

Land Acquisition and Resettlement Due Diligence Report

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India: Tripura Urban and Tourism Development Project – Unakoti Tourism Destination Development:
(i) Development of Sonamukhi Eco-Accommodation,
(ii) Development of Adventure Park at Sonamukhi,
and (iii) Upgradation of Unakoti Tourist Lodge

Package No: TTDCL/UKT/W04

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
CPR	–	Common Property Resources
DDR	–	Due Diligence Report
DPR	–	Detailed Project Report
FGD	–	Focus Group Discussion
GoI	–	Government of India
GoT	–	Government of Tripura
GRM	–	Grievance Redress Mechanism
PDMC	–	Project Design and Management Consultants
PIU	–	Project Implementation Unit
PMU	–	Project Management Unit
SPS	–	Safeguard Policy Statement
TTDCL	–	Tripura Tourism Development Corporation Limited

WEIGHTS AND MEASURES

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

NOTE

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

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CONTENTS

	Pages
I. INTRODUCTION	1
A. Project Background	1
B. Scope and Objective of the Due Diligence Report	2
II. PROJECT AREA AND DESCRIPTION OF PROPOSED INTERVENTIONS	3
III. LAND AVAILABILITY AND RESETTLEMENT IMPACTS	9
IV. PUBLIC CONSULTATION AND INFORMATION DISCLOSURE	12
V. IMPACT ON INDIGENOUS PEOPLE	14
VI. GRIEVANCE REDRESSAL MECHANISM	15
VII. INDICATIVE BUDGET	16
VIII. CONCLUSION AND RECOMMENDATIONS	17
IX. NEXT STEPS	18

LIST OF TABLES

Table 1: Details of Project Components under Sonamukhi Eco-Accommodation and Adventure Park and Unakoti Tourist Lodge	4
Table 2: Comparative Status and Details of Sub-Project Components	4
Table 3: Project Components and their Land Acquisition and Resettlement Impacts	10
Table 4: Public Consultations	12

LIST OF FIGURES

Figure 1: Google map showing proposed intervention Sonamukhi Eco-accommodation and Adventure Park	3
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APPENDICES

Appendix 1: Glimpses of Project Site and Present Work Progress in Sonamukhi and Unakoti Tourist Lodge where no IR Impact has been Anticipated	19
Appendix 2: Proposed Master Plan for Sonamukhi Eco-accommodation and Adventure Park	24
Appendix 3: Proposed Floor Plans for Unakoti Tourist Lodge	25
Appendix 4: Land Records of Sonamukhi Tea Estate provided by the local revenue office, Government of Tripura	29
Appendix 5: Letter from District Magistrate and Collector Unakoti providing notification regarding Sonamukhi land	31
Appendix 6: Letter from District Magistrate and Collector Unakoti confirming no pending court cases/litigation for identified land at Unakoti	36
Appendix 7: Self- Certification by Directorate of Tourism for 12.35-acre of land in Sonamukhi	37
Appendix 8: Request Letter from TTDCL to District Magistrate and Collector, Unakoti for allotment of 28-acre land at Sonamukhi	38
Appendix 9: NOC provided by Directorate of Industries and Commerce and DM, Unakoti for allotment of 28-acre land at Sonamukhi	39

Appendix 10: No-Objection Declaration from Tea Pluckers of Sonamukhi Tea Estate	41
Appendix 11: Land Records of Unakoti Tourist Lodge provided by the local revenue office, Government of Tripura	50
Appendix 12: Request Letter to Department of Health Services for No Objection Certificate from TTDCL to Directorate of Health Services	52
Appendix 13: NOC provided by Directorate of Health Services, Government of Tripura, for reimbursement of Unakoti Tourist Lodge	54
Appendix 14: Details of Public Consultation at Sonamukhi	55
Appendix 15: Grievance Redress Mechanism	75
Appendix 16: Sample Grievance Redress Form	78
Appendix 17: Compliance with Applicable Labour Laws	80
Appendix 18: Government of Tripura Notification for Grievance Redressal Mechanism	82
Appendix 19: Government Notification on Project Executive Committee	86
Appendix 20: Government Notification on Project Steering Committee	87
Appendix 21: Gazette Notification	88
Appendix 22: Office Order regarding Establishment of Environmental and Social Safeguard Unit of PIUs	91
Appendix 23: Government Notification on PMU and PIU	93

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 urban infrastructure and service delivery, improving quality of life for residents and 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 project will improve the municipal infrastructure and public services and lay the foundation for tourism development in Tripura. The project will have the following outcome: Adequate, safe, and climate- and disaster-resilient urban services (water, storm drainage, and municipal roads) provided, and sustainable tourism improved in project areas. Outputs 1 and 2 of the projects will cover the urban components, while under outputs 3 and 4, the tourism components will be covered. 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.

3. Under output 3, the project will strengthen the public infrastructure that is vital for ecotourism, such as (i) tourism destination development with climate resiliency and green infrastructure retrofitting; (ii) museum development at the Neermahal Palace (iii) Improved tourist accommodation and family oriented-Adventure Park; and (iv) Tourism-related goods and equipment for selected tourism destinations and under output 4, the project through TTDCL will (i) develop a 10-year business plan including marketing and coordination with the private sector (including exploring outsourcing and operation and maintenance of tourism facilities and assets for local business, small and medium enterprise opportunities for women), (ii) demonstrating community-based tourism development, (iii) stakeholder tourism capacity and skill development program, (iv) marketing and tourism promotion activities. The proposed total estimated cost for development of Sonamukhi and Unakoti destination is INR 69.19 Crore i.e., INR 691.90 million.

4. The project will improve basic infrastructure and services in the selected tourist destinations in the state of Tripura, which will act as one of the key drivers for economic growth. The proposed project will focus on improving basic tourism infrastructure and services, such as the installation of water ATMs, construction of toilet blocks, universal accessibility considering the elderly, women, children and the people with disabilities and improvement of the basic services at the existing as well as emerging tourism destinations, to ensure proper amenities and safety for the visitors and protect nature and provide culture-based attractions. The physical infrastructure investments will be accompanied by capacity-building programs for concerned sector agencies and local communities for better management of tourist destinations and more active participation in tourism-related economic activities. Tripura Urban Development Authority (TUDA) will look after the urban infrastructure development, while Tripura Tourism Development Corporation Limited (TTDCL) will be responsible for the tourism component.

B. Scope and Objective of the Due Diligence Report

5. This updated draft land acquisition and involuntary resettlement due diligence report has been prepared for the following proposed components: (a) Development of Sonamukhi eco-accommodation, adventure park and (b) rehabilitation of Unakoti Tourist Lodge at Kailashahar. The main objective of the due diligence exercise is to assess and confirm that the project locations are free from encumbrance and do not cause any involuntary resettlement impacts such as land acquisition, temporary or permanent physical and economic displacement, any adverse impact on Common Property Resources (CPRs) or any other impacts. This document describes the findings and provides copies of relevant documents, minutes of meetings, and photographs.

6. The assessment is based on the revised design, review of documents, stakeholder consultations and field visits carried out by the social safeguard team of project management and supervision consultants (PMSC) along with engineers and discussions/meetings with the concerned government authorities from TTDCL. However, a reassessment has been conducted based on the finalization of the design; safeguard documents have been updated or revised, subject to changes in resettlement impacts or project components.

II. PROJECT AREA AND DESCRIPTION OF PROPOSED INTERVENTIONS

7. Projects covered in this due diligence report include (a) the Development of Sonamukhi eco-accommodation and adventure park and (b) the Refurbishment of Unakoti Tourist Lodge. The components include the development of (i) eco-cottages, (ii) adventure Zone, (Zipline, Play Area, Restaurant, Watch Tower etc) (iii) landscaping, Driveway, Pathway (iv) provision of banquet hall, Admin Building, Staff and Manager Quarter,

8. The Sonamukhi and Unakoti Tourist Lodge are located near Kailashahar town in Unakoti District. Both locations are about 10 km away from the Unakoti Heritage site, famous for marvelous rock carvings and murals with their primitive beauty and waterfalls and 150 km from the capital city of Agartala. The Sonamukhi is an abandoned Tea Estate that is now under the possession of the Government of Tripura (Gol), whereas the Unakoti Tourist Lodge is under ownership of the Department of Health Services, Gol. The location map and a Google image showing the location of the project are provided in **Figure 1** and photographs as **Appendix 1**:

Figure 1: Google map showing proposed intervention Sonamukhi Eco-accommodation and Adventure Park



Source: Sattelite Imagery, Technical Team, Project Management and Supervision Consultants (PMSC)-Tripura Urban and Tourism Development Project. (TUTDP)

9. The proposal for the eco accommodation and adventure park at Sonamukhi has been prepared to provide adequate facilities and add miscellaneous attractions to ensure a continuous inflow of tourists and make their stay pleasant. It will be part of the Dhalai – North, Tripura tourist circuit developed under the Ministry of Tourism.

10. The Unakoti tourist lodge is the only available accommodation for tourists visiting the Unakoti Heritage Site. The Lodge is currently in poor condition, deteriorated over the time and

hence unattractive to the tourist visiting the Unakoti heritage site. The location of this Lodge is picturesque, with a water body in front of it.

11. The following components are identified for developing (a) Sonamukhi eco-accommodation and adventure park and (b) refurbishment of Unakoti tourist lodge, and their proposed master plan of Sonamukhi and layout plans are provided in **Appendix 2: and Appendix 3**. A summary of the project components is presented in **Table 1**.

Table 1: Details of Project Components under Sonamukhi Eco-Accommodation and Adventure Park and Unakoti Tourist Lodge

Sl. No.	Project Component	Details of sub-components
1.	Development of Sonamukhi Eco Accommodation and Adventure Zone, Unakoti Tourist lodge.	• Development of cottages with interior refurbishments and auxiliary facilities • Development of camping facilities • Development Driveway and Pathway • Development of parking, banquet hall, administrative building and staff quarters. • Development of Adventures Activities like Multi Activity Tower, ATV Ride, Zorbing, Magical Maze, Running Bungee, Zipline, Obstacle Course, Archery, Shooting Area and Children Play Area • Integrated landscaping with utility services, solid waste management, water and wastewater management, etc.
2.	Refurbishment of Unakoti Tourist Lodge at Kailashahar	• Rehabilitation and reconstruction work • Interior refurbishment and luxury work • Integrated landscaping with utility services

Source: Master Plan, Project Management and Supervision Consultants (PMSC)-Tripura Urban and Tourism Development Project. (TUTDP)

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

Sl. No	Components List	Components as per Old Master Plan	Components as per New Master Plan	Impact
1.	Entrance gate	Two entrance gates are proposed, one for Accommodation zone and another one for Adventure zone	Two entrance gates were proposed, one for Accommodation zone and another one for Adventure zone.	Remain same but location shifted within the same plot of land, now both of the entrance gate is proposed towards the front side near NH-208
2.	Four-wheeler car parking 55 no's Eco accommodation zone, 72 No's. of parking Adventure zone.	Four-wheeler car parking 55 no's Eco accommodation zone, 72 Nos. of parking Adventure zone	Four-wheeler car parking 74 no Eco accommodation	Parking for adventure zone was cancelled; Swadesh Darshan parking area will be used for adventure zone parking. For Eco - accommodation zone Four-wheeler car parking

Sl. No	Components List	Components as per Old Master Plan	Components as per New Master Plan	Impact
				was increased from 55 no's to – 74 nos.
3.	Two-wheeler parking. (32 no's- adventure zone)	Two-wheeler parking. (32 no's- adventure zone)	Two-wheeler parking. (32 no's- adventure zone)	Remain same.
4.	Ambulance parking. - 2 no's (adventure zone)	Ambulance parking. - 2 no's (adventure zone)	Proposal denied for area related issues.	Swadesh Darshan parking area can be used.
5.	Fire vehicle parking. - 1 no. (adventure zone)	Fire vehicle parking. - 1 no. (adventure zone)	Proposal denied for area related issues.	Swadesh Darshan parking area can be used.
6.	Bus parking. - 2 no. (adventure zone)	Bus parking. - 2 no. (adventure zone)	Proposal denied for area related issues.	Swadesh Darshan parking area can be used.
7.	Toilet (eco-accommodation zone)	Toilet (eco-accommodation zone)	Toilet (eco-accommodation zone)	Remain same.
8.	Driveway Eco accommodation zone	Driveway Eco accommodation zone (400mt approx.)	Driveway Eco accommodation zone (164m approx.)	Reducing driveway length 236 m.
9.	Entrance driveway (adventure zone)	Entrance driveway (adventure zone)	Entrance driveway (adventure zone)	Remain same.
10.	Admin building comprising of office, reception, swimming pool, sauna bath, 75-person seating capacity restaurant, indoor games and gym (eco accommodation zone)	Admin building comprising of office, reception, swimming pool, sauna bath, 75-person seating capacity restaurant, indoor games and gym (eco accommodation zone)	Admin building comprising of office, reception, swimming pool, sauna bath, 75-person seating capacity restaurant, indoor games and gym (eco accommodation zone)	Remain same.
11.	3 m wide pathway Eco accommodation zone	Total length in running m is 374mtr approx..	Total length in running m is 452mtr. approx.	Length Increasing by 78 m

Sl. No	Components List	Components as per Old Master Plan	Components as per New Master Plan	Impact
12.	1.8 m wide pathway Eco accommodation zone	Total length in running m is 2207mtr approx.	Total length in running m is 2474mtr. Approx..	Length Increasing by 267 m approx.
13.	Standard cottages (16 no's) (eco accommodation Zone)	Standard cottages (16 no's) (eco accommodation Zone)	Standard cottages (16 no's) (eco accommodation Zone)	Remain same.
14.	Deluxe cottages (12 nos.) (eco accommodation zone)	Deluxe cottages (12 nos.) (eco accommodation zone)	Deluxe cottages (12 nos.) (eco accommodation zone)	Remain same.
15.	Suites (4 nos.) (eco accommodation zone)	Suites (4 nos.) (eco accommodation zone)	Suites (4 nos.) (eco accommodation zone)	Remain same.
16.	1.8 m wide pathway Eco accommodation zone	Mentioned in Sl. no 12	Mentioned in Sl. No 12	Mentioned in Sl. no 12
17.	Banquet hall 2 nos. of 200 seating eco accommodation zone	Banquet hall 2 nos. of 200 seating eco accommodation zone	Banquet hall 2 no of 200 seating eco accommodation zone	Remain same.
18.	Lawn Eco accommodation zone.	Lawn Eco accommodation zone.	Lawn Eco accommodation zone.	Remain same.
19.	Spaces for camping Eco accommodation zone.	Spaces for camping Eco accommodation zone 1 nos.	Spaces for camping Eco accommodation zone 2 nos.	One more camping point is proposed.
20.	0.9 m wide trail. Eco-Accommodation Zone	0.9 m wide trail: total length 167 m approx.	0.9 m wide trail: total length 334 m approx..	Length increasing is 167 m approx..
21.	Toilet 2 Eco accommodation zone.	Toilet 2 Eco accommodation zone.	Toilet 2 Eco accommodation zone.	Remain same.

