

Updated Due Diligence Report - Land Acquisition, Involuntary Resettlement and Indigenous Peoples

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Tripura Urban and Tourism Development Project – Chabimura Tourism Destination Development: (i) Upgradation of Eco-Tourism Destination at Chabimura, (ii) Waterfront Development of Fatik Sagar Lake and (iii) Waterfront Development of Amar Sagar Lake

Package No: TTDCL/CHB/W/01

Prepared by Tripura Tourism Development Corporation Limited for the Asian Development Bank.

CURRENCY EQUIVALENTS

(As of 10th April 2025)

Currency unit	=	Indian rupee (₹)
₹1.00	=	\$0.012
\$1.00	=	₹86.04

ABBREVIATIONS

ADB	–	Asian Development Bank
CBO	–	community-based organization
DDR	–	Due Diligence Report
DPR	–	Detailed Project Report
DoT	--	Department of Tourism
FGD	--	Focus Group Discussion
FHH	--	Female Headed Households
GoI	--	Government of India
GoT	--	Government of Tripura
GRC	–	Grievance Redress Committee
IEE	–	initial environmental examination
IPP	–	indigenous peoples plan
PDMC	–	Project Development and Management Consultants
PIU	--	Project Implementation Unit
PMU	–	Project Management Unit
PMC	–	Project Management Consultant
SPS	–	Safeguard Policy Statement
TTDCL	--	Tripura Tourism Development Corporation Limited
TUDA	--	Tripura Urban Planning and Development Authority

WEIGHTS AND MEASURES

°C	–	Degree Celsius
km	–	kilometer
m	–	meter
mm	–	millimeter
nos.	–	numbers
m ²	–	square meter
MCM	–	million cubic meter

NOTE

In this report, "\$" refers to United States dollars.

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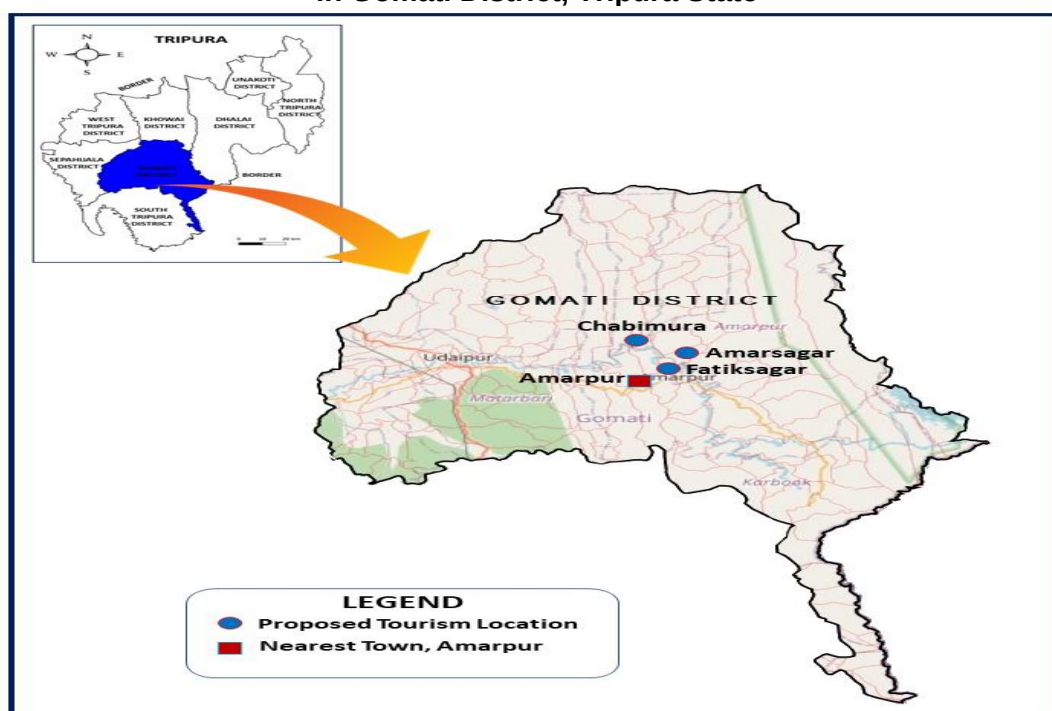
I. INTRODUCTION

A. Project Background

1. The 'Tripura Urban and Tourism Development Project (ADB Loan No. 4375 IND)' is a transformative initiative undertaken by Government of Tripura with financial support from the Asian Development Bank (ADB). The project aims to enhance urban and tourism infrastructure across the state, fostering sustainable development and economic growth. The project aims to Improve essential services like water supply, storm water drainage, and road infrastructure to enhance urban livability and resilience and to boost tourism by developing integrated facilities in 12 urban towns, including seven District Headquarters (DHQs) and five Urban Local Bodies (ULBs) and four Tourism destinations. The project is designed to enhance the Tourism infrastructure, to strengthen Tripura Tourism to boost the local economy. The project aims to contribute to the state's overall socio-economic development by integrating urban and tourism growth.

2. The investment plan for integrated development in tourism sector has been prepared for the 4 selected tourism locations (1st Phase) at an estimated cost of INR 179.72 Crore i.e., INR 1793.50 million. This cost is centred round the civil works i.e., development of infrastructural facilities and amenities, integrated landscaping, waterfront development and procurement of goods in the selected tourism locations. The sub component of Chabimura tourist destination pertains to (i) upgradation of eco-tourism destination at Chabimura (ii) water front development of Amar Sagar at Amarapur and (iii) water front development of Fatik Sagar at Amarapur. The proposed total estimated cost for development of Chabimura destination is INR 67.76 Crore i.e., INR 677.6 million. These sub projects have been shortlisted as there will be economic benefits pertaining to the development of high-end tourism destination. The tourism destination development works will include landscaping, eco-accommodation, redevelopment of boat jetty, lake edge/embankment re-strengthening, provision of cafeteria, basic infrastructure facilities, etc. The location map of the three packages i.e., Chabimura, Fatik Sagar and Amar Sagar is shown as under.

Figure 1: Map Showing the location of Chabimura, Fatik Sagar and Amar Sagar in Gomati District, Tripura State



Source: Tripura State Portal, Government of Tripura

3. The infrastructural development for tourism will improve basic infrastructure and services in the selected tourism destinations in the State of Tripura as one of the key drivers for economic growth. Project's focus attention will be on: (i) improving basic tourism infrastructure and services, such as installation of water ATM, providing of sex disaggregated toilet blocks, universal accessibility considering elderly, women, children and especially abled, environmental and basic services improvement at existing and emerging tourism destinations to ensure proper amenities and safety for the visitors and protect nature and culture-based attractions. Physical infrastructure investments will be accompanied by: (ii) capacity building programs for concerned sector agencies and local communities for better management of the tourist destinations and for more active participation in the tourism-related economic activities, respectively.

4. This updated Due Diligence Report (DDR) has been updated to assess the land acquisition and resettlement impacts. Assessment is made based on site visits carried out by Social Safeguard team, Project Management and Supervision Consultant (PMSO) along with engineers and in consultation with the concerned Government authorities namely the Tripura Tourism Development Corporation Limited (TTDCL). The land area intended for development under Tourism Project initiatives at Chabimura, Fatik Sagar and Amar Sagar is under the ownership of various department. Though different land parcels have been found to be owned by different departments, the tourism infrastructure development works under the ensuing loan has been undertaken within the land parcels where NOC from other related departments is provided to TTDCL.

B. Scope of this Due Diligence Report

5. This updated land Acquisition, Involuntary Resettlement and Indigenous Peoples Due Diligence Report has been prepared for the proposed sub-projects, i.e., upgradation of eco-tourism destination at Chabimura and waterfront development of Fatik Sagar and Amar Sagar. The main objective of due diligence exercise is to confirm that the project is free of involuntary resettlement impact such as land acquisition, physical displacement, economic displacement, impact on livelihood, community properties or any other impacts, based on a review of documents, stakeholder consultations and field visits and observation to proposed project locations. This document describes the findings and provides copies of relevant documents, minutes of meetings and photographs.

6. The site for tourism development activities was selected based on a study clubbed with observations which was carried out including ownership of status of land parcel from where the boat ride initiates on river Gomati and also considering other factors like, HFL of the river, aesthetic beauty, biodiversity, existing livelihood activities in the river by the Hachwk Mwtai SHG and local communities including boating, fishing etc. To propose the intervention based on the selection of sites and activities that are undertaken in the project, TTDCL officials, along with engaged consultants, carried out site visits and conducted consultations with the concerned stakeholders. The Land Acquisition, Involuntary Resettlement and Indigenous Peoples Due Diligence Report has been updated based on the revised design (as per approved master plan) and shifting of location of proposed components within the same plot of land under the package. Key changes and modifications have been introduced in the design and alignment, considering the recent incidence and impacts of flooding. These updates aim to address potential vulnerabilities and enhance project overall resilience to such natural events in future. Based on the obtaining of NOCs from other related departments the DDR will again be updated as required.

7. A due diligence process was conducted to examine the land acquisition, resettlement and indigenous people's issues in detail based on the approved final design, aligned with ADB SPS, 2009. This report describes the findings and provides copies of relevant documents, community consultations and photographs. Prior to implementation, indigenous peoples related impacts (if any) has been assessed. The final document will be reviewed and disclosed

on Implementing Agency (IA) and ADB's websites. The initial document has been approved by ADB; hence, the contract package has been awarded and civil works started. Depending on the change of the location within the same plot of land, design and change of alignment for the components, the updated draft DDR will get updated from time to time. The Implementing Agency (IA) has handed over the project land/site to the contractor free of any encumbrance, for which the NOC has been received for Plot no. 1 and 2 the land parcel is under the ownership of the Tourism Department. NOC has also been received from Public Work Department (PWD) for plot no. 33. Furthermore, plot no. 5, 6, 7 is under the possession of District Magistrate & Collector, Udaipur, Gomti District and process of obtaining NOC for the same has been initiated (Letter appended as **Appendix 2**) and no work has been undertaken on those mentioned land parcels.

C. Requirement of Due Diligence Report

8. The work components proposed at Chabimura, Amar Sagar and Fatik Sagar will not result in any kind of permanent or temporary land acquisition or resettlement impacts because all the proposed project activities are going on within the Government owned land. There is no encroachment either by any private parties on the land. There are few kiosks which are run by the members of Hachwk Mwtai, a SHG in Chabimura near the jetty area and these are not going to be affected during execution of any kind of tourism development related activities at Chabimura. As the intervention is on Government owned vacant land, hence, no land acquisition and involuntary resettlement requirements are envisaged. As there is no involuntary resettlement involved under this sub-project, hence, preparation of this Due Diligence Report (DDR) and there is no requirement for preparation of Resettlement Plan (RP) for this package. This brief Land Acquisition, Involuntary Resettlement and Indigenous Peoples Due-Diligence Report has been prepared in accordance with ADB's Safeguard Policy Statement (June, 2009) for project processing and clearance. The report summarizes the project impact and outcome etc.

9. In accordance with Safeguard Policy Statement, 2009 requirements, the project is defined as 'B' category for overall impact. The revised design of this subproject confirms that the rehabilitation and construction works would be conducted on property owned by the Government, hence, no IR impact is anticipated due to project activities. However, during the time of project execution or construction activities, if any kind of unanticipated impact arises, necessary measures as per ADB Safeguard Policy Statement 2009 would be taken and informed to ADB accordingly. According to the assessment done, field visits, consultations (public and stakeholder), observations etc., no IR impact or involuntary land acquisition is envisaged under the package TTDCL/CHB/W. If any kind of unavoidable impact is encountered during construction activities, it will be mitigated accordingly.

10. As far as tourism related development work at Fatik Sagar and Amar Sagar is concerned, for landscaping NOCs have been obtained from Amarpur Nagar Panchayat and for any kind of other works related to development of front part of the lakes, NOC has been provided by the Directorate of Fisheries for Fatik Sagar and Amar Sagar (**Appendix-5, 6 and 7**).

11. In addition to this, TTDCL has also provided self-declaration for the following:

- (i) Declaration that no project interventions are proposed on the land owned by forest (bearing Plot No. 3 and 4) in Chabimura.
- (ii) Declaration that there will be no hindrances or temporary suspension of fishing, boating or any other commercial activity in the Gomati River located in Chabimura which may cause loss of any kind of livelihood to any individual or community. (**Appendix 9**).

- (iii) Declaration that there will be no hindrance so or temporary suspension of fishing or any other commercial activity in Fatik and Amar Sagar located in Chabimura which may cause loss of livelihood to any individual or community. (**Appendix 10**).

II. PROJECT AREA & SUBPROJECT DESCRIPTION

12. The Chabimura (Chobimura/Chakwakma in Tripuri language) is known for its rock carvings on steep mountain wall on the bank of Gomati River. Huge rock carvings of Shiva, Vishnu, Kartika, Mahisasura Mardini Durga and other Gods and Goddesses are seen during the boat ride on the river. Chabimura is in the Amarpur Sub-division, which is 30 kms away from Udaipur and 7.5 kms from Amarpur. This tourist destination dates back to 15th-16th century. The 20 acres of land has been identified for planned interventions for developing eco-accommodation, river protection structures along the east bank of the river and landscaping of the open field with the basic facilities and amenities for the tourists.

13. The two prominent man-made lakes i.e., Fatik Sagar and Amar Sagar are located in the Amarpur town. A temple of Goddess Mangal Chandi is situated at the southern bank of Amar Sagar Lake, which was constructed during 15th century. The temple showcases both Hindu and Buddhist religious beliefs. Fairs and festivals are also celebrated at the bank of the lake. The Fatik Sagar is bounded by road on all side. The Sagarika Tourist Lodge, owned by Department of Tourism, is located on the north side of the lake.

14. Amarpur Town is spread over an area of 3.57 km², located at 23°53'N latitude and 91°64'E longitude. The town is situated in the Gomati District of Tripura State. It was name after King Amar Manikya. The town itself is the headquarter of Amarpur sub-division.

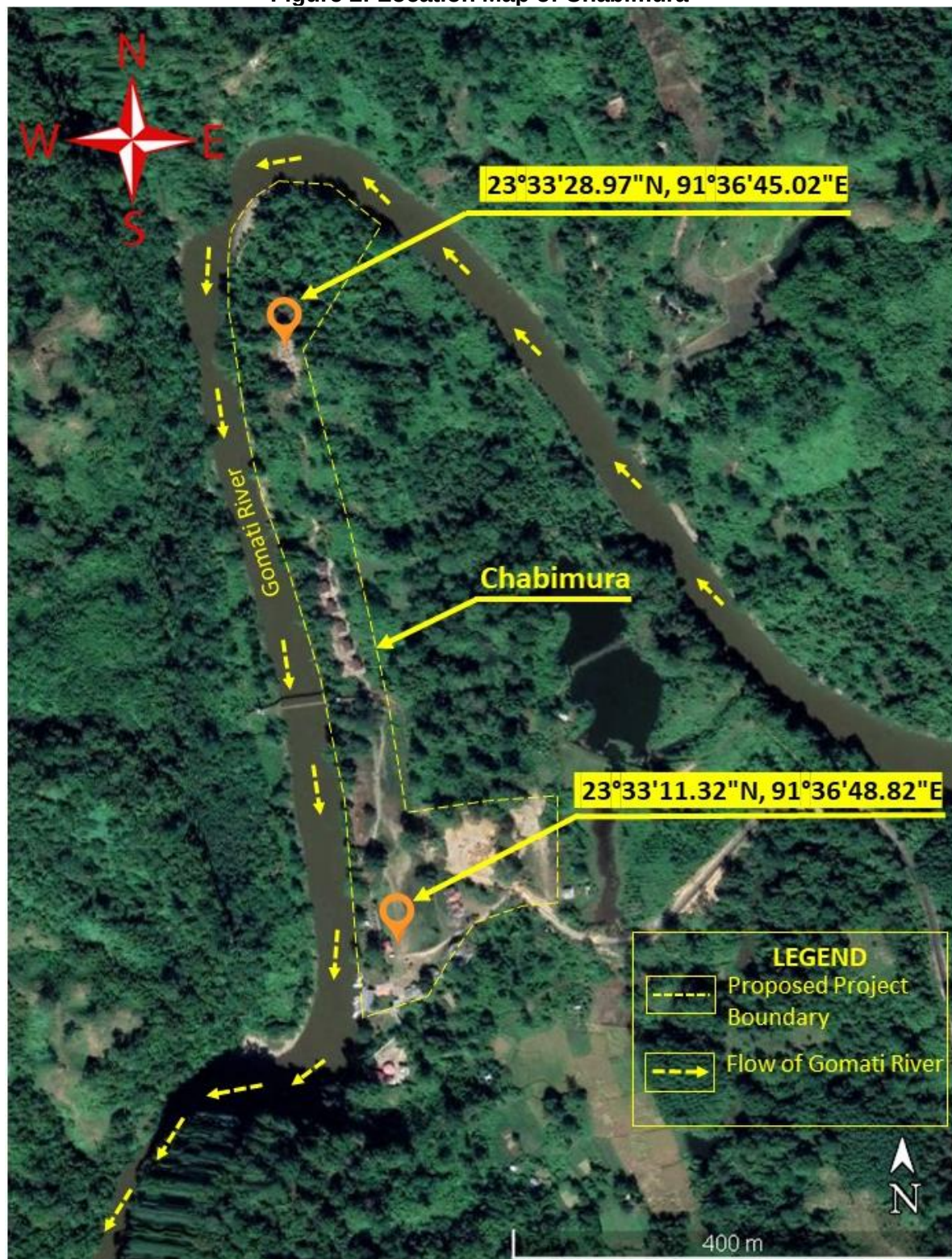
15. There are a few promising tourist attractions in and around Amarpur town, however, the most important sites being Chabimura Fatik Sagar and Amar Sagar as they are the historical locations. The proposed developments under this project can provide an impetus to the economic and cultural life of the city.

16. All the sub-components under Chabimura have been divided into 3 packages. The package numbers for the mentioned intervention of the Chabimura tourist destination are TTDCL/CHB/W/01, TTDCL/CHB/W/03 and TTDCL/CHB/W/04.

17. The sub- components as proposed under this package will include the following:

TTDCL/CHB/W01	:	Upgradation of eco-tourism destination at Chabimura
		Water front development of Fatik Sagar
		Water front development of Amar Sagar

Figure 2: Location Map of Chabimura



Source: Sattelite Imagery, Technical Team, PDMC-TTDCL

Figure 3: Location Map of Fatik Sagar & Amar Sagar



Source: Sattelite Imagery, Technical Team, PDMC-TTDCL

18. The proposed developments under this project can provide an impetus to the economic and cultural life of the city. The components under Chabimura have been divided into three (03) packages, (i) Upgradation of the eco-tourism destination at Chabimura, (ii) Waterfront development of Fatik Sagar, and (iii) Waterfront development of Amar Sagar. Summary of the subproject components is provided in **Table 1**.

Table 1: Subproject Components under Package

Sl. No.	Project Component	Details
1	Upgradation of eco-tourism destination at Chabimura	a. Refurbishment of existing boat jetty and development of new jetty. b. Development of eco cottages, toilet blocks, water ATM, gazebos, picnic area, Children's Play Area with play equipment, Souvenir Shops, restaurants, scent & Butterfly Garden, Party lawn. c. River edge protection d. Integrated landscaping including parking and Infrastructure Facilities (Pathways, Bridges, Water Supply, Sanitation, Storm Water Drainage and Solid Waste Management)
2	Waterfront development of Fatik Sagar	a. Pedestrian promenade, ghat development and lighting b. Development of Sitting Area Development of Children's Park with playing equipment, open air-gym, Gazebos and Water ATM. c. Integrated landscaping including underground laying of existing overhead electrical lines.
3	Waterfront development of Amar Sagar	a. Pedestrian promenade, ghat development and lighting b. Development of Sitting Area and Water ATM. c. Integrated landscaping including underground laying of existing overhead electrical lines.

Source: Detailed Project Report (DPR), Chabimura, PDMC-TTDC

Table 2: Comparative Status and Details of Sub-Project Components

Sl. No.	Component list	Components as per old master plan	Components as per Approved master plan	Remarks
1.	Entrance gate	One entrance gate is proposed.	One entrance gate is proposed.	No involuntary resettlement impact is anticipated'
2.	Four-wheeler car parking 68 no's and Accommodation parking 26 no	Four-wheeler car parking 68 no's and Accommodation parking 26 no	Four-wheeler car parking 68 no's and Accommodation parking 26 no	No involuntary resettlement impact is anticipated'
3.	Two-wheeler parking. (50 no's-)	Two-wheeler parking. (50 no's-)	Two-wheeler parking. (50 no's-)	No involuntary resettlement impact is anticipated'
4.	Ambulance parking. - 2 no's	Ambulance parking. - 2 no's	Ambulance parking. - 2 no's	No involuntary resettlement impact is anticipated'
5.	Fire vehicle parking. - 1 no.	Fire vehicle parking. - 1 no.	Fire vehicle parking. - 1 no.	No involuntary resettlement impact is anticipated'

6.	Bus parking. - 2 no.	Bus parking. - 2 no.	Bus parking. - 2 no.	No involuntary resettlement impact is anticipated'
7.	Entrance Foyer	Entrance Foyer	Entrance Foyer	No involuntary resettlement impact is anticipated'
8.	Proposed Toilet and Store Room	Proposed Toilet and Store Room	Proposed Toilet and Store Room	No involuntary resettlement impact is anticipated'
9.	Proposed Toilet Type 1	Proposed Toilet Type 1	Proposed Toilet Type 1	Location shifting within the same plot of land.
10.	Overhead Water Tank	Overhead Water Tank	Overhead Water Tank	Location shifting within the same plot of land.
11.	Water Works	Water Works	Water Works	Location shifting within the same plot of land.
12.	Tree Plaza	Tree Plaza	Tree Plaza	No involuntary resettlement impact is anticipated'
13.	Existing Jetty Development	Existing Jetty Development	Existing Jetty Development	No involuntary resettlement impact is anticipated'
14.	Existing Stage	Existing Stage	Existing Stage	No involuntary resettlement impact is anticipated'
15.	Open Air Theatre	Open Air Theatre	Open Air Theatre	No involuntary resettlement impact is anticipated'
16.	Place For Gathering / Picnic Area	Place For Gathering / Picnic Area	Place For Gathering / Picnic Area	No involuntary resettlement impact is anticipated'
17.	Children Play Area	Children Play Area	Children Play Area	No involuntary resettlement impact is anticipated'
18.	Multi Cuisine Restaurant	Multi Cuisine Restaurant	Multi Cuisine Restaurant	Remains same. As per the Approved master plan, the Multi-Cuisine Restaurants will be constructed at the same location that was proposed during the design phase. The Multi-Cuisine Restaurants will be constructed on encumbrance-free Government land.
19.	Kayaking Storage Cum Changing Room	Kayaking Storage Cum Changing Room	Kayaking Storage Cum Changing Room	Location shifting within the same plot of land.
20.	Gabion Mattress	Gabion Mattress	Gabion Mattress	As per the current site conditions and validated by the latest perimeter survey data, the cumulative measured length of the gabion wall in the master plan has been mapped as approximately 1036mts, which

				includes the primary riverfront protection as well as the edge stabilization for the secondary internal watershed channels.
21.	Kayaking Jetty.	Kayaking Jetty.		No involuntary resettlement impact is anticipated'
22.	Board Walk	Board Walk	Board Walk	No involuntary resettlement impact is anticipated'
23.	Theme Garden	Theme Garden	Theme Garden	No involuntary resettlement impact is anticipated'
24.	Eco Restaurant.	Eco Restaurant.	Eco Restaurant.	Due to the changes made in the approved master plan, the location for the construction of the Eco Restaurant has been slightly shifted within the same plot of land considering the recent flood levels that occurred. This strategic relocation ensures that the restaurant will be more resilient and better positioned to handle potential future flooding. The plot of land, which is vacant and encumbrance-free, Government-owned land. Therefore, no Involuntary Resettlement (IR) impact has been anticipated.
25.	Restaurant (Multicuisine) with Souvenir shop	Restaurant (Multicuisine) with Souvenir shop	Restaurant (Multicuisine) with Souvenir shop	As per the approved master plan, the location for constructing the Restaurant (Multicuisine) with Souvenir shop has been slightly shifted within the same plot of land to counter flood. This adjustment ensures better resilience against potential flooding while maintaining the integrity of the overall development plan. The land designated for the Restaurant (Multicuisine) with

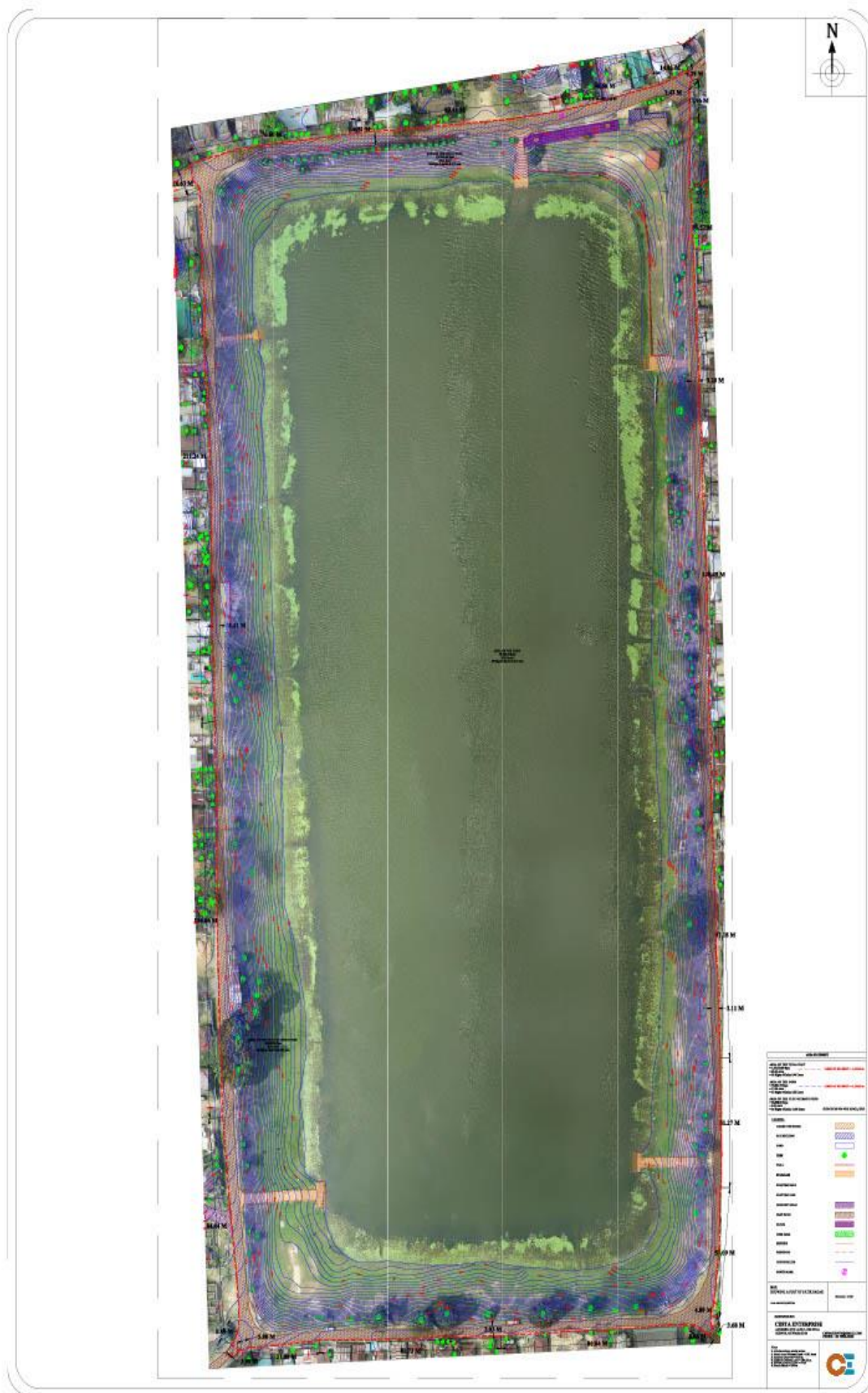
				Souvenir shop remains vacant, encumbrance-free, and under Government ownership, ensuring a smooth transition for the construction process without any legal or environmental constraints. Therefore, no Involuntary Resettlement (IR) impact has been anticipated.
26.	Eco Cottages – 4 Nos. Double Storey – Size and Plinth Area -50.83 Sqm Each Cottage / 101.66 Sqm	Eco Cottages – 4 Nos. Double Storey – Size and Plinth Area - 50.83 Sqm Each Cottage / 101.66 Sqm	Eco Cottages – 4 Nos. Double Storey – Size and Plinth Area -50.83 Sqm Each Cottage / 101.66 Sqm	As per the approved master plan, the location for constructing the Eco Cottages has been slightly shifted from the previously identified location within the same plot of land considering the recent flood level. This adjustment will ensure better resilience against potential flooding while maintaining the integrity of the overall development plan. The land designated for the Eco Cottages remains vacant, encumbrance-free, and under Government ownership, ensuring a smooth transition for the construction process without any legal or environmental constraints. Therefore, no Involuntary Resettlement (IR) impact has been anticipated.
27.	Provision For Outdoor Activities (Children Play Items, Boating, Golf Cart)	Provision For Outdoor Activities (Children Play Items, Boating, Golf Cart)	Provision For Outdoor Activities (Children Play Items, Boating, Golf Cart)	No involuntary resettlement impact is anticipated'
28.	Staff Quarter with Manager Room and Linen Room	Staff Quarter with Manager Room and Linen Room	Staff Quarter with Manager Room and Linen Room	Location shifting within the same plot of land.
29.	Driveway 4.5 mtr width	Driveway 4.5 mtr width	Driveway 4.5 mtr width	Lenth same only change of alignment
30.	Pathways 1.8 mtr width	Pathways 1.8 mtr width	Pathways 1.8 mtr width	Change in length 510 mtr

Source: Detailed Project Report (DPR), Chabimura, PDMC-TDCL and approved Master Plan, PMSC, TUTDP

19. The shifting of alignment and location within the same plot of land has not resulted into any kind of adverse impact. As per the preliminary design, location of the structures was closer to the river, however, due to the occurrence of recent floods, the location of the structures, to be constructed were shifted towards the pathways due to mitigate future scouring of river.



