtures not provided by the Authority within the Project Site (including, but not limited to, furniture, furnishings and items related to O&amp;M such as kitchen equipment, or luggage scanner, etc.), but which may be required for implementation of Scope of Work of the Operator .. all nt funded to be provisioned by the agency..</li> <li>• Promptly commence operations upon the Project Site, including the Project Facilities and Services.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Make efforts to maximise tourists handled to achieve optimal utilization of the Project Facilities and Services.</li> <li>• Ensure that the Project Facilities and Services shall adhere to the Operations and Maintenance Standards, Performance Standards and Safety Standards and there is safe, smooth, and uninterrupted flow of traffic normal operating conditions.</li> <li>• Make available all necessary financial, technical, technological, managerial, and other resources for operation, maintenance, repair and replacement of the Project Facilities and Services in a timely manner.</li> <li>• Ensure maintenance of proper and accurate record/data/accounts relating to operations of the Project Facilities and Services and the revenue earned therefrom.</li> <li>• Obtain, maintain, and comply with Applicable Permits and comply with the Applicable Laws including those relating but not limited to safety, health, environment, and labour.</li> <li>• Implement standard operating procedures for all departments.</li> <li>• Undertake such commercial activities as are permitted and in the manner contemplated under the O&amp;M Agreement, Applicable Laws, and Applicable Permits, on Commercial Built-up Areas either itself or allot and grant the sub-license to any third party.</li> <li>• Collect user charges from ticketing sales, as well as from licensees of Commercial Built-up Area in the form of license fee, revenue share, security deposit, utility charges and any other form of service charges, parking revenue, advertisement rights, events, and commercial activities, etc.</li> <li>• Repair as necessary and maintain the Project Facilities and Services or any part thereof in accordance with the Scope of Work</li> <li>• Make adequate security arrangements on the project premises.</li> <li>• Employ qualified and skilled personnel required to operate the Project Facilities and Services</li> <li>• Establish, maintain, and popularise a website dedicated to the project.</li> <li>• Marketing and Promotion – Make efforts to increase the number of international and domestic tourists.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Payment terms will be as per payment schedule (monthly, based on submission of approved bills)</li> </ul>
5.2	Role and Responsibilities of the Authority	<p><b>Development and Construction</b></p> <ul style="list-style-type: none"> <li>• Give possession of all parts of the Site to the Contractor.</li> <li>• Check the Contractor's bill and determine the value of the work executed which shall comprise of (i) value of the quantities of the items in the BOQ completed and (ii) valuation of Variations and Compensation Events.</li> <li>• Promptly grant approvals/ consents sought by the Operator.</li> <li>• Provide all the NOCs</li> <li>• Provide access to the Operator to all infrastructure facilities and utilities including water and electricity necessary for the implementation, operations and maintenance of the Project/ Project Facilities and Services</li> <li>• Make requisite payments as per contract.</li> <li>• Issue a Certificate of Completion of the Works upon deciding that the Work is completed.</li> </ul> <p><b>O&amp;M</b></p> <ul style="list-style-type: none"> <li>• Promptly grant approvals/ consents sought by the Operator. Assist in getting permits/licenses as required for successful O&amp;M of the project.</li> <li>• Provide access to the Operator to all infrastructure facilities and utilities including water and electricity necessary for the implementation, operations and maintenance of the Project/ Project Facilities and Services</li> <li>• Inspect project facilities and books of accounts.</li> <li>• Recommend service levels and Key Performance Indicators to ensure service quality.</li> <li>• Annual Performance Evaluation based on Key Performance Indicators provided in the RFP</li> </ul>
<p><b>6. Key Performance Indicators/ Service levels</b></p>		

6.1	Key Performance Indicators / Service Levels	Authority reserves the right to discuss the standard service level agreements with short listed Bidders. The detailed service level agreement for O&M will be signed at the contracting stage.
6.2	Methodology for measuring and certifying the performance against the specified levels	
6.3	Penalties for not meeting the Service levels	
<b>7. Other Major Clauses</b>		
7.1	Conditions Precedent	
7.2	Project Account/ Escrow	
7.3	Change in Scope	
7.4	Change in Laws	
7.5	Termination	
7.6	Other clauses	

### Illustrative Minimum Development Obligations

The Implementation Partner shall be required to provide a minimum of the following listed infrastructure:

No	ACTIVITIES	PARTICULARS	QUANTITY
1	Ethnic Hut	<ul style="list-style-type: none"> <li>• Performance area</li> <li>• Performance corridor</li> <li>• Corridor</li> <li>• Samarika (4 nos)</li> <li>• Hands on experience (3 nos)</li> <li>• Selfie platform (2 nos)</li> <li>• Sitting area</li> <li>• Ethnic clothing renting shop</li> </ul>	409.7 sq. m
2	Utility Building	<ul style="list-style-type: none"> <li>• Male washroom</li> <li>• Female washroom</li> <li>• Specially abled toilet</li> <li>• Janitor's closet</li> <li>• Drinking water</li> <li>• Entry corridor</li> </ul>	98.3 sq. m
3	Northeast Hut	<ul style="list-style-type: none"> <li>• Performance arena</li> <li>• Performance corridor</li> <li>• Corridor</li> <li>• Samarika (8 nos)</li> <li>• Ethnic clothing renting shop</li> <li>• Selfie point (2 nos)</li> <li>• Sitting area</li> </ul>	409.7 sq. m
4	India Cluster	<ul style="list-style-type: none"> <li>• Samarika (17 nos)</li> <li>• Male green room</li> <li>• Female green room</li> <li>• Corridor</li> <li>• Open air theatre</li> <li>• Plaza</li> </ul>	551.6 sq. m
5	Accommodation	<p>Ground Floor (24 pax)</p> <ul style="list-style-type: none"> <li>• Reception</li> <li>• Storeroom</li> <li>• Stairs</li> <li>• Corridor</li> <li>• Male dormitory</li> <li>• Male washroom</li> <li>• specially abled male washroom</li> <li>• Male lobby</li> <li>• Female dormitory</li> <li>• Female washroom</li> <li>• Specially abled female washroom</li> <li>• Female lobby</li> </ul> <p>First floor (24 pax)</p>	907.2 sq. m

No	ACTIVITIES	PARTICULARS	QUANTITY
		<ul style="list-style-type: none"> <li>• Corridor</li> <li>• Male dormitory</li> <li>• Male washroom</li> <li>• Male lobby</li> <li>• Female dormitory</li> <li>• Female washroom</li> <li>• Female lobby</li> </ul>	
6	Restaurant	<ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Storage</li> <li>• Pantry</li> <li>• Male toilet</li> <li>• Female toilet</li> <li>• Specially abled toilet</li> <li>• Janitor's closet</li> <li>• Dining area</li> <li>• Corridor</li> </ul>	901.6 sq. m
7	Arrival area	<ul style="list-style-type: none"> <li>• Guard Booth 1</li> <li>• Arrival area</li> <li>• Guard Booth 2</li> <li>• Ticketing counter</li> <li>• ATM</li> <li>• Exit Gate</li> </ul>	132 sq. m
8	Admin Block	<ul style="list-style-type: none"> <li>• Office 1</li> <li>• Office 2</li> <li>• Workstation</li> <li>• Pantry</li> <li>• Male washroom</li> <li>• Female washroom</li> </ul>	88 sq.m
9	Guard room	<ul style="list-style-type: none"> <li>• Service entry</li> </ul>	10.7 sq.m
10	Art trails	<ul style="list-style-type: none"> <li>• Pathway connecting the cluster.</li> <li>• Floral plantation on the side of the pathway</li> <li>• Street furniture</li> <li>• Lighting</li> </ul>	8092.93 sq.m
11	Flora Fantasy zone	<ul style="list-style-type: none"> <li>• Orchid garden &amp; Butterfly Park</li> <li>• Floral pathway</li> <li>• Mindfulness prompts</li> <li>• Foot reflexology (Acupressure walkway)</li> <li>• Shoe rack</li> </ul>	
12	Kids play area	<ul style="list-style-type: none"> <li>• Paint rocks</li> <li>• Trampoline</li> <li>• Sand pits</li> <li>• Swings</li> <li>• Bhool Bhulaiya</li> <li>• Rides &amp; slides</li> </ul>	
13	Amenities	<ul style="list-style-type: none"> <li>• Information integrated Q.R. codes</li> <li>• Signage</li> <li>• Street furniture</li> <li>• Dustbins</li> <li>• CCTV</li> </ul>	

No	ACTIVITIES	PARTICULARS	QUANTITY
	<b>Total</b>		11601.73 2.87 Acres



## Illustrative Service Levels

Parameter	Benchmark / Frequency
Timely payment of Annual Concession Fee	Beginning of every year
Number of National / International Events Organized	Minimum ___ events every ___ months
Resolution of Customer Complaints or action on customer feedback	Within 7 days of complaint
Project Website uptime for online booking, project details	90%
Painting, whitewashing of facility	Every 3 years
General upkeep and cleanliness	At all times
Incident response time (accidents, firefighting, emergencies, etc.)	Within 15 minutes
Submission of reports to Authority	Within Specified timelines (monthly/quarterly)
Sale of entry tickets	Minimum ___ per month
Advertisement in Print and Electronic media	Minimum 1 per month in each
Maintenance of books of account for the project	At all times
Maintenance of Insurance policies for the project facilities	At all times
Compliance with timely payment to the staff	Monthly
Showcasing the décor and lifestyle of tribes	At all times
Employment of locals in O&M	___% of the workforce
Establishing and maintaining souvenir shop(s) stocked with handicrafts of Sikkim / NE	At all times

Use of Authority logo in printed literature, tickets, signboards, website, etc.	At all times
Disposal of waste in an environmentally friendly manner as per local urban rules	At all times
Compliance with labour laws and other applicable laws / permits	At all times
Compliance with necessary F&B licences / permits	At all times
Cleanliness of toilet blocks	At all times
Dissemination of information through signboards, Audio-visual aids, website, and helpdesk in the premises	At all times
Operation and Maintenance of equipment as per OEM guidelines	At all times