Sl. No	Components List	Components as per Old Master Plan	Components as per New Master Plan	Impact
22.	2.4 m wide pathway Eco accommodation zone	Total length of 2.4 m wide pathway Eco accommodation zone is 14 m approx.	Proposal denied.	Proposal denied.
23.	Manager quarter, staff kitchen, linen storage and washing area (eco accommodation zone)	Manager quarter, staff kitchen, linen storage and washing area (eco accommodation zone)	Manager quarter, staff kitchen, linen storage and washing area (eco accommodation zone)	Remain same but location shifted within the same plot of land,
24.	Staff quarter - 12 bed for male and 6 bed for female (eco accommodation zone)	Staff quarter - 12 bed for male and 6 bed for female (eco accommodation zone)	Staff quarter - 12 bed for male and 6 bed for female (eco accommodation zone)	Remain same but location shifted within the same plot of land,
25.	Entrance driveway Adventure Zone.	Entrance driveway Adventure Zone.	Proposal denied.	Proposal denied.
26.	Entrance foyer Adventure zone	Entrance foyer Adventure zone	Entrance foyer Adventure zone	Location changes only.
27.	Service Road	Proposed 264 m length service road width of 6 m.	Proposal denied.	Proposed 3 m wide road length of 78 m approx..
28.	Kiosk 3 no's Adventure zone.	Kiosk 3 no Adventure zone.	Kiosk 3 no Adventure zone.	Remain same.
29.	Toilet adventure zone.	Toilet adventure zone.	Toilet adventure zone.	Remain same but location shifted within the same plot of land. nearby divider of two zone.
30.	75 person setting capacity restaurant (adventure zone)	75 person setting capacity restaurant (adventure zone)	75 person setting capacity restaurant (adventure zone)	Remain same.
31.	Maintenance and storage room (adventure zone)	Maintenance and storage room (adventure zone)	Maintenance and storage room (adventure zone)	Remain same.
32.	Manager room (adventure zone)	Manager room (adventure zone)	Manager room (adventure zone)	Remain same.

Sl. No	Components List	Components as per Old Master Plan	Components as per New Master Plan	Impact
33.	Ticket counter and security room (adventure zone)	Ticket counter and security room (adventure zone)	Ticket counter and security room (adventure zone)	Remain same.
34.	Junior kids play area (adventure zone)	Junior kids play area (adventure zone area 1065 sq. m)	Junior kids play area (adventure zone area)	Remain same but location shifted within the same plot of land, nearby Swadesh Darsan project.
35.	Senior kids play area (adventure zone)	Senior kids play area (adventure zone 1425 sq. m)	Senior kids play area (adventure zone)	Remain same but location shifted within the same plot of land. nearby Swadesh Darsan project.
36.	Multi activity tower Adventure Zone.	Multi activity tower Adventure Zone.63 sq. m.	Multi activity tower Adventure Zone.	Remain same but location shifted within the same plot of land. nearby Swadesh Darsan project.
37.	ATV ride Adventure Zone	ATV ride Adventure Zone 1125 sq. m.	ATV ride Adventure Zone	Remain same but location shifted within the same plot of land. nearby Swadesh Darsan project.
38.	Zorbing, Magical maze, Running Bungee. Adventure zone.	Zorbing, Magical maze, Running Bungee. Adventure zone. Area 1226 sq.m	Zorbing, Magical maze, Running Bunge. Adventure zone.	Remain same but location shifted within the same plot of land. nearby Swadesh Darsan project.
39.	Zipline Adventure zone.	Zipline Adventure zone total length 506 m.	Zipline Adventure zone total length is 422 m.	Total decreasing length is 84 m.
40.	Obstacle Course Adventure Zone	Length of Obstacle Course was 124.43 m	Length of Obstacle Course is 92.37 m	Total decrease in length is 32.06 m.
41.	Archery (Adventure Zone)	Area 98 sq. m. -	-	Remain same but location shifted within the same plot of land. nearby Swadesh Darsan project.
42.	Shooting (Adventure Zone)	Area 98 sq. m. - -	-	Remain same but location shifted within the same plot of land. nearby Swadesh Darsan project.

III. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

12. Sonamukhi eco-accommodation and adventure parks are proposed to be developed on a total area of 40.35 acres. As per the land revenue records, the total land area available in Sonamukhi is more than 100 acres and is under the possession of the Revenue Department and Department of Industries and Commerce, Government of Tripura. Sonamukhi is an abandoned tea estate that has been declared as "Khaas" land¹ since 2016. Sonamukhi was originally government land given on lease for the plantation of tea; however, no farming was done over the land, and it was left abandoned for many years. In 2016, the Government of Tripura withdrew the lease under the Land Revenue and Land Reforms Act, 1960 and decided to use it for productive purposes. The land records have been provided in **Appendix 4**, and the government order withdrawing the lease is in **Appendix 5**. As a part of due diligence, TTDCL requested the District Magistrate to confirm if there is any grievance or litigating/court case/grievance pending against this land. The District Magistrate confirmed that no litigation/court case/grievance is pending against the said land (**Appendix 6**). Presently the Tripura Tourism Development Corporation Limited (TTDCL) possesses 12.35 acres of land, while for an additional 28 acres, the land has been transferred by District Magistrate Unakoti in the name of TTDCL for undertaking the sub-project-related activities. (**Appendix 9**). Based on the No Objection Certificate (NOC) issued by the Department of Industries and Commerce, Government of Tripura, the District Magistrate and Collector, Unakoti has allocated the required land in favour of the Tripura Tourism Department, enabling the project to move forward in promoting sustainable and eco-friendly tourism in the region. It is confirmed that the proposed site for Sonamukhi is vacant, and there are no encroachments by any private parties, nor are squatters residing within the premises of the project site area.

13. The refurbishment of the Unakoti Tourist Lodge will be carried out at 0.15 ha. of land. As per the land revenue records, the Government of Tripura owns the proposed land and is currently in the name of the Directorate of Health Services in land records as per the revenue records (**Appendix 11**); however, the Department of Tourism manages it through TTDCL.² TTDCL has requested the Department of Health Services to issue the no-objection certificate for carrying out refurbishment work of the Lodge. In response, the Directorate of Health Services issued the required NOC in favour of the Tripura Tourism Department, facilitating the rehabilitation of the Unakoti Tourist Lodge (**Appendix 13**). The Lodge will remain close during the construction period and this will be communicated to the general public through the TTDCL website and announcements through local newspapers to avoid inconvenience.

14. Further, during the construction period, additional care will be taken to avoid/mitigate any probable impacts through the following measures: (i) announcement of proposed civil works in advance, (ii) signage to ensure avoidance of impact; and (iii) providing signage at project sites with project details and contact details for grievance redress. **Table 3** provides the land ownership details and assessment of involuntary resettlement impacts for each proposed project component.

¹ Khaas land means government owned fallow land. It is land which is deemed to be owned by government and available for allocation according to government priorities.

² The four government employees belonging to TTDCL are involved in management of lodge. (i) manager, (ii) cook, (iii) Gardener and (iv) Sweeper cum cleaning assistant. These will continue to be in employment and will be transferred or posted as applicable government and services rules.

Table 3: Project Components and their Land Acquisition and Resettlement Impacts

Sl. No.	Projects Components	Land Acquisition and Involuntary Resettlement Impact	Likely Temporary Impact	Likely Permanent Impact	Land Ownership
A Sonamukhi Eco-Accommodation and Adventure Park					
1	Development of cottages with interior refurbishments and auxiliary facilities	Nil	Nil	Nil	Out of the total required 40.35 acres of land, 12.35 acres and 28 acres (land in two parts) have already been transferred in the name of the Tourism Department, GoT.
2	Development of camping facility	Nil	Nil	Nil	
3	Development of tourist way-side amenity block	Nil	Nil	Nil	
4	Development of parking, banquet hall, administrative building and staff quarters.	Nil	Nil	Nil	NOC for 28 acres of land is received by the Department of Tourism, GoT, from the Industry Department, GoT is attached as Appendix 9 Whereas the rest 12.35 acres already belongs to the TTDCL.
5	Development of Adventures Activities like Multi Activity Tower, ATV Ride, Zorbing, Magical Maze, Running Bungee, Zipline. Obstacle Course, Archery, Shooting Area and Children Play Area	Nil	Nil	Nil	
6	Integrated landscaping with utility services, solid waste management, water and wastewater management, etc.	Nil	Nil	Nil	The revenue records and map (cadastral maps), are attached as Appendix 4 .
B Unakoti Tourist Lodge at Kailasahar					
7	Demolition, Construction and Reconstruction Works	Nil	Nil	Nil	Land belongs to the Directorate of Health Services, GoT and ownership of the assets i.e., Unakoti Tourist Lodge, two reservoirs (one old [non-functional] and one newly constructed), pathway within the lodge premise, parking area, boundary wall, gate, stormwater drainage, septic tank, etc. belongs to TTDCL. NOC has been received from the Directorate of Health Services and is appended as Appendix 13 . The revenue records and map (cadastral maps),
8	Interior Refurbishment and Auxiliary Works	Nil	Nil	Nil	
9	Integrated landscaping with Utility Services	Nil	Nil	Nil	

Sl. No.	Projects Components	Land Acquisition and Involuntary Resettlement Impact	Likely Temporary Impact	Likely Permanent Impact	Land Ownership
					are attached as Appendix 11.

15. The scope of land acquisition and involuntary resettlement is based on the revised design and information presented in the updated master plan for the proposed components. Safeguards impacts have been reassessed and the safeguard document has been updated. The final document will be disclosed on implementing agency and ADB websites. No civil work will be started before the final document (DDR or Resettlement Plan) is prepared and approval received from ADB. The implementing agency has handed over the encumbrance-free land/site to the contractor.

16. It is to confirm that the implementation of the proposed project components will not involve any permanent or temporary and partial, or full involuntary resettlement impact on any asset belonging to the titled or non-titled household, including the commercial enterprises within/around the project area. Presently, the works have been undertaken for Sonamukhi sub-project in encumbrance free unused vacant Government land where no IR impact is anticipated.

IV. PUBLIC CONSULTATION AND INFORMATION DISCLOSURE

17. This DDR is based on an assessment of available records, site visits and public consultations. The site visits and discussions/meetings were conducted to assess the land acquisition and resettlement impacts for the (a) Sonamukhi Eco-accommodation and Adventure Park and (b) Refurbishment of Unakoti Tourist Lodge along with TTDCL officials, the social and environmental team of PMSC, including the engineers. The project team conducted public consultations to disseminate the information about the proposed interventions, have suggestions from the community and comprehend the project's possible impacts.

18. The consultations were undertaken with key stakeholders and local community members to help identify their concerns and apprehensions related to the project and their priorities. It was explained to the participants that the purpose of the infrastructure development is to increase the scope of tourist inflow, which will boost the local economy. The participants expressed happiness over the selection of these facilities under the project. The stakeholders appreciated the development of tourism-related facilities in the areas as they believed that it would help boost tourism and thereby increase the income and avenues of employment for the youth. The participants expressed willingness to support and cooperate with the project. There was no opposition to the proposed project as all the work was undertaken within the available government land and will benefit the local economy. The details consultation report has been appended as **Appendix 14**.

Table 4: Public Consultations

Sl. No.	Date and Venue of Consultation	Public Consultation	Number of Participants		
			Male	Female	Total
1	18 January 2023: Sonamukhi Tea Estate, Consultation with the community of Sonamukhi village.	Focus Group Discussion (FGD) /Public consultation	9	2	11
2	18 January 2023: Sonamukhi Tea Estate, Consultation with the local women near the project site.	FGD /Public consultation	0	7	7
3	2 May 2023: Unakoti Tourist Lodge, Kailasahar, Consultation with the staff of the Tourist Lodge.	FGD /Stakeholder consultation	4	2	6
4	5 May 2023: Unakoti Tourist Lodge, Kailasahar, Consultation with the Shopkeepers in Boulapassa village	FGD	6	4	10
5	5 May 2023: Unakoti Tourist Lodge, Kailasahar, Consultation with the Visitors.	FGD	3	2	5
6	18 July 2024 Sonamukhi, Consultation with the contractor team	Stakeholder Consultation	16	00	16
7	5 August 2024 Sonamukhi, Consultation with the contractor team	Stakeholder Consultation	15	00	15
8	29 October 2024	Stakeholder Consultation	12	00	12

Sl. No.	Date and Venue of Consultation	Public Consultation	Number of Participants		
			Male	Female	Total
	Sonamukhi, Consultation with the contractor team				
9	14 November 2024: Sonamukhi, Consultation with the contractor team	Stakeholder Consultation	50	03	
Total			115 (85.19%)	20 (14.81%)	135 (100%)

19. The DDR will be made available in the offices of the TTDCL, district administration, PMU/PIUs and ADB and Department of Tourism websites for easy access to all stakeholders, including the local community of the project location. Public awareness campaigns are being conducted within the project area to generate awareness about the project components and grievance redress mechanism. The social safeguards and gender experts at PMU, supported by PMSC, are ensuring regular information dissemination through discussions/consultations. The discussions/consultations also ensure that poor and vulnerable households are made aware of grievance redress procedures. The project information boards are being installed at several locations during construction. The information boards include relevant GRM information and contact details of key personnel from PIU and contractors.

V. IMPACT ON INDIGENOUS PEOPLE

20. Based on the revised design, field visits, surveys and consultations, no impact to the dignity, human rights, livelihood systems, culture, communal assets, and territorial, natural, and cultural resources of indigenous peoples is anticipated as a result of the proposed project components in Sonamukhi and Unakoti Lodge.

VI. GRIEVANCE REDRESSAL MECHANISM

21. 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 GRM.

22. 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.

23. 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 people can also lodge their complaints through this online portal.

24. If the established GRM is not able to resolve the issue, the affected person can use the ADB Accountability Mechanism by directly contacting (in writing) the Complaint Receiving Officer at ADB headquarters or the ADB India Resident Mission (INRM)/South Asia Urban and Water division (SAUW).

25. All costs related to resolution of grievances (meetings, consultations, communication and reporting/ information dissemination as well as costs incurred by affected persons to attend GRC meetings, if any) will be borne by PMU. The detailed grievance redressal mechanism is appended in **Appendix 15**, and a sample grievance registration form is provided in **Appendix 16**.

VII. INDICATIVE BUDGET

26. An indicative budgetary provision has been made to cover the cost likely to be incurred for various activities listed in the due diligence report including (grievance redress, consultation, information dissemination, and awareness activities). The total tentative budgetary provision amounts to ₹ 4,40,000 or INR 0.44 million (Communication and Grievance Redress- ₹ 2,00,000, Consultation and awareness activities- ₹ 2,00,000, and Contingency- ₹ 40,000).

VIII. CONCLUSION AND RECOMMENDATIONS

27. It is concluded from this due diligence that the proposed infrastructure improvements will not change the present land use substantially. The work at both project sites will be carried out within the encumbrance-free government land. The project will not cause any land acquisition and resettlement- impacts. It is also confirmed that the project will not cause any land acquisition, and there will be no livelihood impact.

28. The scope of land acquisition and involuntary resettlement is updated based on the revised design and information presented in the updated master plan for the sub- project till 30th November 2024. If there is any further change in the project components and location, the social due diligence report will be updated and submitted to ADB for review before the commencement of civil works for that component. In case any involuntary resettlement impact is identified at any stage of the sub-component implementation, this safeguard document will be revised with appropriate revision of the type of safeguard document in accordance with ADB's safeguard Policy Statement, 2009. The final document will be disclosed on implementing agency and ADB websites. No civil work will start before the document (DDR or resettlement plan) for the said package is prepared and no objection from ADB is obtained. The implementing agency has handed over the encumbrance-free land/site to the contractor.

IX. NEXT STEPS

29. The following will be the actions required to be taken before the award of the contract (including but not limited to):

(I) During project construction, consultations will continue with periodic discussions regarding project-related facilities, grievance redressal mechanisms, gender and livelihood aspects, etc., until the project is completed.