Figure 5: Map of Fatik Sagar



Source: Detailed Project Report (DPR), Chabimura, PDMC-TTCL

Figure 6: Map of Amar Sagar



Source: Detailed Project Report (DPR), Chabimura, PDMC-TTDCCL

III. FIELD WORK AND PUBLIC CONSULTATION

20. No person or community is being negatively impacted by this project. The entire population of nearest towns, Amarpur, Udaipur including the tourists will benefit from this sub-project initiatives. No land or asset acquisition is required for this sub-project. Thus, no physical or economical displacement is anticipated. No common property resources (CPR) either will get impacted due to the proposed interventions. Also, vulnerable groups such as the poor, women and their children, person with disability, the elderly, scheduled tribes and other ethnic groups will not be adversely impacted. Since there is no adverse impact anticipated hence, Census and Socio- Economic Survey of the affected persons is not required. Public and stakeholders' consultations were conducted by the project team to disseminate project related information and also comprehend the possible perception of the people regarding the sub-project.

21. The earlier land parcels earmarked for tourism development activities at Chabimura tourism destination were bearing multiple plot numbers 1, 2, 3, 4, 5, 6, 7, 580, 33 and the ownership too was lying with different departments. Out of the mentioned 9 land parcels, NOC (**Appendix 1**) for Plot No. 1 & 2 has been obtained from TTDCL as the said parcel of land belongs to TTDCL. On the other hand, plot no. 3 and 4 belong to the Forest department and no project activities will be undertaken in the said plots (**self-declaration appended as Appendix 8**). Location of plot no. 3 and 4 is such that it had to be taken into consideration even if no activities will be undertaken in the mentioned plot numbers. Furthermore, plot no. 5, 6, 7 and 580 is under the possession of District Magistrate & Collector, Udaipur, Gomati District and process of obtaining NOC for the same has been initiated (**Letter appended as Appendix 2**). As per the revised design no project activities will be undertaken in plot no 580. In addition to it, plot no. 33 is under the ownership of PWD and working NOC has been provided to TTDCL (**Appendix 3**). The signed copy of the Chabimura land demarcation is in **Appendix 4**.

22. Joint site visits and discussions/meetings were carried out to also assess the land acquisition and resettlement impacts for Chabimura, Fatik Sagar and Amar Sagar along with TTDCL officials, social and environment team of PMSC including the engineers. The DDR for land acquisition and resettlement plan was prepared based on assessment of available records, site visit and public consultations. Attendees mainly expressed their happiness because of selection of the area and structure for this project.

23. During public consultations, participants were of the opinion that this sub-project is important and very much needed for overall development of the area. All participants present during consultations welcomed the project and showed their willingness to support and cooperate with the project. The people present were very happy to know about the project and were of the opinion that the detailed project information should be disseminated to more and more people through different medium. There was no opposition for this sub-project as this proposed project will be on land already owned by Government of Tripura (GoT). Detail consultation report has been appended as **Appendix -11**.

24. In addition to the above-mentioned public consultations, stakeholders' meetings were also held with Hon'ble Deputy Chief Minister along with officials of line departments regarding finalization of project activities and the related modalities to be followed.

Table 3: Initial Stakeholder Meeting/Discussions

Sl. No.	Issues discussed in the consultation	Venue	Date	Members Present	
				Male	Female
1	Workshop on Prioritization of Sub-projects under ADB funded Tourism Development project for Tripura	TTDCL Conference Hall, 1 st Floor, Swet Mahal, Agartala	24-08-2021	28	03
The minutes of the meeting is attached in Appendix -12					
3	Develop tourism infrastructure in the northeastern state of Tripura under Tripura Urban and Tourism Development Project (TUTDP) - Tourism Component (ADB Loan no. 6037-IND).	Office of the Hon'ble Minister of Tourism, Government of Tripura, Secretariat, Agartala	14-12-2021	10	00
The minutes of the meeting is attached in Appendix -13					
4	Stakeholder's consultation through video conference on identification of issues on Tourism	Video Conference through Google	15-12-2021	29	00
The minutes of the meeting is attached in Appendix -14					

Source: PDMC Team, TTDCL

Table 4: Public Consultations during Feasibility & Assessment

Sl. No.	Date & Venue of Consultation	Public Consultation	Number of Participants		
			Male	Female	Total
1	19.04.2021 Chabimura Tourist area	Stakeholder's meeting	11	Nil	11
2	20.04.2021 Chapiabari village, Chabimura	Public (Local Community)	5	Nil	5
3	23.01.2022 Amarapur market eastern side of Amarsagar Lake	Public (Local Community)	2	Nil	2
4	13.02.2022 Chabimura Tourist area	Stakeholder's meeting	2	2	4
5	13.02.2022 Chapiabari village, Chabimura	Public (Local Community)	1	3	4
6	13.02.2022 Debbari village, Chabimura	Public (Local Community)	2	3	5
7	20.03.2023 Chabimura Tourist area	Public (visitors/tourists)	6	5	11
8	20.03.2023 Debbari-Chapiabari Village, Chabimura	Public (Local Community)	7	7	14
9	20.03.2023 SHG Members/Boat Operator	Stakeholder's meeting	12	3	15
10	12-07-2024 Contractor team and also local people	Consultation/dissemination of site related safeguard information	12	00	12

Sl. No.	Date & Venue of Consultation	Public Consultation	Number of Participants		
			Male	Female	Total
11	25-07-2024 Local people	Public (Local Community)	03	03	06
12	29-07-2024 Contractor Team	Consultation/dissemination of site related safeguard information	12	00	12
13	17-08-2024 Contractor Team	Consultation/dissemination of site related safeguard information	08	00	08
14	12-11-2024 Contractor team and also local people	Consultation/dissemination of site related safeguard information	11	00	11

Source: PDMC Team, TTDCCL

IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

25. The land area earmarked for Tourism Destination development at Chabimura is admeasuring 20 acres where intervention of tourism infrastructure activities is proposed and the ownership of the land is lying with Tripura Tourism Development Corporation Limited (TTDCL), Department of Public Works and Revenue Department, Government of Tripura. The location is an attraction for the tourists due to its resemblance with amazon like features and the huge rock carvings of Goddess Durga and other Gods and Goddesses.

26. On the other hand, Lake front development has been proposed for both Fatik Sagar and Amar Sagar. This will include re-strengthening of the lake edge/embankment, ghat development. Pedestrian promenade, development of parks, development of tourist facilities and amenities and integrated landscaping including, drainage, etc. Both the lakes are under the ownership of Amarpur Nagar Panchayat.

27. The sub-project will not result into any permanent or temporary land acquisition, and no resettlement impact is envisaged as the proposed site is owned by the government.

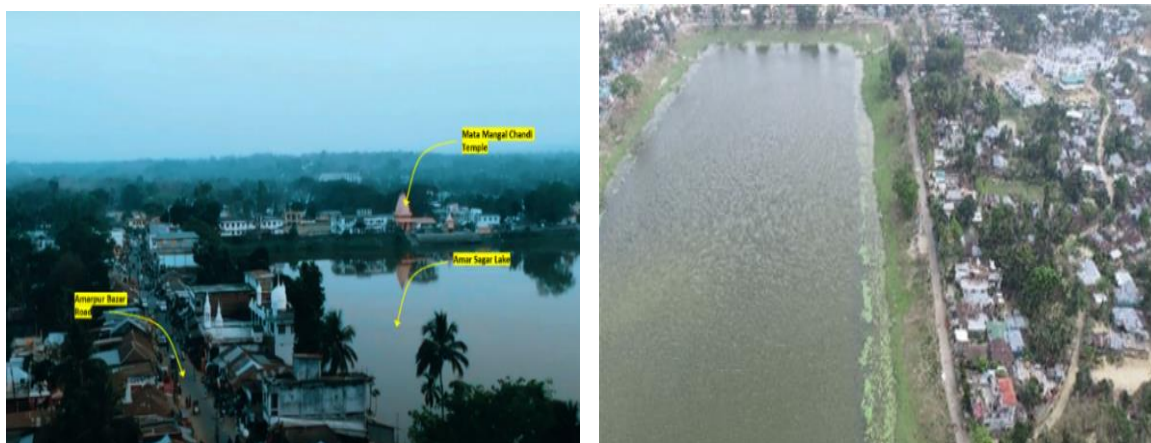
28. There is no encroachment by any private parties on the land. There are no squatters or kiosks either residing or conducting any commercial activities within the premise of sub-project site area.

29. Copies of the revenue maps and records have been provided as **Appendix-15 to 18**. A site assessment has been conducted, confirming that there are no encroachments, squatters, or ongoing commercial activities within the Chabimura, Fatik Sagar, and Amar Sagar proposed sub-project areas designated for development. All construction work will be carried out on unused vacant government land, ensuring that no existing structures are affected or altered. No work will be conducted on any pre-existing structures, and necessary safety measures will be strictly implemented throughout the construction process to prevent any disruptions or risks. Additionally, special provisions and arrangements will be made to ensure easy access for visitors.

Figure 7: Photographs of Locations where Subproject Activities are Proposed



View of Chabimura



View of Amar Sagar and Fatik Sagar

Table 5: Project Components and their Land Acquisition and Resettlement Impacts

Table 3: Project Components and their Land Acquisition and Resettlement Impacts					
Sl. No.	Projects/Subproject Components	Impact on Land Acquisition and Resettlement	Likely Temporary Impact	Likely Permanent Impact	Remarks
Chabimura					
1	Refurbishment of existing boat jetty and development of new jetty.	Nil	Nil	Nil	- Ownership of the land for Plot 1& 2 is with TTDCL and self-certification by the Department is appended as Appendix 1. - Request for NOC to DM and Collector, Udaipur, Gomati District, Amarpur for Plot No. 5,6 & 7 is at Appendix 2. - Self-Declaration by TTDCL for no activities on plot no. 3 & 4 owned by Forest is at Appendix 8. - NOC for Plot No. 33 owned by PWD is at Appendix 3.
2	Development of toilet blocks, water ATM, gazebos, picnic area, Children's Play Area with play equipment, Souvenir Shops, restaurants, scent & Butterfly Garden, Party lawn.	Nil	Nil	Nil	
3	Development of eco cottages	Nil	Nil	Nil	
4	River edge protection	Nil	Nil	Nil	
5	Integrated landscaping including parking and Infrastructure Facilities (Pathways, Bridges, Water Supply, Sanitation, Storm Water Drainage and Solid Waste Management)	Nil	Nil	Nil	
Fatik Sagar & Amar Sagar					
6	Lake edge/embankment re-strengthening	Nil	Nil	Nil	NOC for embankment has been received from Amarpur Nagar

Sl. No.	Projects/Subproject Components	Impact on Land Acquisition and Resettlement	Likely Temporary Impact	Likely Permanent Impact	Remarks
7	Pedestrian promenade, ghat development and lighting	Nil	Nil	Nil	Panchayat for Amar Sagar and Fatik Sagar which is appended at Appendix 5 & 6.
8	Development of Children's Park, open air gyms,	Nil	Nil	Nil	NOC has been received from Directorate of Fisheries for undertaking works on the water front of Fatik Sagar and Amar Sagar Lake vide letter no. F.5(10)-FISH (DEV)/2022-23/15270 dated 4 th April 2022 is appended at Appendix 7. In addition to this, declaration given by TTDCL, Government of Tripura stating that "there will be no hindrance or temporary suspension of fishing or any other commercial activities (boating, water sports etc.) which may cause loss of livelihood to any individual or community" is also appended in Appendix 10.
9	Integrated landscaping including parking, drainage improvement, services,	Nil	Nil	Nil	

V. INDIGENOUS PEOPLES

A. Identification of Indigenous Peoples

30. As per ADB SPS 2009, the Indigenous Peoples' safeguards are triggered if a project directly or indirectly affects the dignity, human rights, livelihood systems, or culture of Indigenous Peoples or affects the territories or natural or cultural resources that Indigenous Peoples' own, use, occupy, or claim as an ancestral domain or asset. The term Indigenous Peoples is used to refer to a distinct, vulnerable, social and cultural group possessing the following characteristics in varying degrees: (i) self-identification as members of a distinct indigenous cultural group and recognition of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories; (iii) customary cultural, economic, social, or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of the country or region.

31. The term indigenous peoples is understood to be synonymous with the communities defined by the Constitution of India as scheduled tribes, as follows: "Scheduled tribes (scheduled tribes) are those communities notified as such by the President of India under Article 342 of the Constitution. The first notification was issued in 1950. The President considers characteristics like (i) tribes' primitive traits; (ii) distinctive culture; (iii) shyness with the public at large; (iv) geographical isolation; and (v) social and economic backwardness before notifying them as a scheduled tribe. A scheduled tribe will have one of these factors by the respective markers. Essentially, indigenous peoples have a social and cultural identity distinctly different from the mainstream (or dominant) society that makes them marginalized, socially isolated, and often overlooked in the development process.

32. **Specific Action Plan:** Further, to address any potential safeguards issues and ensure maximum benefits reach the scheduled tribe households, a specific action plan for indigenous peoples is proposed for this sub-component. The action plan will carry out the following specific activities: (i) a baseline survey will be conducted for identification of potential indigenous peoples' households within a radius of 2 kms. from the Chabimura destination for carrying out probable income generation activities related to tourism; (ii) proposed benefits to indigenous peoples households will be shared and monitored; (iii) IEC materials, information sharing, consultations will be culturally sensitive and appropriate when implemented in the scheduled area; (iv) in case of any indigenous peoples impacts in sub-component, the chief of the tribe or a member of the tribal council may act as traditional arbitrator (to ensure that traditional grievance redress systems are integrated) and an NGO working with indigenous peoples. GRC will also ensure that grievance redress established is gender inclusive in receiving and facilitating resolution of the IPs' concerns; (v) consultations with IP households will be conducted in all stages which shall help in identifying any culture-specific requirements and traditions like avoidance of any specific festival days, and/or other activities with cultural significance to the IP communities during civil work; and any other IP related issues and concerns that may be of importance to the community; (vi) Contractual provisions will ensure that scheduled tribe households in the project coverage area at Chabimura will benefit from development and construction of tourism related infrastructure and other associated amenities by getting various types of livelihood scopes, including opportunity to work as construction labours during project related civil work, selling of their indigenous products to the visiting tourists etc. which will provide them with a supplementary income source too; (vii) In case any claim or complaint is submitted during the construction period, an effective and efficient IP inclusive Grievance Redress Mechanism will be in place which will enhance provision of timely and sensible hearings and facilitate solutions. This information will be disseminated during consultations with stakeholders.

33. A Training Need Assessment (TNA) will be done among the local community to identify their choices and preferences for developing and enhancing their skill. Skill training institutes close to the project area will be identified, or a community-based outreach skill development program will also be explored by involving national and state-level accredited skill development institutes. A separate budget will be prepared for this. The women member of the boat operator's family will be given special preference, or any other enthusiastic person from among the indigenous people's community will be encouraged to take part in the training program. Linkage with state or national-level schemes for the socio-economical upliftment of indigenous communities will be explored. Since Chabimura is a prominent tourist place, training on "Tourist Guide" may also benefit the local people. The SAP also considers to converge and establish linkages between the tribal people from the project area with the Department of Tribal Welfare, Government of Tripura, related to different government schemes. The summary of skill development schemes and schemes for tribal people prevailing in the state of Tripura has been provided in **Appendix 30**

34. Two separate agencies need to be hired for the TUTDP project- one for Sustainability Awareness and Capacity Building Consultancy, and the other for Tourism Promotion, Marketing, and Capacity Building Consultancy. These two consultants will be responsible for carrying out training need assessments and conducting relevant training programs aimed at capacity enhancement and skill development of stakeholders involved in the project.

35. The proposed action plan with activities, timelines and responsibilities is attached as **Appendix 19**. This action plan will be used for project monitoring to ensure that IP activities are undertaken on a timely basis and reported semi-annually and to determine whether project objectives have been achieved.

36. In the State of Tripura, where scheduled tribes are also referred as tribal people, there are 19 such groups. Out of the 19 declared Scheduled Tribe groups, Reang have been notified as Particularly Vulnerable Tribal Groups (PVTG) in Tripura in terms of backwardness under different development indicators. As per the initial assessment, no negative impact on the PVTG is anticipated for the proposed sub component of tourism infrastructure development. The tribal population of Tripura increased to 11,66,813 in 2011 from 9,93,426 in 2001. As per 2011 census the total population of Tripura state is 36, 74,000 out of which the tribal population constitutes 31.8% of the total population of the State. The **Table 66** below shows the list of tribal communities in the state of Tripura as per Ministry of Tribal Affairs, Government of India and their population growth in different census years.

Table 6: Scheduled Tribe Population in Tripura as per Census

Sl. No.	Name of the Tribe	Population (Census Years)				
		1971	1981	1991	2001	2011
1.	TRIPURI / TRIPURA	2,50,545	3,30,872	4,61,531	5,43,848	5,92,255
2.	REANG	64,722	84,003	1,11,606	1,65,103	1,88,220
3.	JAMATIA	34,192	44,501	60,824	74,949	83,347
4.	NOATIA	10,297	7,182	4,158	6,655	14,298
5.	UCHOI	1,061	1,306	1,637	2,103	2,447
6.	KUKI	7,775	5,501	10,628	11,674	10,965
7.	HALAM	19,076	28,969	36,499	47,245	57,210

Sl. No.	Name of the Tribe	Population (Census Years)				
		1971	1981	1991	2001	2011
8.	LUSHAI	3,672	3,734	4,910	4,777	5,384
9.	BHUTIA	3	22	47	29	28
10.	LEPCHA	14	106	111	105	157
11.	KHASHIA	491	457	358	630	366
12.	CHAKMA	28,662	34,797	96,096	64,293	79,813
13.	MOG	13,273	18,231	31,612	30,385	37,893
14.	GARO	5,559	7,297	9,360	11,180	12,952
15.	MUNDA / KAUR	5,347	7,993	11,547	12,416	14,544
16.	SANTAL	2,222	2,726	2,736	2,151	2,913
17.	ORANG	3,428	5,217	6,751	6,223	12,011
18.	BHIL	169	838	1,754	2,336	3,105
19.	CHAIMAL	0	18	26	226	549
	TOTAL	252,481	285,754	354,187	388,335	520,474

Source: 2011 Census of India.

Table 7: Summary of Scheduled Castes and Scheduled Tribes Population in Chabimura, Amar Sagar and Fatik Sagar as per census 2011

Sl. No.	Name of the Town/ villages	Total Population 2011	Scheduled Castes population		Scheduled Tribes population		Type of Tribes population
			In Figures	Percent age	In Figures	Percent age	
1	Amarpur Town	10838	2933	27.06	411	3.79	Jamatia
2	Bampur	4328	1165	26.92	1644	37.99	Jamatia
3	Rangamati	4627	2945	63.65	843	18.22	Jamatia
4	Debbari-Chapiabari	1790	700	39.11	920	51.40	Jamatia & Reang
5	Baramura Deotamura R.F. (part)	363	0	0.00	296	81.54	Jamatia

Source: Census 2011

37. The identified project area of Chabimura is mostly inhabited by the Jamatia and Reang tribal population. The proportion of the mentioned tribe can be seen from the above table which depicts the fact that concentration of tribal population is maximum in Baramura/ Deotamura Reserve Forest (part) and Debbari/ Chapiabari. Livelihood activities of the tribal population in the project area is mostly centered round collection of minor forest produces, cutting of trees to be used as cooking fuel, weaving and working as boat operator for the visiting tourists. Fishing activities in the river also forms a part of their activity on intermittent basis and is done for the purpose of self-consumption. The existing arrangement for the tribal people working as boat operator for the visiting tourists is through a SHG constituted of 12 tribal male members. The SHG has been provided with motor boats under an agreement done between TTDCL and the SHG named Hachwk Mwtai. The components or the assets of

TTDCL for operating and managing by the SHG as mentioned in the agreement (**Appendix 20**) are motor boats, tourist shed, cultural stage, path way, staircase, guide point, cafeteria ticket counter, parking area, drinking water facilities etc. The agreement is done for a period of one year with condition of renewal in the consecutive years. There are 5 number of motor boats provided to the SHG by TTDCL which is shared and operated by 12 members on a rotation basis as decided and accepted by the members themselves.

38. The proposed developmental activities related to tourism will not result into any kind of hindrances or temporary suspension of fishing, boating or other commercial activities which may cause livelihood disruption neither for the members of SHG nor for the tribal people doing fishing activities for self-consumption as no work has been proposed to be taken in the water body (self-declaration by TTDCL appended as **Appendix 9**).

B. Project Impact on Indigenous People

39. There will be no negative impact on any section of the Indigenous Peoples (IPs) population. All the proposed construction activities will be done within the vacant government land. The subprojects under the mentioned packages, are categorized as category “B” for Indigenous Peoples. As no tribal population under the proposed subprojects is getting adversely impacted, no Indigenous peoples Plan (IPP) will be needed for this sub-project. The nearest towns of the proposed sub-projects destination are Amarpur and Udaipur. Amarpur town has a total population of 10,838 as per population Census 2011, out of which 411 are Scheduled Tribe (that constitutes around 3.79% ST population). Udaipur town has a total population of 32,758 as per population Census 2011, out of which 363 are Scheduled Tribe (that constitutes around 1.11% ST population). The proposed sub- project will have no adverse impact on any scheduled tribe population or on the community in general. On the other hand, the proposed sub- project will benefit the scheduled tribe population, general population and the tourists coming to Chabimura, Fatik Sagar and Amar Sagar by providing recreational space and facilities, tourism related activities etc. Furthermore, the proposed project development will not entail any interface with the community people or with scheduled tribe people during the period of construction. Contractual provisions will ensure that scheduled tribe households in the coverage area within a radius of 2 kms will benefit from development and construction of tourism related infrastructure and other associated amenities by getting various types of income earning opportunities, including working as construction labour during project related civil work, selling of their indigenously made products to the visiting tourists etc. which will provide them with a supplementary income source.

VI. SUMMARY FINDINGS, OTHER SOCIAL MEASURES & RECOMMENDATIONS

40. In this Sub-Project intervention, any kind of full or partial, permanent or temporary, physical and economic displacements is not envisaged. There will not be any adverse impact on people, livelihood, land or structure and common property resources.

41. Overall categorization for the project is category “B” for IR impact and also for impact on Indigenous People (IP) as per the ADB’s Safeguard Policy Statement (SPS), 2009. Screening questions form for IP categorization is placed as **Appendix 21**.

42. It is concluded from this due diligence study that the proposed infrastructure improvements will not change substantially the present land use; there will be no issues of land acquisition and resettlement related to this sub-project. All facilities will be built on Government land and on the existing structures. Due to project intervention, there will be no loss of income of any person or any assets, either privately owned or publicly owned.

43. During execution of works, trainings will be undertaken for construction staffs/PIUs etc. It will also be ensured that Contractor/PIUs adhere to the following code of conduct while undertaking any kind of civil activities:

- (i) Local labour including indigenous people should be given preference in the construction activity and female workers should be engaged and given equal opportunity in the civil construction works (if any) such as equal pay and provisions under core labor standards.
- (ii) Provision of drinking water and sanitation should be at the work site and separate toilet for male and female workers should be made at the site / camp.
- (iii) Good civil construction practices should be adopted. Only qualified personnel undertaking tasks relevant to their duties, provision of suitable personal protection equipment.
- (iv) No activities to be undertaken in adverse weather conditions.
- (v) Provision will be made in the plan for separate entry and exit to the complex (if applicable), so the chances of accident are negligible during work. For the existing users, mitigation measures to be followed includes laying of wooden planks, iron sheets and creation of separate pathways.
- (vi) Trash will be regularly removed from the site.
- (vii) Entire area will be declared as plastic free, smoking free and appropriate sign boards for the purpose will be displayed at work site.
- (viii) Prior to commencement of site activities and mobilization on ground, the Contractor will prepare and get approved by the Engineer, circulation plan during construction for safe passage of visitors/tourists during work execution stage, including development of alternative access routes, signage, etc.

VII. GRIEVANCE REDRESSAL MECHANISM

44. A Grievance Redressal Mechanism has already been established, to evaluate, and facilitate the resolution of social, environmental or any other project-related grievances. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project. The public awareness campaign will generate awareness of the project and its grievance redress procedures. The campaign will ensure that the poor, vulnerable, and others know about the GRM.

45. The GRM will provide an accessible, inclusive, gender-sensitive and culturally appropriate platform for receiving and facilitating the resolution of affected persons' grievances related to the project. The multi-tier GRM for the project is outlined below, each tier having time-bound schedules and with responsible persons identified to facilitate and address grievances at each stage. ULB-wide public awareness campaigns will ensure that awareness of grievance redress procedures is generated through the campaign. The project coordinator (urban and tourism), supported by independent consultants (social and environment), will be responsible for timely grievance redress on environmental and social safeguards issues.

46. Besides the project's grievance redress mechanism, the state also has a centralized public grievance redress monitoring system (CPGRMS) where the general public can file grievances through a dedicated web portal (grievance.tripura.gov.in). The general administrative (administrative reforms) department is the nodal agency, and an officer of the rank of joint secretary is responsible for its functioning. Each department of the state has nominated officers to receive the grievances. Tripura Urban Planning & Development Authority (TUDA) and Department of Tourism (DoT) have nominated officers of the rank of Deputy Director as nodal officers, whose names and contact details are provided on its website. The affected persons can also lodge their complaints through this online portal.

47. **Information to the stakeholders about the GRM:** The stakeholders, including affected persons, will be informed about the GRM under the project and of the state through public consultations, disclosures, and distribution of public information booklets (PIB). In the case of illiterate DPs, the information will be provided verbally during meetings with them.

48. **Who can complain:** A complaint can be registered by stakeholders directly or indirectly affected by the project. A representative can register a complaint on behalf of the affected person or group, provided that the affected person or group identifies the representative and submits evidence of the authority to act on their behalf.

49. **What the Grievance/Complaint should contain:** Any comments, complaints, queries and suggestions pertaining to safeguard compliance - environment, involuntary resettlement, and indigenous people, design-related issues, compensation, service delivery or any other issues or concerns related to the project. The complaint must contain the complainant's name, date, address/contact details, location of the problem area, and the problem. A sample grievance registration form is provided in **Appendix 22**.

50. **Where and how to file a Complaint:** The complaint can be filed both online and offline. The people can submit their complaints at the contractor's site office or at PIU/PMU office. In addition, they can also have grievances/suggestions/queries submitted through phone or e-mails or the state grievance portal.

51. **Documentation:** PMU, with the support of PIUs, will be responsible for the timely registration of grievances, related disclosure, and communication with the aggrieved party. PMU will also ensure that all the details from submission to resolution are well recorded and documented.

52. **Grievance redress /Problem solving through participatory Process:** The PMU and PIUs will make efforts to resolve the problems and conflicts amicably through a participatory process with the community and the ULBs. In case of immediate and urgent grievances in the complainant's perception, the contractor and supervision personnel from the PIU will provide the most easily accessible or first level of contact to resolve grievances quickly. Contact phone numbers and names of the concerned staff and contractors will be posted and displayed at all construction sites.

53. **Grievance Redressal Committee:** The GoT under Tripura Urban and Tourism Development Project (TUTDP) has established the grievance redressal committees at the site, PIU and PMU levels to provide a mechanism to mediate conflict and disputes concerning compensation payments and cut down on lengthy litigation. The following will be the composition of the GRCs.

54. **Site-level GRC (1st level)** - The site-level GRC will comprise a Junior Engineer (site In-Charge), PIU; an Assistant Safeguard Officer, PIU; a Contractors Site Engineer; Construction Supervisor, PMSC; and a representative from the affected community (as and when required). The effort will be made to resolve issues on-site, in consultation with each other and within five days of receipt of a complaint/grievance.