Appendix 1: Glimpses of Project Site and Present Work Progress in Sonamukhi and Unakoti Tourist Lodge where no IR Impact has been Anticipated

A: Sonamukhi

Sonamukhi Project Site	
Sonamukhi Project Site	
RCC casting of remaining 4 no's footing in progress at Staff quarter.	Reinforcement binding work intermediate beam 1 at banquet hall in progress



PCC and vertical angle fixing at south side Fencing work in progress



Construction work of Manager Quarter is in progress



Earthwork in excavation continues at Admin building.



Construction work of Admin Building is in progress



Project Information Board Installed in the Project Site



Contractors Site Office



Labour Camp



Construction Site Demarcated with Caution Tape



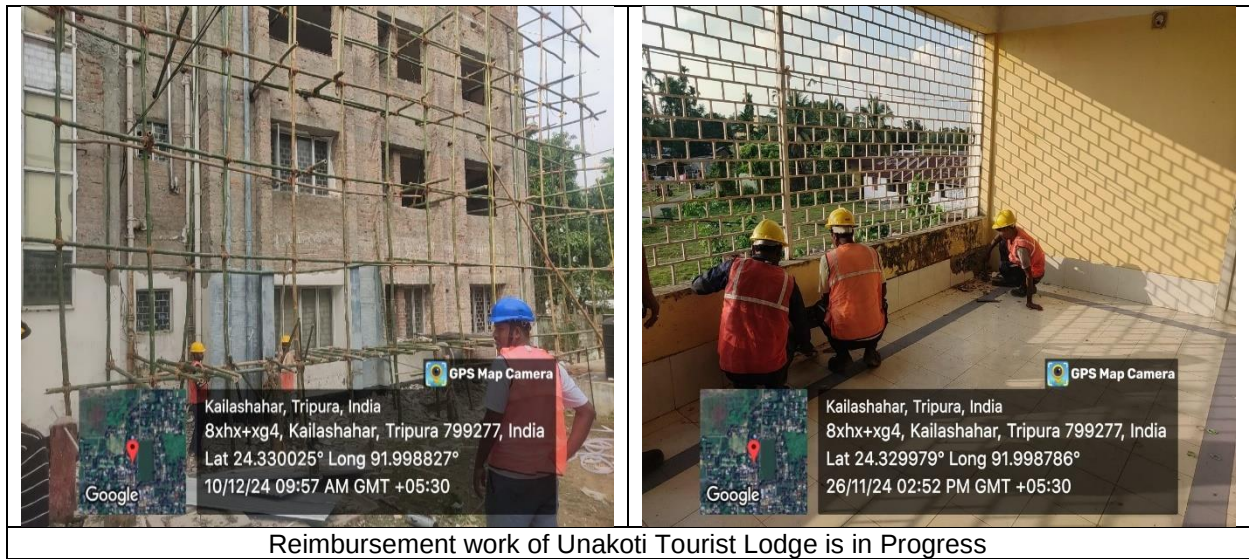
Curing Pit



Construction Site Demarcated with Caution Tape

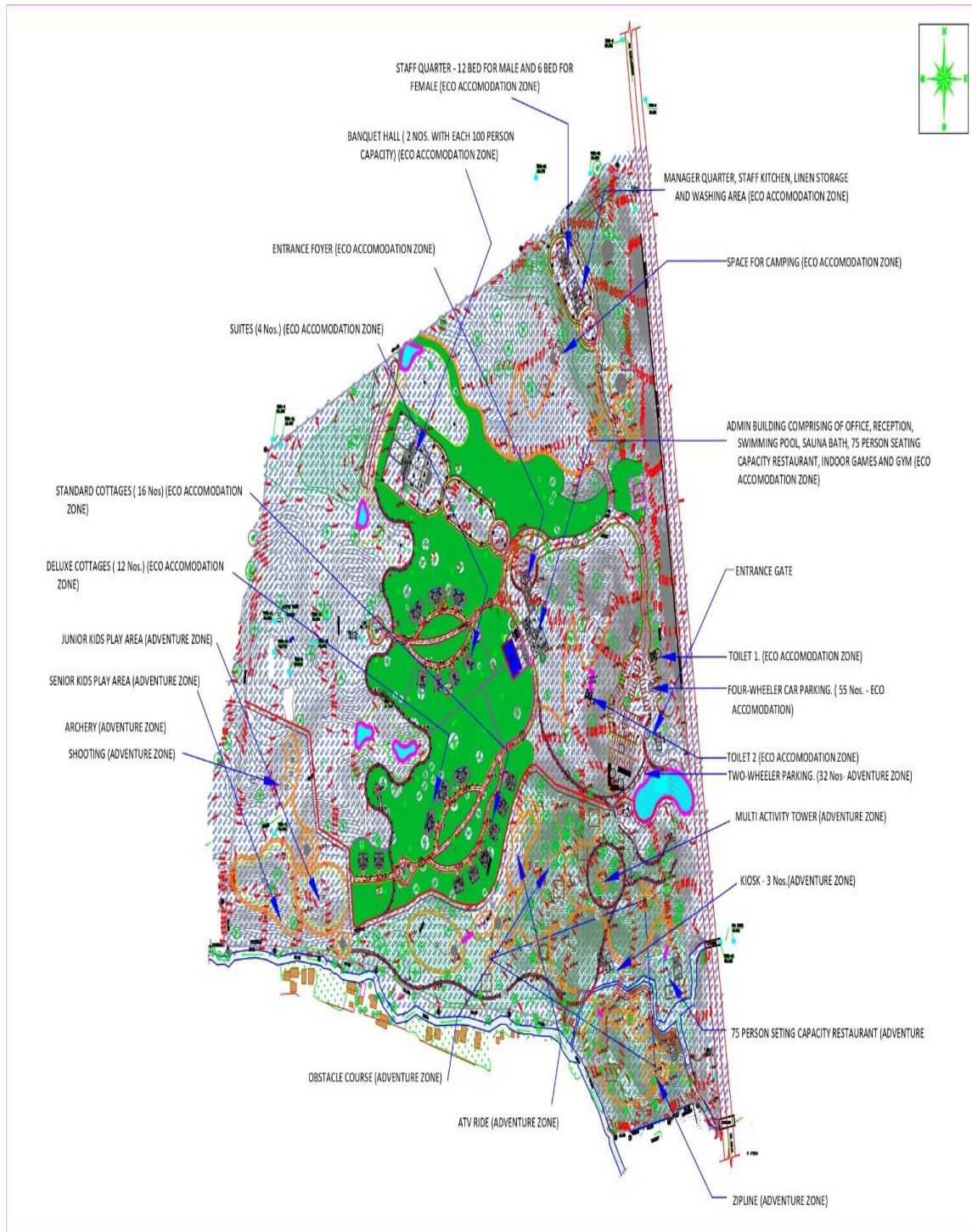
B: Unakoti Tourist Lodge

	 Kailashahar, Tripura, India 8xhx+4g4, Kailashahar, Tripura 799277, India Lat 24.330025° Long 91.998827° 10/12/24 09:57 AM GMT +05:30
Unakoti tourist lodge	Dismantling of outside old plaster at Unakoti tourist lodge in progress
 Kailashahar, Tripura, India 8xhx+4g4, Kailashahar, Tripura 799277, India Lat 24.329995° Long 91.998815° 11/12/24 09:45 AM GMT +05:30	 Kailashahar, Tripura, India 8xjx+3ch, Kailashahar, Tripura 799277, India Lat 24.33038° Long 91.998405° 16/12/24 11:59 AM GMT +05:30
Dismantling of outside old plaster at Unakoti tourist lodge in progress	Dismantling of old plasters in roof slab at Unakoti tourist lodge in progress
 Kailashahar, Tripura, India 8xhx+4g4, Kailashahar, Tripura 799277, India Lat 24.329995° Long 91.998797° 07/12/24 10:26 AM GMT +05:30	 Kailashahar, Tripura, India 8xhx+4g4, Kailashahar, Tripura 799277, India Lat 24.329973° Long 91.998784° 06/12/24 09:49 AM GMT +05:30
Dismantling of old plaster at Unakoti tourist lodge in progress	Dismantling of old plaster at Unakoti tourist lodge in progress



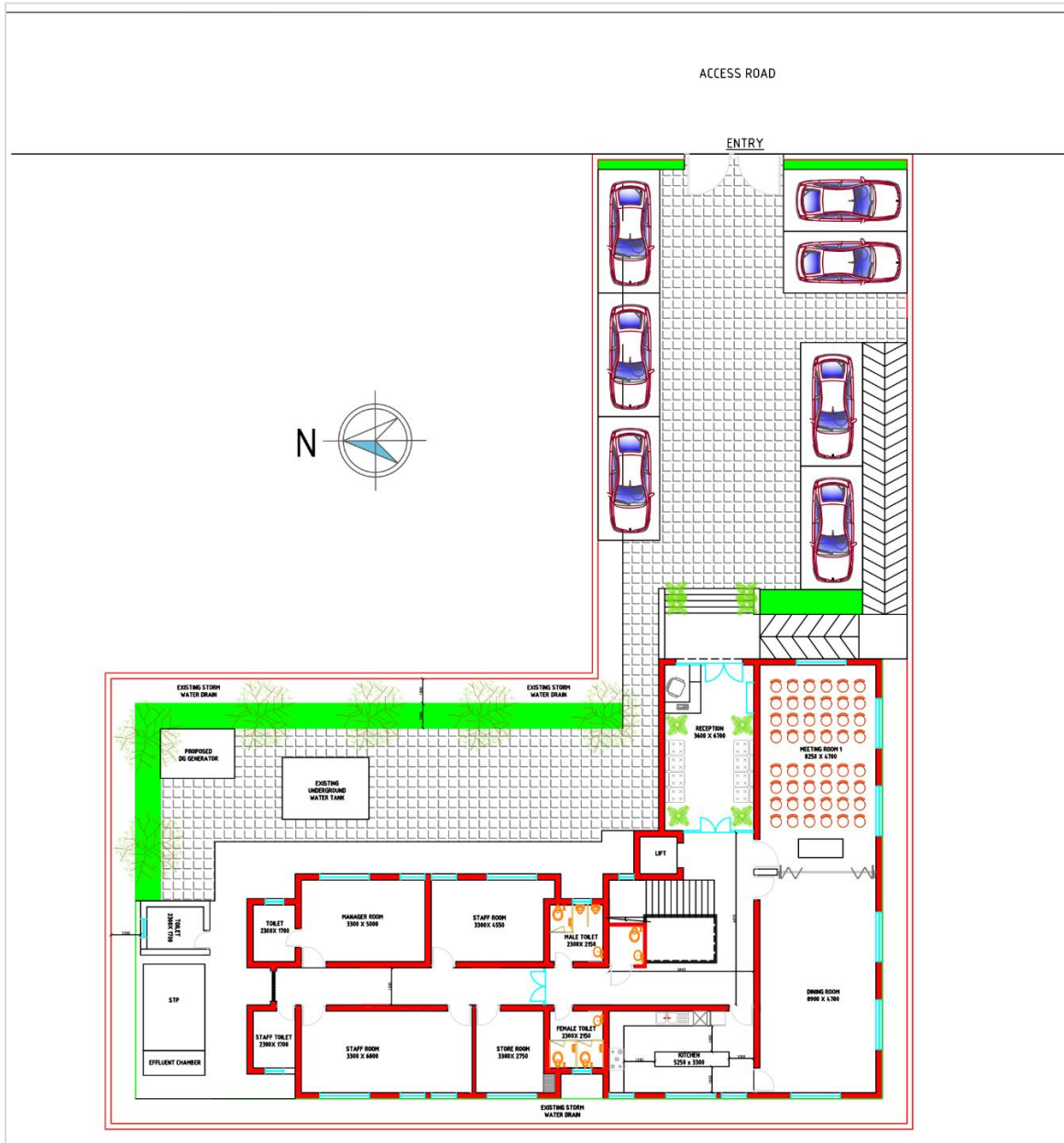
Reimbursement work of Unakoti Tourist Lodge is in Progress

Appendix 2: Proposed Master Plan for Sonamukhi Eco-accommodation and Adventure Park

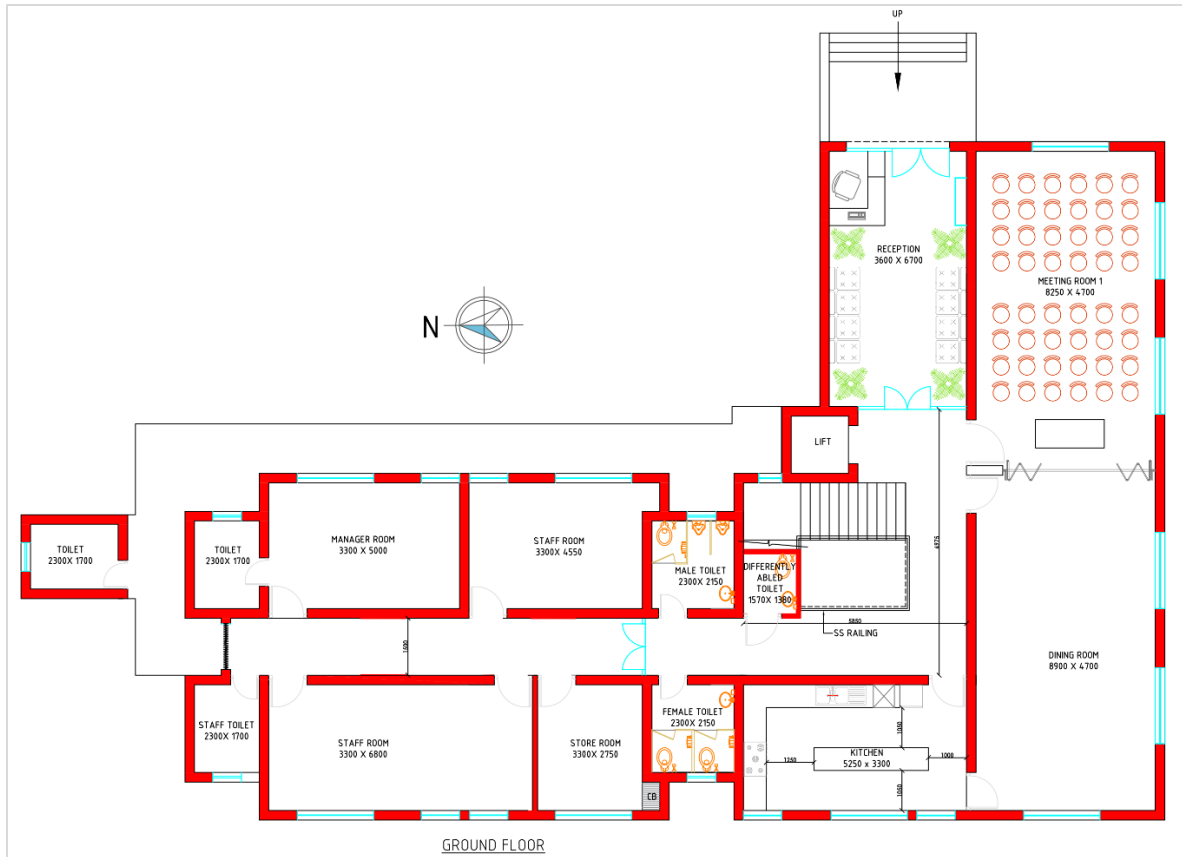


Source: Master Plan, Sonamukhi and Unakoti Tourist Lodge, Project Management and Supervision Consultant (PMSC)-Tripura Tourism Development Corporation Ltd. (TTDCL)

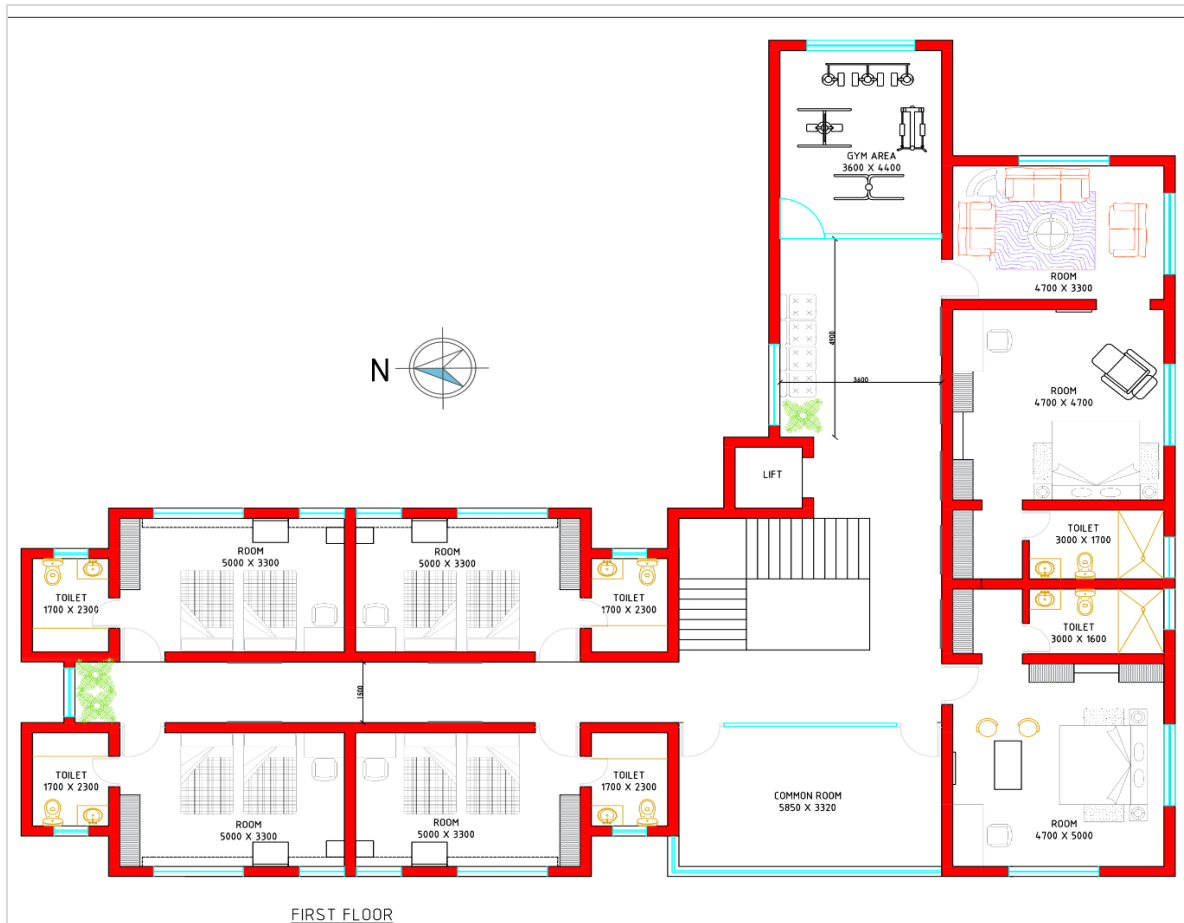
Appendix 3: Proposed Floor Plans for Unakoti Tourist Lodge



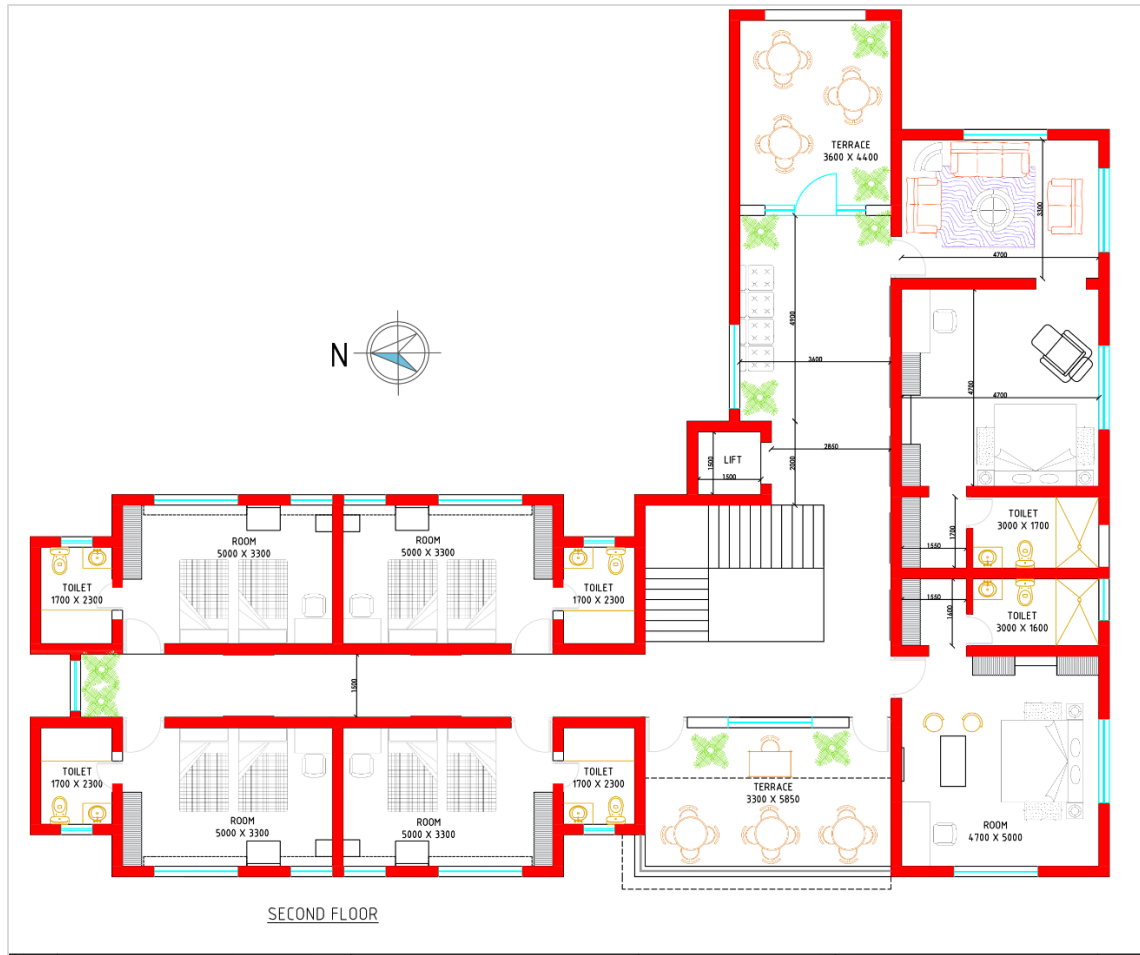
Site Plan of Unakoti Tourist Lodge



Ground Floor Plan of Unakoti Tourist Lodge



First Floor Plan of Unakoti Tourist Lodge



Second Floor Plan of Unakoti Tourist Lodge

Source: Detailed Project Report (DPR), Unakoti Tourist Lodge, Project Management and Supervision Consultant (PMSC)-Tripura Tourism Development Corporation Ltd. (TTDCL)

**Appendix 4: Land Records of Sonamukhi Tea Estate provided by the local revenue office,
Government of Tripura**

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

ONLY FOR DISPLAY

মৌজা : সোনা মুখী
তহশীল : গৌরনগর

খতিয়ান নং : ৩৮১
রেভিনিউ সার্কেল : কৈলাসহর

মহকুমা : কৈলাসহর
তৌজি নং : -

উপরিস্থ স্বত্ত্বের 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	১০০০০০		১৬(২) দ্বারা সাপেক্ষ

Reference No.: MR-২০২২৫১৮৩৯
F.10(21)/SDM/KLS/REV/2020/7185, Dated-21/12/2022, F.II-
2(261)/DUR/2019/1093-95, Dated-23/09/2021

অত্র স্বত্ত্ব

স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্ত্বের শ্রেণী ও বিবরণ	স্বত্ত্বের বিশেষ নিয়ম ও অনুষঙ্গ	অধীনস্থ স্বত্ত্ব. অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
দখলকার		দখলকার		
১ দং ত্রিপুরা সরকারের পক্ষে পর্যটন বিভাগ কর্তৃক রক্ষিত সাং-নিজ	১০০০০০			
	১০০০০০			

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্ত্বের বসনীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)			
৮ অং	৪৬/৯৩৯	২৪	নিজ	চা বাগান (টীলা)	২৮২ নং খতিয়ান হইতে আগত	১২	৩৫	৪	৯৯৮
মোট দাগ:১				আপন দখলীয় জমির মোট		১২	৩৫	৪	৯৯৮
				জের		০	০০	০	০০০
				অধীনস্থ স্বত্ত্বের মোট					
				সর্বমোট		১২	৩৫	৪	৯৯৮

Printed On: 21/12/2022

Compared By
ZIRSANGA DARLONG
 Authenticated By
Mati Ranjan
Debbarna(DCM)

Land Record Copies of Sonamukhi, Mouja: Sonamukhi, Sheet No 1; Khatian No. 381; Subdivision: Kailashahar; Tehsil: Gournagar; Revenue Circle: Kailashahar; Dag.No/Plot No 46/939 having an area of 12.35 acre indicating ownership of the Plot/Dag nos. by Tourism Department.

REMARKS		EXTENSION		ENCL. INFORMATION		OTHER INFORMATION	
NAME OF ARIAL PHOTO	DATE OF COMPLETION	NAME OF SURVEYOR	DATE OF COMPLETION	NAME OF A.S.O.	DATE OF PUBLICATION	NAME OF A.S.O.	DATE OF ARIAL PHOTO
CHITRAKUTUMBA	1980	CHITRAKUTUMBA	1980	CHITRAKUTUMBA	1980	CHITRAKUTUMBA	1980

SONAMUKHI NO. 26

মোজা সোনামুখী নং ২৬ সিট নং ১

তহশীল গৌরনগর

রাজস্ব সার্কেল কৈলাসহর

মহকুমা কৈলাসহর

জিলা উত্তর ত্রিপুরা

ত্রিপুরা

ভগবাননগর নং ২৫

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দাগ নং

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কালিকুড়া নং ২৭

জলাহি নং ৪১

সিট নং ২

সিট নং ৩

সিট নং ৪

বিলাসপুর নং ৪০

ফাইনালিটিং

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১০০ ফুট = ১ মাইল

Appendix 5: Letter from District Magistrate and Collector Unakoti providing notification regarding Sonamukhi land

1481/2016
29-02-16
Rev

232

RECEIVED
FEB 2016

NO.F.28/REV /Secy//2015
IN THE COURT OF THE SECRETARY
GOVERNMENT OF TRIPURA
REVENUE DEPARTMENT

19/16

Dated, Agartala. The 16th February, 2016.

To
The District Magistrate & Collector,
Unakoti District, Kailashahar

Subject:- Sending of Court Order dated 22.01.2016 vide Case No.28/Rev/Secy/2015, The DM & Collector, Unakoti versus Ranibari Tea Company Ltd. for Sonamukhi Tea Estate passed by the Secretary, Revenue Department Government of Tripura.

Sir,

I am directed to enclose herewith the Order dated 22.01.2016 vide Case No.28/Revenue /Secy//2015 between the DM & Collector, Unakoti District versus Ranibari Tea Company Ltd. for Sonamukhi Tea Estate passed by the Secretary, Revenue Department Government of Tripura.

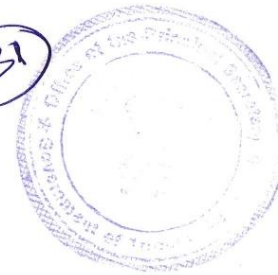
In this regard, I am further directed to request you kindly to correct the records as per the order dated 22.01.2016 with intimation to this Department.

Enclo:- As Stated.

Yours faithfully,

(S. Rakshit)
Under Secretary to the
Government of Tripura
Revenue Department.

231



IN THE COURT OF THE SECRETARY
GOVERNMENT OF TRIPURA
REVENUE DEPARTMENT

Nature of Case: No. 28/Rev/Secy/2015 U/S- 178(4) of the TLR & LR Act, 1960.

Name of the Parties:- District Magistrate & Collector, Unakoti District, Kailashahar

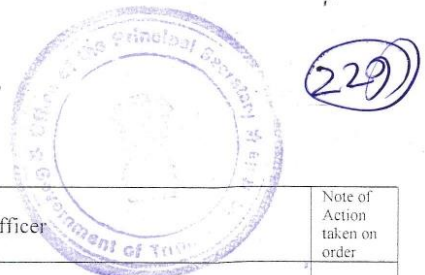
Vrs.

Ranibari Tea Company Ltd. for Sonamukhi Tea Estate.Respondent/defendant

Sl. No. & Date	Order & Signature of the Officer	Note of Action taken on order
22.01.2016	Sri Ranjit Das, O/c, Revenue, office of the DM & Collector, Unakoti District, Kailashahar appeared on behalf of the DM & Collector, Unakoti District. Sri Meghraj Sharma, Advisor of Ranibari Tea Company Ltd. appeared on behalf of the Ranibari Tea Company Ltd., duly authorised by it's Director, Mr. Abhishek Tibrewal. Sri Ranjit Das, O/c, Revenue presented Sri Sridam Debnath, Dhiren Swah and Sri Jitendra Das as witnesses on behalf of the tea workers who were engaged in Sonamukhi Tea Estate. The workers present stated that the tea workers are not being paid salary by the tea garden authority for last 3 to 4 years. They also stated that they are continuing their livelihood through various hardships. Some of the workers are earning their livelihood through self plantation, and selling their output product to other Tea Estates. They have also informed that for last 3 to 4 years, they have not seen any person on behalf of the management of Sonamukhi Tea Estate. Sri Meghraj Sharma clearly said that Ranibari Tea Company Ltd. now has no connection with Sonamukhi Tea Estate. He also stated that at present Ranibari Tea Company Ltd. is being run by a completely new management team. Earlier management team of the company has left the management, and the rights of the company have been auctioned to the new management through arbitration dated	

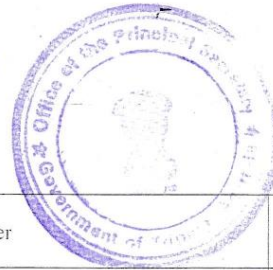
(Signature)

Sl. No. & Date	Order & Signature of the Officer	Note of Action taken on order
	21.12.2013 in between Ramdoot Vincom Pvt. Ltd and Ranibari Tea Company Ltd. & others. He informed that the earlier management transferred the right of the property and land belonging to Sonamukhi Tea Estate, to Sunshine Agro Ltd. during 2010. The Sunshine Agro Ltd. has appeared as a "chit fund" company and at present no trace of it's officials are available. Sri Sharma further stated that earlier management, before transferring the Tea Estate to Sunshine, cleared all the liabilities and pending dues. He has no knowledge what the next owner had done regarding the dues and expenses. Finally, he declared that Ranibari Tea Company Ltd. has no connection with Sonamukhi Tea Estate any more. The background of the case is that the Sonmukhi Tea Estate was allowed to retain an area of land measuring 383.28 acres belonging to Tea Estate situated at Mouja Sonamukhi under Kailashahar Sub-Division, Unakoti District, for a specific	
	purpose of growing tea vide Revenue Department order No.F.39 (25)- Rev/75, dated 30th August, 1975, U/s 136 (1) (f) of the TLR & LR Act, 1960. It appears from the report of the DM & Collector, Unakoti District, Kailashahar vide No. F.IX-1(30)/DUR/2012/645 dated 17.10.2015, No.649 dated 19.10.2015 and No.665 dated 31.10.2015 that the Tea Estate was allowed to retain land area measuring 383.28 acres as per above order U/s 136(1)(f) of the TLR & LR Act, 1960, but no exemption order was given U/s 178(1) of the TLR & LR Act, 1960. From the aforesaid reports of the District Magistrate & Collector, Unakoti District, Kailashahar it is revealed that an area of land measuring (180.10+32.94) =213.04 acres in Hal khatian No.11/1 to No.11/16 under Sonamukhi Mouja is lying vacant without any plantation or being used otherwise by the Tea Estate (land area measuring 180.10 acres is lying vacant and 32.94 acres is utilised for other purpose like paddy cultivation/ horticulture). It has also been reported that the whole Tea Estate is lying un-utilised for a long period by the Tea Estate for the purpose of growing tea and the total area is lying abandoned for a long time. The total recorded area of the Tea Estate at present is 383.55 acres in the name of	