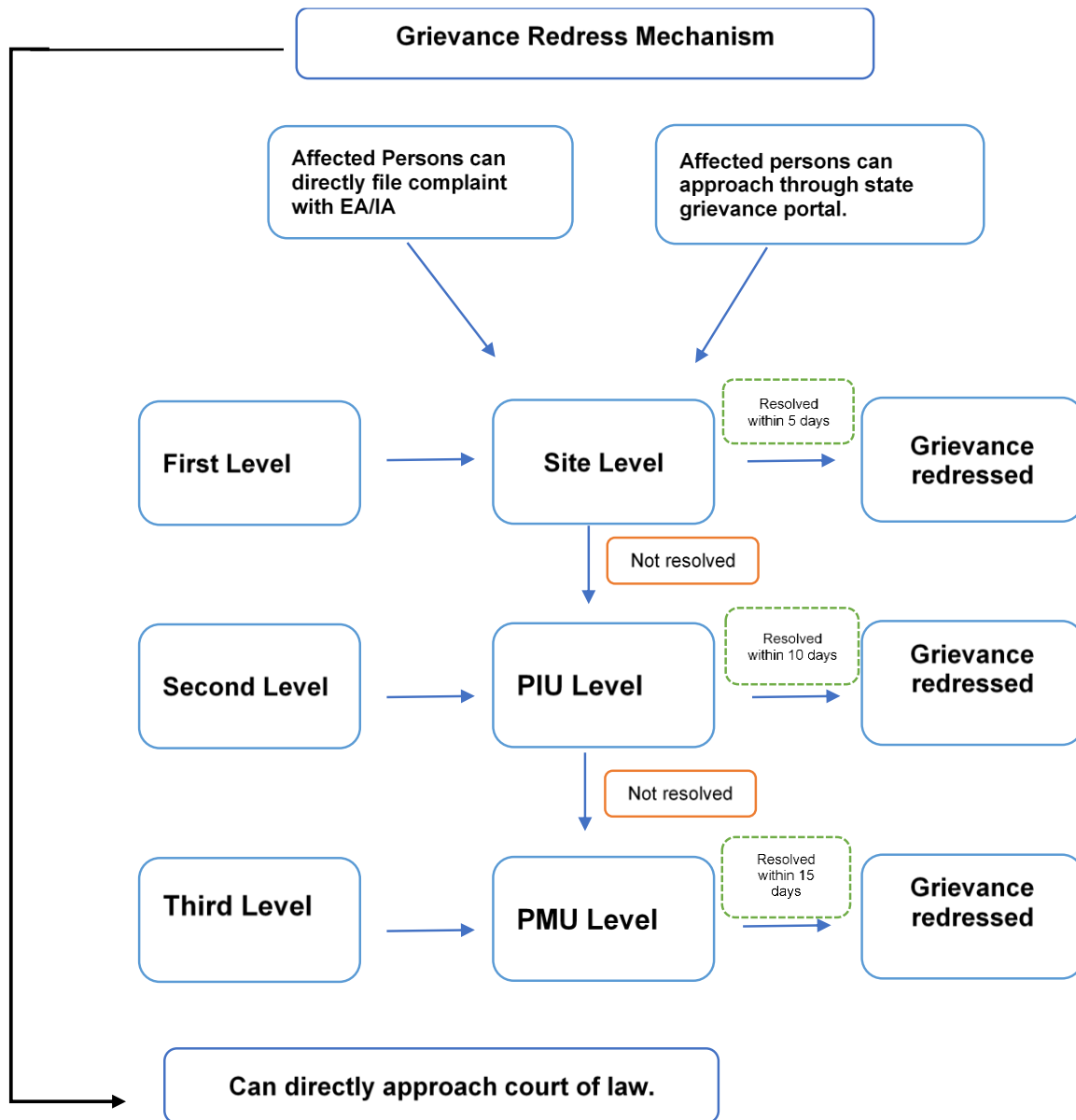
55. **PIU level GRC (2nd level)** - All grievances that cannot be redressed within five days at the field level will be brought to the notice of the PIU-level GRC established in each PIU. The PIU-level within two days of receipt of the complaint to determine the merit of each grievance brought to the committee. GRC at the PIU level will be headed by Project Manager of PIU; Assistant/Junior Engineers of PIU; Construction Management Expert of PMSC; Assistant Safeguard Officer of PIU; Project Manager/In-charge of the concerned Contractor; Representatives from line departments and ULBs as and when required.

56. **PMU Level GRC (3rd level)** - In case the grievances are not addressed at the PIU level within 10 days of receipt, the same shall be brought to the notice of the PMU-level GRC. The PMU-level GRC will comprise of Project Director as chairman, a Co-Project Director as co-chairman, Additional Project Director (Urban and Tourism of PMU; Individual Safeguards Consultant (Social cum Gender) of PMU; Representatives from line departments and ULB as required and representatives of affected communities (if required)¹. The committee can co-opt any other member required for the resolution of the grievances. The GRC at the PMU level will resolve the grievance within 15 days of receiving the complaint.

57. The complainant will be informed in writing about the resolution of their complaint or the decision of the grievance redress committees. The complainants are free to approach the court of law at any time of their own will at any stage, and accessing the country's legal system can run parallel to accessing the GRM and is not dependent on the negative outcome of the GRM.

¹ In case of any components with impact on indigenous people GRC will have representative from affected indigenous people community, including at least one female indigenous person or NGO working with indigenous people groups.

Figure 8: Grievance Redress Mechanism



VIII. INFORMATION DISSEMINATION

58. The DDR will be made available for reference in the offices of the TTDCL, Office of District Administration, Project Implementation Unit, Project Management Unit and ADB website for easy access to all stakeholders including the local community of project location. Public awareness campaigns within the entire project area will ensure that awareness on grievance redress procedures is generated. The Social Safeguards and Gender Officer PMU supported by PMSC, will oversee the conduct of project coverage area-based awareness campaigns by the Safeguard Nodal Officer of concerned PIUs. The awareness campaigns will ensure that poor and vulnerable households are made aware of grievance redress procedures. Contractors will provide pamphlets to communities residing near the project location prior to start of works and information Boards during construction. The pamphlets and information boards will include relevant environmental and social safeguards, GRM information, and contact details of key personnel from PIU and contractors.

IX. CONCLUSION

59. The findings from field visit, survey, public consultation and stakeholder consultations and screening for involuntary resettlement and indigenous people impacts, suggest that the subproject is not anticipated to cause any permanent or temporary, direct or indirect, impacts. Nevertheless, the impacts of the subproject have been reassessed during finalization of detailed design (final sites and alignments and scope of work), the social safeguards document updated and ADB's clearance obtained. In case any involuntary resettlement impact is identified at any stage of the subproject implementation, this safeguard document will be revised with appropriate revision of project category in accordance with ADB's safeguard Policy Statement, 2009.

60. No involuntary resettlement impact is identified at the project sites for any of the sub-project component as no private land acquisition, temporary or permanent will be required. There are no encroachments either and the area is not occupied by any squatters, kiosks or vendors. The proposed site is owned by the Government of Tripura. All development works will be done on Government owned land. Due to the project intervention, there will be no loss of income of any person or any assets, either privately owned or publicly owned. The proposed tourism related infrastructure improvement works will not change the present land use pattern. All facilities related civil works will be undertaken on Government land which is free of encumbrances.

61. The land parcels earmarked for tourism development activities are bearing multiple plot numbers 1, 2, 3, 4, 5, 6, 7, 580, 33 and the ownership too is lying with different departments. Out of the mentioned 9 land parcels, NOC for Plot No. 1 & 2 has been obtained from TTDCL as the said parcel of land belongs to TTDCL. On the other hand, plot no. 3 and 4 belongs to the Forest department and no project activities will be undertaken in the said plots. Location of plot no. 3 and 4 is such that it had to be taken into consideration even if no activities will be undertaken in the mentioned plot numbers. Furthermore, plot no. 5, 6, 7 and 580 is under the possession of District Magistrate & Collector, Udaipur, Gomti District and process of obtaining NOC for the same has been initiated. As per the revised design no project activities will be undertaken in plot no 580. In addition to it, plot no. 33 is under the ownership of PWD and working NOC has been provided to TTDCL.

62. As far as tourism related development work at Fatik Sagar and Amar Sagar is concerned, for landscaping work, NOCs have been obtained from Amarapur Nagar Panchayat and for any kind of other works related to development of front part of the lakes, NOC has been provided by the Directorate of Fisheries for both, Fatik Sagar and Amar Sagar.

63. Provisions have been made to ensure uninterrupted boating and fishing facilities during the construction phase. There will be no hindrances or temporary suspension of fishing, boating, or any other commercial activities in the Gomati River, located in Chabimura, to ensure the continuity of livelihood for individuals or communities (**Appendix 9**).

64. Compliance with applicable labour laws (listed in **Appendix-21**) including amendments issued from time to time applicable to establishments engaged in construction of civil works.

65. The works contractor will be required to maintain access to shops and boat riding spot located close to proposed sites, and safety through hard barricading of excavated alignments/sites. Care will be taken to avoid/mitigate economic impacts through the following measures: (i) announcement of proposed civil works in advance (to enable shop owners to stock up and remain unaffected if goods vehicles are unable to reach them during construction);(ii) provision of planks to ensure customers access to shops and boating zone; (iii) careful timing of implementation to avoid peak sale hours/days; (iv) night work, if possible; (v) minimizing construction period to the extent possible; (vi) assistance to mobile vendors if

any, present during construction, to shift nearby; (vii) signage with project details and contact details for grievance redress. These measures will be part of the contract and will be implemented through it, with careful monitoring by the concerned PIU.

66. To further minimize the possibility of construction impacts, work will be executed during the early morning hours in order to avoid inconveniences to the visitors/tourists and also to related business activities. All safety norms would strictly be adhered to and the Project Implementation Unit (PIU) will also ensure that all the necessary compliances are observed by the contractor.

67. A budgetary provision is made for costs likely to be incurred by TTDCL for completion of all formalities related to this due diligence report. This includes provisions towards communication and grievance redress (INR 150,000), impact assessment and socio-economic survey cost including IP/schedule tribe households (INR 1,50,000), consultation and various awareness activities including IP/scheduled tribe households (INR 2,00,000), training programs through convergence with government programs for IP/scheduled tribes (INR 300,000). and 10% percent contingencies (INR 80,000), i.e., a total of INR 8,80,000.

X. NEXT STEPS

68. This Due Diligence Report has been updated based on revised design (as per approved master plan) till date. Based on the obtaining of NOCs from other related departments the DDR will again be updated as required.

69. Formal and informal consultations will be carried out including, but not limited to focus group discussions (FGDs), public meetings, community discussions, and key informant interviews. Intensive information dissemination campaign will be conducted. The updated DDR will include details of such consultations.

70. Copies of Land Records/ NOCs from the concerned departments (District Magistrate & Collector, Udaipur, Gomti District, Forest department) and Land transfer documents from other concerned departments along with self -certification from TTDCL will be appended in the updated DDR.

71. The Due Diligence Report to be further updated, initiation and completion of due procedures reported and ADB approval obtained after getting approval of the final design.

PHOTO GALLERY OF CHABIMURA



PHOTO GALLERY OF FATIK SAGAR



PHOTO GALLERY OF AMAR SAGAR



Appendix 1: Self-Certification by TTDCL, Govt. of Tripura for Plot No.1& 2 of Chabimura



Tripura Tourism Development Corporation Ltd.
(A Government of Tripura undertaking)
Head Office – Swetmahal, Palace Compound, Agartala- 799001, Tripura (W)
Contact- (0381)231-7878/ 232-3893/232-5930, Help Line: - 0381- 2300332
Website :- www.tripuratourism.gov.in Email:- tripuratourism09@rediffmail.com

Self-Certification

This is to certify that, all the components existing in Chabimura Site including picnic spot, Log Huts (10 numbers), Jetty Area, Toilet Block and Visitors Interpretation Centre are owned by Tripura Tourism Development Corporation Ltd. (TTDCL), a Government of Tripura undertaking.

The land details at Debbari Village, Amarpur Sub-Division, Gomati District, Tripura located within the Chabimura tourism location under the ownership of Tripura Tourism Development Corporation Ltd. (TTDCL), a Government of Tripura undertaking, are provided as under.

SL No.	Mouja	Khatian No.	Plot No.	Area (In Acre)
1.	Debbari	612	1/4396	9.00
2.	Debbari	17	2	2.19

TTDCL does not have any objection for the integrated development works related to tourism infrastructure development projects to be undertaken with ADB assistance on the above stated existing structures/ land parcels.

Seal & Signature : 
Name : Tapan Kumar Das
Designation : Managing Director
Department, GoT : Tourism Development Corporation Ltd.

Appendix 2: Request letter to DM & Collector, Udaipur, Gomati District for Plot No.5,6,7 & 580 of Chabimura

GOVERNMENT OF TRIPURA
DEPARTMENT OF TOURISM

Swetmahal, Palace Compound, Agartala-799001, Tripura (W)
Contact - (0381) 231-7878, Fax-03812300496, email-dir.tourism-tr@nic.in

No.F.2(265)-PI/TT/2022/P-VII/ 10937

Dated, Agartala. 17/12/2022.

To
The District Magistrate & Collector,
Udaipur, Gomati District,
Tripura

Subject: Request for allotment of land measuring 1.01 acres in Plot No-5, 6 and 7 in favour of Tourism Department, Govt. of Tripura for development works at Chabimura under the ADB funded project - Tourism Component- Regarding.

Ref: (1) Letter No. F.4(215)-TT/Mark/2019/Vol-II/8503-06, dated: 20/10/2022
(2) F.4(91)-Proj/TT/2010/7919-21, dated: 16/09/2010

Sir,

The Asian Development Bank (ADB) and the Government of India signed a \$4.21 million Project Readiness Financing (PRF) facility in December 2020 for the preparation of infrastructure development projects to improve urban amenities and develop Tourism infrastructure in the State of Tripura for an ensuing loan amount of \$110 million for Urban Development and \$60 million for Tourism component. The primary aim to this project is employment generation and overall economic development of the State through tourism development.

The Government of Tripura through Tourism Development Corporation Limited (TTDCL) as the Project Implementation Unit (PIU) has undertaken the project to develop major tourists' destinations in Tripura. Considering the holistic development of the State and its people, the shortlisted sub projects are selected in almost all the Districts. The development works proposed in the Chabimura area are as under:

1. Establishment of Eco-friendly log huts/cottages
2. Picnic Area with Gazebo
3. River edge protection (Gabion Mattress)
4. Provision of On-Site Water Supply System with bore-well works
5. Provision of Sewerage System with Anaerobic Baffle filters
6. Visitor Amenities Including Toilets, Restaurant and Water ATM
7. Construction of Staff Quarters
8. Storm Water Drainage System
9. Access Pathways
10. Vehicular Driveway
11. Retaining Walls to Bear Load on Earth due to on-site Developments
12. Landscaping work all around the project site.

Kindly refer to the letter of TTDCL dated 20/10/2022 (under Ref.1) to SDM, Amarpur regarding land allotment of 1.01 acres in Plot No. 5, 6 and 7 under Tourism Department. Allotment of land was requested for tourism project at Chabimura. As per the revenue records in jami.tripura.gov.in, the aforementioned plot numbers are registered in the name of Government of Tripura. Plot number 580 is a Khas land.


16/12/2022

**GOVERNMENT OF TRIPURA
DEPARTMENT OF TOURISM**

Swetnahal, Palace Compound, Agartala-799001, Tripura (W)
Contact - (0381) 231-7878, Fax-03812300496, email-dir.tourism-tr@nic.in

-2-

In view of the above, the plot number 5,6,7 and 580 are required for the proposed project at Chabimura. The details of the proposed land are as under:

SL. No	Project/ Destination	District	Sub-Division	Tehsil	Mouja	Khatian No.	Plot No.	Area (In Acre)	Ownership	Remarks
1	Chabimura	Gomati	Amarpur	Birganj	Debbari	1/3	5	0.13	Govt. of Tripura	
2						1/2	6	0.38	Govt. of Tripura	
3						369	7	0.34	Allotted land	1.01 acres currently under possession of Tourism Dept. This area is to be allotted to Tourism Dept.
4						1/9	580	0.48	Govt. of Tripura	

The following documents are attached herewith for the reference, for your good office: (i) map of identified land parcel, and (ii) revenue records.

In this regard, it is requested to kindly allot Plot no. 5, Plot No. 6, Plot no. 7 and Plot no. 580 in favour of the Director, Tourism Department, Govt. of Tripura for development of Chabimura, on priority basis.

Encl: As Above

Yours faithfully


 (T.K.Das, TCS, SSG)
 Director, Tourism Department,
 Govt. of Tripura

Appendix 3: Copy of NOC received from PWD for Plot No. 33 of Chabimura



GOVERNMENT OF TRIPURA
OFFICE OF THE EXECUTIVE ENGINEER,
AMARPUR DIVISION, PWD(R&B)
AMARPUR, GOMATI, TRIPURA

Ph:- (03821)-285880(Land)

e-mail:- pwe@amarpur@gmail.com

No. F. 1-275(7)/R/EE/PWD/AMP/2018-19/10,133-36

Dated, Amarpur, 21/10/2022

To
The Managing Director
TTDCL, Agartala
West Tripura

Subject: - "Improvement of Tourist Spot connectivity from Amarpur (Farakkagar) leading to Chabimura" and having access to eco-Tourism Centre under NESDIS Scheme of DoNER (L=7.81KM) / Request for NOC of land parcel for the purpose of parking Area Development at Chabimura ,

Ref: - 1) Letter No.F.2 (285)-P/TTD/2022/P-VIII/7407 dated, 16-09-2022.

Sir,

In reference to above, it is to inform you that the 5.3233 hectare of non-forest land has been mutated in favour of the Forest Department. Copy of the Khata has been communicated by the Sub-Divisional Magistrate, Amarpur vide his letter No.7.7 (28) REV/CHABIMURA/SDM/AMP/2019-20/449 dated, 13-01-2021 with a copy enclosed. As well as Final Approval of the Central Government is hereby granted under Section-2 of the Forest (Conservation) Act, 1980, as per record for disposal of 5.3233 ha of forest land partly under Plot No 33, Dag No-33 and Khata No 2-4 to Mrs-Monja Debbari, Taki-Birganj as per recorded. (A copy of the record for favour of your kind record.) It is mentioned here that the said land having due admission to the "FCA-1980" and other related Forest Conservation Act etc, as reflected in the "Final Approval" of the Central Government Vide Letter No-3-TRC0112820-SH/175-76 dated, 19-04-2021. (A copy of the Letter enclosed herewith for favour of your kind record.)

In view of the above a joint visit with consulting team "TTDCL" on 16-09-2022 at Chabimura proposed Parking area of land is filed verification at work site and provide "NOC" from the PWD(R&B), Amarpur Division, consider the matter of issuance of working permission for available land preparing the parking area.

This is for favour of kind information with a request to development of parking facility for this instant project.

Encls: As stated above

Yours faithfully,

(Signature)
Executive Engineer
Amarpur Division, P.W.D.(R&B)
Amarpur, Gomati, Tripura.

Copy to:-

1. The Chief Engineer, PWD(R&B), Tripura, New Secretariat building, Kanjuran for kind information please.
2. The Superintending Engineer, PWD(R&B), 3rd Circle Udaipur for kind information please.
3. The SDO, PWD(R&B), Amarpur, Sub-Division-I, Amarpur for information necessary action.

Executive Engineer
Amarpur Division, P.W.D.(R&B)
Amarpur, Gomati, Tripura.



GOVERNMENT OF TRIPURA
Office of the Executive Engineer, PWD(R&B),
Amarpur Division, Amarpur, Gomati, Tripura

Ph:- 03821-295080 (Land)

***** e-mail - pwdamarpur@gmail.com

No. F. 275(2)/R/EE/PWD/AMP/2018-19 / 1092 - 73

Dated, Amarpur, 01/12/2022

To,
The Managing Director
TTDCL, Agartala
West Tripura

Subject: "Improvement of Tourist Spot connectivity from Amarpur(Fatiksagar) leading to Chabimura" and having access to Eco-Tourism Centre under NESIDS Scheme of DoNER [7.80 Km]/Request for NOC of land parcel for the purpose of Tourist spot development at Chabimura.

1. Ref:- Letter No.F.2(265)-PW/TT/2022/P-VII/7407 dated, 16-09-2022.
2. Ref:- Letter No.F.1-275(2)/R/EE/PWD/AMP/2018-19/10,133-36 Dated 29.10.2022.
3. Ref:- Letter No.F.2(265)-PW/TT/2022/P-VII/10226-27 dated, 01-12-2022.

Sir,

Kindly refer to the above-mentioned letters regarding the NOC provided by PWD to TTDCL for the purpose of parking area development at Chabimura.

In this context, we would like to highlight that PWD has got 5.3239 hectare of non-forest land from Plot No 33, Dag No-33 and Khatian 2-4 in Rav-MoujaDebbari, Tehsil-Biganj for development for improvement of Tourist Spot connectivity from Amarpur (Fatiksagar) leading to Chabimura" and having access to Eco-Tourism Centre. Copy of the letter received from Forest Department is enclosed herewith. Accordingly, PWD has utilised 1.30 hectare of land for the said purpose.

As per the request letter from TTDCL vide letter dated 16-09-2022 (under Ref.1), PWD has already given the NOC for 0.46 hectare (under Ref.2) of land to TTDCL for the development of parking area.

As per the request letter from TTDCL for additional land requirement vide letter dated 01-12-2022 (under Ref. 3), NOC for the remaining land available at site with PWD, Amarpur Division, Amarpur, Gomati, Tripura (i.e., 3.5633 hectares) is hereby provide to TTDCL for their development works at Chabimura under the ADB funded Project.

Encl: As above.

Yours faithfully,

(Er. A. Debbarna)

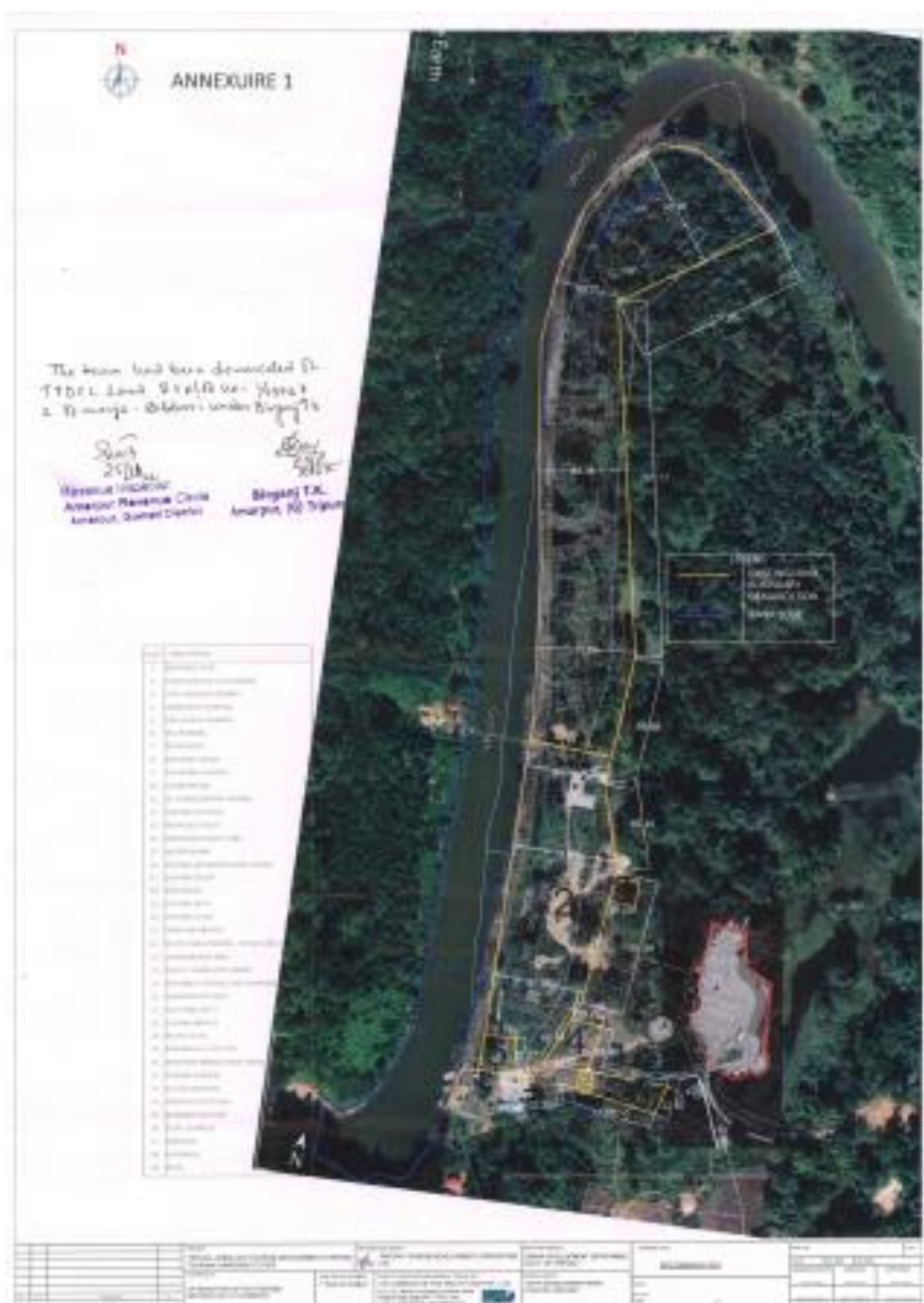
Executive Engineer
Amarpur Division, P.W.D.(R&B)
Amarpur, Gomati, Tripura

Copy to:-

1. The Chief Engineer, PWD(R&B), Tripura, New Secretariat building, Kurnjabari for kind information please.
2. The Superintending Engineer, PWD(R&B), 3rd Circle Udaipur for kind information please.
3. The SDO, PWD(R&B), Amarpur, Sub-Division-I, Amarpur for information necessary action.

Executive Engineer
Amarpur Division, P.W.D. (R&B)
Amarpur, Gomati, Tripura

Appendix 4: Signed Copy of Land Demarcation of Chabimura



Appendix 5: Copy of NOC received from Amarpur Nagar Panchayat for Fatik Sagar

No Objection Certificate

I/we hereby certify that the land parcels under Amarpur Mouja, Amarpur Sub-Division, Gomati District, Tripura located in Fatik Sagar is under the ownership of Amarpur Nagar Panchayat, Government of Tripura. The details of said land parcels are as under:

Sl. No.	Mouja	Khatian No.	Plot No.	Area (In Acre)
1.	Amarpur	1/14	5218	2.512
2.	Amarpur	1/14	5218/5477	0.040

The Office of the Amarpur Nagar Panchayat, Government of Tripura has no objection for the undertaking tourism infrastructure development related activities (like, landscaping, development of children part etc.) around Fatik Sagar Lake, Amarpur under the ADB assisted project - "Tourism Destination Development at Chabimura" on the above-mentioned land parcels by Tripura Tourism Development Corporation Limited (TTDCL).

In this respect, development rights of tourism infrastructure at Fatik Sagar Lake, Amarpur owned by the Amarpur Nagar Panchayat is hereby vested to Tripura Tourism Development Corporation Ltd. (A Government of Tripura undertaking), Agartala, West Tripura.



Seal & Signature

Name: *Bikash Saha*

Designation: *Chairperson*

Amarpur Nagar Panchayat

Chairperson

Amarpur Nagar Panchayat

Amarpur, Gomati Tripura

Appendix 6: Copy of NOC received from Amarpur Nagar Panchayat for Amar Sagar

OFFICE OF THE
AMARPUR NAGAR PANCHAYAT
AMARPUR, GOMATI DISTRICT, TRIPURA

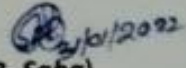
No. F. 6 (17)/TUDA/ANP/AMP/2021-22/ 8539 Dated the 31st January, 2022.

NO OBJECTION CERTIFICATE

This is to certify that the Amar Sagar Lake bearing Khatian No.1/5, R.S. Plot No.926 and area 26.726 acres is a historical lake of Amarpur Nagar Panchayat area.

For overall development of tourism sector at Amarpur Sub-Division, the development of infrastructure of Amar Sagar lake is utmost necessary.

The undersigned i.e. Amarpur Nagar Panchayat authority has no objection, if ADB funded project in connection with tourism development activities is created and implemented based on the Amar Sagar Lake, Amarpur. In this respect, development rights of tourism infrastructure at Amar Sagar Lake, Amarpur under Amarpur NP is hereby vested to Tripura Tourism Development Corporation Ltd. (A Government of Tripura undertaking), Agartala, West Tripura.


(B. Saha)
Chairperson,
Amarpur Nagar Panchayat,
Amarpur, Gomati District, Tripura.

To
The Joint Director,
Tripura Tourism Development Corporation Ltd.
(A Government of Tripura undertaking),
Agartala, West Tripura

Appendix 7: Copy of NOC received from Directorate of Fisheries for Fatik Sagar and Amar Sagar

GOVERNMENT OF TRIPURA
DIRECTORATE OF FISHERIES
P.N. Complex, Gurkhabasti, Agartala-799006
Email: dir.fisheries-tr@gov.in
directorfishtripura@yahoo.in
Fax/Tel: 0381-2326294

No.F.5(10)-FISH (DEV)/2022-23/ 15270

Dated, Agartala, the 05th April, 2022

To
Managing Director
Tripura Tourism Development Corporation Limited (TTDCL)
Swetmahal, Palace Compound
Agartala, West Tripura

Sub: -No Objection for the use of Amarsagar & Fatiksagar lakes in Amarpur, Gomati District under Tripura Tourism Development Corporation Limited for development of Tourism infrastructure.

Ref: -No.F.2(265)-PI/TT/2021/P-VII/1609 Dated 05/04/2022

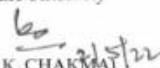
Sir,

In reference to the above, this is to inform you that the Department of Fisheries, Govt. of Tripura has no objection to use Amarsagar and Fatiksagar lakes in Amarpur Sub-Division under Gomati District, to develop front part of the lakes by Tripura Tourism Development Corporation Limited subject to the following terms and conditions:

1. The fishing rights in the lakes and revenue collection from the fish sale proceeds (Fatiksagar & Amarsagar) shall be exclusive of Deptt. of fisheries, Govt. of Tripura.
2. The TTDCL shall use only the dykes of Fatiksagar & Amarsagar for tourism proposes but the ownership of the waterbodies shall remain with the Department of Fisheries, Govt. of Tripura.
3. No structure shall be constructed in the waterbodies so as to obstruct fisheries activities in the lakes.
4. The lakes dykes should be protected and no structures or plantations shall be done that may cause damage to the dykes/bank of the lakes.
5. The Deptt. shall carry out regular fisheries activities in the lake and it shall not affect the free movements of staff/officials of Fisheries Deptt. in the lakes.
6. No charges/bills shall be paid by the Deptt. of Fisheries, Govt. of Tripura for beautification or development of the lakes for tourism purposes

This is for information and necessary action from your end.