Sl. No. & Date	Order & Signature of the Officer	Note of Action taken on order
	Ranibari Tea Estate. As transfer of land pertaining to Sonamukhi Tea Estate has been done by original owner Ranibari Tea Estate without any permission from the State Government, the said transfer is not as per due process of law and therefore, not acceptable. As per section 178 of the TLR & LR Act, 1960, it appears that the State Government can withdraw retention of ceiling surplus land, as the retention land has not been used for the prescribed purpose of tea plantation, after giving opportunity of being heard to the affected persons. From the examination of all facts & circumstances of the case and after close scrutiny of the records available, this court has come to the conclusion that the <u>entire Tea Estate area recorded in favour of Sonamukhi Tea Estate is lying</u> <u>abandoned and no tea plantation in any organized manner from the owner's side is being done at present. Thus, the very purpose of allowing Sonamukhi Tea Estate to retain land in excess of ceiling limits has been defeated. It is also noted that whatever tea plantation is seen in the Tea Estate area, those are old and getting degenerated due to no proper management. Though some local tea workers are trying to earn some livelihood out of existing tea plantation, they neither have the financial capacity nor any legal authority to manage those old plantations. The statements recorded by the tea workers present in the hearing (taken on record for this case) corroborates this fact. The tea workers have highlighted the fact that all tea workers of Sonamukhi Tea Estate has prayed to the State Government in writing that in view of the Tea Estate owner not running the Tea Estate any more, the Sonamukhi Tea Estate land should be taken over by the State Government. Report of DM & Collector, Unakoti District dated 31.10.2015 conforms this position. Thus, this court is of the considered opinion that since the Sonamukhi Tea Estate is not using the land for the purpose for which it was allowed to retain the land but instead it has abandoned the land on permanent basis, there is no reason to continue such retention any further.</u>	

222



Sl. No. & Date	Order & Signature of the Officer	Note of Action taken on order
	In view of the above circumstances, retention order for the entire land measuring 383.55 acres given to Sonamukhi Tea Estate is hereby withdrawn and the said land be recorded as "khas" in favour of the State Government of Tripura. The DM & Collector, Unakoti District, Kailashahar is hereby directed to correct all relevant records accordingly. With the above order, this case is hereby disposed off. Inform all concerned. Typed to my dictation & corrected by me.  (P. Agrawal) Secretary, Revenue  (P. Agrawal) Secretary, Revenue	

Appendix 6: Letter from District Magistrate and Collector Unakoti confirming no pending court cases/litigation for identified land at Unakoti

GOVERNMENT OF TRIPURA
OFFICE OF THE DISTRICT MAGISTRATE & COLLECTOR
UNAKOTI DISTRICT, KAILASHAHAR
(REVENUE SECTION)
(Email: dmunakoti-tr @ nic.in /Phone: 03824 - 222277)

No.F.IX-1(30)/DUR/2012/ 3645

Dated, 01 / 06/2023

To
The Managing Director,
Tripura Tourism Development Corporation Ltd,
Agartala, West Tripura

Subject: - Information on the land of Sonakukhi Tea Estate for carrying out development works at Sonamukhi under ADB funded Tourism Development project.

Ref. No. 2(265)-PI (TT/2021/P-VII(Shadow)P/2575 dated 24-05-2023.

Sir,

With reference to the subject cited above, I am furnishing herewith the information as sought by you as given below:-

1. Copy of withdrawn retention order dated 22-01-2016 against Sonamukhi Tea Estate of the Secretary, Revenue Department, Govt. of Tripura (copy enclosed).
2. There is no litigation/court case registered during the period declared as khas land of Sonamukhi Tea Estate. Under Kailashahar Sub-Division.

In this context, if any further information is required about the Sonamukhi Tea Estate, you may communicate with Industries & Commerce Department, Govt. of Tripura as a present recorded owner of the said land.

This is for your information & doing the needful.

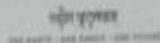
Yours faithfully,

Encl: - As sated.


(T. K. Chakma, IAS)
District Magistrate & Collector
Unakoti District, Kailashahar

Appendix 7: Self- Certification by Directorate of Tourism for 12.35-acre of land in Sonamukhi

Phone: 03812317878,
Fax: 0381 230 0496,
E-mail: dir.tourism-tr@nic.in

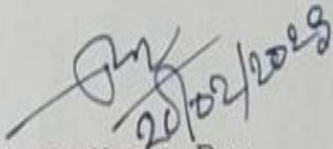



GOVERNMENT OF TRIPURA
DIRECTORATE OF TOURISM
Swetmahal, Palace Compound, Agartala - 799001, Tripura

No.F.2(265)-PI/TT/2022/13602 Dated, Agartala. 20/02/2023

CERTIFICATE OF LAND

Certified that land measuring 12.35 acre situated in Khatian No. 381 (Plot No.- 46/939) at Sonamukhi Mouja, Gournagar Tehsil, Kailashahar Sub-Division, Unakoti District, Tripura described in the schedule mentioned hereafter, is owned by Tripura Tourism Department for the purpose of Eco Accommodation at Unakoti, on dated 20-02-2023 by Tripura Tourism Department. The entire / part of the land parcel is under possession of the mentioned department.


Tapan Kumar Das
Director, Tourism

Appendix 8: Request Letter from TTDCL to District Magistrate and Collector, Unakoti for allotment of 28-acre land at Sonamukhi



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

No.F.2(265)-PI/TT/2022/P-VII/ 11687 - 88

Dated, Agartala... 09/01/2023

To
The District Magistrate & Collector
Kailashahar, Unakoti District
Email: dmunakoto-tr@nic.in

Subject: Request for additional allotment of 28-acres land at Sonamukhi for development of Eco-Accommodation under ADB funded tourism development project.

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 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.

Unakoti, one of the major tourism destinations of the State, lacks good wayside amenities and tourist accommodation facilities. In view of this, TTDCL had earlier been allotted 12.35-acres Land (copy of Khatian is enclosed) from the Sonamukhi Tea Estate. However, to plan the site as a destination in itself with activities, it is now requested that an additional land of 28 acres may kindly be allotted for the said project. A map showing the total area of 40.35 acres required from Sonamukhi Tea Estate is enclosed herewith.

The site would be developed as an eco-accommodation facility along with activity zone to attract tourists to spend more than a day at Unakoti and visit the nearby tourist attractions. The proposed development shall provide boost to tourism in the district and employment to the local residents.

It is requested to kindly allot the aforementioned land of 28 acres to TTDCL for development of the above facility.

Encl:-As stated

Yours Faithfully

(T.K.Das, TCS, SSG)
Managing Director, TTDCL

Copy to:

The Sub-divisional Magistrate, Kailashahar, Unakoti District for kind information.

Letter for correspondence

Page - 212

Appendix 9: NOC provided by Directorate of Industries and Commerce and DM, Unakoti for allotment of 28-acre land at Sonamukhi

NO.F.IV-1(50)/PLG/DI/15/ 30,581-26
Government of Tripura
Directorate of Industries & Commerce
Khejurbagan, Agartala

Dated: 31-10-2023

To
The DM & Collector,
Unakoti District, Kailashahar

Subject: Regarding issue of No Objection Certificate (NOC) of a land measuring 28.00 acres in favor of Tourism Department for setting up of the Eco- Accommodation under ADB funded Tourism Project

Reference: No-II-2(147)/DUR/2021/3009-10 dated 22-02-23

Sir,

Please refer to the letter no. cited above regarding issue of No Objection Certificate (NOC) of a land measuring 28.00 acres in favor of Tourism Department for setting up of Eco- Accommodation under ADB funded Tourism Project presently recorded in the name of Industries & Commerce Department.

2. Now, in view of the request, authority has approved for issuing NOC for the land for further utilization by the Tourism Department as per details below:

Name of the TK	Name of the Mouja	Khatian no.	RS plot no.	Area (in acres)
Gournagar	Sonamukhi	282	46/749(p)	28.00

This is approved by the authority vide U.O. No-551/Min/I&C/2023 dated 04-10-2023.

Yours faithfully,


Director,
Industries & Commerce

Copy to :

1. M.D., TIDC Ltd for kind information
- ✓ 2. M.D., Tripura Tourism Development Corporation Ltd. for kind information
3. SDM, Kailashahar, Unakoti District for information
4. G.M., DIC Unakoti for information
5. O/C Nazarat section, I&C for information

Government of Tripura
Office of the District Magistrate & Collector
Unakoti District, Kailashahar

(Email : dmunakoti-tr@nic.in /Contact : 03824-222277)

No.F.II-2(147)/DUR/2021/ 4489-92

Dated, 28/11/2023.

To
The Deputy Secretary to the
Government of Tripura,
Revenue Department,
Agartala, Tripura.

Subject:- Sending of 01(One) No. proposal for Allotment of Departmental land in favour of Tourism Department, Govt. of Tripura for setting up of Eco- Accommodation at Sonamukhi under Kailashahar Sub-Division, Unakoti District.

Sir,

With reference to the subject cited above, I am to inform you that the Sub-Divisional Magistrate, Kailashahar has initiated allotment proposal Vide letter No.2429/F.10(21)/SDM/KLS/REV/2020 dated, 18/11/2023 along-with Statement of Land, Copy of Trace map, Khatian, Approval of the Sub-Divisional Level Site Selection Committee, Encumbrance Free Certificate and Proceeding Sheet for setting up of Eco- Accommodation at Sonamukhi under Kailashahar Sub-Division, Unakoti District. The land details are given below:-

Name of Sub-Division	Name of Mouja	Khatian No.	R.S. Plot No.	Class of land	Area in Acres	Proposal for allotment	Status of land.
1	2	3	4	5	6	7	8
Kailashahar	Sonamukhi	282	46/749	Cha Bagan (Tilla)	28.00	Setting up of Eco-Accommodation at Sonamukhi under Kailashahar Sub-Division, Unakoti District.	Departmental Land
Total Area= 28.00 acres							

In this regard, I would request you kindly to accord approval for setting up/development of Eco-Accommodation under ADB funded tourism development project at Sonamukhi under Kailashahar Sub-Division, Unakoti District. The land details along-with Statement of Land, Copy of Trace Map, Khatian, Approval of the Sub-Divisional Level Site Selection Committee, Encumbrance Free Certificate, Proceeding Sheet, NOC from the Industries & Commerce Department, Govt. of Tripura and the requisition letter of the TTDCL are enclosed herewith for your ready reference.

Encl:- As Stated.

Yours faithfully,



(Rajib Datta) ১৯/১১/২৩
District Magistrate & Collector
Unakoti District, Kailashahar

Copy to:-

1. The Director, Industries & Commerce Department, Govt. of Tripura, Agartala for kind information.
2. The Managing Director, Tripura Tourism Development Corporation Ltd. Swetmahal, Palace Compound, Agartala -799001, West Tripura for information.
3. The Sub-Divisional Magistrate, Kailashahar, Unakoti District for information. This refers to his proposal vide No 2429/F.10(21)/SDM/KLS/REV/2020 dated, 18/11/2023.

Appendix 10: No-Objection Declaration from Tea Pluckers of Sonamukhi Tea Estate

অনাপত্তি শংসাপত্র / ঘোষণাপত্র

আমরা নিম্ন স্বাক্ষরকারীগণ, সোনামুখী মৌজা, গৌরনগর তাহসিলের অন্তর্গত ঊনাকোটি জেলার বাসিন্দা, দৃঢ়ভাবে নিশ্চিত করছি যে সোনামুখী চা বাগানের মধ্যে উন্নয়নের জন্য প্রস্তাবিত এ.ডি.বি. অর্থায়িত পর্যটন প্রকল্পের অধীনে কারও জীবিকা - স্থায়ী/অস্থায়ী রূপে কোনো ক্ষতি হচ্ছে না, কারণ এটি ইতিমধ্যেই ত্রিপুরা সরকার কর্তৃক "খাস জমি" হিসাবে ঘোষণা করা হয়েছে।

প্রস্তাবিত প্রকল্প জায়গায়র বিশদ বিবরণ হল সোনামুখী মৌজার গৌরনগর তাহসিলের কৈলাসহর মহকুমার ঊনাকোটি জেলার অন্তর্গত সোনামুখী চা বাগান। আমরা নিম্নস্বাক্ষরকারীরা প্রস্তাবিত প্রকল্পের ব্যাপারে খুবই উৎসাহী কারণ এই ধরনের উদ্যোগগুলি স্থানীয় বাসিন্দাদের জন্য বিভিন্ন আকারে জীবিকার সুযোগের দিকে পথ প্রশস্ত করবে।

স্বাক্ষর সহ নিম্নস্বাক্ষরিত অনুসরণ:

তারিখ: 30/11/2022

স্থান: Kailashahar

নাম	লিঙ্গ	বয়স	আধার/ভোটার কার্ড নম্বর	স্বাক্ষর
1. Kanta Ghaduar	M	42	649856001558	কান্তা ঘোড়া
2. Santosh Ghor	M	35	667871929209	সন্তোষ গর
3. Shyamali Munda	F	51	383353365549	শ্যামলী মুন্ডা
4. Joymati Munda	F	30	703754136312	Joymati Munda
5. Sajal Munda	M	25	612116023999	Sajal Munda
6. Arati Munda	F	27	897986226118	অরতি মুন্ডা
7. Krishna Barai	F	36	750062203198	ক্রিশ্ণা বড়াই (অমৃতী)
8. Laxmi Goswami	F	34	521936148912	লক্ষ্মী গোস্বামী
9. Dulal Goswami	M	39	581414545164	দুলাল গোস্বামী
10. Reju Khandaib	M	41	235784192612	রাজু খন্দাই

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
11.	Pinki Chasha	F	20	463331255158	Pinki Chasha
12.	Pareesh Barai	M	37	925544086676	परेश बरौ
13.	Rupak Barai	M	24	231952037771	Rupak Barai
14.	Maya Zebi Barai	F	52	267148915792	मया जेबी बरौ
15.	Lipika Barai	F	22	856162630212	Lipika Barai
16.	Alika Barai	F	28	487468278957	Alika Barai
17.	Premananda Barai	M	68	481037683154	प्रेमानन्दा बरौ
18.	Archana Chasha	F	35	333492338884	अर्चना चशा
19.	Suresh Barai	M	21	418404323555	सुरेश बरौ
20.	Ajit Barai	M	37	532553620270	Ajit Barai
21.	Sagar Tanti	M	22	354255706217	Sagar Tanti
22.	Anita Barai	F	29	409471385431	अनिता बरौ
23.	Chakra Tanti	M	58	349364941034	चक्रा तन्ति
24.	Ajit Mishra	M	32	541702415242	Ajit Mishra
25.	Sabita Zuhari	F	32	834388576909	सबिता झुहरी
26.	Goutam Das	M	30	202772771254	गौतम दास