Yours Sincerely


(D. K. CHAKMA)
DIRECTOR OF FISHERIES
GOVT. OF TRIPURA

Appendix 8: Copy of Self-Declaration by TTDCL for Plot No. 3&4 of Chabimura



Tripura Tourism Development Corporation Ltd.
(A Government of Tripura undertaking)
 Head Office – Swetmahal, Palace Compound, Agartala- 799001, Tripura (W)
 Contact- (0381)231-7878/ 232-3893/232-5930, **Help Line:** - 0381- 2300332
 Website :- www.tripuratourism.gov.in Email:- tripuratourism09@rediffmail.com

Self-Declaration

This is to certify that the below mentioned land parcel at Debbari Village, Amarpur Sub-Division, Gomati District, Tripura located within the Chabimura tourism area is under the ownership of Forest Department, Tripura as per the records of Revenue Department, Government of Tripura. The details of the same are provided herewith.

Sl. No.	Mouja	Khatian No.	Plot No.	Area (In Acre)
1.	Debbari	2/2	3	0.06
2.	Debbari	2/3	4	0.20

It is hereby declared that no construction activities shall be undertaken under the ADB assisted project namely, **Tourism Destination Development at Chabimura** on the above-mentioned land parcels by Tripura Tourism Development Corporation Limited (TTDCL).

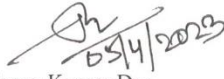
Seal & Signature : 
 Name : Tapan Kumar Das
 Designation : Managing Director
 Department, GoT : Tourism Development Corporation Ltd.

Appendix 9: Copy of Self-Declaration by TTDCL for Gomati River in Chabimura

Tripura Tourism Development Corporation Ltd.
(A Government of Tripura undertaking)
Head Office – Swetmahal, Palace Compound, Agartala- 799001, Tripura (W)
Contact- (0381)231-7878/ 232-3893/232-5930, **Help Line:** - 0381- 2300332
Website :- www.tripuratourism.gov.in Email:- tripuratourism09@rediffmail.com

Self-Declaration

It is hereby declared that there will be no hindrance or temporary suspension of fishing, boating or any other commercial activities (boating, water sports etc.) in the Gomati River located in Chabimura which may cause loss of livelihood to any individual or community under the ADB assisted project namely, **Tourism Destination Development at Chabimura**, Tripura Tourism Development Corporation Limited (TTDCL).

Seal & Signature : 
Name : Tapan Kumar Das
Designation : Managing Director
Department, GoT : Tourism Development Corporation Ltd.

Appendix 10: Copy of Self-Declaration by TTDCL for Fatik Sagar and Amar Sagar



Tripura Tourism Development Corporation Ltd.
(A Government of Tripura undertaking)
 Head Office – Swetmahal, Palace Compound, Agartala- 799001, Tripura (W)
 Contact- (0381)231-7878/ 232-3893/232-5930, **Help Line:** - 0381- 2300332
 Website :- www.tripuratourism.gov.in Email:- tripuratourism09@rediffmail.com

Self-Declaration

This is to certify that the below mentioned land parcels at Amarpur Mouja, Amarpur Sub-Division, Gomati District, Tripura located in Fatik Sagar and Amar Sagar is under the ownership of Directorate of Fisheries, Government of Tripura. The details of the same are provided herewith.

Sl. No.	Mouja	Khatian No.	Plot No.	Area (In Acre)
1.	Amarpur	1/15	5219	22.998
2.	Amarpur	1/5	926	26.726

It is hereby declared that there will be no hindrance or temporary suspension of fishing or any other commercial activities which may cause loss of livelihood to any individual or community under the ADB assisted project namely, **Tourism Destination Development at Chabimura** on the above-mentioned land parcels by Tripura Tourism Development Corporation Limited (TTDCL).

Seal & Signature : 
 Name : Tapan Kumar Das
 Designation : Managing Director
 Department, GoT : Tourism Development Corporation Ltd.

Appendix 11: Details of Public Consultation

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
1	Chabimura	19 th April 2021	Female: 0 Male: 11 Total Participants: 11	Discussion was carried out with the SHG representatives in Chabimura Tourist Destination. The following were the outcomes of the discussion: • The tourist footfall decreased during Covid-19 pandemic. • Dissemination of information regarding the Subproject and its benefit for the community residing around the project area • Possibility of temporary disturbances due to project construction work was also discussed where the participants agreed to extend their full cooperation • Other than clean drinking water facility, within the project area other problems were also discussed • Employment Potential in the project • Discussion regarding grievance redressal structure and mechanism, Gender aspect of the project etc. • There is employment opportunity in the project. Participants concern and suggestions: • Problem due to unavailability drinking water facility. • Time to start the project and its completion time. • SHG members present at consultation were very much interested in taking training on livelihood related skill development	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				activities, as it will benefit them economically. - Adequate safety measures and access to shops will be taken care of for the buyers and outside visitors - Quick removal & proper disposal of excavated materials during project work will be ensured. - Prior notice to the local people will be provided before commencing the project work. - It was ensured that the project will commence quickly.	
2	Chapiyabari Village, Chabimura	20 th April, 2021	Female: 0 Male: 5 Total Participants: 5	Discussion was carried out with the local community people of Chapiabari village. The following were the outcomes of the discussion: - The history and importance of the village was discussed, since it is near to the Chabimura Tourist destination. - The major source of income is from the boat rides and agriculture. - Fairs and festivals are also organized during special occasions. - At the outset, the community members present in the consultation were informed and explained the benefits of the proposed project. - The participants assured their co-operation during the project implementation. - Type of temporary disturbances due to project work was discussed. - Gender & livelihood aspect of the	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				project also formed a part of discussion • Project will provide an opportunity of income generation for the local people through various avenues. • Development of all the existing services at Chabimura tourist destination was discussed.	
3	Amarpur, Chabimura	13 th February, 2022	Female: 2 Male: 2 Total participants: 4	Taking the advantage of Boat ride for Chabimura Lake a discussion with the Pilot (Driver of the Speed Boat) named Mr. Gaya Jamatia was carried out. The outcomes of the discussion are as under: • The speed boat is owned by the SHG of village Debbari. • SHG comprises 35 members and all are male members. The SHG has Nine (09) Speed Boats with sitting capacity from 11 to 22 persons. • The daily inflow of tourists ranges from 1500 to 2500 but during the COVID 19 Pandemic the inflow of daily tourists reduced to 500 to 800. • Consequently, the daily income of the speed boat operators also decreased. • If improvement of the facilities for the tourists is undertaken then attraction of the tourists would be drawn. • After the improvement, publicity through digital medium and print Medias are required for understanding of the potential tourists.	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				These measures would enhance the tourist inflow that create opportunity of setting up of hotel, restaurant and other service sector businesses and augment the local economy and fasten flow of money circulation would be enhanced and generate employment opportunities among the local youths.	
4				A consultation was carried out at Chapiabari and Deb Bari villages near to the proposed project location with an aged housewife. - Dissemination of information regarding the Subproject and its benefit for the community residing around the project area - Possibility of temporary disturbances due to project construction work was also discussed where the participants agreed to extend their full cooperation - Other than clean drinking water facility, within the project area other problems were also discussed - Employment Potential in the project - Discussion regarding grievance redressal structure and mechanism, Gender aspect of the project etc. - There is employment opportunity in the project.	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				Participants concern and suggestions: • Problem due to unavailability of drinking water facility. • Initiation of the project and its completion time. • Adequate safety measures and access to shops will be taken care of for the buyers and outside visitors • Quick removal & proper disposal of excavated materials during project work will be ensured. • Prior notice to the local people will be provided before commencing the project work. • It was ensured that the project will commence quickly.	
5				Another consultation with Mrs. Lippi Begum of Deb Bari village Muslim Para intimated that: • Discussion began with the participant showing concerns regarding lack of facilities at the proposed Chabimura tourism destination. • The proposed subproject features and benefits were discussed with the participants. • Temporary disturbances during project implementation were also discussed and cooperation was sought from the participants. • Participants ensured their full cooperation for the project. • Gender component of the project related to existing facilities and opportunities was also discussed	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				during the consultation. - It was informed that all residential and commercial structures will be provided with water supply. - Project will provide the women with income generation opportunities. - Time to start the project was also discussed. - It was also ensured that proper safety measures will be in place along with proper GRM to address the grievances.	
6	Chabimura	20 th March 2023	Female: 3 Male: 12 Total Participants: 15	Discussion was carried out with the Hachwk Mwtai SHG members in Chabimura Tourist Destination. These members are also the boat operators. The following were the outcomes of the discussion: - The boat operators (who are the members of the SHG) take visitors on boat from the jetty area till the rock carving of Goddess Durga and back. - The boating fee is Rs.150 per person. The per day income of these boatmen during the season is Rs.1000; whereas during non-season it ranges from Rs. 200 – Rs.500. TTDCL has leased out the assets in Chabimura i.e., motor boats, cottages, interpretation centre, cafeteria, toilet block, and ticket counter to the Hachwk Mwtai SHG members vide agreement dated 20th January 2021. - Fishing is done by the local community people and no permission for fishing is required.	 

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				- A total of 2-3 kgs. of fishes are caught by each person intermittently at their wish for consumption purpose. - In the months from June to October, maximum number of fishes are caught.	
7	Debbari-Chapiyabari Village, Chabimura	20 th March 2023	Female: 7 Male: 7 Total Participants: 14	Discussion was carried with the local community people of Debbari-Chapiabari village. The following were the outcomes of the discussion. Along with the project related components and benefits, gender inclusive project benefits were also discussed. Gender mainstreaming and related issues were also a part of the consultation. - A demonstration center cum shop can be provided to showcase their tribal outfit which is hand woven by them. - Provision of First-Aid and pharmacy should be there within the Chabimura premises. - Provision of drinking water and toilets facilities for both men and women. - At present no female boat drivers are present in the location. Skill training could be provided to the females of the local community on the know-how of driving a boat. - The women travel in groups in the evening due to no street lights in the nearby areas of the site. Well illuminated areas to be provided. - The women are engaged in cutting trees in the forest for their livelihoods under the forest	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				department and earn Rs.300 per day. They are engaged for 10 days and the work opportunity is not regular. • The women are willing to undertake training for the jobs. • They are not aware of the emergency helpline numbers. • They would feel safe if separate toilets are provided. • Provision of drinking water is required in the project site.	
8	Chabimura	20 th March 2023	Female: 5 Male: 6 Total Participants: 11	Discussion was carried out with the visitors/tourists visiting Chabimura. The following were the outcomes of the discussion: • Proper Information dissemination regarding proposed project activities and benefits • Discussion was also centered around the provision of basic services in the project area like piped water supply, proper sanitation facilities etc. • It was discussed to have safety measures in place during work with proper provision of signages. • With development of basic amenities and development of accommodations facilities like online booking should be introduced as suggested by the participants. • Tour Operator need to be well informed to assist tourists	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
9	Chabimura	12 th July 2024	Female: 00 Male: 12 Total Participants: 12	A consultation was carried out at Chabimura and recommendations were given: - Labour engaged at work site should not be less than 18 years of age. - There should be proper house keeping practices continued - Sprinkling of bleaching powder should be done regularly in and around the labour camps. - Temporary access to the site should be provided - A display board depicting the GRM and GRC with contact details of the main contact person should be displayed at work site. - Orientation trainings of health and safety should be a regular feature at the site.	
10	Chabimura	25 July 2024	Female: 3 Male: 3 Total Participants: 06	A consultation was carried out at Deb Bari villages near to the proposed project location. - Dissemination of information regarding the Subproject and its benefit for the community residing around the project area - Possibility of temporary disturbances due to project construction work was also discussed where the participants agreed to extend their full cooperation - Other than clean drinking water facility, within the project area other problems were also discussed - Employment Potential in the project - Discussion regarding grievance	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				redressal structure and mechanism, Gender aspect of the project etc. - There is employment opportunity in the project. Participants concern and suggestions: - Problem due to unavailability of drinking water facility. - Project completion time. Quick removal & proper disposal of excavated materials during project work.	
11	Chabimura	29 th July 2024	Female: 00 Male: 12 Total Participants: 12	Discussion was carried out at Chabimura. The following were the outcomes of the discussion: - Proper Information dissemination regarding proposed project activities and benefits - Discussion was also centered around the provision of basic services in the project area like piped water supply, proper sanitation facilities etc. - It was discussed to have safety measures in place during work with proper provision of signages.	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
12	Chabimura	17 th August 2024	Female: 00 Male: 08 Total Participants: 08	A consultation was carried out at Chabimura. - It is recommended that the project continues to engage labours from the local communities to ensure income for the local people and sustainability of the project work. - It is suggested that the area where iron rods are kept should be surrounded with caution tape. - Try engaging more local female worker for different kinds work at site - During the period of civil or construction works, entry of outsiders should be restricted at work site to avoid any kind of untoward incident, especially the children.	 Time: 17-08-2024 12:53 Note: Chabimura
13	Chabimura	12 th November 2024	Female: 00 Male: 11 Total Participants: 11	Discussion was carried with the Contractor team. The following were the outcomes of the discussion. A demonstration center cum shop can be provided to showcase their tribal outfit which is hand woven by them. - It is recommended that the project continues to engage labours from the local communities to ensure income for the local people and sustainability of the project work. - It is suggested that the area where iron rods are kept should be surrounded with caution tape. - Try engaging more local female worker for different kinds work at site	

Sl. No.	Block	Date & Place	No of Participants	Concerns/ Issues Discussed	Photographs
				• During the period of civil or construction works, entry of outsiders should be restricted at work site to avoid any kind of untoward incident, especially the children. • Labour engaged at work site should not be less than 18 years of age. • There should be proper house keeping practices continued • Sprinkling of bleaching powder should be done regularly in and around the labour camps. • Temporary access to the site should be provided • A display board depicting the GRM and GRC with contact details of the main contact person should be displayed at work site. • Orientation trainings of health and safety should be a regular feature at the site.	

Appendix 12: Workshop on Prioritization of Sub-projects under ADB funded Tourism Development project for Tripura

Meeting Venue: TTDCL Conference Hall, Swet Mahal, Agartala; Date: 24-08-2021



Tripura Urban and Tourism Development Project - Tourism Component
(ADB Loan no. 6037-IND)
1st Floor, Ujjayanta Palace Compound, Agartala, -799001, West Tripura.

Minutes of Stakeholder's Workshop (ADB Loan 6037-IND Tourism component)

Venue: TTDCL Conference Hall, 1 st Floor, Swet Mahal, Agartala	Date: 24.08. 2021 Time: 12:30 pm
Chaired by: Mr. T.K Chakma (IAS), Additional Project Director cum Managing Director, TTDCL, Govt. of Tripura Attendees from TTDCL: 1. Mr. Arghya Saha (TCS), Additional Project Coordinator, Joint Director, TTDCL 2. Mr. Tapash Kanti Debnath, Manager, TTDCL 3. Mr. B. Jongte, Assistant Manager, TTDCL 4. Mr. Kartik Debbarma, T.A (Civil), TTDCL From LASA (PDMC- Tourism): 5. Mr. Suneet Gupta (TL) 6. Mr. Anujit Dutta (D.TL) 7. Mr. Javed Hussain Choudhury, Architect-Planner 8. Dr. Saikat Chakraborty, Tourism Expert 9. Mr. Madhu Dibakar, Urban Designer Stakeholders: 10. Mr. Gunjan Kumar, Cluster GM, Hotel POLO Towers (F) 11. Mr. Myagnas Dey, Sales Manager, Hotel POLO Towers 12. Mr. Supriya Deb, Manager, New Moon Travels (F) 13. Mr. Anchar Ali, Secretary, NAMF (Neermahal Adventure & Mountaineering Foundation) 14. Mr. Sanjib Acharjee, Proprietor, Niljyoti Travels 15. Mr. Supradip Chakraborty 16. Mr. Supradip Chakraborty, In-Charge (TSM), TTDCL 17. Mr. Saikat Banerjee, Owner of Hotel Sonar Tori 18. Mr. Saikat Chowdhury, GM of Hotel Sonar Tori 19. Mr. Bijay Debbarma, Proprietor, Explore Tripura Tour & Travels 20. Mr. Asit Barman Bhowmik, General Secretary TTDF, New Part to Hut Tours & Travels 21. Mr. Tomal Bhowmik, Agartala Adventure Club 22. Mr. Kanti Deb, President ATHROA, All Tripura Hotels & Restaurant Association 23. Mr. Kartui Debbarma, T.A (CIVIL), TTDCL 24. Mr. Jhantu Roy, Jt Secretary TTDF, Angashree Travels 25. Mr. Sumanta Saha, Member of TTDF, Pregna Tour & Travels 26. Mr. Dheuri Soni, Front Office Manager, Hotel Welcome Palace, Agartala 27. Mr. Apurba Kanti Saha, Tourist Guide, Tripura Tourism 28. Mr. Samya Halder, Auto Cad Draught Man, PMDC 29. Ms. Sayani Mitra, Auto Cad Draught Man, PMDC	Agenda: Prioritization of Sub-projects under ADB funded Tourism Development project for Tripura 

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Background:

The ADB and the Govt. of India signed a \$4.21 million project readiness financing (PRF) facility in December 2020 for the preparation of infrastructure development projects to improve urban amenities and develop tourism infrastructure in the northeastern state of Tripura.

PDMC team has identified and listed subprojects for all 5 major destinations and 2 major tourist circuits in Tripura. There is a need to discuss the selection of subprojects with the stakeholders. At same time, financial resources in the form of loan would not be enough to execute all subprojects under ADB loan. Hence, prioritization of subprojects among the list for each destination requires to be discussed in close consultation and coordination with respective stakeholders of the state.

PDMC team on getting the confirmed list for each destination would start preparing Preliminary Project Reports for subprojects under each destination. These reports will form the base for the loan application to ADB. In the context of above background, it is strongly felt and also advised by ADB that a Workshop for finalization of priority subprojects for each destination needs to be organized in consultation with all concerned stakeholders. Accordingly, one day long stakeholder's workshop was organized by TTDCL on 24th August 2021 to discuss and debate on the long list of sub-projects and prepare a list of prioritized sub-projects. Stakeholders included prominent Hoteliers of Tripura, Tour Operators and Facilitators, Travel agents, Transporters, Adventure Sports organizers, Offbeat Camping Club and Moto- Bikers association members, Tripura Restaurant Owners Association members and TTDCL Tour Guides etc.

Brief Minutes of the meeting are as under;

1. Managing Director TTDCL at the very onset of the workshop briefly explained the background of the project and the agenda of this meeting and its importance to all the members. He thanked all the stakeholders for their presence and also assured that such group workshops shall be conducted often for the participations and valuable comments from various stakeholders of Tripura Tourism sector.
2. Team Leader, PDMC started the workshop by presenting the project background and other relevant details. After that he explained the objective of this workshop. A detailed presentation was given in the meeting to explain the tourism strategy, proposed tourism products and fund availability under the ensuing loan, to all the member so that deliberations and discussions can be done on the long list sub-projects.
3. Deputy Team Leader PDMC explained very lucidly the parameters considered for the assessment and prioritization of the sub-projects and informed the stakeholders, how to fill up

the feedback forms. PDMC shared the hardcopies of the longlist of sub-projects with all the stakeholders so that they can provide their feedbacks in prioritizing the sub-projects according to the selection criteria mentioned.

4. Managing Director, TTDCL suggested all the stakeholders not to give quick responses and requested them to take the feedback forms back home so that the members can give their feedbacks on the sub-projects after due pondering. All the members agreed to this suggestion and agreed to submit their feedbacks to TTDCL by 27th August 2021.
5. As per the schedule of the workshop, "Q&A and discussions about The Constraints Faced By The Stakeholders" session was initiated and all the stakeholders were asked to share their concerns, remarks and issues they face while handling tourists. All the members present shared their concerns, issues they are currently facing and even provided suggestions to TTDCL on how to overcome these issues. The stakeholders unanimously voiced and highlighted that basic infrastructure development works like last mile connectivity with good road, dedicated parking zones, hygienic public amenities like toilets and restrooms for tourists and other visitors, reception and waiting areas etc. are very important for each tourist destination and TTDCL should focus on these works as top priority. The stakeholders also agreed that undertaking road development works and all other tourist infrastructure development at the initial phase will definitely boost tourist footfall at all the Tripura tourist destinations undoubtedly.
6. The individual concerns of all the members were noted which are drafted attached herewith as **Annexure-A**.
7. The Joint Managing Director TTDCL communicated with each of the stakeholders and assured that all the issues raised shall be grouped and addressed accordingly.
8. The workshop was concluded by the Managing Director by enlightening the members about the present works that are being done by the Government of Tripura in the Tourism sector under various schemes and also highlighted about the works that are envisaged to be covered under this ADB loan-PRF scheme. He also explained the importance and role of all the Tripura Tourism stakeholders in making Tripura a safe, exciting and popular tourism destination in the country. The meeting ended with thanks to the chair.



ANNEXURE-A**Stakeholder's Workshop**
TTDCL Conference Hall**Date:** 24th August 2021 **Time:** 12:30 pm**Agenda:** Prioritization of Sub-projects under ADB funded Tourism Development project for Tripura**Stakeholder's Concerns and Suggestions:**

S. No.	Name of Stake holder	Concern and Suggestion
1	Mr. Saikat Chowdhury, GM of Hotel Sonar Tori	Tourist Infrastructure development like- connectivity to all tourist destinations with good road from Agartala should be the topmost priority of the Government. Extensive marketing and promotion should be done to focus Tripura in the Indian Tourism Map. Unakoti should be developed in proper manner as the steps of the archaeological site are not standard and tourist breathe heavily when they use those steps. So steps that leads to the rock cut sculptures should be nicely designed and developed so that all the tourists regardless of age barriers can experience the beauty of the destination.
2	Mr. Asit Barman Bhowmik, General Secretary TTDF, New Part To Hut Tours & Travels	Food and Accommodation facilities to be developed immediately at Chabimura. No other activities for tourist in the river water there apart from the boat rides. Boating facility to be upgraded at Neermahal and the boatmen need to be trained. They fill tourists into the boats more than the permitted limited. They tend to overcharge and force the tourists and tour operators to reserve the whole boat. Small boats with limited seating should be introduced so that small families or couples can rent small boats instead of 30 seater boats.
3	Mr. Tamal Bhowmik, Agartala Adventure Club	Tripura should focus on social media promotion. It is very important for TTDCL to post regular updates on Facebook, Twitter and other social media platforms. Safety and security of tourists in the offbeat destinations where mobile networks are not available should be ensured. Local police chowki should coordinate with Tourism Department for tourist safety. Trails and Treks should be developed near the tourist destinations so that adventure tourism like forest visit and nature tourism can also be promoted. Proper Road connectivity to all the tourist destinations should be prioritized.

S. No.	Name of Stake holder	Concern and Suggestion
4	Mr. Gunjan Kumar, GM Hotel Polo Towers	Road infrastructure at all destinations in Tripura needs immediate attention of the Government because other amenities and facilities can be provided by private sector but good roads must be made available by Government. Basic training should be provided to all the stakeholders and TTDCL should form special Task Force to train the people who deal with tourists directly. Training on staff behavior and people should be made ready to attend tourists. Evening Cultural shows, TTDCL and other stakeholders should participate in Tourism Trade Fairs like ITM across India and abroad. Local Awareness shall be created by TTDCL, by regularly organizing fairs, shows etc. in Agartala and other cities so that public are made aware of Tourism. Department of Tourism shall be pro-active like other neighbouring states like Assam, Sikkim and Meghalaya. Hotel Polo Towers would be happy to help train people in collaboration with TTDCL in Customer handling, Ethical Hospitality, Tourist and guests handling codes etc.
5	Myagnas Dey, Sales Manager, Hotel Polo Towers	Brand Ambassador to be designated for Tripura Tourism, much in the line of Gujarat, Assam etc. Local food and cuisine should be made popular among the tourists and all Govt. and Pvt events. Tripura should be promoted as 365 days friendly tourism destinations. This will attract more private players to invest in Hotel and Hospitality industry. Hotel Polo Towers can deploy Mobile Van Caterers with Chefs and Stewards at any destinations in case of any events and festivals.
6	Mr. Supriya Deb, New Moon Tour and Travels	Tourist Infrastructure development should be the priority of the Government. Good Food and accommodation facilities at all major tourist destination should be developed. Boats in Dumboor overcharge when tourists board from Mandirghat side. Government approved boat rates must be displayed on boards near to the jettys. Private boat pliers should be regulated to control overcharging tourists. Boat operator should cooperate with tourists.
7	Mr. Anchar Ali, Secretary, Neermahal Adventure & Mountaineering Foundation	Adventure Tourism should be introduced in Tripura as it has much potential. Cycle tracks should be developed in all destinations. Tourists can use bicycles for sightseeing. Paramotoring, Kayaking can be introduced at Dumboor and Tripura Adventure Sports festival should be arranged every year by TTDCL. Tented Accommodation and Camping festivals should also be arranged at Dumboor which has tremendous potential for tourism



S. No.	Name of Stake holder	Concern and Suggestion
		development. Lotus Ponds, Lily Ponds etc can be developed at all sites. Adventure Sports Training Institute should be opened and a separate proposal has been submitted by NAMF to TTDCL. Trekking, hiking and Zipline should be introduced at Molsom Village, near Chabimura. Night camping at Chabimura can be developed with bonfire facilities all the year round. Walkie-Talkies with VHF should be provided with all boats and adventure tourist handlers for the safety of tourists. Life jackets and emergency response boats must be introduced at Chabimura and Dumboor. He said there is a Hot water Spring also available near Chabimura black cave. Children adventure activities should be introduced. Island Camping, Rock climbing should be introduced at Dumboor. Jampui Vangmun Village shall be developed for tourist visits.
8	Mr. Sanjib Acharjee, Proprietor, Niljyoti Travels	A task force shall be formed to monitor all the tourist transporters, road safety, tourist handling from Airport, Railway station, bus stands etc. Training should be provided to all the transporters, taxi drivers, helpers, car owners etc. on tourist friendly behavior. Uniforms should be assigned with Tripura Tourism Logo to all drivers and transporters. No professional Tourist Camper vehicle or Recreational Vehicle available with Government. Tribal dress should be made available at all tourist destinations so that tourists can wear and get photographs. Skill development of Local people in business handling. Food cost is very high but quality and hygiene not upto the standard in all the tourist destinations. Walking Food street should be developed from Sakuntala to Kaman Chowmuhoni, Agartala. This can be developed as evening attraction.
9	Mr. Kanti Deb, President ATHROA, All Tripura Hotels & Restaurant Association	Maximum Tourists complain but hygienic food and accommodation. Destinations should be developed by involving local people. Waterfalls to be included in the tourism circuits. Food and accommodation problem should be solved and complaints of tourists should be addressed. Roads leading to the tourist sites are not in a good condition. Roads needs to be repaired and built so that tourist can reach the destination smoothly before getting themselves tired.
10	Mr. Bijay Debbarma,	Khumlung is a beautiful place with park but no accommodation facility. Water quality is poor at Khumlung. Khumlung should be

S. No.	Name of Stake holder	Concern and Suggestion
	Proprietor Explore Tripura Tour & Travels	added in the Tripura Tourism map. They organize Cultural performances and events. Garhia Tribal dancers and other artists are available for performances. Houseboats can be introduced at Dumboor and they have potential investors from Chennai who are interested to start houseboats in Dumboor. Baramura hills can be used for paragliding. Appropriate landing and takeoff site available. Development of good roads for a comfortable drive to the tourist destinations shall boost tourist footfall. TTDCL should develop roads and other infrastructure on urgent basis to attract more tourists.
11	Mr. Dheuri Soni, Office Manager, Hotel Welcome Palace, Agartala	Taxi and Car rates are not fixed. Airport pick up and drop off charges are very high. Tripura should have a Tourism character like Vaishnodevi for J&K Tourism.
12	Mr. Jhantu Roy, Jt Secretary TTDF, Angashree Travels	Neermahal should be developed in full scale. Long que for boats at Neermahal. Overcharging seen at all lakeside boating site. No safety protocols followed. Online ticketing for boating should encouraged by TTDCL.



Appendix 13: Minutes of the Meeting to develop tourism infrastructure in the north-eastern state of Tripura under Tripura Urban and Tourism Development Project (TUTDP) - Tourism Component

Meeting Venue: State Guest House, Agartala; Date: 14-12-2021



Project Design and Management Consultant (PDMC)
Tripura Urban and Tourism Development Project - Tourism Component (ADB Loan no. 6037-IND)
1st Floor, Ujjayanta Palace Compound, Agartala, -799001, West Tripura.

Minutes of Meeting

Venue: State Guest House, Agartala	Date: 14-12-2021 Time: 03:00 PM
Chaired by: Shri Pranajit Singha Roy, Hon'ble Minister (Tourism), Govt of Tripura Attendees: From TTDCL: 1. Mr. Tarit Kanti Chakma (IAS), Additional Project Director cum MD TTDCL 2. Mr. Dilip Kr. Debbarma, Dy. Director, TTDCL 3. Mr. Mrinal Kanti Das, Assistant Director, TTDCL 4. Mr. B. Jongte, Assistant Manager, TTDCL From PMU 1. Mr. P. Vemana (Dy. Project Coordinator) From LASA (PDMC- Tourism): 1. Mr. Suneet Gupta (Team Leader) 2. Mr. Vinay Jain, Architect (Design Engineer) 3. Dr. Saikat Chakraborty (Tourism Expert) 4. Mr. Rachan Puneet Singh (Conservation Architect) 5. Mr. Javed H. Choudhury (Architect Urban Planner)	

Agenda:

To discuss the proposed sub project list under ADB funding program with the Hon'ble Tourism Minister and to highlight the issues such as availability and use of Khash land, forest land, permissions and clearances required from various departments for tourism development project.