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
27	Jaba munda	F	35	577758301273	ଜାବ ମୁଣ୍ଡା
28	mala munda	F	51	311949181760	ମାଳା ମୁଣ୍ଡା
29	mangal munda	m	20	422517170840	Manga - munda.
30	Sushila munda	P	67	268637128470	RTI of Sushila Munda
31	Sumi munda	P	58	700922774675	RTI of Sumi Munda
32	Sugar munda	m	23	878296010387	Sugar munda
33	Samari munda	P	35	588206174947	ସମାରୀ ମୁଣ୍ଡା ଶାମରୀ ମୁଣ୍ଡା
34	Gila munda	F	31	607389606552	
35	Jagamohan munda	m	28	558709958627	Jagamohan - Munda
36	Nagi munda	P	49	236164983600	ନାଗି ମୁଣ୍ଡା
37	Naima munda	P	30	779646361984	ନାୟମା ମୁଣ୍ଡା
38	Umri munda	F	29	947664202051	Umri - munda
39	Biradi munda	F	39	874711987629	ବିରାଡି ମୁଣ୍ଡା
40	Sonchari munda	F	18	595022492596	Sonchari munda
41	Mangai Bani munda	P	70	891347043502	RTI of Mangai Munda
42	Bani munda	P	69	764366131032	RTI of Bani Munda

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
43	Kalyanmunda	M	29	780984381269	कल्याण मुंडा
44	Balinmunda	F	22	610968583019	बालिन मुंडा
45	Mangoramunda	M	44	869242386088	MANGRAMUNDA
46	Swapnamunda	F	35	858045004414	स्वप्ना मुंडा
47	Alemari munda	F	31	757646649216	लेमारी मुंडा
48	Sanakakorkabi	F	46	439901964856	RTI of Sanaka Korkabi
49	Mangal Bauri	M	37	683590249951	RTI of Mangal Bauri
50	Jaba Das Bauri	F	42	747076486980	RTI of Jaba Das Bauri
51	Sanju Bauri	M	19	992368968086	- SANJU BAURI
52	Bishhamunda	M	47	203266592302	बिषम मुंडा
53	Sukram munda	M	27	480327454120	सूकरा मुंडा
54	Mangri munda	F	37	391976985232	मंगरी मुंडा
55	Karunamunda	F	43	610708915403	RTI of Karuna Munda
56	moni munda	F	31	922545079015	मोनि मुंडा
57	Sama munda	M	42	520330086032	समर मुंडा
58	Boonamunda	M	19	235212658420	somamunda

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
59.	Nayan Karmakar	M	25	540107734788	L T T of Nayan Karmakar
60.	Babita Bharmis	F	25	793156041957	Babita Bhumi
61.	Banukulal Bharmis	M	60	406080353884	ସଂପଦ ବହନି
62.	Kinku Bharmis		30	964357375540	କିଙ୍କୁ ବହନି
63.	Subit Bharmis	M	28	221178271448	ସୁବିତ ବହନି
64.	Santosh Bharmis	M	28	960825185637	ସନ୍ତୋଷ ବହନି
65.	Shima Bharmis	F	26	825859798581	ସିମା ବହନି
66.	Pelubaiya Chada	F	57	382667735236	ପେଲୁବାୟା ଚଡ଼ା
67.	Swapan Bharmis	M	29	783013046511	ସ୍ଵପନ ବହନି
68.	Biuti Keang	F	25	220276722671	ବିଉତି କିଙ୍ଗ
69.	Pratibala Nath	M	35	621020666112	ପ୍ରତିଭା ନାଥ
70.	Renuka Bharmis	F	56	844072913059	ରେନୁକା ବହନି
71.	Budhua Munda	M	42	836745345154	Budhua munda
72.	Nandika Karmakar	F	38	498095992022	ନାନ୍ଦିକା କାର୍ମକାର
73.	Moyamati Bharmis	F	47	663912626671	ମୟାମତି ବହନି
74.	Apu Das	M	25	11658846	Apu Das

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
75.	Naani munda	F	35	723667571409	नाने बी मूंडा
76.	Samra munda	m		779458205322	SAMRAMUNDA
77.	Adhan munda	m	26	1951947489229	Adhan munda
78.	Surnai munda	F	27	246772925684	सूरनाई-सूडा
79.	Pradi Nama	m	38	918553286020	Pradip Nama
80.	Normi Nama	F	35	455210845882	नरमि नाम
81.	Sukanta Nama	m	18	42761719104	Sukanta Nama
82.	Manusha munda	m	42	968010681443	मनुषा मूंडा
83.	phulmoni munda	F	68	578060047114	फूलमोनि मूंडा
84.	Dali munda	F	36	30782889348	दालि मूंडा
85.	Bishal munda	m	24	25795872398	Bishal Munda
86.	Alua munda	m	39	936972837889	Alua munda
87.	Inayabun Nama	F	34	720824576823	इनाबाबु नाम
88.	Birshamitra Chatri	m	32	922640707497	RTI of Birshamitra Chatri
89.	Shanti Nama	F	52	561009282570	RTI of Shanti Nama
90.	Susit Nama	m	39	274624924436	RTI of Susit Nama

Page 13

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
91	Raboti Bouri	F	25	432936090354	ଅର୍ପଣ ବୋରି
92	Gouranga Ray	M	35	43293609 713800000518	ଗୁରାଙ୍ଗ ରାୟ
93	Mallika Halder	F	34	928077231734	ମାଲିକା ହାଲ୍ଦର
94	Jugacharan Ghosh Ghosyar	M	40	379040710719	ଜୁଗାଚର ଘୋଷ
95	Sabita Goala	F	39	44467665176	ସାବିତା ଗୋଲା
96					
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108					
109					
110					

	Name	Sex	Age	Govt. issued ID no. (Aadhaar/ voter ID)	Signature
96	Kanchan Tanti	F	45	274831258861	କାନ୍ତନ ତାନ୍ତି
97	Susanti Khayra	F	27	714044701186	Susanti Khayra
98	Sujit Barai	M	33	521517109744	ସୁଜିତ ବରା
99	Birsha Munda	M	35	625462804296	ବିରଶା ମୁନ୍ଦା
100	Binata Barai	F	63	813933586762	ବିନାତା ବରା
101	Brinda Barai	F	42	381024125927	ବିନ୍ଦା ବରା
102	Uday Barai	M	55	563464682726	ଉଦୟ ବରା
103	Meera Chaska	F	33	446960948335	ମିରା ଚାସ୍କା
104	Ratan Chaska	M	32	814533071427	ରତନ ଚାସ୍କା
105	Bijoy Barai	M	20	482731579063	ବିଜୟ ବରା

DECLARATION BY WITNESSES

The signatories have been verified by me.

Date: 1/1/

Place: TALAI, GP, SONAMUKHI

Name of the Witness :

SHILPI SARKAR(DED)

Designation/ Profession :

PRADHAN, TALAI GP.

Signature of the Witness :

ଶିଲ୍ପି ସର୍କାର, Ward Member : 1

verified and recommended
by me.
View

23/1/20
District Magistrate & Collector
Unakuli District, Kailashahar.

**English transcript of the No Objection Certificate / Declaration from Tea Pluckers of
Sonamukhi Tea Estate**

No Objection Certificate / Declaration

We, the undersigned, residents of Sonamukhi Mouja, under the Gournagar Tehsil in Unakoti District, hereby firmly affirm that no one's livelihood-whether permanent or temporary-is being affected due to the proposed ADB-financed tourism development project within the Sonamukhi Tea Estate. Furthermore, the proposed land has already been declared as Government (Khaas) land by the Government of Tripura.

The detailed description of the proposed project site is: Sonamukhi Tea Estate, located in Sonamukhi Mouja, Gournagar Tehsil, Kailasahar Subdivision, Unakoti District.

We, the undersigned, are highly enthusiastic about the proposed project, as such initiatives will open up various livelihood opportunities for the local community.

With signatures of the undersigned:

Date: 30/11/2022

Place: Kailasahar

Appendix 11: Land Records of Unakoti Tourist Lodge provided by the local revenue office, Government of Tripura

4/21/23 2:20 PM

ROR

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

মোজা : কৈলাসহর
তহশীল : কৈলাসহর

খতিয়ান নং : ১২ ১
রেভিনিউ সার্কেল : কৈলাসহর

মহকুমা : কৈলাসহর
গোজি নং :

খতিয়ান নং : (১)
বিবরণ ও দখলকার (বিস্তারিত) : (২)
উপরিস্থ স্বত্ত্বের বিবরণ : (৩)
পরিমাপ : (৪)
যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে : (৫)
..... ধারানুসারে ধার্য :

Reference No.:

স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত) (৬)	অংশ (৭)	স্বত্ত্বের শ্রেণী ও বিবরণ (৮)	স্বত্ত্বের বিশেষ নিয়ম ও অনুযায় (৯)	অধীনস্থ স্বত্ত্ব, অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর (১০)
দখলকার		দখলকার		
১ ত্রিপুরা সরকারের পক্ষে স্বাস্থ্য বিভাগ কর্তৃক রাখিত	১০০০০০ ১০০০০০			

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর (১১)	খাল (১২)	উত্তর সীমানা (১৩)	দখলকার (১৪)	জমির শ্রেণী (১৫)	মন্তব্য (১৬)	অত্র স্বত্ত্বের বসদীয় পরিমাণ একর (১৭)	শতক (১৮)	হেক্টর (১৯)	আর (২০)
২৯৩	১০৬	১০৪	সীতেশ গং	পুকুর (নাল)		০	০৭০	০	০২৮
২৯২	১০৭	১০৩	সীতেশ গং	বাস্ত প্র. কমার্শিয়াল (নাল)	প্র. কমার্শিয়াল বাসস্থান, টিনঘর-১২, ঘর-৪	০	২৩০	০	০৯৩
২৯১	১০৮	১০৭	নিজ	চিকিৎসালয় প্র. কৈলাসহর (নাল)	প্রাথমিক চিকিৎসালয়, টিনঘর-১	০	০৬৮	০	০২৮
৪২৬০	৪৪১৬	৪৪৪৬	ত্রিপুরা সরকার	বাস্ত (নাল)	প্র. কমার্শিয়াল বাসস্থান, টিনঘর-২, ঘর-২	০	৪৬২	০	১৮৭
৪২৭৭	৪৪৪৭	-	-	রাস্তা	সাধারণের ব্যবহার্য	০	১৬৫	০	০৬৭
৪২৭৮	৭৮১১	৪৪৪৮	নিজ	পুকুরপাড় (নাল)		০	২১০	০	০৮৫
৪২৭৮	৭৮১২	৪৪৫০	নিজ	করণ (নাল)	প্র. ডিস্ট্রিক্ট হেলথ অফিস, টিনঘর-১	০	০২২	০	০০৯
মোট দাগ:৭				আপন দখলীয় জমির মোট		১	২২৭	০	৪৯৭
				জের		৪	৬৬৮	১	৮৮৮
				অধীনস্থ স্বত্ত্বের মোট		৫	৮৯৫	২	৩৮৫

Printed On: 21 04 2023

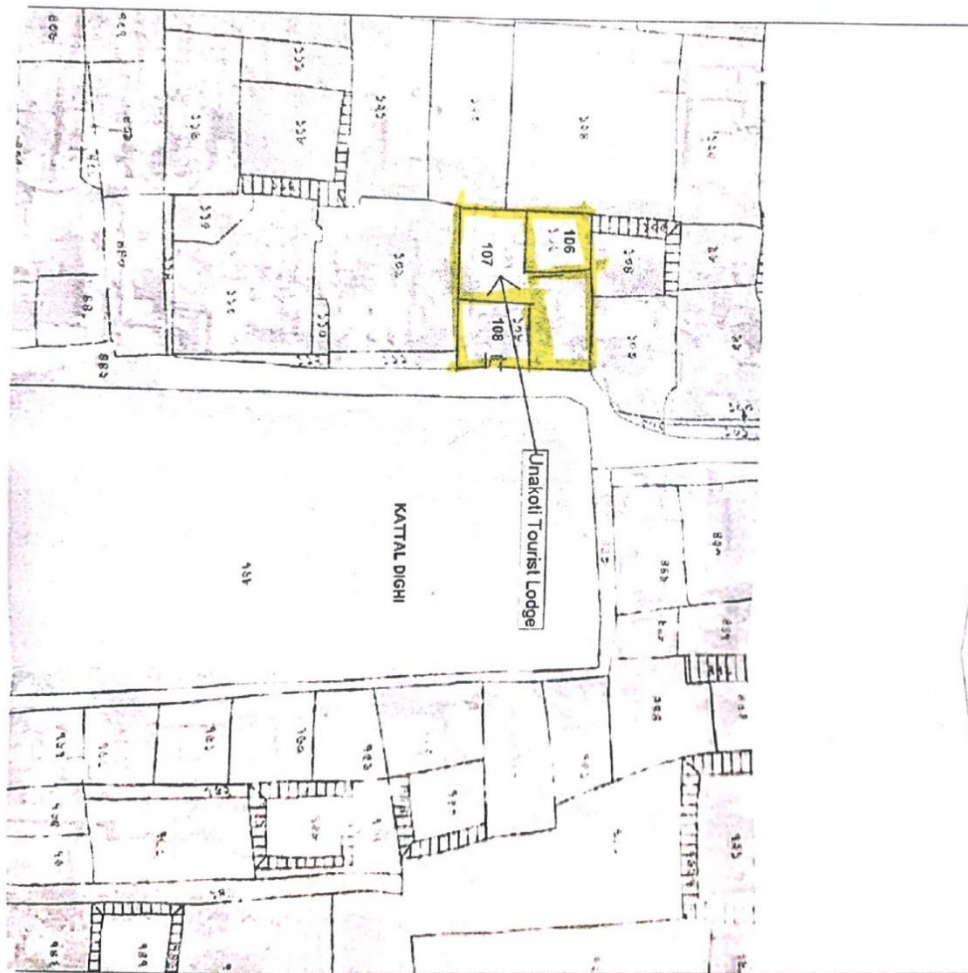
Compared By
Dharmendra Debbarma

Authenticated By
DEBASIS DAS

https://jam.tripura.gov.in/Citizen_Service/ctz_for.aspx

1/1

Land Record Copies of Unakoti Lodge, Mouja: Kailashahar, Sheet No 1; Khatian No. 12/1; Subdivision: Kailashahar; Tehsil: Kailashahar; Revenue Circle: Kailashahar; Dag.No/Plot No 106, 107 and 108 indicating ownership of the Plot/Dag nos. by Department of Health Services.



Revenue Map of Unakoti Tourist Lodge

Appendix 12: Request Letter to Department of Health Services for No Objection Certificate from TTDCL to Directorate of Health Services



Tripura Tourism Development Corporation Ltd
(A Government of Tripura undertaking)
Head Office: - Swetmahal, Palace Compound, Agartala-799001, Tripura
Contact - (0381) 231-7878 / 232-5930, Fax - (0381) 230-0496,
Website: - www.tripuratourism.gov.in email: - tripuratourism09@rediffmail.com



ONE SAKH - ONE FUTURE - ONE FUTURE

No.F.2(265)-PI/TT/2021/P-VII(Shadow) / 2105-09

Dated, Agartala 16/05/2023.

To
✓ The Director of Health Services,
Government of Tripura
Pandit J.N Complex
Agartala, Tripura.
Email: dhsgovttripura@gmail.com

Subject: Request for issuance "No Objection Certificate" for utilization of 0.368 acres land for Rehabilitation of Unakoti Tourist Lodge under ADB funded tourism development project.