Background:

The ADB and the Govt. of India signed a \$4.21 million project readiness financing (PRF) facility in December 2020 for the preparation of infrastructure development projects to improve urban amenities and develop tourism infrastructure in the northeastern state of Tripura under Tripura Urban and Tourism Development Project (TUTDP) - Tourism Component (ADB Loan no. 6037-IND).

Minutes of the meeting:

1. Team Leader PDMC presented the power point presentation explaining the project background, role of the State Government and ADB in this PRF facility along with the destinations and component wise proposed block cost expenditure details (as per conceptual plans) were discussed with the Hon'ble Minister.



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2. PDMC explained the importance of encumbrance free land requirement criteria for the project to be executed under ADB loan and requested assistance of the Hon'ble Minister in providing TTDCI, with available Govt. Khash land (land under State Govt. ownership) near the important tourist destinations.

3. **Udaipur City Destination:**

- i. Since Udaipur city was the previous capital of the Manikya dynasty and Udaipur is popularly known as the 'City of Lakes & Temples' which have high tourism potential, the Hon'ble Tourism Minister instructed the team to consider and develop three popular lakes of Udaipur town namely Mahadev Dighi, Amar Sagar and Dhoni Sagar under this loan along with the development of Temples Heritage Walk.
- ii. He also suggested upgradation of the last mile connectivity and other facilities near the Old Bhubaneshwari Temple and Old Rajbari (outside ASI demarcation).
- iii. He also informed that land of approximately 25 Kani (9.9 Acres) is available at Udaipur that can be proposed for the development of a Government Luxury Tourist accommodation facility.

4. **Chabimura:**

- i. The Hon'ble Tourism Minister advised the team to consider the required protection measures for the protection of the rock cut sculptures at Chabimura.
- ii. He also suggested that the entry point by Trek route from Bagma village to Chabimura should also be developed apart from the existing Maharani Barrage and Amarpur side entry.
- iii. He also suggested development of proper accessibility to the Chabimura waterfall site.

5. **Dumbur Lake:**

- i. Alternative entry to Dumbur Lake and Jetty location should be finalized somewhere close to Mandir Ghat towards Rashiabari Road.
- ii. Hon'ble Minister also suggested to upgrade all the facilities and make the abandoned cottages near Mandir Ghat re-operational.
- iii. He instructed TTDCI to assess all the Tourism Department properties and make them operational. He also instructed TTDCI to prepare and update Tourism Properties register.



- iv. Adequate accommodation facilities is one of the prime requirement of Dumbur Lake tourism development. Existing old building of Saima Lodge can be demolished and a new 50-75 room modern accommodation facility can be constructed there.
- v. TL PDMC mentioned about the 17 Acres land available at one of the twin islands under the ownership of Dumbur Hyder Power Project, land parcel at available at Chittopara near Narikel Kunj, Amulyadhanpara which is owned by Dumbur Hydel Project and these lands can be used for Tourism Development, if the development rights can be obtained.

6. Unakoti:

- i. Hon'ble Minister agreed for the development of tourist accommodation and other allied facilities at the Sonamukhi (12.5 Acres land allotted to TTDCL).
- ii. PDMC mentioned about the subproject that is considered to develop public amenities and other facilities at the Tirupati Sringeri Temple.

7. Neermahal:

- i. Hon'ble Minister suggested that the team should meet the Dy. CM for the better understanding of Tripura Heritage Tourism in relation to Manikya Dynasty monuments like Neermahal.
- ii. He emphasized that interior planning of the Neermahal should be in accordance with its original historic setting.
- iii. He suggested that Veeramma and Jagannath Temples should also be made as spokes of the itinerary of the Neermahal destination.

TL, PDMC requested Hon'ble Minister Tourism for some time to appraise about the ADB project progress and seek his valuable guidance to which the Minister asked MD, TTDCL to arrange a meeting at the Minister's chamber for further detail discussion. Other officers of TTDCL also mentioned about other available lands near Udaipur which can be shown to PDMC for planning any tourism related facilities.

MD TTDCL thanked the Hon'ble Minister for his time and valuable guidance. The meeting ended with a vote of thanks to the chair.



Photographs of the Meeting



Appendix 14: Stakeholder's consultation through video conference on identification of issues on Tourism

Meeting Venue: Google Meeting, Agartala; Date: 15-12-2021



Project Design and Management Consultant (PDMC)
Tripura Urban and Tourism Development Project - Tourism Component (ADB Loan no. 6037-IND)
1st Floor, Ujjayanta Palace Compound, Agartala, -799001, West Tripura.

Minutes of Meeting

Venue: Google Meeting, Agartala	Date: 15-12-2021 Time: 01:00 PM
Chaired by: Mr. Tarit Kanti Chakma (IAS), Additional Project Director cum MD TTDCL Attendees: From TTDCL & PMU: 1. Mr. Tarit Kanti Chakma (IAS), Additional Project Director cum MD TTDCL 2. Mr. Arghya Saha (Jt. Director, TTDCL) 3. Mr. P. Vemana (Dy. Project Coordinator) From LASA (PDMC- Tourism): 4. Mr. Suneet Gupta (Team Leader) 5. Mr. Anujit Dutta (Deputy Team Leader cum Infrastructure Expert) 6. Mr. Vinay Jain, Architect (Design Engineer) 7. Dr. Saikat Chakraborty (Tourism Expert) 8. Mr. Rachan Puneet Singh (Conservation Architect) 9. Mr. Javed H. Choudhury (Architect Urban Planner) 10. Mr. Monojit Chakraborty (Climate and Disaster Risk Resilience Expert) 11. Mr. Madhu Diwakar (Architect / Urban Designer / Conservation Architect) 12. Ms. Sarmistha Dutta Gupta (Social Safeguards Support) 13. Ms. Janhavi Shome (Institutional Development Expert) 14. Mr. Pankaj Sarkar (Design Engineer (Infrastructure) -3) 15. Mr. Nabin Sarma (Quantity Surveyor) 16. Mr. Prakash Iyer (Public- Private Partnership (PPP) Expert) From (ADB): 17. Mr. Tushar Chakraborty (Tourism Expert) 18. Mr. Santi Singh (Tourism Expert) 19. Mr. Sanjay Malu (Tourism Expert) 20. Mr. Anjan Sarma (ADB) From (Other Departments): 21. Mr. Nirode Baran Debnath (Conservator of Forest) 22. SDM (Udaipur) 23. SDM (Kailasahar) 24. ASI Circle office, Aizawl 25. Mr. Arindam Das 26. Mr. Debabrata Sukla Das (TREDA) 27. Mr. Subash Acharjee 28. Mr. Prasanjit Das (Amarpur Municipal Council)	



Agenda:

To appraise about the potential for tourism development in Tripura and to discuss the proposed list of projects proposed under ADB funding program with various stakeholders involving various line departments. The meeting was schedule to seek observations of the stakeholders and to identify the issues related to tourism development projects across the state. Among all the stake holders, invitees included SDM's of all sub division, Public Works Department, Forest Department, Water Resource Department, ASI Circle Office. ADB's consultant team was also present during the meeting. It may be noted that prior to this workshop another stakeholder workshop was conducted in August 2021 which involved tour operators, tourist guides, hoteliers and other allied tourism service providers

Background:

The ADB and the Govt. of India signed a \$4.21 million project readiness financing (PRF) facility in December 2020 for the preparation of infrastructure development projects to improve urban amenities and develop tourism infrastructure in the northeastern state of Tripura under Tripura Urban and Tourism Development Project (TUTDP) - Tourism Component (ADB Loan no. 6037-IND).

Minutes of the meeting:

1. Mr. Arghya Saha, Jt. Director TTDCL welcomed all the stakeholders present in the web meeting and conveyed the importance of this workshop for developing tourism in the state.
2. Team Leader PDMC gave the presentation and explained the project background, role of the State Government and ADB in this PRF facility along with the Important destinations and component wise proposed block cost expenditure details (as per conceptual plans).
3. Team Leader PDMC gave a brief description of subprojects identified in each destination and explained its need and development potential. Further he asked all the stakeholders to share their observations and suggestions if any.

For Archaeological Sites: ASI Circle Office, Aizwal

4. Mr.Reddy from ASI Circle office, Aizwal suggested that all the development proposals within 100-300m of ASI protected heritage areas must be routed through the Competent Authority. The competent authority for approving all development works nearby Archaeological Sites in Tripura is the Director of Higher Education and all correspondence must be routed through their office.
5. ASI Circle office mentioned that creation of public amenities at protected site is permitted and competent authority has discretionary power to give such permissions after proper review of the proposals.
6. ASI Circle office, Aizwal also mentioned that regarding restoration and conservation works of heritage structures and if competent authority is unable to provide permission, it can be also

obtained from National Monument Authority, New Delhi however the proposal has to be moved through competent authority.

7. ADB representatives stated that funds allocated under ADB program cannot be transferred to other departments as Force Accounts for carrying out proposed works and asked PDMC team to convey this to implementing agency and all stake holders. TL, PDMC clarified that this has been previously explained and informed to Tripura Tourism Development corporation limited (TTDCL).

Chabimura, Dumbur, Jampui and Unakoti: Forest Department

8. Mr. Debnath, Conservator of forest and Nodal officer for Tourism development expressed the need for formation of field committee at zone level which can be chaired by SDM and other participants may include forest range officers and local representatives.
9. Mr. Debnath further iterated the need for involving local people and their capacity building. TL, PDMC informed that capacity building is already one of the top priorities of this project and it is also one of allied objective of the ADB program to boost economic development and generate employment which can be done only through involving local communities. TL, PDMC also mentioned that presently in sites such as Chabimura, Neermahal and Dumbur local community are involved for boating and other allied activities.
10. ADB representatives suggested to conduct socio economic and environmental surveys at the earliest as most of the projects are near forest and tribal areas.

Udaipur

11. SDM Udaipur offered to provide all assistance with regards to revenue maps, local administrative assistance in carrying out the development works around the identified unprotected heritage structures.
12. For the lake front development projects, SDM Udaipur mentioned that development work of Jagannath Dighi is already in progress and is being carried out by TTDCL while a proposal from TUDA has come to their office for Mahadev Dighi. Amar Sagar and Dhani Sagar lakes are not proposed to be developed under any scheme and can be taken up for development under this ADB project.
13. DTL PDMC expressed his concern regarding the land along the bank of Maharani Barrage and requested SDM Udaipur to intervene in this matter and facilitate the land allocation process so that river front development works can be planned near the barrage.

Unakoti



14. SDM, Kailashar mentioned that around 12 acres of land at Sonamukhi near Unakoti heritage site has been allotted to tourism department, he further informed that their office has submitted the proposal to government for Helipad establishment.
15. SDM, Kailashar also referred to a site of around 69 acres, a marshy land along Chinir Bagan, which could be developed for bird watching and other allied tourism activities.
16. SDM Kailsahar also expressed the need for a restaurant near Unakoti heritage site and mentioned that Unakoti Eco Park could be the ideal location for the same.
17. Mr. Debnath, Forest Nodal office mentioned that for all development works other than forestry, proposal can be sent to DFO or through SDM to obtain permission in the forest area and Eco parks managed by forest department.

Energy Conservation: TRED

18. Mr. Debabrata Sukla Das from Tripura Renewable Energy Development Authority suggested to incorporate the provisions for renewable energy in all the development proposals. TL, PDMC informed that all necessary provision has already been considered and a proposal has also been made to install roof top solar panels in all the tourist lodges operated by TTDCL.

Consultants: ADB

19. ADB Consultant team iterated the fact that for carrying out all development works preference must be given to government land and ensure that also environmental and social safeguard issues are being taken care of.
20. ADB team also mentioned that any incentive programs run by the state government must be incorporated in the proposals such as subsidy for procuring solar panels.
21. ADB team highlighted to obtain all necessary NOC's and to keep it in record for this investment program.
22. ADB team advised to include proposal for District Tourism Promotion Council as a part of institutional development.

MD TTDCL thanked all the participants present in the workshop and mentioned that with this INR 550 crores of investment through ADB program, Tripura Tourism envisages to take a giant leap and this would usher growth in tourism sector which will boost economy of the state. He further highlighted the need for participation of all line departments for successfully carrying out tourism development projects and wished that these kinds of workshops may be conducted again in near future to sort out all issues and to seek guidance and observation from other departments for a holistic development.

The workshop ended with vote of thanks to the Chair and all the stakeholders.



Appendix 15: Land Records and Revenue Map of Chabimura (Plot no 1&2)

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: দেববাড়ী	খতিয়ান নং: ৬১২	মহকুমা: অমরপুর
তহশীল: বীরগত	রেভিনিউ সার্কেল: অমরপুর	তোজিনং: -

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিস্তারিত) (২)	পরস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
১	ত্রিপুরা সরকার	১০০,০০০	০.০০	

Reference No.: ALT-২০২১৩৭১৭

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্বের শ্রেণী ও বিবরণ (৮)	স্বত্বের বিশেষ নিয়ম ও অনুযুক্ত (৯)	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ালের নম্বর (১০)
এলটি		এলটি		No.F.৭(১৯)/REV/AL/DEP TT/SDM/AMP/২০১৯-২০/৩ ৭১৭-১৮ Dated-০৬/০২/২০২১ & No.F.২(৩২৫)/REV/AL/DM (G)/২০১৯-২০/১১৪ Dated-০১/০২/২০২১
১ ত্রিপুরা সরকারের পক্ষে পর্যটন দপ্তর কর্তৃক রক্ষিত দেববাড়ী, অমরপুর গোমতী ত্রিপুরা	১০০,০০০			
	১০০,০০০			



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Mukta Chakraborty

Authenticated By
Pritam Debnath(DCM)

ত্ৰিপুৱা সরকার
ত্ৰিপুৱা ভূমি ৰাজস্ব ফৰ্ম - ৭
(বিধি নিয়ম ৫৩(১) ধাৰা দ্ৰষ্টব্য)

মোজা: দেববাড়ী	খতিয়ান নং: ৬১২	মহকুমা: অমৰপুৰ
তহশীল: বীৰগজ	ৱেভিনিউ সাৰ্কেল: অমৰপুৰ	ভৌজিনং: -

অত্ৰ স্বত্বৰ আপন দখলীয়া জমি

দাগ নম্বৰ		উত্তৰ সীমানা		জমিৰ শ্ৰেণী	মন্তব্য	অত্ৰ স্বত্বৰ বসদীয়া পৰিমাণ			
সাবেক	হাল	দাগ নম্বৰ	দখলকাৰ			একৰ	শতক	হেক্টৰ	আৰ
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১	১/৪৩৯৬		নদী	লায়েক পতিত (টিলা)	১/২ নং খতিয়ান হইতে আগত	৯	০০	৩	৬৪২
মোট দাগ: ১						আপন দখলীয়া জমিৰ মোট			
						৯	০০	৩	৬৪২
						জের			
						০	০০	০	০০০
						অধীনস্থ স্বত্বৰ মোট			
						০	০০	০	০০০
						সৰ্বমোট			
						৯	০০	৩	৬৪২



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ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: দেববাড়ী	খতিয়ান নং: ১৭	মহকুমা: অমরপুর
তহশীল: বীরগজ	রেভিনিউ সার্কেল: অমরপুর	তৌজিনং: -

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিস্তারিত) (২)	পরস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
১	ত্রিপুরা সরকার	১০০.০০০	১০.৯৫	১৬(২) ধারা সাপেক্ষ

Reference No.: MR-২০১৮১৩২৭৭

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্বের শ্রেণী ও বিবরণ (৮)	স্বত্বের বিশেষ নিয়ম ও অনুষঙ্গ (৯)	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ালের নম্বর (১০)
১ রায়তি মহকুমা শাসকের বরাবরে, ত্রিপুরা পর্যটন দপ্তর কতৃক রক্ষিত, অমরপুর গোমতি ত্রিপুরা। সাং - মহকুমা শাসক, অমরপুর গোমতি ত্রিপুরা	১০০.০০০	রায়তি চিরস্থায়ী	রাজস্ব বৃদ্ধির যোগ্য	

১০০.০০০



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Pradip Laskar

Authenticated By
Md. Habib Uddin(DCM)

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: দেববাড়ী	খতিয়াল নং: ১৭	মহকুমা: অমরপুর
তহশীল: বীরগজ	রেভিনিউ সার্কেল: অমরপুর	তোজিনং: -

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্ত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
২	*২	১	ত্রিপুরা সরকার	চারা (নাল)	Transfer held in ১ deed(s)	২	১৯	০	৮৮৬
মোট দাগ: ১						আপন দখলীয় জমির মোট			
						২	১৯	০	৮৮৬
						জের			
						০	০০	০	০০০
						অধীনস্থ স্বত্ত্বের মোট			
						০	০০	০	০০০
						সর্বমোট			
						২	১৯	০	৮৮৬



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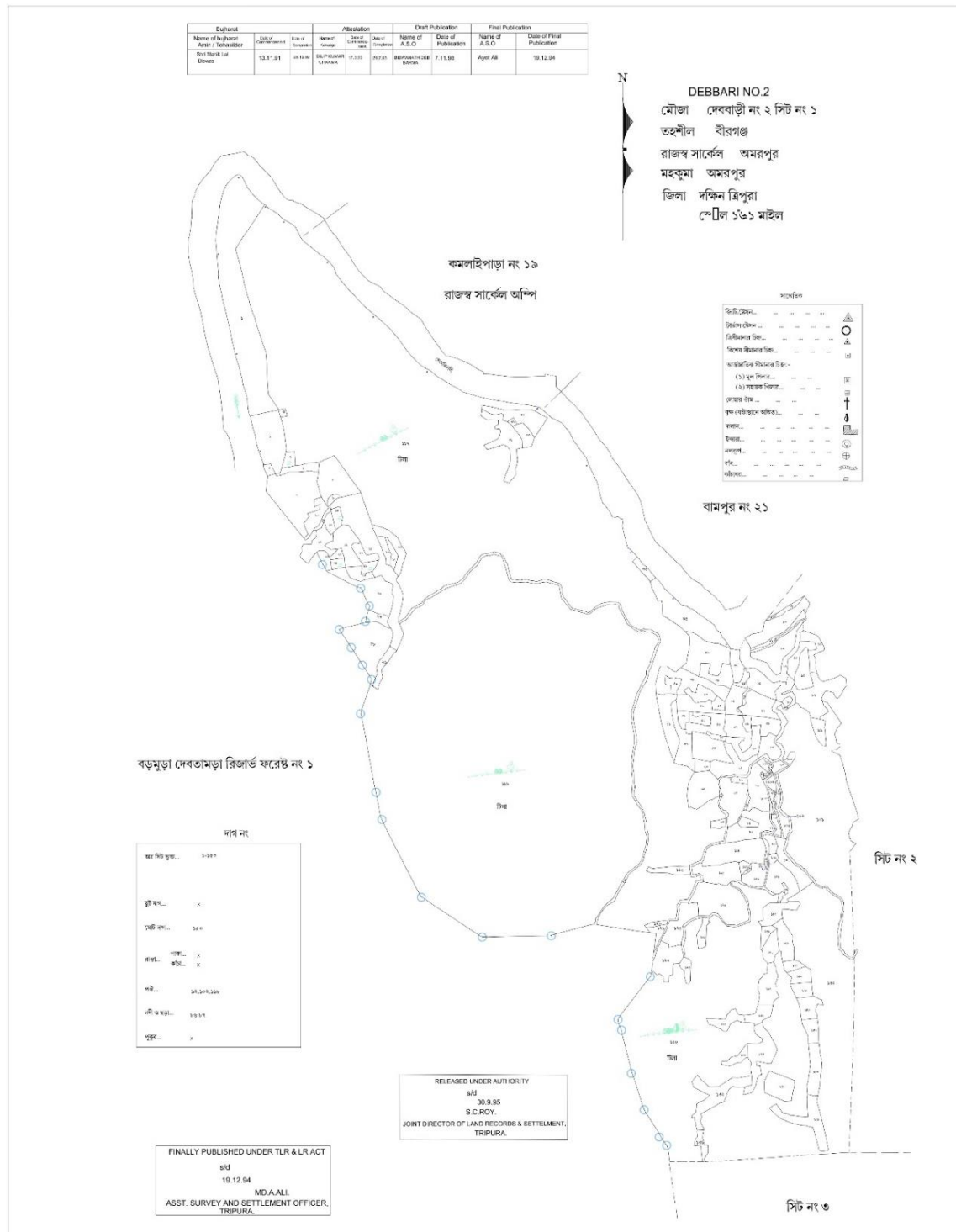
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Appendix 16: Land Records and Revenue Map of Chabimura (Plot no 5,6,7 & 580)

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা: দেববাড়ী	খতিয়ান নং: ১/৩	মহকুমা: অমরপুর
তহশীল: বীরগঞ্জ	রেভিনিউ সার্কেল: অমরপুর	তোজিলা:

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিস্তারিত) (২)	পনস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
		০	০.০০	১৬(২) ধারা সাপেক্ষ

Reference No.: U/S-১৪-২০২২৭৮১

অত্র স্বত্ব

	স্বত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্বের শ্রেণী ও বিবরণ (৮)	স্বত্বের বিশেষ নিয়ম ও অনুমতি (৯)	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর (১০)
১	ত্রিপুরা সরকার	১০০,০০০			
		১০০,০০০			



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Authenticated By
Pallavi Roy(DCM)

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা: দেববাড়ী	খতিয়ান নং: ১/৩	মহকুমা: অমরপুর
তহশীল: বীরগজ	রেভিনিউ সার্কেল: অমরপুর	তোজিনং:

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১১অং	১৭	১৬	চক্র	টিলা		০	২৪	০	০২৭
১১অং	১৮	১৬	চক্র	টিলা		০	২৪	০	০২৭
১৪অং	২২	১২	চক্রবাহাদুর	বাগান (টিলা)		০	১৭	০	০৬২
১৫	২৫	১২	বিনন্দ	ঢেপা (লুঙ্গা)		০	৩৬	০	১৪৬
৩	৫	২	আশা চন্দ্র	বাগান (টিলা)		০	১৩	০	০৫৭
৪	৭/৪৪৩৭	৬	নিজ	টিলা ()	৩৬৯ নং খতিয়ান হইতে আগত	১	০১	০	৪০২
মোট দাগ: ৬						আগন দখলীয় জামর মোট			
						২	১৫	০	৮৭৫
						জের			
						০	০০	০	০০০
						অধীনস্থ স্বত্বের মোট			
						০	০০	০	০০০
						সর্বমোট			



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Authenticated By
Pallavi Roy(DCM)

Land Record Copies of Chabimura, Mouja: Debbari, Sheet No 1; Khatian No. 1/3; Subdivision: Amarpur; Tehsil: Birganj; Revenue Circle: Amarpur; Dag No/Plot No-5, indicating ownership of the Plot/Dag no.s by Revenue department, GOT.

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: দেববাড়ী	খতিয়ান নং: ১/২	মহকুমা: অমরপুর
তহশীল: বীরগজ	রেভিনিউ সার্কেল: অমরপুর	তোজিলং:

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিস্তারিত) (২)	পরস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
-		০	০.০০	

Reference No.: ALT-২০২১৩৭১৭

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্বের শ্রেণী ও বিবরণ (৮)	স্বত্বের বিশেষ নিয়ম ও অনুষঙ্গ (৯)	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর (১০)
১ ত্রিপুরা সরকার	১০০,০০০			

১০০,০০০

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী (১৫)	মন্তব্য (১৬)	অত্র স্বত্বের বসদীয় পরিমাণ			
সাবেক (১১)	হাল (১২)	দাগ নম্বর (১৩)	দখলকার (১৪)			একর (১৭)	শতক (১৮)	হেক্টর (১৯)	আর (২০)
১	১		নদী	লায়েক পতিত (টিলা)	৬১২ নং খতিয়ানে গত	০	০৫	০	০২০
৪অং	৬	৪	আশা	চারা (টিলা)		০	৩৮	০	১৫৪
মোট দাগ: ২		আপন দখলীয় জমির মোট				০	৪৩	০	১৭৪
		জের				০	০০	০	০০০
		অধীনস্থ স্বত্বের মোট				০	০০	০	০০০
		সর্বমোট							



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ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা: দেববাড়ী	খতিয়ান নং: ৩৬৯	মহকুমা: অমরপুর
তহশীল: বীরগজ	রেভিনিউ সার্কেল: অমরপুর	তোজিনং: ৩৬৫

অগ্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অগ্র স্বত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
৪	৭	৬	নিজ	টিলা	১/৩নং খং হইতে আগত, ১/৩ নং খতিয়ানে গত	২	০৭	০	৮৩৮
মোট দাগ: ১						আপন দখলীয় জমির মোট			
						২	০৭	০	৮৩৮
						জের			
						০	০০	০	০০০
						অধীনস্থ স্বত্বের মোট			
						০	০০	০	০০০
						সর্বমোট			
						২	০৭	০	৮৩৮



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ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: দেববাড়ী	খতিয়ান নং: ৩৬৯	মহকুমা: অমরপুর
তহশীল: বীরগঞ্জ	রেভিনিউ সার্কেল: অমরপুর	তোজিনং: ৩৬৫

উপরিস্থ স্বয়ের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
১	ত্রিপুরা সরকার	১০০,০০০	৭.২৫	৩৮ ধারানুসারে ধার্য ১৪০৩ বাৎ হইতে

Reference No.: Allotment case no ১/৯৬,U/S-১৪-২০২২২৭৮১

অত্র স্বয়

স্বয়ের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বয়ের শ্রেণী ও বিবরণ	স্বয়ের বিশেষ নিয়ম ও অনুষঙ্গ	অধীনস্থ স্বয়, অধীনস্থ স্বয়ের পৃথক খতিয়ালের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১. এলটি দং রাজো মোহন জমাতিয়া পিতা: চন্দ্র বাহাদুর জমাতিয়া	৫০,০০০	এলটি	রাজস্ব বৃদ্ধির যোগ্য। কালেক্টরের অনুমোদন ব্যতীত হস্তান্তর অযোগ্য।	
২. অন্য কন্যা জমাতিয়া স্বামী: রাজো মোহন জমাতিয়া সং পোঃ দেববাড়ী জাতি জমাতিয়া	৫০,০০০			
	১০০,০০০			



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ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: দেববাড়ী	খতিয়ান নং: ১/৯	মহকুমা: অমরপুর
তহশীল: বীরগজ	রেভিনিউ সার্কেল: অমরপুর	তোজিনং:

উপরিস্থ স্বত্ত্বের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিস্তারিত) (২)	পরস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
-		০	০.০০	

Reference No.:

অত্র স্বত্ত্ব

স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্ত্বের শ্রেণী ও বিবরণ (৮)	স্বত্ত্বের বিশেষ নিয়ম ও অনুযঙ্গ (৯)	অধীনস্থ স্বত্ত্ব, অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর (১০)
১ ত্রিপুরা সরকার	১০০,০০০			
	১০০,০০০			



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ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা: দেববাড়ী	খতিয়ান নং: ১/৯	মহকুমা: অমরপুর
তহশীল: বীরগঞ্জ	রেভিনিউ সার্কেল: অমরপুর	তোজিনং:

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১৭৭অং	৪০৮			নদী	সাধারণের ব্যবহার্য প্রঃ গোমতী নদী	০	০৪	০	০১৬
১৭৯অং	৪১০	৪০০	দীপঙ্কর গং	চারা (নাল)		০	৮৩	০	৩৩৬
১৫২অং	৫১৬	২৮৮	নরেন্দ্র	ভিটা (টিলা)		০	০২	০	০০৮
১৫০,৯৬,১৯৯,১৫২ অং	৫১৯			পথ	সাধারণের ব্যবহার্য	০	২১	০	০৮৫
২২১	৫৮০		ছড়া	চারা (নাল)		০	৪৮	০	১৯৪
মোট দাগ: ৫						১	৫৮	০	৬৩৯
						জের	০	০০	০০০
						অধীনস্থ স্বত্বের মোট	০	০০	০০০
						সর্বমোট			



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Appendix 17: Land Records and Revenue Map of Fatik Sagar

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা: অমরপুর	খতিয়ান নং: ১/১৫	মহকুমা: অমরপুর
তহশীল: অমরপুর	রেভিনিউ মার্কেল: অমরপুর	ভৌগোলিক:

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিস্তারিত) (২)	পরস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
-		০	০.০০	

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্বের শ্রেণী ও বিবরণ (৮)	স্বত্বের বিশেষ নিয়ম ও অনুষঙ্গ (৯)	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর (১০)
১ ত্রিপুরা সরকার	১০০,০০০			
	১০০,০০০			



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ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: অমরপুর	খতিয়ান নং: ১/১৫	মহকুমা: অমরপুর
তহশীল: অমরপুর	রেভিনিউ সার্কেল: অমরপুর	তোজিলং:

অত্র স্বয়ের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বয়ের বসদীয় পরিমাণ			
সাবেক (১১)	হাল (১২)	দাগ নম্বর (১৩)	দখলকার (১৪)			একর (১৭)	শতক (১৮)	হেক্টর (১৯)	আর (২০)
৭৫৯অং	১৩৬৪		রাস্তা	দোকান (টিলা)	টিনঘর-১	০	০০৪	০	০০২
৭৫৫অং, ৭৫৯অং, ৭৪ ৯অং, ৭৫০অং, ৭৫১ অং, ৭৫২অং, ৭৫৩অং , ৭৫৪অং, ৭৫৮অং, ৭ ২৫অং, ৭২৪অং, ৭২৩ অং, ৭১৬অং, ৭২৪অং , ৭২৩অং, ৭১৬অং, ৬ ৯৪অং	১৩৬৫			রাস্তা	সাধারণের ব্যবহার্য	১	৮৮৬	০	৭৬৩
১০৯৬অং	২৩৭০/৯০১৭			গম্ব	সাধারণের ব্যবহার্য	০	০১৫	০	০০৬
১০৯৬অং	২৩৭২	২৩৭৫	প্রফুল্ল	ভিটা (নাল)		০	০৪০	০	০১৬
১২৯৯	৫২১৯	৫২১৮	নিজ	দিঘী (নাল)	প্রঃ ফটিক সাগর দিঘী সাধারণের ব্যবহার্য	২২	৯৯৮	৯	৩০৭
১৩০১	৫২২৯		নিজ মৌজা সিট নং-৪	ভিটা (নাল)		০	১৩৫	০	০৫৫
২৩০৬	৬২৩৪			গম্ব	সাধারণের ব্যবহার্য	০	০২০	০	০০৮
১৫১৭/২৪৭৬	৬৮৫৮	৬৮৫৪	দ্বীপক	টিলা		০	১০৫	০	০৪২
মোট দাগ: ৮		আপন দখলীয় জমির মোট				২৫	২০৩	১০	১৯৯
		জের				০	০০০	০	০০০
		অধীনস্থ স্বয়ের মোট				০	০০০	০	০০০
		সর্বমোট							



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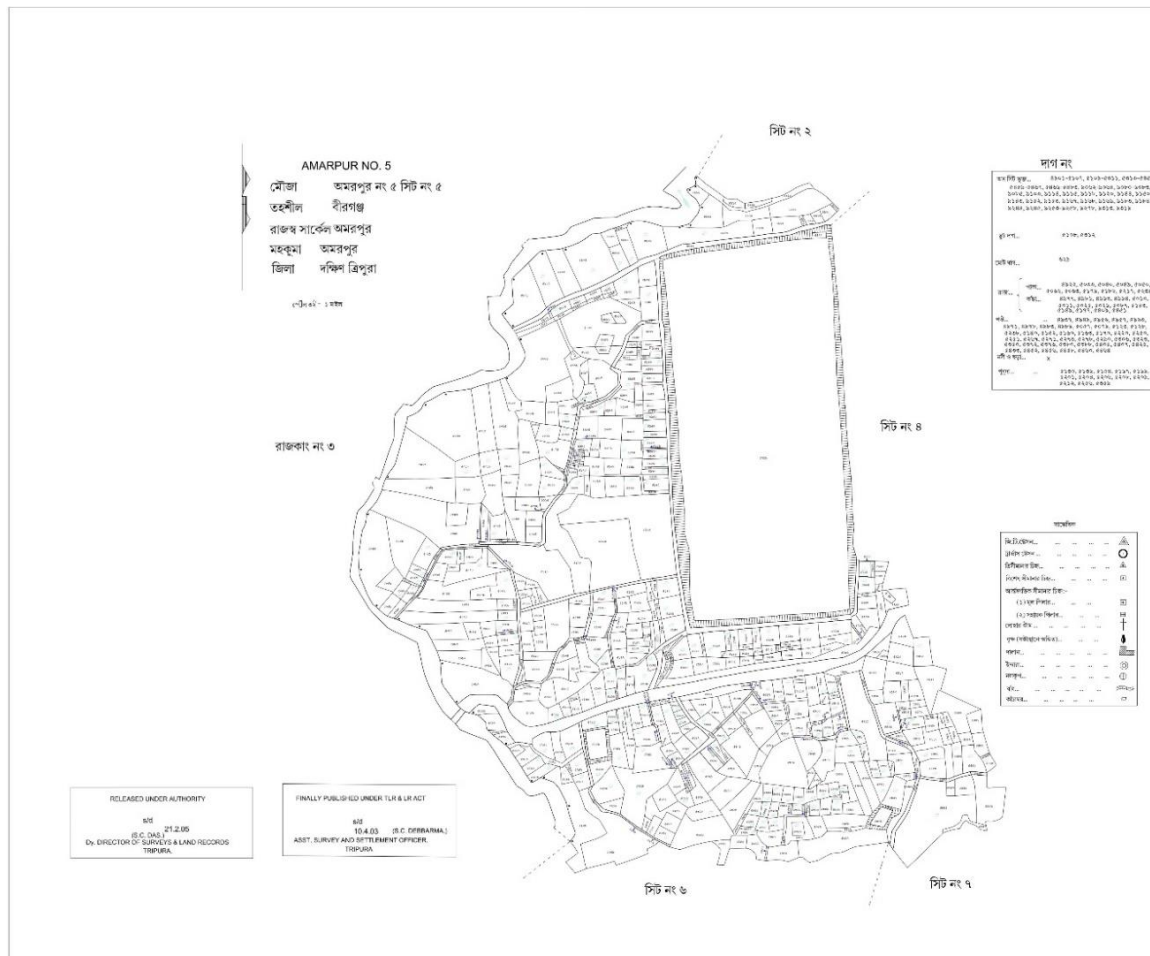
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Appendix 18: Land Records and Revenue Map of Amar Sagar

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: অমরপুর	খতিয়ান নং: ১/৫	মহকুমা: অমরপুর
তহশীল: অমরপুর	রেভিনিউ সার্কেল: অমরপুর	তোজিনং:

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-		০	০.০০	

Reference No.:

অত্র স্বত্ব

	স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুযুগ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
	(৬)	(৭)	(৮)	(৯)	(১০)
১	ত্রিপুরা সরকার	১০০,০০০			
		১০০,০০০			



Printed On: 30-Mar-2023

Signature valid
Digitally signed by PUSPAM DEBBARMA
Date: 2023.03.30 10:10:10 IST
Reason: Certified True Copy

Compared By
Biswajit Sarkar, Mohoror J. Reang(DCM)

Authenticated By

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা: অমরপুর	খতিয়ান নং: ১/৫	মহকুমা: অমরপুর
তহশীল: অমরপুর	রেভিনিউ সার্কেল: অমরপুর	তোজিনং:

উপরিস্থ স্বয়ের বিবরণ

খতিয়ান নং (১)	বিবরণ ও দখলকার (বিদ্যায়িত) (২)	পরস্পর অংশ (৩)	রাজস্ব (৪)	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে (৫)
-		০	০.০০	

Reference No.:

অত্র স্বয়

স্বয়ের বিবরণ ও দখলকার (বিদ্যায়িত) (৬)	অংশ (৭)	স্বয়ের শ্রেণী ও বিবরণ (৮)	স্বয়ের বিশেষ নিয়ম ও অনুমতি (৯)	অধীনস্থ স্বয়, অধীনস্থ স্বয়ের পৃথক খতিয়ানের নম্বর (১০)
১ ত্রিপুরা সরকার	১০০,০০০			

১০০,০০০



Printed On: 30-Mar-2023

Signature valid

Digitally signed by PUNAM DEBBARMA
Date: 2023.03.30 11:10 IST
Reason: Certified True Copy

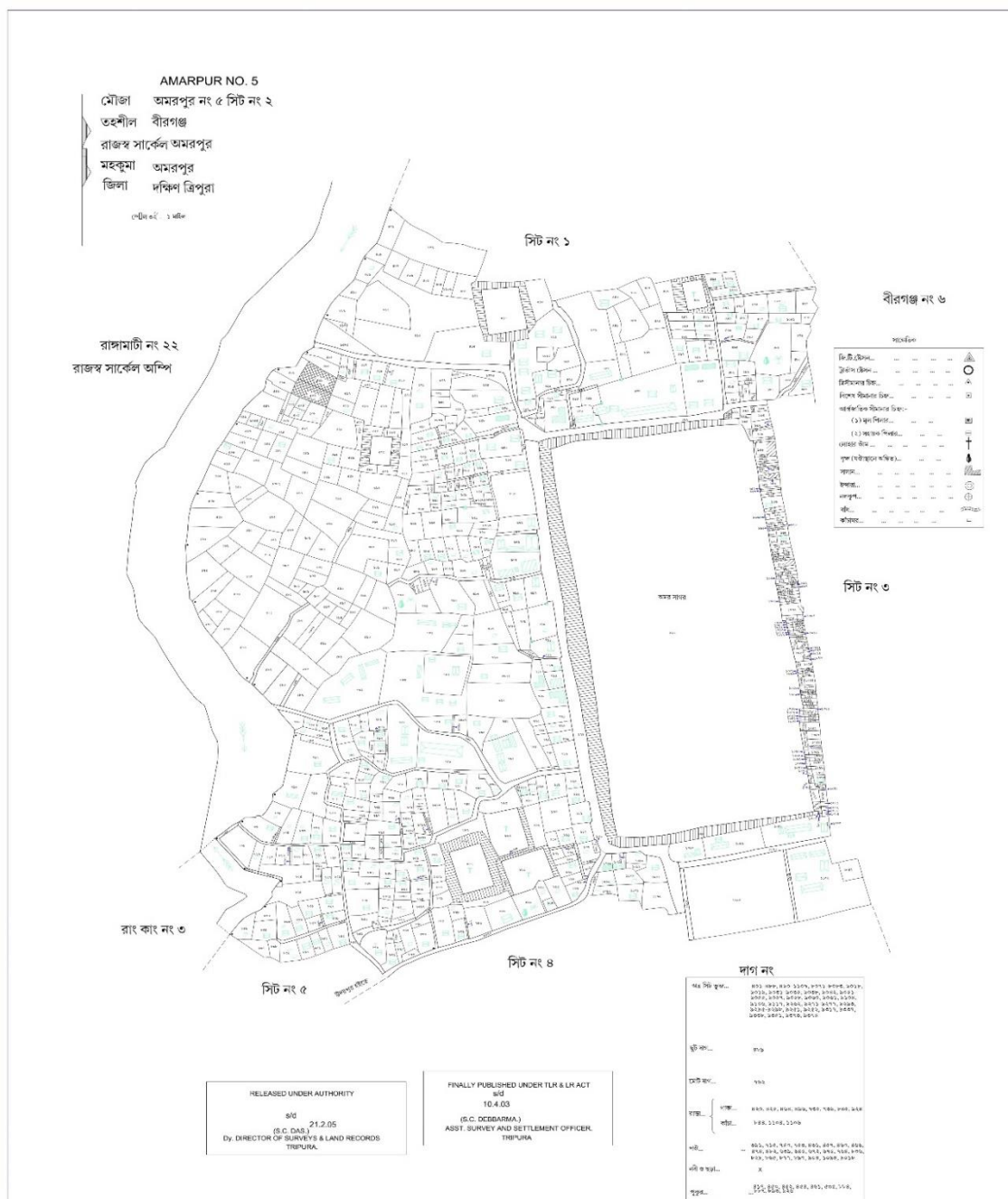
Compared By

Biswajit Sarkar, Mohorar J. Reang(DCM)

Authenticated By

J. Reang(DCM)

Land Record Copies of Amar Sagar, Mouja : Amarpur, Sheet No 2; Khatian No. 1/5; Subdivision : Amarpur; Tehsil : Amarpur; Revenue Circle :Amarpur; Dag No/Plot No-926 indicating ownership of the Plot/Dag no.s by Revenue department, GOT.



Appendix 19: Specific Action Plan

This Specific Action Plan implementation report shall be prepared on a quarterly basis for project which is being implemented in the project area in which a social safeguards due diligence is prepared. This report will be part of the quarterly progress reports/semi-annual monitoring report and will be submitted by PSMC to PIU/PMU for onward submission to ADB.

S. No.	Specific Activities	Means of Verification	Responsibility	Timeline	Status/Remarks	Budget (INR) lumpsum
A. Capacity Development, Fostering Community Participation, Employment Opportunities and Project Management						
1.	Conducting a training need assessment (TNA) among the local tribal community (within 2 km radius) to identify interested and eligible trainees and their choices and preferences for developing and enhancing their skills; – at least 50 persons belonging to scheduled tribe community to be identified, including 50% women.	Preparation of Need Assessment Report with data analysis and outcomes; Reporting in quarterly progress report (QPR) semi-annual social safeguards monitoring report (SSMR).	Project Support and Management Consultants (PSMC) supported by Project Implementation Unit (PIU)	Year 1: from inception of the project to 3 rd quarter.	A list of willing trainees will be prepared along with the preferred skill set. Example for skill training: (i) Rubber tappers, (ii) bamboo work, (iii) women trained as boatmen and other unconventional work, (iv) weaving of <i>Risa</i> and <i>Riha</i> (garment cloths), (v) tour guides, etc.	1,00,000.00
2.	Identification of skill training institutes in close proximity of the project area or community-based skill development program, implemented through national and state level accredited skill development institutes.	Identification of skill training institutes or community-based outreach skill development program to be reported in QPR and SSMR.	PSMC supported by PIU and PMU	Year 1: from inception of the project to 3 rd quarter.	Linkages with government training institutes or convergence with state government skill training programs.	Not applicable
3.	Allotting at least four (04) of the proposed Gazebos to four tribal SHGs (04) to establish stalls, to exhibit and sell	To be reported in QPR and SSMR	Contractor/PSMC/PIU/PMU	On completion of construction	INR 20,000 for each SHG to establish stalls and enter into minimum 5 years' agreement to run the stalls	80,000.00

S. No.	Specific Activities	Means of Verification	Responsibility	Timeline	Status/Remarks	Budget (INR) lumpsum
	handicrafts/products. Training to 4 members per SHG (16 persons) to run the stalls, handle accounts and inventories, manage business etc.					
4.	Tribal people (women and men both) will be trained as facilitators at the Interpretation/Information center – to describe the culture, custom, history and about the local art forms. – 6 persons (3 females, 3 males)	To be reported in QPR and SSMR	PSMC/ PIU/PMU	On completion of construction	Training to be provided by Tourism Department INR 20,000 per person for training of 6 persons	1,20,000.00
5.	Training and capacity development of eligible adult persons (including 50% women) from the ST community as tour guides taxi drivers and boatmen etc.– <i>the guide program will include concept on local heritage, history, rituals, birds, flora and fauna etc.</i> – 18 persons (50% women)	Training reports reflected in QPR and SSMR	PSMC/PIU and Coordinate with ULB	18 months or during the start of O&M period	License as tour guides to the trained scheduled tribe persons to be provided by Municipality/Tourism department/ appropriate authority. INR 10,000 per person for training of 10 persons	1,00,000.00
6.	Provide training on hygienic fruit and vegetable juice or snacks preparation techniques to eligible adult persons (including 50% women) from the ST community--- Target 10 persons.	Training reports reflected in QPR and SSMR	PSMC/PIU and Coordinate with ULB	18 months or during the start of O&M period	INR 10,000 per person for training for 10 persons	1,00,000.00

S. No.	Specific Activities	Means of Verification	Responsibility	Timeline	Status/Remarks	Budget (INR) lumpsum
	<i>Training aspect to cover safe disposal of waste food items.</i>					
7.	Eligible adult persons (including 50% women) from the ST community will be provided employment opportunities during the lake and playground redevelopment construction work.	Number of ST persons received employment opportunities to be reported in QPR and SSMR	Contractor/PSMC/PIU	During construction period	PIU to ensure local tribal community people are hired by contractor based on their skill set. To be made a contractual mandate in the contract document for the Contractors	Not applicable
8.	Employment opportunities during O&M phase and beyond – Eligible adult persons (including women) from the scheduled tribe community will be provided employment opportunities during O&M phase when the facilities become operational- jobs like gardener, security guard, cleaning and sanitation workers, ticket issuing persons.	Letter/Report from concerned government body Contractor, semi-annual social safeguards monitoring report	PIU/ PMU to coordinate	O&M period	On-the-job orientation and training. will be conducted.	Not applicable
9.	Awareness generation in government schools for students (including schools that students from scheduled tribe community attend) on water conservation, protocols for prevention of spread of Covid-19 and	To be reflected in QPR and SSMR	PSMC/PIU/Local administration/ government schools	Year 1 to 18 months	Government schools within 5 Km radius to be covered	1,50,000.00

S. No.	Specific Activities	Means of Verification	Responsibility	Timeline	Status/Remarks	Budget (INR) lumpsum
	other infectious diseases, preservation of natural environment assets/resources etc. Target-TBD#					
10.	Liaise with Directorate of Tribal Welfare Tribal Welfare Department, Government of Tripura for convergence with state and central schemes	Update on number of tribal people and children linked with different government schemes, to be reported in SSMR	PSMC/PIU/PMU	Year 1 to 18 months	PMU and PIU will take the initiative to coordinate and establish liaison with Tribal Welfare Department	Not Applicable
B. Consultation						
11.	Type of consultations planned with IP/ST households (stage of project cycle) 1. Pre-Construction 2. Construction 3. Post Construction 4. Other	Detailed report on consultation in QPR and Semi-annual social monitoring reports with photographs, signature sheets	PSMC/PIU	Project preparatory stage and continued throughout the project cycle		1,00,000.00
C. Grievance Redress Mechanism						
12.	Grievance Redress Mechanism established at different levels	Government order/notice/ specifying inclusion of IP representation in GRC as described in the project GRM. Report related to project grievance reflected in the monitoring reports of the Project	PMU	Year 1 till O&M phase	A representative from the affected community, as and when required, including indigenous peoples' communities or CSO working with indigenous peoples, as and when required be part of the 2 nd (PIU level) and 3 rd (PMU) level GRC.	2,50,000.00
D. Monitoring – Project completion stage						

S. No.	Specific Activities	Means of Verification	Responsibility	Timeline	Status/Remarks	Budget (INR) lumpsum
13.	Baseline Survey and Endline Satisfaction Survey of IP households with SAP implementation and project work as a whole	Satisfaction Survey report and project completion report (PCR)	PIU/PMU	On project completion		3,00,000.00
	TOTAL					12,00,000.00

ADB = Asian Development Bank, GRC = Grievance Redress Committee, IP= Indigenous peoples, PIU = Project Implementation Unit, PMU = Project Management Unit, QPR = Quarterly Progress Report, SSMR = Semi-annual Social Monitoring Report

Appendix 20: Agreement Copy between TTDC and Boatmen Self-help Group



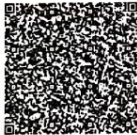
INDIA NON JUDICIAL
Government of Tripura
e-Stamp

सत्यमेव जयते

Certificate No.	: IN-TR06877440325785T
Certificate Issued Date	: 30-Jan-2021 / 11:36 AM
Account Reference	: IMPACC (SH)/ trshimp17/ DLRS/ TR-WTR
Unique Doc. Reference	: SUBIN-TRTRSHIMP1713204985889222T
Purchased by	: HACHWK MWTAI SHG
Description of Document	: Article IA-5(2) Agreement including a higher Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: TRIPURA TOURISM DEVELOPMENT CORPORATION LIMITED
Second Party	: HACHWK MWTAI SHG
Stamp Duty Paid By	: HACHWK MWTAI SHG
Stamp Duty Amount(Rs.)	: 20 (Twenty only)

Rabindra Suman

Abhijit Chakrabarty



.....Please write or type below this line.....

DEED OF LEASE AGREEMENT FOR LEASING OF THE ASSETS CREATED BY TTDC LTD AT CHABIMURA UNDER GOMATI DISTRICT

THIS DEED OF AGREEMENT FOR LEASING OUT OF THE ASSETS CREATED BY TTDC LTD AT CHABIMURA UNDER GOMATI DISTRICT IS MADE ON THE 1st February-2021 AND SHALL TAKE EFFECT FROM 1st February-2021.

BETWEEN

The Tripura Tourism Development Corporation Limited, Swetmahal, Agartala, (A Government of Tripura Undertaking) acting through the Managing Director, established on 3rd June, 2009 under the companies Act 1956 having its office at Swetmahal, Agartala and hereinafter referred to as the TTDC Ltd, which term shall include its Managing Director of the TTDC Ltd. and other Officers, successors and assigns of the

OF THE ONE PART/FIRST PART

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclrestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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AND

Sri Rabitra Jamatla, President/Secretary, Hachwk Mwtal SHG, Debbari, Rajkhang ADC Village, Gomati District Carrying business on Tourism having its principal office at Chabimura, Rajkhang ADC Village, Amarpur Sub Division under Gomati District, Tripura, as hereinafter, referred to as the lessee of the other part (Which expression shall include heirs successors, successors in business and assigns).

OF THE OTHER PART

WHEREAS, the lesser created different infrastructures at Chabimura for the interest of the visiting tourists known under the project "Destination Development of Chabimura" consisting of 5 nos. Motor Boats, 3 nos. Tourist Cottage, Interpretation Centre, Toilet Block, Tourist shed, Cultural stage, Path Way, Staircase, Guide point, Picnic spot, Ticket Counter, Parking area, Water facilities etc within the compound of the said premises as described in the schedule attached herewith and also decided to introduce of running of motor boats in the river for visiting tourists, rent for cottages, entry fee for and heavy vehicles, rent for picnic spot, entry fee for interpretation centres, running of toilet block of pay & use system and is furnished with fixtures and fittings etc. particularly described in the said schedule to be used for the benefit of the visiting tourists.

AND WHEREAS, the said lessor expressed his intention to let out of the infrastructures created at Chabimura for the interest of the visiting tourists (including operation of motor boats, Cottages, Interpretation centers, Cafeteria, Toilet Block, Tourist shed, Path Way, Staircase, Ticket Counter etc) to a private entrepreneur for the purpose of running and management of the assets on the terms and conditions hereinafter mentioned.

AND WHEREAS, the said Lessee has agreed to the said proposal subject to the terms and conditions mentioned below:

NOW this DEED witnessed as follows:-

1. Commercial Term

1.1 Security Deposit

- i) The Chabimura tourist spot, belonging to the lesser is let out to the Lessee on 1) the lessee shall furnish security money of **Rs.90,000/- (Rupees ninety thousand)** only to the Managing Director, TTDC Ltd in the form of demand draft of any Nationalized Bank before execution of this deed.
- ii) The security money is a guarantee for the fulfilment and performance of the terms and conditions herein after contained by the lessee. In the event of the lessee committing and breach of any of the terms and conditions herein contained and on his part to be observed and performed, the lesser shall without prejudice to his right and remedies are entitled to forfeit the security deposit or any part thereof made in the terms of these presents from the said

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security deposit, the lessee shall pay such additional sum immediately as will be called upon by the licensor to make up such difference so that security deposit shall at all times during the continuance of the lease be the said sum of Rs. 90,000/- (Rupees thirty thousand) only. On the expiration or earlier determination of the terms of the lease the licensor shall return the security deposit or part thereof which has not been forfeited as aforesaid to the lessee without interest.

1.2 Monthly Lease Rent

The lessee shall deposit monthly lease rent for all assets of Chabimura belonging to the lesser consisting of 5 nos. F R P speed Boats having the capacity of 12 & 22 persons bearing engine no.- 7001040(F40FELT), 7001041(F40FELT), 7001119(F50FELT), 7001117(F50FELT) and 7001039(F40FELT) 3 nos. twine Tourist Cottage, Interpretation Centre, Toilet Block, Tourist shed, Cultural stage, Path Way, Staircase, Guide point, Picnic spot, Ticket Counter, Parking area, Drinking water facilities, Cafeteria etc which are let out to the Lessee on a **monthly license fee of Rs. 45,000/- (Rupees forty five thousand) only per month plus service tax as applicable during the period from September to February of each year and Rs.29,000/- in rest of the year (March to August)** from the date entering into the agreement in the form of Demand Draft in favour of the Managing Director, TTDC Ltd through any Nationalized Bank for operation, maintenance and management of the infrastructure created at Chabimura Tourist destination for a period of **1(one) year w. e. f. 1st February-2021.**

- 1.3 If the lessee fails to pay the monthly rent in time, interest has to be paid at the rate of 10% per annum by the lessee. The licensor shall have the right to collect the defaulted amount together with interest from the security money and the lessee shall recoup the security money immediately.

1.4 Rate/rent of different tourist facilities at Chabimura Tourist destination

Sl. No	Particular	Amount
1	Entry fee	Rs.10/- per head
2	Rent of Cottages	i) Rs.200/- for 2 hours Per cottage ii) Rs.1000/- Full day with overnight stay
3	Motor Boat	Rs.150/- per head
4	Country Wooden Boat	Rs.80/- per boat
5	Entry of Interpretation centre	Rs.10/- per head
6	Entry fee of vehicle	Two Wheelers Rs.20/- LMV - Rs.40/- Bus - Rs.100/-
7	Rent for Picnic	Rs. 200/- (1-20) Visitors Rs. 400/- (1-50) Visitors Rs. 600/- more than 50 Visitors
8	Use of Toilet	Rs.5/- per head
9	Guide fee	i) Rs.100/- per hour ii) Rs.500/- per group

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P-4**2. Lease Period**

The lessee shall enjoy the right of uses of the assets such as Motor Boats, Tourist shed, Cultural stage, Path Way, Staircase, Guide point, Cafeteria, Ticket Counter, Parking area, Drinking water facilities etc for a period of 1 (one) year from the date of signing of Deed of Agreement w. e. f. **1st February 2021 to 31st January-2022.**

- 2.1 Based on the satisfactory performance during the previous terms of contract, the lease period may be extended for next term as per the Mutually accepted terms of contracts.

3. Right of the Lessee

- 3.1 All assets including accessories etc shall continue to remain the assets of the TTDC Ltd during and after the lease period. The lessee shall enjoy the right of the hiring charges of Motor and country boats, use of Toilet Blocks, rent of cottages, charges of parking of vehicles, entry fee of Interpretation Centre, rate of eatable goods in the Cafeteria etc from the visitors as per notification issued by the TTDC Ltd time to time. **All kind of entry fees / rent shall also imply to those visitors who shall come to Chabimura from Maharani side and other side to Chabimura.** The lessee could use all accessories for **1(One)** year from the date of entering into the agreement, subject to fulfilment of commercial terms along with the other responsibilities.

4. Responsibility of the Lessee

- 4.1 Expenditure for petty repair and maintenance work including regular clearing of Chabimura area and the infrastructures and any expenditure incurred for alternation or replacement or repair whatsoever required of any of the fixtures, fittings etc. as described in the schedule attached herewith should be borne by the lessee without causing the inconvenience of Chabimura.
- 4.2 The lessee shall be responsible for maintenance of F.R.P. of Speed Boats and minor repairing of cottage, Interpretation centre, Toilet Block etc. The lessee shall bear the cost of all consumables for daily operational management including periodical servicing of boats to be carried out by the designated AMC holder in presence of the authorised officials of TTDCL

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Abir Chabimura

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- 4.3 The Lessee shall make all necessary arrangements in the cottages so that the visitors/tourist may avail the cottages comfortably.
- 4.4 Monthly electric consumption bill shall be borne by the lessee.
- 4.5 The lessee shall ensure the requisite protection of each property of the TTDC Ltd. (ii) any damage of the property of the TTDC Ltd if caused on account of negligence from the part of lessee, the lessee will be charged for remitting the losses occurred due to its negligence.
- 4.6 The lessee shall ensure regarding wearing of life- Jacket for each tourist availing river safari.
- 4.7 The lessee shall ensure operation of boat service through the trained driver /helper only.
- 4.8 The lessee shall not utilize the boat for the purpose other than tourism.
- 4.9 The lessee shall not run the boat beyond the loading capacity.
- 4.10 No illegal activities/anti-social activities to be allowed in the premises of Chabimura.
- 4.11 The lessee will collect revenue from the visitors as per notification issued by the TTDCL after issue payment receipt.
- 4.12 The lessee shall not erect or display any kind of advertisement inside or outside the premises without approval of TTDCL in writing.
- 4.13 No Structure, temporary or permanent, shall be erected, fixed or alternation carried out by the lessee in the said premises or garden thereto or in the vacant place within the Chabimura complex without prior written permission from the lesser.
- 4.14 The lessee shall not do or permit to be done any act or thing which causes damage or likely to cause damage to the said premises. The cost of rectification of such damage will be recovered from the lessee.

5. General Instruction

- 5.1 The lessee should display a rate chart approved by TTDCL of every item like entry fee of visitors, entry fee of vehicles, rent of cottages, rent of motor boat, rowing boat, picnic spot, use of toilets, guide fee etc. for public awareness.

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Rabindra Jomalin

Adhijit Chakraborty

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- 5.2 The operational staffs of the Motor boat and cottages including other activities deployed by the lessee shall wear the uniform (T-shirt) to be selected by TTDCL during the operation time. The uniform shall be provided by the lessee without fail.
- 5.3 The Lessee shall keep and maintain a Complaint Book in their office at Chabimura and make it available for the visitors/tourists. The contact /Whatsapp number of the TTDCL officials shall also be displayed in the conspicuous area of the Chabimura for lodging any complaint/queries.
- 5.4 The entry gate/ticket counter of Chabimura should remain open for the visitors every day and the permission for boating restrict to sunset.
- 5.5 The TTDCL shall be responsible for declaration of prohibited zone on the way to cave & sculpture as well as bank of the river water for providing environment pollution free area. According to that, some signage shall be erected by the TTDCL in front of sculpture, cave and places on the bank of river path depicting the penalty provision, wherein lessee shall liable to collect the penalty from the visitors.
- 5.6 The lessee shall provide all facilities free of cost of TTDCL personnels.

6. Penalty Clause:-

The lessee shall have to deposit monthly lease rent within **10th of the next month**. If the lessee fails to pay the monthly lease rent **(after 11th of the next month)** in time, interest has to be paid at the rate of 10% per annum by the lessee. If monthly rent is due consecutively for 3 months in that event the lesser shall have right to terminate the allotment and rescind the agreement. The lesser shall have the right to collect the defaulted amount together with interest from the next month.

7. Termination of Agreement

The lesser reserves the right to terminate the period of lease by giving 1(one) month notice to lessee in case of even within the period of lease, for violation of above mentioned terms & conditions.

8. Arbitration

In case of any dispute arising between TTDCL and the lessee in respect of the interpretation, conduct or performance of any terms or conditions of this license, the decision of the Tripura Tourism Development Corporation Ltd.(TTDCL) shall be final and conclusive and not open to challenge or review.

In the WITNESS WHERE OF THE LESSEE has hereunto set his Hand and Tripura Tourism Development Corporation Ltd.(TTDCL). A Government of Tripura Undertaking has hereunto set its hand.

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**SCHEDULE OF THE ARTICLES OF CHABIMURA TOURIST DESTINATION
ALONG WITH FITTINGS & FIXURES ETC.**

1. 3 nos Tourist Cottage
2. 5 nos Motor Boat with Engine
3. 1 no Toilet Block
4. Interpretation Centre
5. Cultural Stage
6. Picnic Spot
7. Ticket Counter
8. Guide Point
9. 3 nos Floating Jetty
10. Parking Area

In WITNESS WHERE OF both the parties put their hand in presence of the witness the 2021 mentioned above.

Rabindra Kumar
President 01/02/21
HACHUK MYTALS H.G
Signature of the Lessee
Chabimura, Chabimura,
Amarpur, Gomati, Tripura.

Abhijit Chakraborty
01/02/21
On behalf of TTDCL
Abhijit Chakraborty, TCS
Deputy Managing Director
TTDCL, Agartala, Tripura.

Date:

Place:

WITNESSES

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Detailed Physical ASSETS/ STOCK of Chobimura:-

	<u>PARTICULARS</u>	<u>QUANTITY</u>	<u>MEASUREMENTS</u>	<u>REMARKS</u>
	Plastic Chair	20nos.		At boating counter
02	Wooden cots	06nos.		C1, C2, C3.
03	Wooden chairs	13nos.		--"
04	Rubber wood sofa	3nos	02nos Single & 1 no. Triple Sofa. @ C1	
05	Tea Table (Glass top)	6nos.		--"
06	Wooden Alna	4nos.		C1, C2, C3 & C4.
07	Dressing Table	4nos.		C1, C2, C3 & C4.
08	Towel (VIP- White)	02nos.		C1 & C2.
09	Hand Wash Basin	04nos.		C1, C2, C3 & C4.
10	Wall Mounted Fans	18nos	C1, C2, C3 & C4. (04nos. each)	02nos. at Interpretation centre.
12	Tube lights	42nos.	C1, C2, C3 & C4. (03nos. each)	30nos. at Interpretation centre.
13	CFL lights	30nos.	C1, C2, C3 & C4. (05nos. each)	05nos. at Interpretation centre.
	Interpretation Images details:	03 nos. Cabin.		
14	History & Map of Chobimura	02 nos.	1.53mtrs. by 1.22mtrs.	
15	Wide wall Images	21nos.	1.39mtrs. height by 0.78mtrs. Width.	
16	Tall Wall Images	08nos.	0.78mtrs. height by 1.39mtrs. Width.	
11	Ceiling Fans	17 nos.		All are at Interpretation centre.
	Floating Jetty details:			
17	Boating ghat	60nos * 5nos.	29.5mtrs. * 2.50mtrs.	
18	Chakhrakhma ghat	16nos.* 5nos.	7.85mtrs. * 2.50mtrs.	
19	Cave ghat	16nos.* 5nos.	7.85mtrs. * 2.50mtrs.	
	SOLAR LIGHT WITH PANEL			
20	Solar light (LED) with Panel.	48nos.		18 - 20 nos. not working.
	TOILET BLOCK			
21	GENTS 06nos.(Indian)	3 toilets + 2 Latrine + 1 Bathroom.	LADIES 04nos.(Indian).	2 Toilets+ 1 Latrine + 1 Bathroom.
22	Cottage - 1	1 (One) room with attached L/Bathroom (Western)		
23	Cottage - 2	1 (One) room with attached L/Bathroom (Indian)		
24	Cottage - 3	1 (One) room with attached L/Bathroom (Western)		

Scanned with CamScanner

Money Receipt		Phone No.: (0381) 222 3833 (0381) 222 5030
Tripura Tourism Development Corporation Ltd.		
(A Govt. of Tripura undertaking)		
Corporate Office : Kunjaban, Opp. Governor House, Agartala, Tripura (W)		
Contact - (0381) 232-7878/5930 Fax - (0381) 232-7878 Help Line - 0381-2300332		
www.tripuratourism.in / Email : tripuratourism09@rediffmail.com		
Sl. No.	1893	Dated : 09/04/21

Received with thanks from Hachuk Mwtai SHG

Security Money only by Cash / Cheque No.

Dated against Bill No.

Dated as Part / Final payment

Rs. 90,000/-

Rs. Ninety thousand only

For, Tripura Tourism Development Corporation Ltd.

Cashier,
TTDC. Ltd.

Scanned with CamScanner

Agreement between TTDC and Hachuk Mwtai (Boatman) SHG: As per the agreement, the infrastructures owned by TTDC i.e., Motor Boats, tourist cottage, interpretation centre, toilet block, tourist shed, cultural stage, pathway, staircase, guide point, picnic spot, ticket counter, parking area, water facilities etc. will be operated and maintained by the SHG for a period of 1 year with condition of renewal every year.

Appendix 21: Indigenous People Impacts Screening Checklist

A. Introduction

1. Each project/subproject/component needs to be screened for any indigenous people impacts which will occur or have already occurred. This screening determines the necessary action to be taken by the project team

B. Screening Questions for Indigenous People Impact

KEY CONCERNS (Please provide elaborations in the "Remarks" column)	Yes	No	Not Known	Remarks
A. Indigenous Peoples Identification				
1. Are there sociocultural groups present in or using the project area who may be considered "tribes" (hill tribes, scheduled tribes, tribal peoples), "minorities" (ethnic or national minorities), or "indigenous communities"?		✓		
2. Are there national or local laws or policies as well as anthropological researches/studies that consider these groups present in or using the project area as belonging to "ethnic minorities," scheduled tribes, tribal peoples, national minorities, or cultural communities?		✓		
3. Do such groups self-identify as being part of a distinct social and cultural group?		✓		
4. Do such groups maintain collective attachments to distinct habitats or ancestral territories and/or to the natural resources in these habitats and territories?		✓		
5. Do such groups maintain cultural, economic, social, and political institutions distinct from the dominant society and culture?		✓		
6. Do such groups speak a distinct language or dialect?		✓		
7. Have such groups been historically, socially, and economically marginalized, disempowered, excluded, and/or discriminated against?		✓		
8. Are such groups represented as "indigenous peoples," "ethnic minorities," "scheduled tribes," or "tribal populations" in any formal decision-making bodies at the national or local levels?		✓		
B. Identification of Potential Impacts				
9. Will the project directly or indirectly benefit or target indigenous peoples?		✓		
10. Will the project directly or indirectly affect indigenous peoples' traditional sociocultural and belief practices (e.g., child-rearing, health, education, arts, and governance)?		✓		
11. Will the project affect the livelihood systems of indigenous peoples (e.g., food production system, natural resource management, crafts and trade, employment status)?		✓		
12. Will the project be in an area (land or		✓		

KEY CONCERNS (Please provide elaborations in the "Remarks" column)	Yes	No	Not Known	Remarks
territory) occupied, owned, or used by indigenous peoples, and/or claimed as ancestral domain?				
C. Identification of Special Requirements <i>Will the project activities include:</i>				
13. Commercial development of the cultural resources and knowledge of indigenous peoples?		✓		
14. Physical displacement from traditional or customary lands?		✓		
15. Commercial development of natural resources (such as minerals, hydrocarbons, forests, water, hunting or fishing grounds) within customary lands under use that would impact the livelihoods or the cultural, ceremonial, and spiritual uses that define the identity and community of indigenous peoples?		✓		
16. Establishing legal recognition of rights to lands and territories that are traditionally owned or customarily used, occupied, or claimed by indigenous peoples?		✓		
17. Acquisition of lands that are traditionally owned or customarily used, occupied, or claimed by indigenous peoples?		✓		

C. Indigenous People Impact

After reviewing the answers above, executing agency/ safeguard team confirms that the proposed subsection/ section/subproject/component (tick as appropriate):

[] has indigenous people (indigenous peoples) impact, so an indigenous people plan (IPP) or specific indigenous peoples action plan is required.

[✓] has No indigenous people's impact, so no IPP/specific action plan is required.

Prepared by: Signature: Name: Position	Verified by: Signature: Name: Position
---	---

Appendix 22: Sample Grievance Redress Form

The (Name of Project) -----Project welcomes complaints, suggestions, queries and comments regarding project implementation. We encourage persons with grievance to provide their name and contact information to enable us to get in touch with you for clarification and feedback. Personal details information will remain confidential, please inform by writing/typing *(Confidential)* above this form.

Date: -	Place of registration	Contact Information	Gender (✓)	
		Name: -	Male	Female
Age: -				
Home Address: -	Village: -	PO: -		
	PS: -	District: -		
Phone No: -				
		PIN CODE: -		
Complaint/Suggestion/Comment/Question Please provide the details (who, what, where and how) of your grievance below:				
If included as attachment/note/letter, please tick here: How do you want us to reach you for feedback or update on your comment/grievance?				

Signature

অভিযোগ নিবন্ধন ফর্মের নমুনা

..... প্রকল্পকে বাস্তবায়িত করার লক্ষ্যে অভিযোগ, পরামর্শ, অনুসন্ধান এবং মন্তব্যের জন্য স্বাগত।

আমরা অভিযোগকারীকে অভিযোগ সহ নাম জানাতে উৎসাহিত করি এবং আপনার সহচর্যে এসে এর সংশোধন ও প্রতিক্রিয়া জানাতে সক্ষম হই।

অবশ্যই আপনি আপনার ব্যক্তিগত বিষয় বিস্তারিতভাবে যুক্ত করতে ইচ্ছা প্রকাশ করবেন। যে তথ্য আপনি দেবেন, তা অবশ্যই গোপন থাকবে। তাই অনুগ্রহ করে আপনার নাম লিখে/ টাইপ করে জানান।

তারিখ:		নাম:		লিঙ্গ (v)	
নিবন্ধনের স্থান		যোগাযোগের তথ্য		পুরুষ	মহিলা
				বয়স:	
বাড়ির ঠিকানা:	শহর/গ্রাম-		পোস্ট অফিস -		
	থানা -		জেলা-		
ফোন নাম্বার:			পিন নাম্বার-		
অভিযোগ/পরামর্শ/মন্তব্য/প্রশ্ন অনগ্রহ করে নিচে বিস্তারিতভাবে (কে, কি, কোথায় এবং কেমন করে) আপনার অভিযোগ জানান:					
যদি কোনো সংযুক্তি/চিরকুট/চিঠি অন্তর্ভুক্ত করতে চান তাহলে সেখানে টিক দিন। আপনার অভিযোগ/ মন্তব্যের হালনাগাদ (আপডেট) বা প্রতিক্রিয়া কিভাবে পেতে চান?					

Appendix 23: Compliance to Applicable Labour Laws

- (i) Including Amendments Issued from Time to Time Applicable to Establishments Engaged in Construction of Civil Works
- (ii) Workmen Compensation Act, 1923 - The Act provides for compensation in case of injury by accident arising out of and during the course of employment.
- (iii) Payment of Gratuity Act, 1972 - Gratuity is payable to an employee under the Act on satisfaction of certain conditions on separation if an employee has completed 5 years' service or more or on death at the rate of 15 days wages for every completed year of service. The Act is applicable to all establishments employing 10 or more employees.
- (iv) Employees' PF and Miscellaneous Provisions Act, 1952 - The Act provides for monthly contributions by the employer plus workers @10 % or 8.33 %. The benefits payable under the Act are: (a) Pension or family pension on retirement or death as the case may be; (b) deposit linked insurance on the death in harness of the worker; (c) payment of PF accumulation on retirement/death etc.
- (v) Maternity Benefit Act, 1951 - The Act provides for leave and some other benefits to women employees in case of confinement or miscarriage etc.
- (vi) Contract Labour (Regulation and Abolition) Act, 1970 - The Act provides for certain welfare measures to be provided by the Contractor to contract labor and in case the Contractor fails to provide, the same are required to be provided by the Principal Employer by Law. The principal employer is required to take Certificate of Registration and the Contractor is required to take a License from the designated Officer. The Act is applicable to the establishments or Contractor of principal employer if they employ 20 or more contract labor.
- (vii) Minimum Wages Act, 1948 - The employer is supposed to pay not less than the Minimum Wages fixed by appropriate Government as per provisions of the Act if the employment is a scheduled employment. Construction of Buildings, Roads and Runways are scheduled employment.
- (viii) Payment of Wages Act, 1936 - It lays down as to by what date the wages are to be paid, when it will be paid and what deductions can be made from the wages of the workers.
- (ix) Equal Remuneration Act, 1979 - The Act provides for payment of equal wages for work of equal nature to Male and Female workers and not for making discrimination against Female employees in the matters of transfers, training and promotions etc.
- (x) Payment of Bonus Act, 1965 - The Act is applicable to all establishments employing 20 or more workmen. The Act provides for payments of annual bonus subject to a minimum of 8.33 % of wages and maximum of 20 % of wages to employees drawing ` 3,500/- per month or less. The bonus to be paid to employees getting ` 2,500/- per month or above up to ` 3, 500/- per month shall be worked out by taking wages as ` 2, 500/- per month only. The Act does not apply to certain establishments. The newly set up establishments are exempted for five years in certain circumstances. Some of the State Governments have reduced the employment size from 20 to 10 for the purpose of applicability of

the Act.

- (xi) Industrial Disputes Act, 1947 - The Act lays down the machinery and procedure for resolution of industrial disputes, in what situations a strike or lock-out becomes illegal and what are the requirements for laying off or retrenching the employees or closing down the establishment.
- (xii) Industrial Employment (Standing Orders) Act, 1946 - It is applicable to all establishments employing 100 or more workmen (employment size reduced by some of the States and Central Government to 50). The Act provides for laying down rules governing the conditions of employment by the employer on matters provided in the Act and get the same certified by the designated Authority.
- (xiii) Trade Unions Act, 1926 - The Act lays down the procedure for registration of trade unions of workmen and employees. The trade unions registered under the Act have been given certain immunities from civil and criminal liabilities.
- (xiv) Child Labor (Prohibition and Regulation) Act, 1986 - The Act prohibits employment of children below 14 years of age in certain occupations and processes and provides for regulation of employment of children in all other occupations and processes. Employment of child labor is prohibited in Building and Construction Industry.
- (xv) Inter-State Migrant Workmen's (Regulation of Employment and Conditions of Service) Act,
- (xvi) 1979- The Act is applicable to an establishment which employs 5 or more inter-state migrant workmen through an intermediary (who has recruited workmen in one state for employment in the establishment situated in another state). The inter-state migrant workmen, in an establishment to which this Act becomes applicable, are required to be provided certain facilities such as housing, medical aid, traveling expenses from home up to the establishment and back, etc.
- (xvii) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and the Cess Act of 1996 - All the establishments who carry on any building or other construction work and employ 10 or more workers are covered under this Act. All such establishments are required to pay Cess at rate not exceeding 2% of the cost of construction as may be notified by the Government. The employer of the establishment is required to provide safety measures at the building or construction work and other welfare measures, such as canteens, first-aid facilities, ambulance, housing accommodation for workers near the workplace etc. The employer to whom the Act applies has to obtain a registration certificate from the Registering Officer appointed by the Government.

Appendix 24: Government of Tripura Notification for Grievance Redressal Mechanism

No.F.No.3(43)-TUDA/Project/2022 / 437-442
Government of Tripura
Urban Development Department

Dated, Agartala, 29/04/2024

NOTIFICATION

In pursuance of the provisions of the Resettlement Plan (RP) prepared for the Asian Development Bank-supported Tripura Urban and Tourism Development Project (TUTDP) under Loan – 4375 IND in Tripura, it is required to establish a Grievance Redressal Mechanism (GRM) to receive, evaluate and facilitate the resolution of affected people's concerns, complains and grievances regarding social, environmental and other performance at project level.

The Urban Development Department (UDD), Government of Tripura is the Executing Agency for the project & Implementing Agencies for the project are the Tripura Urban Planning and Development Authority (TUDA), Urban Development Department (UDD), and Tripura Tourism Development Corporation Limited (TTDCL), Department of Tourism (DoT).

Now, as narrated in the Project Administrative Manual (PAM) issued by the ADB dated October, 2023 the Grievance Redressal Mechanism (GRM) and Grievance Redressal Committees (GRC) are hereby established at the three levels, viz, Site level, PIU level, and PMU level as mentioned below to address different stakeholder grievances and dissatisfactions about actual or pre-received impacts and to find a satisfactory solution. The GRM will be implemented throughout the project cycle for use by stakeholders to address concerns and complaints promptly and transparently.

1. Site Level GRC (1st level):

- 1.1. Composition of the GRC- The GRC at the Site level is constituted with the following members.

Sl. No.	Composition	Responsibilities
1	Junior Engineer (Site In-charge),	Resolution of issues on-site within five days of receipt of a complaint/ grievance
2	Assistant Safeguard Officer, PIU	
3	Contractor's Site Engineer	
4	Construction Supervisor, PMSC	
5	Representative from the affected community (as and when required)	



- 1.2. The Committee will be notified by the Project Manager (PIU).
 - 1.3. Prior to registering the complaint/query, a procedural step will be in place to assess and check that issues raised in the complaint fall within the scope that the GRM is mandated to address.
 - 1.4. Grievances thus accepted, acknowledged, and registered will be responded to the complainant in writing within 5 days' time and in the prescribed manner.
 - 1.5. A Grievance Register will be maintained at the site level by this designated official to register the grievance as per the prescribed format attached in Annexure-I, including details of the date and type of grievance received the date of personal hearing provided to the complainant, the date when the grievance was redressed or if not redressed date of forwarding the grievance to the next level GRC.
 - 1.6. Provision will be made to record and maintain grievances received directly on-site and incorporated in the Grievance Register. This will serve as the First Level of Grievance resolution.
 - 1.7. Grievances that cannot be resolved at the site level within 5 days or in cases where the complainant is not satisfied with the decision, will be referred to the PIU-level (2nd level) GRC.
 - 1.8. Grievances that do not reach a resolution at the PIU-level GRC (2nd level) within 10 days or in case where the complainant is not satisfied with the decision, will be further escalated to PMU level (3rd level) GRC.
 - 1.9. With reference to complaints related to Gender Based Violence (GBV) / Sexual Exploitation and Abuse (SEA), the PIU will refer the case to the concerned Service Provider with an intimation to the Internal Committee (IC) under PMU and PIU and adhere to the principle of confidentiality while informing the same to the site level GRC (if required) as the case may be.
 - 1.10. The designated official at the PIU will also be responsible for ensuring that a mechanism is put in place to address the grievances of laborers and staff deployed at project sites deployed at project sites by the Contractors.
 - 1.11. The PIU will also ensure the installation of Display Boards at the site with GRM information with support from the implementation support NGOs and in consultation with the Project Management Unit (PMU), TUTDP.
 - 1.12. The concerned Project Implementation Unit (PIU) will oversee the implementation of the Resettlement Plan (RP) and provide response to the grievances raised by the community and Affected Person(s) (AP).
2. **PIU – Level GRC (2nd level)**

- 2.1. Composition of the GRC: The GRC at PIU - Level may be constituted with the following members:

Sl. No.	Composition	Responsibilities
1	Project Manager of PIU	Review grievances

Sl. No.	Composition	Responsibilities
2	Assistant/Junior Engineers of PIU	unresolved at the 1st level and determine merit and dispose within 10 days period.
3	Construction Management Expert of PMSC	
4	Assistant Safeguard Officer of PIU	
5	Project Manager/ Incharge of the concerned contractor	
6	Representatives from line departments & ULBs as and when required.	

Note: it is advisable that there shall be a minimum of one-third of women representation in the committee (if possible).

2.2. The Second Level Grievance Redressal Committee (GRC) will be notified by the Project Manager for the sub- project at PIU – Level.

2.3. Functions of the GRC (2nd level): The functions of the PIU - Level GRC is listed below.

- (i) The GRC will meet regularly at least once a month on a prefixed date.
- (ii) Grievances will be recorded as per the prescribed format attached at Annexure-1
- (iii) All grievances of the people at PIU level will be reviewed and resolved within 10 days from the date of submission.
- (iv) The complainant will have the right to be heard by the GRC before the committee gives its decision.
- (v) Intimation in writing should be sent to the aggrieved person about the date, time, and venue of the GRC sitting.
- (vi) With reference to complaints related to GVB/SEA, the principle of confidentiality will be adhered to.
- (vii) Decision of the PIU-Level GRC will be final unless an appeal is preferred with the PMU level.

2.4. The GRC will continue to function, for the benefit of the stakeholders, during the entire life of the project including the defects liability period

3. PMU - Level GRC (3rd level):

The 3rd-Level Grievance Redressal Committee at PMU is constituted with the following members.

Sl. No.	Composition	Responsibilities
1	Project Director (Chairman) of PMU	Address grievances not resolved at the 2nd level within 15 days of receiving the complaint.
2	Co-Project Director (Co-Chairman) of PMU	
3	Additional Project Director (Urban & Tourism) of PMU	
4	Project Coordinator (Urban & Tourism) - Member Secretary of PMU	
5	Individual Safeguards Consultant (Social Cum Gender) of PMU	
6	Environmental Safeguards Officer of PMU	

Sl. No.	Composition	Responsibilities
7	Representatives from line departments & ULB as required and representatives of affected communities (if required)	

Note: it is advisable that there shall be a minimum of one-third of women representation in the committee (if possible).

The Committee will address stakeholders' grievances and dissatisfactions about actual or perceive impacts and find satisfactory solution at the policy level. The Committee will take up grievances scaled up from the Site Level. Grievances received by the Urban Development Department (UDD) and Department of Tourism (DOT) through other portals related to the Tripura Urban and Tourism Development Project (TUTDP) will also be placed before the PMU-level committee for redressal. The Committee will dispose of all grievances registered at PMU level within 15 days. Performance reports will be generated at each level and submitted to the Project Director, at the end of each quarter or as applicable. The Committee will ensure that the stakeholders/appellants have access to legitimate, reliable, transparent, and efficient institutions that are responsive to their complaints.

50% attendance of the committee members at all three levels will constitute the quorum for the meeting. In the case of Site Level GRCs, the participation of the concerned ULB Chairman/Authorized Person of concerned ULB for the Urban sub-projects whereas for the Tourism sub-projects participation of Panchayat Pradhan/Authorized Representative of the concerned Panchayat is advisable as per requirement.


(Abhishek Singh, IAS)

Secretary to the
Government of Tripura

To

All Concerned

Copy to:

1. The Additional Project Director, PMU, (Director Urban Development Department, Govt of Tripura.)
2. The Additional Project Director, PMU, (Director Tourism Department, Govt of Tripura.)
3. The Project Coordinator (Urban & Tourism). (Chief Planner, TUDA)
4. The Additional Project Coordinator (Urban & Tourism), (Executive Engineer, TTDCI)

Copy also forwarded to:

1. The Director (ADB), Department of Economic Affairs, Ministry of Finance.
2. The Country Director, India Resident Mission, Asian Development Bank, New Delhi.

Appendix 25: Government Notification on Project Executive Committee

3(86)-TUDA/Project/2024

1/92687/2024

Government of Tripura
Urban Development Department
UD Bhawan, Sakuntala Road, Agartala-799001

NOTIFICATION

As per the ADB's requirement under the Loan no. 4375: IND funded by ADB for the Tripura Urban and Tourism Developments Project, a Project Executive Committee (PEC) is hereby formed at the State Level for execution the project as below.

Project Executive Committee (PEC)		
1	Secretary, UDD	Chairman
2	Secretary, Tourism	Co-Chairman
3	Director, UDD/Commissioner, TUDA	Member
4	Director, Tourism/ MD, TTDCL	Member
5	Joint / Deputy Secretary, Finance	Member
6	Chief Engineer, UDD	Member
7	Chief Planner, TUDA, (Project Coordinator ADB Project)	Member Secretary
8	Executive Engineer, Tourism/TTDCL	Member

Terms of reference:

1. The Committee shall be co-terminus with Loan 4375: IND.
2. Oversee the project implementation; oversee site clearance activities, Monitor the progress of the project, and obtain statutory clearance.
3. Establish the PMU and other committees in project towns.
4. Monitor the Appointment of the auditors.
5. Ensure auditing of the loan proceeds.
6. Review and approve the balance sheet, audit report, and other annual reports of the Project if required.
7. Ensure the timely release of government funds to the Project.
8. Take decisions on annual budget and action plan; and other duties requested by the Steering Committee.

Signed by Rajat Pant

Date: 18-03-2024 19:02:39

Reason: Approved

(Rajat Pant, IAS)

Joint Secretary to the
Govt. of Tripura

To
All Concerned

Copy to:

1. The PS to Chief Secretary for kind information of Chief Secretary.
2. The PS to the Secretary of Urban for kind information.
3. The PS to the Secretary of Tourism for kind information.
4. The PS to the Joint / Deputy Secretary, Finance for kind information.

Copy also forwarded to:

1. The Director (ADB), Department of Economic Affairs, Ministry of Finance, GOI.
2. The Country Director, India Resident Mission, Asian Development Bank, New Delhi.

Appendix 26: Government Notification on Project Steering Committee

3(86)-TUDA/Project/2024

1/75695/2024

Government of Tripura
Urban Development Department
UD Bhawan, Sakuntala Road, Agartala-799001

No. F. 2(18)-TUDA/TECH/2019/P-1/ Agartala,...../...../2024

NOTIFICATION

As per the ADB's requirement under the Loan no. 4375: IND funded by ADB for the Tripura Urban and Tourism Developments Project, a Project Steering Committee (PSC) is hereby formed at the State Level for steering the project as below.

Project Steering Committee (PSC)		
1.	Chief Secretary	Chairman
2.	Secretary, Finance	Member
3.	Secretary, Urban Development Department	Member
4.	Secretary, Tourism	Member
5.	Secretary, PWD	Member
6.	Secretary, Information Technology	Member
7.	Director, U D Department	Member Secretary
8.	Director, Tourism Department	Member
9.	Chief Engineer, U D Department	Member
10.	Chief Planner, TUDA(Project Coordinator ADB Project)	Member

Terms of reference:

1. The Committee shall be co-terminus with Loan 4375: IND
2. To ensure interdepartmental coordination for integrated development of Tripura Urban and Tourism infrastructure in the state of Tripura and quick approvals for implementation of projects.
3. Review the physical progress of the project, commensurate with the financial progress achieved during the execution and O&M phase till handing ones of the assets created to the respective ULBs or line agencies/departments, as per requirement/necessity.
4. To provide policy guidelines.
5. To advise necessary action relating to the scope, cost, and reforms agenda.

This is approved by the competent authority vide e-file No. 89757

Signed by

Rajat Pant

(Rajat Pant, IAS)

Joint Secretary to the
Govt. of Tripura

To
All Concerned

Copy to:

1. The PS to Chief Secretary for kind information of Chief Secretary.

Copy also forwarded to:

1. The Director (ADB), Department of Economic Affairs, Ministry of Finance, GOI.
2. The Country Director, India Resident Mission, Asian Development Bank, New Delhi.

Appendix 27: Gazette Notification

No.1973

Registered No. N. E. 930.

TRIPURA GAZETTE

Published by Authority

EXTRAORDINARY ISSUE

Agartala, Wednesday, December 6, 2023 A. D., Agrahayana 15, 1945 S. E.

PART-I-- Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA URBAN DEVELOPMENT DEPARTMENT

No.F.3(71)-TUDA/Project/2023/1003

Dated, Agartala, the 4th December, 2023.

NOTIFICATION

Department of Economic Affairs (DEA), Ministry of Finance, GoI considered a proposal from Government of Tripura regarding Externally Aided Projects (EAPs) and accordingly, a PRF (Project Readiness Fund) of ADB loan \$4.21m (approx.34.52Cr.) was approved by ADB and the main project loan is of amount of \$100.00 million which is ensuing. As part of sanctioning process of ensuing loan, ADB Fact Finding Mission (FFM) team visited to the state which was held during 18th -25th May, 2023 and the FFM team presented a report to the Chief secretary on 25-05-2023 in a wrap up meeting and ADB has summarily presented the 1st phase approved components for the state in Urban component for 12 towns and 6 nos. of tourism destinations. They have communicated Aide-memoire to the state where total cost estimates for Urban and Tourism projects together is \$ 125.00 million (Rs. 1025.00 Cr. approx.), out of which the cost of civil works is Rs. 699.45 Cr., out of that the cost of Urban Infrastructure is Rs. 530.54 Cr. and Tourism Infrastructure is Rs. 168.91 Cr.

An Implementation arrangement in the form of PMU (Project Management Unit) and PIU (Project Implementation Unit) is required to be set up to execute the project.

Following the above and agreeing with the proposal of ADB for financing 12 towns' project and commitment for releasing the matching state share time to time as and when required along with the proposal for setting up of PMU & PIU in Urban and Tourism department, a proposal was prepared and placed before the Council of Ministers for approval on 27.09.2023. Accordingly, the Council of Ministers approved the proposal vide letter No.F.8(19)-GA (CAH)/2023, dated-06.10.2023, GA (Confidential & Cabinet) Department, Govt. of Tripura.

Consequent upon the above, as advised from ADB during their Fact-Finding Mission team visit to Tripura during 18th - 25th May, 2023 and as decided by the State Government the following PMU and PIU set up is hereby notified:

Project Management Unit (PMU) - Urban and Tourism		
1	Project Director (PD)	Secretary, UDD
2	Co-Project Director	Secretary, Tourism
3	Addl. Project Director (APD) (Urban)	Commissioner, TUDA
4	Addl. Project Director (APD) (Tourism)	MD, TTDCI
5	Project Coordinator (Urban & Tourism)	Chief Planner, TUDA
6	Addl. Project Coordinator (Urban & Tourism)	Executive Engineer, TTDCI
Individual Consultants - Urban and Tourism		
7	IC-01 Deputy Project Coordinator (Urban)	To be manned from Ensuing loan

Tripura Gazette, Extraordinary Issue, December 6, 2023 A. D.