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 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.

2. The Unakoti Tourist Lodge of TTDCL is located at Kailashahar in Unakoti District. Presently the lodge is in a poor condition and is unattractive to tourists visiting Unakoti. Hence, rehabilitation of this lodge along with landscaping in its precinct has been proposed under the ADB funded project.

3. However, the lodge building is presently allocated to the Health Services Department, Government of Tripura. To implement the rehabilitation works, the land should be in the possession of TTDCL or No Objection Certificate (NOC) should be given to Tourism Department/TTDCL for carrying out all development works on this land parcel, as per ADB's requirements.

4. Hence, it is requested that the "NOC" of the following land parcels may please be granted to Department of Tourism/TTDCL for the said project. The land details are as stated below.

Tehsil	Mouja	Khatlan	Plot No.	Area (In Acre)
Kailashahar	Kailashahar	12/1	106	0.070
Kailashahar	Kailashahar	12/1	107	0.230
Kailashahar	Kailashahar	12/1	108	0.068
			TOTAL	0.368

[Signature]
16/5/2023
Contd.....P/2

Corr. with other departments (ttcl) P/1



Tripura Tourism Development Corporation Ltd

(A Government of Tripura undertaking)

Head Office: - Swetmahal, Palace Compound, Agartala-799001, Tripura

Contact - (0381) 231-7878 / 232-5930, Fax - (0381) 230-0496,

Website: - www.tripuratourism.gov.in email: - tripuratourism09@rediffmail.com



একতায় একত্ব
ONE EARTH - ONE FAMILY - ONE FUTURE

(Page-2)

In this regard, copy of the Note of Hon'ble Minister, Information Cultural Affairs & Tourism etc. Department, Govt. of Tripura sent to the Hon'ble Minister, Health & Family Welfare, Govt. of Tripura, Agartala alongwith Khatian, superimposed maps of revenue and satellite image are enclosed for ready reference.

This is for your kind information and doing the needful please.

Yours Faithfully,

(T.K.Das, TOS, SSG)
Managing Director

Enclo: -As stated

Copy to:

1. PS to the Secretary, Tourism Department, Govt. of Tripura for kind information of the Secretary.
2. The District Magistrate & Collector, Unakoti District for kind information.
3. The Sub-Divisional Magistrate, Kailashahar, Unakoti District for information.
4. The Team Leader, PDMC for information.

Managing Director

Corr. with other departments(ttdcl) P/2

Appendix 13: NOC provided by Directorate of Health Services, Government of Tripura, for reimbursement of Unakoti Tourist Lodge

**GOVERNMENT OF TRIPURA
DIRECTORATE OF HEALTH SERVICES
AGARTALA**

No. F.3(1-424)-PLAN/DHS/2012 Dated, Agartala, the 05/07/2023.

To
The Managing Director
Tripura Tourism Development Corporation Ltd. (TTDCL)
(A Government of Tripura undertaking),
Swetmahal, Palace Compound,
Agartala, West Tripura

Sub: - No Objection Certificate (NOC) for utilization of land measuring 0.368 acres in favour of Department of Tourism, Government of Tripura/TTDCL for rehabilitation of Unakoti Tourist Lodge under ADB funded tourism development project.

Sr.

With reference to your letter no. F.2(265)-PUTT/202/P-VII(Shadow)/2105-09, dated 11.05.2023, I am directed to inform you that Health and Family Welfare Department, Government of Tripura has no objection for allowing Department of Tourism, Government of Tripura/TTDCL for utilizing the following plots of land measuring 0.368 acres for rehabilitation of Unakoti Tourist Lodge under ADB funded tourism development project:

Tehsil	Mouja	Khatian	Plot No.	Area (in acre)
Kailasahar	Kailasahar	12/1	106	0.070
Kailasahar	Kailasahar	12/1	107	0.230
Kailasahar	Kailasahar	12/1	108	0.068
TOTAL				0.368

This is issued as per approval of the Government in Health and Family Welfare Department vide U.O.No.2851, dated 23/06/23, Of the Secretary, H&FW Department.

Your's faithfully
Dr. Subhasis Debbarma
(Dr. Subhasis Debbarma)
Ex-Officio Jt. Secretary &
Director of Health Services
Government of Tripura, Agartala

Copy to:

1. P.S. to the Secretary, Health and Family Welfare Department, Government of Tripura, Agartala for kind information.
2. The District Magistrate and Collector, Unakoti District, Kailasahar for kind information.
3. The Sub-Divisional Magistrate, Unakoti District, Kailasahar for kind information. This has reference to his letter no. F.10(21)YSOM/YS.S/REV/2020/878-80, dated 30.06.2023.
4. The Chief Medical Officer, Unakoti District, Kailasahar for information.

Dr. Subhasis Debbarma
(Dr. Subhasis Debbarma)
Ex-Officio Jt. Secretary &
Director of Health Services
Government of Tripura, Agartala

Appendix 14: Details of Public Consultation at Sonamukhi

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
1	Kailashahar Block, District: Unakoti	18 January 2023 At Sonamukhi	Female: 2 Male: 9 Total participants: 11	Consultation was conducted with the local people of Sonamukhi village and students (within 1 km from site). Discussion Points: - Dissemination of project information and proposed activities at Sonamukhi - About the Sonamukhi Estate and importance of Unakoti as a Tourist spot in Tripura. - Livelihood opportunities if the project will be implemented. - More inflow of tourists in the locality. - Existing tourist movement in the area. - Issues and feedback of the participants. Outcomes of Consultation: - Local people informed the team that the Sonamukhi tea estate has been lying abandoned since 2016 and has been declared as "Khas Land" by the Government of Tripura since 2016. - The road through the villages is one of the access roads to Unakoti from Agartala. - Tourists sometimes stop at the market for refreshments, however, the completion of road construction for NH208 A clubbed with eco accommodation and adventure park as proposed will change the entire	 

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				scenario by attracting more and more tourists in the area. - The villagers are very happy that GoT has selected Sonamukhi Estate for development. - Participants added that there are few accommodation options near the Unakoti World Heritage Site and none of them are in a very good condition. Therefore, most tourists do not opt for night stay at Unakoti. - According to the locals, if the project will implement in the near future, livelihood opportunities will automatically increase.	
2.	Kailashahar Block, District: Unakoti	18 January 2023 At Sonamukhi	Female: 7 Male: 0 Total participants: 7	Consultation was conducted with the local women. The points discussed during the consultation are as under: Discussion Points: - Livelihood opportunities of the Villagers specially women. - Discussed about upcoming projects and women's view Outcomes of Consultation: - Team discussed about the upcoming tourism project at their nearest location and asked for their opinion. During discussion the women participants are made informed about the positive impact on their life as the project will generate more income opportunity. - The development of sub project will not only generate employment	

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				opportunities during the civil work phase, but it will also provide employment scope during the operational phase. The proposed development of the project initiative is heartedly welcomed by participants.	
3	Kailashahar Block, Unakoti District	2 May 2023, Unakoti Tourist Lodge.	Female: 2 Male: 4 Total participants: 6	Consultation was conducted with the Unakoti Lodge Staff. Discussion Points: - Project related information were firstly disseminated to the participants. - Main objective of the project is to refurbish the existing structure and provide landscaping and ancillary services. - Consultation started with discussion regarding project facilities, features grievance redressal mechanism, Gender and livelihood aspect etc. - Social, economic and infrastructure development benefits were discussed with the participants due the proposed initiatives. - Related probable social and environmental positive and negative impact was also a point of discussion in the consultation. - Issues and feedback of the lodge	

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				staff. Outcomes of Consultation: • During peak season (i.e., during Oct to Feb and marriage season), the Lodge runs on full occupancy. • There are no other standard staying arrangement in the vicinity apart from the Unakoti Tourist Lodge. • The Lodge was established in 2005 and since then no major refurbishment work has been done. • There are in total 8 staffs working in the Lodge, all of whom are males. No female workers are there. • The participants informed that the floor of the dining area has got sunken. • The kitchen is old and requires to be reconstructed as a modern kitchen. • The sanitary-wares in the washrooms are all old and without any ventilation in 8 toilets. • Supply water is not sufficient to cater to the need of the visitors, hence the Lodge has to depend upon water tanker especially during full occupancy. • The rooms have old and broken furniture, dampness in the walls, nest has been formed by the birds in the ventilators, the doors of rooms and washrooms are defective. • The electrical wiring is exposed, which needs to be concealed.	

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				The septic tank is in poor condition, which needs to be modified.	
4	Kailashahar Block, Unakoti District	5 May 2023, Unakoti Tourist Lodge.	Female: 4 Male: 6 Total participants: 10	Consultation was conducted with the shopkeepers near the Unakoti Tourist Lodge. Discussion Points: - Project related information were firstly disseminated to the participants. - Main objective of the project is to refurbish the existing structure and provide landscaping and ancillary services. - Consultation started with discussion regarding project facilities, features grievance redressal mechanism, Gender and livelihood aspect etc. - Female Participation and inclusion in the project. - Perception and suggestion of the shop owners Outcomes of Consultation: - The participants owned small grocery shops near the Lodge. - Unakoti Tourist lodge is one of the most important properties near Kataaldighi park at Boulapassa village in Kailashahar - During peak tourist time, the Lodge remains full with visitors. - The sale of goods of the shop owners increases during the full occupancy of the Lodge. - During off-tourist season, the Lodge	 

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				is utilized for organizing parties and ceremonies. - The shop owners welcomed the proposed refurbishment of the Lodge. - They intimated that after the refurbishment and the proposed components, the Lodge will attract more tourists. - The opportunities will increase many folds both during the implementation period as well as during the post implementation period of the project. - The participants intimated that this is the best location for lodging and will help in their income generation as they can sell more products from their shop to the tourists. This will help to enhance their livelihood.	
5	Kailashahar Block, Unakoti District	5 th May, 2023, Unakoti Tourist Lodge.	Female: 2 Male: 3 Total participants: 5	Consultation was conducted with the visitors in the Unakoti Tourist Lodge. Discussion Points: - Project related information was firstly disseminated to the participants. - Main objective of the project is to refurbish the existing structure and provide landscaping and ancillary services. - Consultation started with discussion regarding project facilities, features grievance redressal mechanism, Gender and livelihood aspect etc. - Female Participation and inclusion in the project. - Perception and suggestion of the	

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				Visitors. Outcomes of Consultation: • The visitors welcomed the concept of refurbishment of the Lodge. • They intimated that during the ceremony, with full occupancy, the water supply is not sufficient, and the visitors have to arrange for water tankers by themselves. • The existing conference hall only accommodates around 40 people whereas during any ceremony such as marriage/ reception approx. 100 people attend the same. They intimated to increase the hall size. • The furniture and ACs in the Lodge are in depilated condition. • The aesthetic look of the Lodge is not up to the standard. The Lodge requires maintenance and proper hygiene, and cleanliness is required.	

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
6	Kailashahar Block, Unakoti District	18 th July 2024, Sonamukhi,	Female: 00 Male: 16 Total participants: 16	A consultation was carried out at Sonamukhi and recommendations were given: • Labour engaged at work sites should not be less than 18 years of age. • There should be proper housekeeping 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.	 

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
7	Kailashahar Block, Unakoti District	5 th August 2024, Sonamukhi,	Female: 00 Male: 15 Total participants: 15	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.	
8	Kailashahar Block, Unakoti District	29 th October 2024, Sonamukhi,	Female: 00 Male: 12 Total participants: 12	Discussion was carried out with the Contractor team. The following were the outcomes of the discussion. - 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 and Place	Number of Participants	Points Discussed	Photographs
				- During the period of civil or construction works, entry of outsiders should be restricted at work sites to avoid any kind of untoward incident, especially the children. - Labour engaged at work sites should not be less than 18 years of age. - There should be proper housekeeping 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.	
9	Kailashahar Block, Unakoti District	14 th November 2024, Sonamukhi,	Female: 03 Male: 50 Total participants: 53	Consultation was conducted with the contractor and the labours of Sonamukhi project area. Discussion Points: - NOC has been received - A total of 48 workers are working out of which 2 are local labour. Presently two women are working as a kitchen staff	

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				other than that no female worker has been deployed till date for construction work. It has been suggested to deploy more women worker at least as an unskilled labour. • Installation of Project information boards, caution boards and proper demarcation of sites and construction materials have been found during the visit and maintain all the register as soon as in the work area. • It has been suggested to make a cooperative report of previous master plan and currently revised master plan. • During discussion it has come out that consultants wanted to make section wise master plan. • Also suggested in all the work are should maintain the same labour rate in all categories of labours (skilled, unskilled, semi-skilled). • Suggest to contractor conduct awareness program to local peoples for the animals of the village should not enter the working area. And with everyone's consent, a gate should be made here	 

Sl. No	Block	Date and Place	Number of Participants	Points Discussed	Photographs
				Outcomes of Consultation: • NOC papers are attached to the report • Labours are enough/better than before aware about the rules and safety manuals etc. • Revise the master plan construct a gate is under progression.	

Attendance Sheet of the Consultation at Sonamukhi



Tripura Tourism
Development
Corporation
Limited (TTDCL)

Social Safeguard – Public Consultation/FGD

Project Design and Management Consultant (PDMC)

[Consulting Package No. PRF-TRI/TTDCL/PDMC-02]

ADB Project Number-S3276-001

Tripura Urban and Tourism Development Project – Tourism Component

Project Design and Management Consultant (PDMC)

Attendance Sheet for Public Consultations (PC)/ Focus Group Discussion (FGD)

Village: -	Sonamukhi	District: -	Unakoti
Block: -	Taksi Gournagar		
Date: -	18/01/23	Time: -	

No of Participants: - 17

Male: - 9

Female: - 2

Sr. No	Name	Sex	Profession	Signature
1	Kanai Sharma	M	Shop owner	Kanai 18.1.23
2	Ragu Sarkar	M	Local villages	Ragu Sarkar
3	Sadananda Sinha	M	961249 4864 Business	Sinha
4	Susil Debnath	M	Shop owners	Susil Debnath 18.1.23
5	Ritesh Dey	M	Local villages Pvt Service	Ritesh Dey
6	Relcha Dubey	F	PDMC - TTDEL	Relcha Dubey
7	Sarmistha Das Duttgupta	F	PDMC - TTDEL	Sarmistha Das
8	Rakesh Debnath	M	Student	Rakesh Debnath
9	Sourav Das	M	Student	Sourav Das
10	Ayush Goyal	M	PDMC - TTDEL	A. Goyal
11	Anson Tom	M	PDMC - TTDEL	Anson Tom
12				
13				



Tripura Tourism
Development
Corporation
Limited (TTDCL)

Social Safeguard – Public Consultation/FGD

Project Design and Management Consultant (PDMC)
[Consulting Package No. PRF-TRI/TTDCL/PDMC-02]
ADB Project Number-53276-001

Tripura Urban and Tourism Development Project – Tourism Component Project Design and Management Consultant (PDMC) Attendance Sheet for Public Consultations (PC)/ Focus Group Discussion (FGD)

Village: -	Sonamukhi	District: -	Unakoti
Block: -	Pi	Tha Tahsil	Gowindagar
Date: -	18/01/23	Time: -	

No of Participants: - 7

Male: - 1

Female: - 7

Sr. No	Name	Sex	Profession	Signature
1	Pampa Sarkar	F	Housewife	Pampa
2	Sathi Debnath	F	Student	Sathi Debnath
3	Rina Dey	F	Shopowner	Rina
4	Nilu Sharma	F	Student	Nilu Sharma
5	Rajani Dey	F	Housewife	Rajani Dey
6	Saronistha Duttagupta	F	PDMC-TTDEL	Shanti
7	Rekha Dubey	F	PDMC-TTDEL	Dubey
8				
9				
10				
11				
12				
13				