8	IC-02: Deputy Project Coordinator (Tourism)	To be manned from Ensuing loan
9	IC-03: Financial Management Officer	To be manned from Ensuing loan
10	IC-04: Procurement Cum Contract Management Officer	To be manned from Ensuing loan
11	IC-05: Social-cum-Gender Safeguards Officer	To be manned from Ensuing loan
12	IC-06: Environment Safeguards Officer	To be manned from Ensuing loan
Technical Cell (PMU-Urban)		
13	Technical Head (EE level) or Assistant Project Director (Technical)	Will be manned from Deputation
14	Project Manager-1	To be manned from Ensuing loan
15	Junior Engineer-1 (Degree)	Will be manned from Deputation
16	Junior Engineer-2 (Degree)	Will be manned from ensuing loan
Technical Cell (PMU-Tourism)		
17	Project Manager-1 (AE level) Tourism	Will be manned from Deputation
18	Architect	To be manned from Ensuing loan
19	Assistant Project Manager Electrical or Mechanical Engineer (Common for Urban and Tourism)	Will be manned from Deputation
20	Junior Engineer-1 (Degree)	To be manned from Ensuing loan
21	Junior Engineer-1 (Degree)	Will be manned from Deputation
Accounts Cell (PMU-Urban)		
22	Sr. Accounts Officer (Urban)	To be manned from Ensuing loan / preferably on deputation.
23	Accounts Officer (Urban)	To be manned from Ensuing loan
24	Accounts Assistant - 2 No. (Urban)	To be manned from Ensuing loan
Accounts Cell (PMU-Tourism)		
25	Sr. Accounts Officer (Tourism)	To be manned from Ensuing loan / preferably on deputation.
26	Accounts Officer (Tourism)	To be manned from Ensuing loan
27	Accounts Assistant - 2 No. (Tourism)	To be manned from Ensuing loan
Legal Cell (PMU)		
28	Agency to be appointed on retainer basis.	
Support staff (PMU-Urban)		
29	Technical Assistant - 3 No. (Urban)	To be manned from Ensuing loan
30	IT Assistant - 2 No. (Urban)	To be manned from Ensuing loan
31	Office Attendant - 2 No. (Urban)	To be manned from Ensuing loan
Support staff (PMU-Tourism)		
32	Technical Assistant - 1 No. (Tourism)	To be manned from Ensuing loan
33	IT Assistant - 1 No. (Tourism)	To be manned from Ensuing loan
34	Office Attendant - 2 Nos. (Tourism)	To be manned from Ensuing loan
GIS Cell (PMU)		
37	GIS-Analyst - 1 No.	To be manned from Ensuing loan
PIU - Agartala (Urban) - (3 Towns - Khowai, Mohanpur, Ranirbazar)		
1	Project Manager - (EE level)	Will be manned from Deputation
2	Assistant Project Manager	To be manned from Ensuing loan
3	Junior (Civil) Engineer- (Mohanpur)	To be manned from Ensuing loan
4	Junior (Civil) Engineer- (Ranirbazar)	To be manned from Ensuing loan
5	Junior (Civil) Engineer- (Khowai)	To be manned from Ensuing loan
6	Accounts Assistant - 1 No.	To be manned from Ensuing loan
7	Computer operator - 2 No.	To be manned from Ensuing loan

Tripura Gazette, Extraordinary Issue, December 6, 2023 A. D.

8	Office Attendant - 2 No.	To be manned from Ensuing loan
PIU - Agartala (Tourism) (2 project sites- Kasba Kalbari and Chaturdas)		
9	Project Manager- (AE level)	Will be manned from Deputation
10	Junior (Civil) Engineer - 2 Nos.	To be manned from Ensuing loan
11	Accounts Assistant- Tourism - 1 no.	To be manned from Ensuing loan
12	Computer Operator- Tourism - 1 no.	To be manned from Ensuing loan
13	Office Attendant- Tourism - 1 no.	To be manned from Ensuing loan
PIU - Udaipur (5 towns- Belonia, Bishramganj, Melaghar, Udaipur, Amarpur)		
14	Project Manager- (SE Level)	Will be manned from Deputation
15	Assistant Project Manager	To be manned from Ensuing loan
16	Junior (Civil) Engineer- (Udaipur)	To be manned from Ensuing loan
17	Junior (Civil) Engineer- (Amarpur)	To be manned from Ensuing loan
18	Junior (Civil) Engineer- (Belonia)	To be manned from Ensuing loan
19	Junior (Civil) Engineer- (Melaghar)	To be manned from Ensuing loan
20	Junior (Civil) Engineer- (Bishramganj)	To be manned from Ensuing loan
21	Assistant safeguard officer (Social, Environmental and Gender)	To be manned from Ensuing loan
22	Accounts Assistant - 1 No.	To be manned from Ensuing loan
23	Computer Operator - 2 Nos.	To be manned from Ensuing loan
24	Office Attendant - 2 Nos.	To be manned from Ensuing loan
PIU - Udaipur (Chabimura and Amarpur)		
25	Project Manager- (AE level)	Will be manned from Deputation
26	Junior (Civil) Engineer - 2 Nos.	To be manned from Ensuing loan
27	Accounts Assistant Tourism - 1 no.	To be manned from Ensuing loan
28	Computer Operator Tourism - 1 no.	To be manned from Ensuing loan
29	Office Attendant Tourism - 1 no.	To be manned from Ensuing loan
PIU - Kumarghat (4 towns- Ambassa, Dharmanagar, Kailashahar, Kumarghat)		
30	Project Manager (EE level)	Will be manned from Deputation
31	Assistant Project Manager	To be manned from Ensuing loan
32	Junior (Civil) Engineer (Dharmanagar)	To be manned from Ensuing loan
33	Junior (Civil) Engineer- (Kailashahar)	To be manned from Ensuing loan
34	Junior (Civil) Engineer- (Kumarghat)	To be manned from Ensuing loan
35	Junior (Civil) Engineer- (Ambassa)	To be manned from Ensuing loan
36	Accounts Assistant - 1 No.	To be manned from Ensuing loan
37	Computer Operator - 1 No.	To be manned from Ensuing loan
38	Office Assistant - 1 No.	To be manned from Ensuing loan
PIU - Kumarghat (Sonamukhi and Unnakoti lodge)		
39	Project Manager - (AE level)	Will be manned from Deputation
40	Junior (Civil) Engineer- 2 nos.	To be manned from Ensuing loan
41	Accounts Assistant - Tourism - 1 no.	To be manned from Ensuing loan
42	Computer Operator - Tourism - 1 no.	To be manned from Ensuing loan
43	Office Attendant - Tourism - 1 no.	To be manned from Ensuing loan

The above mentioned PMU & PIU shall start functioning with immediate effect and PMU & PIU shall look after the projects of both departments (Urban Development Department and Tourism Department). This has the approval of competent authority vide U.O. No.4375/CM/2023, dated-06.09.2023 and U.O. No.918/Secy, Tourism, dated 30.08.2023.

84/-

(Abhishek Singh, IAS)
Secretary to the Government of Tripura
Urban Development Department

To
All Concerned for favour of information.

Printed at the Tripura Government Press, Agartala.

Appendix 28: Office Order regarding Establishment of Environmental and Social Safeguard Unit of PIUs

J(86)-TUDA/Project/2024

I/280131/2024



Tripura Urban and Tourism Development Project (TUTDP)
ADB funded Project (Loan: 4375-IND)
Project Management Unit (PMU)
UD Bhavan, Shakuntala Road, Near Rabindra Bhawan
Agartala, Tripura(W), PIN Code: 799001



F.3(86)-TUDA/Project/2024/

Dated Agartala, /10/2024

OFFICE ORDER

To ensure compliance with the Asian Development Bank's (ADB) 2009 Safeguard Policy Statement (SPS) and the requirements outlined in the Project Administration Manual (PAM) for loan 4375-IND, an Environmental and Social Safeguard Unit (ESSU) has been established at the Project Implementation Unit (PIU) level.

Environmental and Social Safeguard Unit-PIU (I), Agartala

SL no.	Name	Designation
1.	Er. Dibyendu Chakma	Executive Engineer
2.	Er. Sukumar Debbarma	Assistant Engineer
3.	Er. Rajib Debbarma	Junior Engineer
4.	Er. Saroj Kumar Basu	Additional Team Leader

The Individual Consultant-Social and Individual Consultant-Environment, whose positions will be manned from Ensuing Loan shall also serve as members of the committee.

Environmental and Social Safeguard Unit-PIU (II), Udaipur

SL no.	Name	Designation
1.	Er. Natya Kumar Jamatia	Executive Engineer
2.	Er. Sukumar Debbarma	Assistant Engineer
3.	Er. Rahul Debbarma	Junior Engineer
4.	Er. Saroj Kumar Basu	Additional Team Leader

The Individual Consultant-Social and Individual Consultant-Environment, whose positions will be manned from Ensuing Loan shall also serve as members of the committee.



Tripura Urban and Tourism Development Project (TUTDP)
ADB funded Project (Loan: 4375-IND)
Project Management Unit (PMU)
UD Bhavan, Shakuntala Road, Near Rabindra Bhawan
Agartala, Tripura(W), PIN Code: 799001



Environmental and Social Safeguard Unit-PIU (III), Kumarghat

SL no.	Name	Designation
1.	Er. Rabindra Debbarma	Executive Engineer
2.	Er. Swarup Pal	Assistant Engineer
3.	Er. Partha Sarathi Bhowmik	Junior Engineer
4.	Er. Saroj Kumar Basu	Additional Team Leader

The Individual Consultant-Social and Individual Consultant-Environment, whose positions will be manned from Ensuing Loan shall also serve as members of the committee.

Signed by Rajat Pant
 Date: 16-10-2024 17:21:38

(Rajat Pant, IAS)
 Additional Project Director (APD)
 PMU-TUTDP

To
 All Concerned.

Copy to:

1. The Additional Project Director, PMU (Director Urban Development Department, Govt. of Tripura)
2. The Additional Project Director, PMU (Director Tourism Department, Govt. of Tripura)
3. The Project Coordinator (Urban & Tourism), (Chief Planner, TUDA)
4. The Additional Project Coordinator (Urban & Tourism), (Executive Engineer, TTDCL)
5. All 12 (twelve) ULBs of TUTDP Project
 (Dharmanagar/Kilashahar/Kumarghat/Ambassa/Khowai/Mohanpur/Ranirbazar/Melaghar/Udaipur/Amarpur/Belonia/Bishramganj)

Copy also forwarded to:

1. PS to the Secretary, UDD for kind information of the Secretary.
2. The Country Director, India Resident Mission, ADB, New Delhi.

Appendix 29: Government Notification on PMU and PIU

No.F.3(71)-TUDA/Project/2023/ 1003

Government of Tripura
Urban Development Department

Dated, Agartala, 04/12/2023

Notification

Department of Economic Affairs (DEA), Ministry of Finance, GoI considered a proposal from Government of Tripura regarding Externally Aided Projects (EAPs) and accordingly, a PRF (Project Readiness Fund) of ADB loan \$4.21m (approx.34.52Cr.) was approved by ADB and the main project loan is of amount of \$100.00 million which is ensuing. As part of sanctioning process of ensuing loan, ADB Fact Finding Mission (FFM) team visited to the state which was held during 18th -25th May, 2023 and the FFM team presented a report to the Chief secretary on 25-05-2023 in a wrap up meeting and ADB has summarily presented the 1st phase approved components for the state in Urban component for 12 towns and 6 nos. of tourism destinations. They have communicated Aide-memoire to the state where total cost estimates for Urban and Tourism projects together is \$ 125.00 million (Rs. 1025.00 Cr. approx.), out of which the cost of civil works is Rs. 699.45 Cr., out of that the cost of Urban Infrastructure is Rs. 530.54 Cr. and Tourism Infrastructure is Rs. 168.91 Cr.

An Implementation arrangement in the form of PMU (Project Management Unit) and PIU (Project Implementation Unit) is required to be set up to execute the project.

Following the above and agreeing with the proposal of ADB for financing 12 towns' project and commitment for releasing the matching state share time to time as and when required along with the proposal for setting up of PMU & PIU in Urban and Tourism department, a proposal was prepared and placed before the Council of Ministers for approval on 27.09.2023. Accordingly, the Council of Ministers approved the proposal vide letter No.F.8(19)-GA (CAB)/2023, dated-06.10.2023, GA (Confidential & Cabinet) Department, Govt. of Tripura.

Consequent upon the above, as advised from ADB during their Fact-Finding Mission team visit to Tripura during 18th - 25th May, 2023 and as decided by the State Government the following PMU and PIU set up is hereby notified:

Sl. No.	Name of Position	Manning Details
Project Management Unit (PMU) - Urban and Tourism		
1	Project Director (PD)	Secretary, UDD
2	Co-Project Director	Secretary, Tourism
3	Addl. Project Director (APD) (Urban)	Commissioner, TUDA
4	Addl. Project Director (APD) (Tourism)	MD, TTDCL
5	Project Coordinator (Urban & Tourism)	Chief Planner, TUDA
6	Addl. Project Coordinator (Urban & Tourism)	Executive Engineer, TTDCL
Individual Consultants - Urban and Tourism		
7	IC-01: Deputy Project Coordinator (Urban)	To be manned from Ensuing loan

8	IC-02: Deputy Project Coordinator (Tourism)	To be manned from Ensuing loan
9	IC-03: Financial Management Officer	To be manned from Ensuing loan
10	IC-04: Procurement Cum Contract Management Officer	To be manned from Ensuing loan
11	IC-05: Social-cum-Gender Safeguards Officer	To be manned from Ensuing loan
12	IC-06: Environment Safeguards Officer	To be manned from Ensuing loan
Technical Cell (PMU-Urban)		
13	Technical Head (EE level) or Assistant Project Director (Technical)	Will be manned from Deputation
14	Project Manager-1	To be manned from Ensuing loan
15	Junior Engineer-1 (Degree)	Will be manned from Deputation
16	Junior Engineer-2 (Degree)	Will be manned from ensuing loan
Technical Cell (PMU-Tourism)		
17	Project Manager-1 (AE level) Tourism	Will be manned from Deputation
18	Architect	To be manned from Ensuing loan
19	Assistant Project Manager Electrical or Mechanical Engineer (Common for Urban and Tourism)	Will be manned from Deputation
20	Junior Engineer-1 (Degree)	To be manned from Ensuing loan
21	Junior Engineer-1 (Degree)	Will be manned from Deputation
Accounts Cell (PMU-Urban)		
22	Sr. Accounts Officer (Urban)	To be manned from Ensuing loan/ preferably on deputation.
23	Accounts Officer (Urban)	To be manned from Ensuing loan
24	Accounts Assistant - 2 No. (Urban)	To be manned from Ensuing loan
Accounts Cell (PMU-Tourism)		
25	Sr. Accounts Officer (Tourism)	To be manned from Ensuing loan/ preferably on deputation.
26	Accounts Officer (Tourism)	To be manned from Ensuing loan
27	Accounts Assistant - 2 No. (Tourism)	To be manned from Ensuing loan
Legal Cell (PMU)		
28	Agency to be appointed on retainer basis.	
Support staff (PMU-Urban)		
29	Technical Assistant - 3 No.- (Urban)	To be manned from Ensuing loan
30	IT Assistant - 2 No.- (Urban)	To be manned from Ensuing loan
31	Office Attendant - 2 No. (Urban)	To be manned from Ensuing loan
Support staff (PMU-Tourism)		
32	Technical Assistant - 1 No. (Tourism)	To be manned from Ensuing loan
33	IT Assistant - 1 No. (Tourism)	To be manned from Ensuing loan
34	Office Attendant - 2 Nos. (Tourism)	To be manned from Ensuing loan
GIS Cell (PMU)		
37	GIS-Analyst - 1 No.	To be manned from Ensuing loan
PIU - Agartala (Urban) - (3 Towns - Khowai, Mohanpur, Ranirbazar)		
1	Project Manager - (EE level)	Will be manned from Deputation
2	Assistant Project Manager	To be manned from Ensuing loan
3	Junior (Civil) Engineer- (Mohanpur)	To be manned from Ensuing loan
4	Junior (Civil) Engineer- (Ranirbazar)	To be manned from Ensuing loan
5	Junior (Civil) Engineer- (Khowai)	To be manned from Ensuing loan
6	Accounts Assistant - 1 No.	To be manned from Ensuing loan
7	Computer operator - 2 No.	To be manned from Ensuing loan

8	Office Attendant - 2 No.	To be manned from Ensuing loan
PIU - Agartala (Tourism) (2 project sites- Kasba Kalbari and Chaturdas)		
9	Project Manager- (AE level)	Will be manned from Deputation
10	Junior (Civil) Engineer - 2 Nos.	To be manned from Ensuing loan
11	Accounts Assistant- Tourism - 1 no.	To be manned from Ensuing loan
12	Computer Operator- Tourism - 1 no.	To be manned from Ensuing loan
13	Office Attendant-Tourism - 1 no.	To be manned from Ensuing loan
PIU - Udaipur (5 towns- Belonia, Bishramganj, Melaghar, Udaipur, Amarpur)		
14	Project Manager- (EE Level)	Will be manned from Deputation
15	Assistant Project Manager	To be manned from Ensuing loan
16	Junior (Civil) Engineer- (Udaipur)	To be manned from Ensuing loan
17	Junior (Civil) Engineer- (Amarpur)	To be manned from Ensuing loan
18	Junior (Civil) Engineer-(Belonia)	To be manned from Ensuing loan
19	Junior (Civil) Engineer- (Melaghar)	To be manned from Ensuing loan
20	Junior (Civil) Engineer-(Bishramganj)	To be manned from Ensuing loan
21	Assistant safeguard officer (Social, Environmental and Gender)	To be manned from Ensuing loan
22	Accounts Assistant - 1 No.	To be manned from Ensuing loan
23	Computer Operator - 2 Nos.	To be manned from Ensuing loan
24	Office Attendant - 2 Nos.	To be manned from Ensuing loan
PIU - Udaipur (Chabimura and Amarpur)		
25	Project Manager-(AE level)	Will be manned from Deputation
26	Junior (Civil) Engineer - 2 Nos.	To be manned from Ensuing loan
27	Accounts Assistant Tourism - 1 no.	To be manned from Ensuing loan
28	Computer Operator Tourism - 1 no.	To be manned from Ensuing loan
29	Office Attendant Tourism - 1 no.	To be manned from Ensuing loan
PIU - Kumarghat (4 towns- Ambassa, Dharmanagar, Kailashahar, Kumarghat)		
30	Project Manager (EE level)	Will be manned from Deputation
31	Assistant Project Manager	To be manned from Ensuing loan
32	Junior (Civil) Engineer (Dharmanagar)	To be manned from Ensuing loan
33	Junior (Civil) Engineer- (Kailashahar)	To be manned from Ensuing loan
34	Junior (Civil) Engineer- (Kumarghat)	To be manned from Ensuing loan
35	Junior (Civil) Engineer- (Ambassa)	To be manned from Ensuing loan
36	Accounts Assistant - 1 No.	To be manned from Ensuing loan
37	Computer Operator – 1 No.	To be manned from Ensuing loan
38	Office Assistant – 1 No.	To be manned from Ensuing loan
PIU - Kumarghat (Sonamukhi and Unnakoti lodge)		
39	Project Manager - (AE level)	Will be manned from Deputation
40	Junior (Civil) Engineer- 2 nos.	To be manned from Ensuing loan
41	Accounts Assistant - Tourism - 1 no.	To be manned from Ensuing loan
42	Computer Operator - Tourism - 1 no.	To be manned from Ensuing loan
43	Office Attendant - Tourism - 1 no.	To be manned from Ensuing loan

The above mentioned PMU & PIU shall start functioning with immediate effect and PMU & PIU shall look after the projects of both departments (Urban Development Department and Tourism Department). This has the approval of competent authority vide U.O. No.4375/CM/2023, dated-06.09.2023 and U.O. No.918/Secy, Tourism, dated-30.08.2023.

Sd/-

(Abhishek Singh, IAS)
Secretary to the Government of Tripura
Urban Development Department

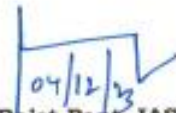
To
All Concerned for favour of information.

Copy to:

1. The PPS to the Chief Secretary, Govt. of Tripura for kind information of the Chief Secretary.
2. The PS to the Secretary, UDD, Govt. of Tripura for kind information of the Secretary.
3. The PS to the Secretary, Tourism Department, Govt. of Tripura for kind information of the Secretary.
4. The PS to the Secretary, Finance Department, Govt. of Tripura for kind information of the Secretary.
5. Director, Urban Development Department, Govt. of Tripura for information.
6. Director, Tourism Department, Govt. of Tripura for information.
7. MD, TTDCL for information.
8. Manager, Govt. Press, Agartala with request for publication in Tripura Gazette.

Copy Also forwarded to:

1. Shri Bhavesh Kumar, Senior Project Officer (Urban), Asian Development Bank, India Resident Mission, New Delhi for kind information.
2. The Under Secretary, DEA, Ministry of Finance, GoI, New Delhi for information.


 (Rajat Pant, IAS)
 Director

Urban Development Department
Government of Tripura

Appendix 30: A Glimpse of Different Government Schemes for Betterment of Indigenous Peoples

A. Tripura Tribal Welfare Residential Educational Institutions Society (TTWREIS)

- (i) With a view to impart quality education to ST boys and girls of the interior tribal villages of Tripura a society called “Tripura Tribal Welfare Residential Educational Institutions Society (TTWREIS)” was established on 2nd May 1997 under the administrative control of Tribal Welfare Department, Government of Tripura.
- (ii) The prime object of the society is to establish, maintain, control and running Eklavya Model Residential School (EMR), Residential School and Ashram School in the Tribal Sub-Plan (TSP) area of the state where the students of interior tribal villages may get quality education in English medium to prepare them in various entrance / competitive examination staying in the hostels of the schools with free of cost of education and lodging.
- (iii) At present, 4 (four) EMR, 1(one) EMDBS, 1(one) Residential and 3 (three) Ashram Schools are running under the TTWREIS. The sources of funding of the EMR School are Government of India, Ministry of Tribal Affairs and for Residential School and for Ashram School are Government of Tripura.

B. Tripura Scheduled Tribes Cooperative Development Corporation

In order to take up beneficiary oriented economic programmes suitable to the Tribal families, the Scheduled Tribes Cooperative Development Corporation was set up in the State in 1979. Tripura Scheduled Tribes Co-operative Development Corporation Ltd. is providing various types of Term loans to tribal youths in various sectors i.e. Transport Sector, Agri and Allied Sector, Business sector to make them financially self dependent. The Corporation is also providing education loans to tribal students for pursuing higher studies.

C. Pradhan Mantri Van Dhan Yojana

- (i) Pradhan Mantri Van Dhan Yojna is an initiative targeting livelihood generation for tribals by harnessing the wealth of forest i.e. Van Dhan. The programme aims to tap into traditional knowledge and skill sets of tribals by adding technology and IT to upgrade it at each stage and to convert the tribal wisdom into a viable economic activity.
- (ii) It is a Mechanism for Marketing of Minor Forest Produce (MFP) through Minimum Support Price (MSP) and Development of Value Chain. Van Dhan Vikas Kendra shall be constituted with 10 tribal Van DhanVikas Self Help Group (SHG). Each SHG will comprise of up to 30 MFP gatherers i.e. about 300 beneficiaries per Kendra (subject to variability as per local conditions).
- (iii) Hon'ble Chief Minister, launched the Pradhan Mantri Van Dhan Yojana in Tripura on 11th January, 2020 with the aim of promoting entrepreneurship among Minor Forest Produce (MFP) gatherers and artisans.
- (iv) During the year 2019-20, for an amount of Rs. 2.26 core has been sanctioned by the Government of India for setting up of 17 Van Dhan Vikas Kendra involving 4256 beneficiaries of 249 SHGs for procurement and value addition of Minor forest Produces like Broom Grass, Amla tamarind, Gandhaki etc. In the 1st Phase VDVKS will be provided support for tool kits, training and raw materials etc. In the 2nd phase fund will be provided to each VDVKS for up gradation of Pucca House, warehouse, storage, add-on equipment etc.

- (v) During the year 2020-21, Ministry of Tribal Affairs, Govt. of India has sanction for an amount of Rs. 144.60 lakh for 10 nos. VDVVs.

D. Sustainable Catchment Forest Management in Tripura(SCATFORM)

It is a new Project funded under Japanese ODA Loan to implemented over a period of 10 years beginning from 2018-19 by Tripura Forest Department with a total outlay of about Rs 1000 Crore. This is one of the largest Project in the natural resource sector in the country.

(i) Mission

"To reduce poverty by enabling the poor households to access gainful self-employment and skilled wage employment opportunities, resulting in appreciable improvement in their livelihoods on a sustainable basis, through building strong grassroots institutions of the poor."

(ii) Objective of the Mission

- Create sustainable community institution of women i.e. Self Help Group (SHG) and their Village and Cluster/ Block level federations.
- Provide trainings to community Institutions for democratic functioning and participatory bottom-up planning.
- Ensuring savings, credit and insurance services for poor and women.
- Increase livelihood opportunities by enhancing existing livelihoods in farm and non-farm sectors.
- Establishing market linkage.
- Skill development and placement for unemployed youths.

(iii) AREA OF IMPLEMENTATION

Project will be implemented in 7 districts (North Tripura, Unakoti, Khowai, West Tripura, Sepahijala, Gomati and South Tripura) under 16 Forest Sub-divisions, 36 Forest Ranges and 148 Forest Beat areas including 3 Ranges and 13 Forest Beats of Gumti Wildlife Sanctuary. There will be 450 new Joint Forest Management Committee and 1350 SHGs (3 SHG in each JFMC, on an average).

(iv) PROJECT OBJECTIVE

To improve quality of forest in the targeted catchment by sustainable forest management, soil and moisture conservation and livelihood development, thereby contributing to development of forest ecosystem services and livelihood improvement of forest dependent communities.

E. Post Matric Scholarship (Central Sponsored Scheme)

The objective of the scheme is to provide financial assistance to the ST students studying as post matriculation or post-secondary stage to enable them to complete their education. Post Matric Scholarship is being implemented through NSP Portal.

(i) Scheme Synopsis:

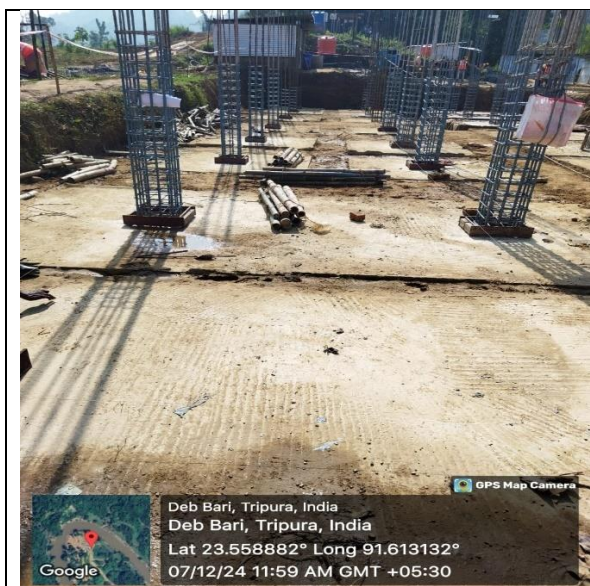
The scholarship includes maintenance allowance, provision for students with disabilities, reimbursement of compulsory. Non-refundable fees, study tour charges, thesis typing/printing charges and book allowance for students perusing correspondence courses, for complete duration of the course.

(ii) Sponsoring Students for Job Oriented courses**Objectives:**

To support the Poor ST students for pursuing Job oriented Courses. ST students are being sponsored outside and inside the State for undergoing training in GNM, ANM, B.Sc. Nursing and Paramedical, B. Ed and D. El. ED courses etc. The Tribal Welfare Department provides maintenance allowances, tuition fees and expenditure on journey cost.

Appendix 31: Glimpses of Present Work Progress in Chabimura where no IR Impact has been Anticipated





Column Starter fixing of staff quarter



Gunny bag curing of column 1st lift at eco - cottage-4



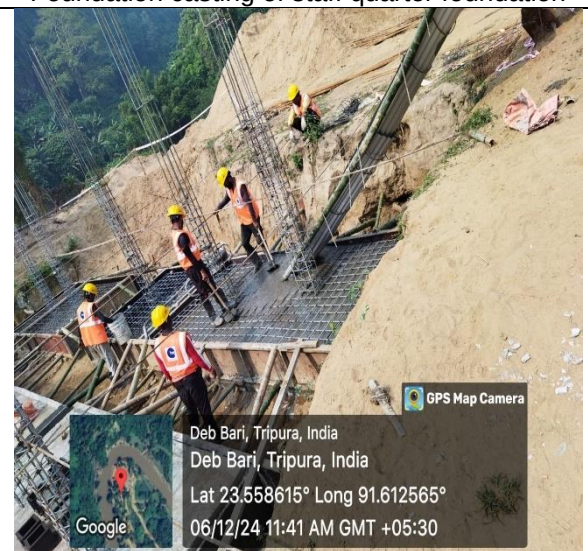
PCC casting for eco restaurant foundation



Foundation casting of staff quarter foundation



Female Worker engaged in construction work



Workers using PPE kit during construction work



Land Levelling work is going on



Land Levelling work is going on for Pathways Development



Project Information Board installed



Installation of Board consisting of Emergency Contact Number