Attendance Sheet of the Consultation at Unakoti Lodge



Tripura Tourism
Development
Corporation
Limited (TTDCL)

Social Safeguard – Public Consultation/FGD

Project Design and Management Consultant (PDMC)
[Consulting Package No. PRF-TRI/TTDCL/PDMC-02]
ADB Project Number-53276-003

Lodge staff

Tripura Urban and Tourism Development Project – Tourism Component
Project Design and Management Consultant (PDMC)
Attendance Sheet for Public Consultations (PC)/ Focus Group Discussion (FGD)

Village: -	<i>Boulapassa, Kailashahar</i>	District: -	<i>Unakoti</i>
Block: -	<i>Gouringra</i>		
Date: -	<i>2-5-2023</i>	Time: -	<i>3:00 P.M.</i>

No of Participants: -

Male: -

Female: -

Sr. No	Name	Sex	Profession	Signature
1	<i>Biswajeet Das</i>	<i>M</i>	<i>Manager</i>	<i>Biswajit</i>
2	<i>Uttam Namoh</i>	<i>M</i>	<i>Group D staff</i>	<i>Uttam</i>
3	<i>Arpana</i>	<i>F</i>	<i>Group D staff</i>	<i>Arpana</i>
4	<i>Mitali Mukhopadhyay</i>	<i>F</i>	<i>PDMC</i>	<i>Mitali</i>
5	<i>Pankaj Sar Kar</i>	<i>M</i>	<i>PDMC</i>	<i>Pankaj</i>
6	<i>Satish Kr. Damodhan</i>	<i>M</i>	<i>PDMC</i>	<i>Satish</i>
7				
8				
9				
10				
11				
12				
13				



CANADA | INDIA | ASIA | AFRICA | MIDDLE EAST



Tripura Tourism
Development
Corporation
Limited (TTDCL)

Shopkeepers

Social Safeguard – Public Consultation/FGD
Project Design and Management Consultant (PDMC)
[Consulting Package No. PRF-TRI/TTDCL/PDMC-02]
ADB Project Number-53276-001

Tripura Urban and Tourism Development Project – Tourism Component
Project Design and Management Consultant (PDMC)
Attendance Sheet for Public Consultations (PC)/ Focus Group Discussion (FGD)

Village: -	<i>Boulaparka, Kailashahan</i>	District: -	<i>Unakoti</i>
Block: -	<i>Gourangan</i>		
Date: -	<i>9-5-2023</i>	Time: -	<i>2:30 PM</i>

No of Participants: -

Male: -

Female: -

Sr. No	Name	Sex	Profession	Signature
1	PARTHA PAL	M	Shopowner	<i>[Signature]</i>
2	SHUPRABHA PAL	F	Shopowner	<i>[Signature]</i>
3	AZOK PASWAN	M	Shop Employee	<i>[Signature]</i>
4	BIDHAN DHAR	M	Shop Employee	<i>[Signature]</i>
5	TULSI SANL	F	Shop keeper	<i>[Signature]</i>
6	AAYUSH GOEL	M	PDMC	<i>[Signature]</i>
7	SHARMISTHA DUTTA CURIA	F	PDMC	<i>[Signature]</i>
8	HITALI MUKHO PADHAYA	F	PDMC	<i>[Signature]</i>
9	SATISH KR. DAMODAR	M	PDMC	<i>[Signature]</i>
10	PANKAJ SARKAR	M	PDMC	<i>[Signature]</i>
11				
12				
13				



CANADA | INDIA | ASIA | AFRICA | MIDDLE EAST



Tripura Tourism
Development
Corporation
Limited (TTDCL)

Social Safeguard – Public Consultation/FGD

Project Design and Management Consultant (PDMC)
[Consulting Package No. PRF-TRI/TTDCL/PDMC-02]
ADB Project Number-53276-001

Tripura Urban and Tourism Development Project – Tourism Component
Project Design and Management Consultant (PDMC)
Attendance Sheet for Public Consultations (PC)/ Focus Group Discussion (FGD)

Village: -	Boulapasta, Kailashohar	District: -	Unakoti
Block: -	Gourangpur		
Date: -	9-5-2023	Time: -	4:00 PM

No of Participants: -

Male: -

Female: -

Sr. No	Name	Sex	Profession	Signature
1	Dr. Samarendra Pal Roy	M	Doctor	[Signature]
2	Dr. Suchismita Bhowmik	F	Doctor	[Signature]
3	Sankashambhu Bhowmik	M	Private Job	[Signature]
4	Sharmistha Dutta	F	PDMC	[Signature]
5	Agusth Goel	M	PDMC	[Signature]
6				
7				
8				
9				
10				
11				
12				
13				



CANADA | INDIA | ASIA | AFRICA | MIDDLE EAST

Attendance Sheet of Consultation at Sonamukhi

**Tripura Urban and Tourism Development Project
(Funded by ADB)
Tripura Urban Planning and Development Authority (TUDA), UDD
&
Tripura Tourism Development Corporation Limited (TTDCL), TT**

Name of the Town/Tourist Destination: Sonamukhi (Kaileshahar)
Address: Kauliknagar, U.K.T., Tripura, Ward No: 4, Date: 14/4/24

Attendance of Public/Stakeholder Consultation

Sl. No.	Name	Male/Female	Contact No.	Signature
01	Pranab Singh	Male	7005177954	P Singh
02	Bejoy Kumar Tripathy	Male	9366501504	Bejoy
03	Biprajit Das	Male	9113972188	Biprajit
04	Primalch Singh	Male	9862778357	Primalch
05	Pradip Das	Male	9862751227	Pradip
06	Nisha Paul Choudhary	Female	8974904982	Nisha Choudhary
07	Pranati Shil	Female	9862658650	Pranati Shil
08	Pabali Das	Male	982874804	Pabali Das
09	Paritosh Das	Male	9366833346	P. Das
10	Naradesh Thapa	Male	6003509451	Naradesh Thapa
11	Raju Debnath	Male	9863526309	Raju Debnath
12	Arif Das	Male	6909813355	Arif Das
13	Subrata Sinha	Male	9836006555	Subrata Sinha
14	Shahid-Parvesh	Male	9432586656	Shahid
15	Raj Kumar Tiwari	Male	7002386257	Raj Kumar
16	Suman Kanjilal	Male	7407458344	Suman Kanjilal
17	Chirantan Kan	M	8787375982	Chirantan Kan
18	Krishna Das	M	9366226183	Krishna
19	Hem Debbarma	M	8974656267	Hem
20	J. Chakraborty	Male	8761205667	J. Chakraborty
21	Sujoy Chakraborty	Male	9862246728	Sujoy
22	Kale S. Ghosh	Male	9821817118	Kale S. Ghosh
23	Susmita Begam	Female	8132049783	Susmita

Tripura Urban and Tourism Development Project
(Funded by ADB)
Tripura Urban Planning and Development Authority (TUDA), UDD
&
Tripura Tourism Development Corporation Limited (TTDCL), TT

Name of the Town/Tourist Destination: Sonamukhi (Kaibabalam)
Address: Kaibabalam M.C.U.T., Ward No: 04, Date: 14/4/2024

Attendance of Public/Stakeholder Consultation

Sl. No.	Name	Male/Female	Contact No.	Signature
01	Majidul Islam	Male	9394024043	Majidul Islam
2	Junab Ali	Male	9395145485	Junab Ali
3	Tahob Ali	Male	6000065553	Tahob Ali
4	Soban Ali	Male	NA	Soban Ali
5	Shahin Uddin	Male	939555896	Shahin Uddin
6	Banidul Islam	Male	NA	Banidul Islam
7	Debas Ali	Male	NA	Debas Ali
8	Paban Ali	Male	9678574663	Paban Ali
9	Moghan Ali	Male	NA	Moghan Ali
10	Mamunul Islam	Male	8134039353	Mamunul Islam
11	Anis Uddin	Male	NA	Anis Uddin
12	Shadagan Ali	Male	6000292319	Shadagan Ali
13	Mustafa	Male	8135015622	Mustafa
14	Sona miq	Male	9126749633	Sona miq
15	Rezaul Haque	Male	NA	Rezaul Haque
16	Habib Uddin	Male	7002785203	Habib Uddin
17	Kodom Ali	Male	9887198727	Kodom Ali
18	Tahodul Islam	Male	9395002776	Tahodul Islam
19	Alaban Ali	Male	NA	Alaban Ali
20	Mantaz Ali	Male	7002849193	Mantaz Ali
21	Fazizul Haque	Male	NA	Fazizul Haque
22	Tauzuddin Sheikh	Male	986486683	Tauzuddin Sheikh
23	Shukur Ali	Male	9394295992	Shukur Ali
24	Mizanur Rahman	Male	7002811357	Mizanur Rahman

Tripura Urban and Tourism Development Project
(Funded by ADB)
Tripura Urban Planning and Development Authority (TUDA), UDD
&
Tripura Tourism Development Corporation Limited (TTDCL), TT

Name of the Town/Tourist Destination: Sona mukhi (Kailashahon)

Address: Kailashahon, U.T., Ward No: 04, Date: 14/11/2024

Attendance of Public/Stakeholder Consultation

Sl. No.	Name	Male/Female	Contact No.	Signature
25	Mogbul Hussan	Male	6002945115	Mogbul Hossain
26	Bannat Ali	Male	6000/85206	Bannat Ali
27	Shakawat Ali	Male	600/5669/2	Shakawat Ali
28	Jahedul Ali	Male	7011420869	Jahedul Ali
29	Sharif Uddin	Male	600/48358	Sharif Uddin
30	Sufiur Rahman	Male	NA	
31	Rezabul	male	NA	Rezabul

Appendix 15: Grievance Redress Mechanism

1. 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 GRM.
2. 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.
3. 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.
4. **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.
5. **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 as the representative and submits evidence of authority to act on their behalf.
6. **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 16**.
7. **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.

8. **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.

9. **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 staff concerned and contractors will be posted and displayed at all construction sites.

10. **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.

11. **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.

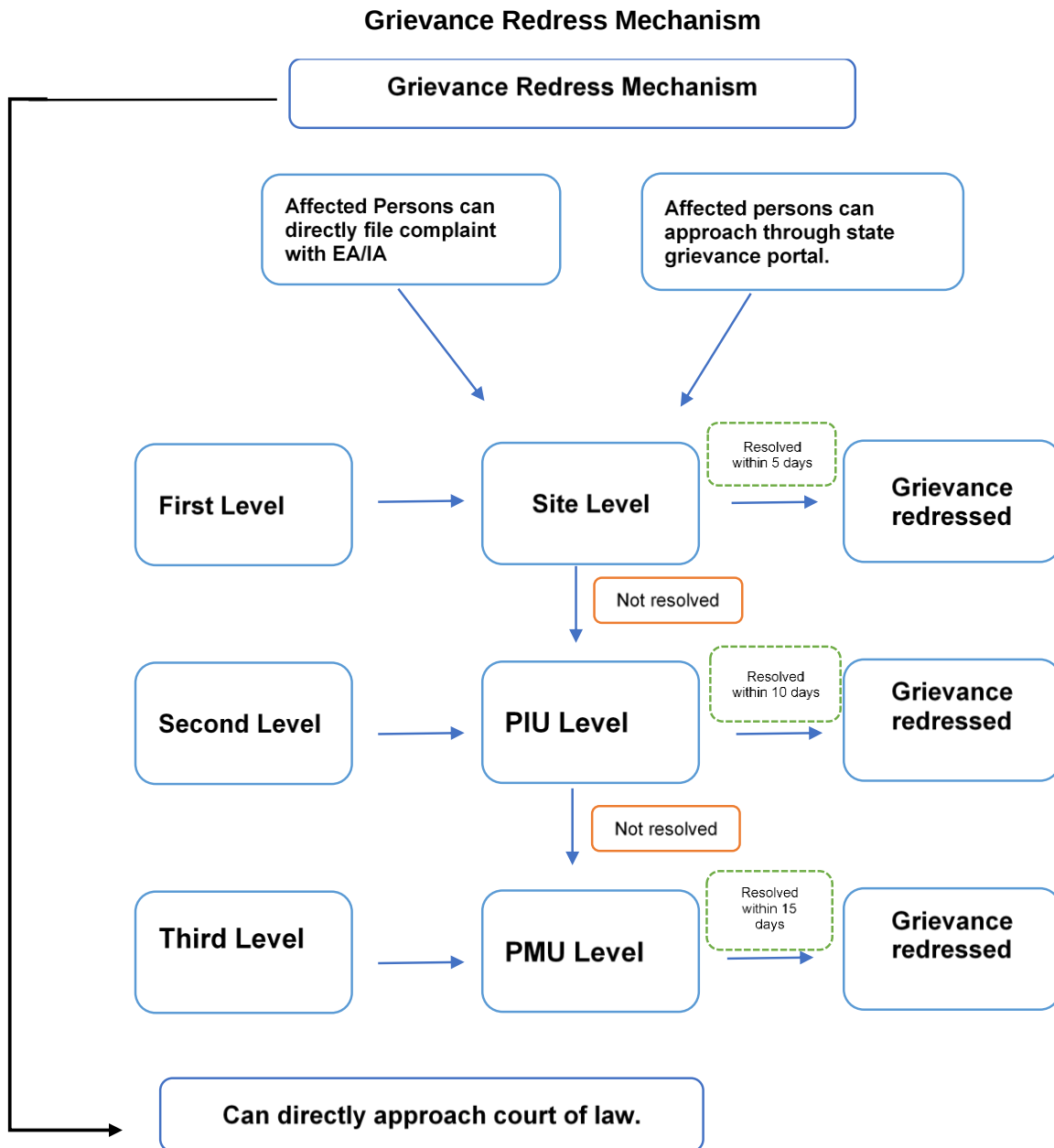
12. **PIU level GRC (2nd level)** - All grievances that cannot be redressed within five days at the field level will be brought to the notice of the PIU-level GRC established in each PIU. The PIU-level within two days of receipt of the complaint to determine the merit of each grievance brought to the 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.

13. **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; Environmental Safeguards Officer of PMU; Representatives from line departments and ULB as required and representatives of affected communities (if required)³. 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.

14. 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

³ 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.

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.



Appendix 16: 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 17: Compliance with 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 the 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 the 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 the 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 a 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 18: 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.

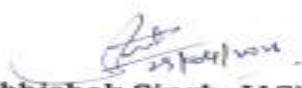
Sl. No.	Composition	Responsibilities
1	Project Director (Chairman) of PMU	Address grievances not resolved at the 2nd level within 15 days of receiving the complaint.
2	Co-Project Director (Co-Chairman) of PMU	
3	Additional Project Director (Urban & Tourism) of PMU	
4	Project Coordinator (Urban & Tourism) - 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, TTDCL)

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 19: Government Notification on Project Executive Committee

3(86)-TUDA/Project/2024

I/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 20: 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 21: Gazette Notification

No.1973

Registered No. N. E. 930.

TRIPURA GAZETTE

Published by Authority

EXTRAORDINARY ISSUE

Agartala, Wednesday, December 6, 2023 A. D., Agrayayana 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 (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:

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 retainership 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.

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

3(86)-TUDA/Project/2024

1/280131/2024



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 23: 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, Govt 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 retainership 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- (Kailasahar)	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

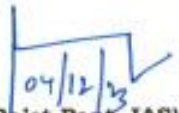
To
All Concerned for favour of information.

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**