

**LIST OF THE TOURISM ACCOMMODATION UNIT TO BE LEASED OUT**  
**(PHASE-I)**

| Sl. No. | Project Name                                                                                             | Project No. | Particulars of the properties                          | District | Estimated Value (Rs. in lakhs) | Minimum Upfront Payment (Rs. in lakhs) |      |
|---------|----------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------|----------|--------------------------------|----------------------------------------|------|
| 1       | 2                                                                                                        | 3           | 4                                                      | 5        | 6                              | 7                                      |      |
| 1.      | Construction of Art & Craft Centre at Maibam Lokpa Ching,                                                | 1(A)        | Construction of Stall at Maibam Lokpa Ching            | *        | Bishnupur District             | 71.54                                  | 2.15 |
|         |                                                                                                          | 1(B)        | Construction of Cafeteria at Maibam Lokpa Ching        |          | Bishnupur District             | 11.04                                  | 0.33 |
| 2.      | Tourist Circuit for Imphal-Thoubal-Pallel-Tengnoupal-Moreh                                               | 2(A)        | Tourist Home at Waithou                                |          | Thoubal District               | 74.23                                  | 2.23 |
|         |                                                                                                          | 2(B)        | Construction of wayside Amenities at Thoubal           |          | Thoubal District               | 29.22                                  | 0.88 |
|         |                                                                                                          | 2(C)        | Cafeteria at Kakching Lamkhai                          |          | Thoubal District               | 25.46                                  | 0.76 |
|         |                                                                                                          | 2(D)        | Construction of wayside Amenities Pallel               |          | Thoubal District               | 20.22                                  | 0.61 |
|         |                                                                                                          | 2(E)        | Tourist Home at Tengnoupal                             |          | Chandel District               | 68.84                                  | 2.07 |
|         |                                                                                                          | 2(F)        | Tourist Lodge & Information Centre at Moreh            |          | Chandel District               | 216.32                                 | 6.49 |
| 3.      | Development of Integrated Tourist Circuit from Imphal-Luwangsangbam – Sekmai – Hengbung - Senapati – Mao | 3(A)        | Construction of Cafeteria at Luwangsangbam             |          | Imphal East District           | 49.86                                  | 1.50 |
|         |                                                                                                          | 3(B-1)      | Construction of Cafeteria at Sekmai                    | *        | Imphal West District           | 49.86                                  | 2.92 |
|         |                                                                                                          | 3(B-2)      | Construction of Tourist Resort at Sekmai               |          | Imphal West District           | 97.41                                  | 1.50 |
|         |                                                                                                          | 3(D-1)      | Construction of Cafeteria at Senapati                  | *        | Senapati District              | 49.86                                  | 3.90 |
|         |                                                                                                          | 3(D-2)      | Construction of Tourist Resort at Senapati             |          | Senapati District              | 97.41                                  | 1.50 |
|         |                                                                                                          | 3(E-1)      | Construction of Cafeteria at Mao                       | *        | Senapati District              | 49.86                                  | 2.92 |
|         |                                                                                                          | 3(E-2)      | Construction of Tourist Resort at Mao                  |          | Senapati District              | 97.41                                  | 2.92 |
| 4.      | Integrated Tourist Circuit – Imphal –Bishnupur – Churachandpur                                           | 4(A)        | Construction of Tourist Home at Phubala                |          | Bishnupur District             | 97.41                                  | 2.92 |
|         |                                                                                                          | 4(B)        | Construction of Tourist Resort at Ngaloimol Water Fall |          | Churachandpur District         | 97.41                                  | 2.92 |
|         |                                                                                                          | 4(C)        | Construction of wayside Amenities                      |          | Churachandpur District         | 97.41                                  | 2.15 |

**Annexure-A**

| Sl. No. | Project Name                                                                                                          | Project No. | Particulars of the properties                                                          | District | Estimated Value (Rs. in lakhs) | Minimum Upfront Payment (Rs. in lakhs) |       |
|---------|-----------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------|----------|--------------------------------|----------------------------------------|-------|
| 1       | 2                                                                                                                     | 3           | 4                                                                                      | 5        | 6                              | 7                                      |       |
| 5.      | Integrated Development of Tourist Circuit for Imphal - Mahadeva - Lambui - Finch Corner – Hundung – Nungbi - Jessami. | 5(A-1)      | Construction of Cafeteria at Mahadev                                                   | *        | Ukhrul District                | 47.94                                  | 1.44  |
|         |                                                                                                                       | 5(A-2)      | Construction of Tourist Resort at Mahadev                                              |          | Ukhrul District                | 97.41                                  | 2.92  |
|         |                                                                                                                       | 5(B)        | Construction of Cafeteria at Lambui                                                    |          | Ukhrul District                | 47.94                                  | 1.44  |
|         |                                                                                                                       | 5(C)        | Construction of Tourist Resort at Finch Corner                                         |          | Ukhrul District                | 97.41                                  | 2.92  |
|         |                                                                                                                       | 5(D-1)      | Construction of Cafeteria at Hundung                                                   | *        | Ukhrul District                | 47.94                                  | 1.44  |
|         |                                                                                                                       | 5(D-2)      | Construction of Tourist Resort at Hundung                                              |          | Ukhrul District                | 97.41                                  | 2.92  |
|         |                                                                                                                       | 5(E-1)      | Construction of Cafeteria at Nungbi                                                    | *        | Ukhrul District                | 47.94                                  | 1.44  |
|         |                                                                                                                       | 5(E-2)      | Construction of Tourist Resort at Nungbi                                               |          | Ukhrul District                | 97.41                                  | 2.92  |
|         |                                                                                                                       | 5(F-1)      | Construction of Cafeteria at Jessami                                                   | *        | Ukhrul District                | 47.94                                  | 1.95  |
|         |                                                                                                                       | 5(F-2)      | Construction of Tourist Resort at Jessami                                              |          | Ukhrul District                | 97.41                                  | 6.93  |
| 6.      | Integrated Tourist Destination at Bishnupur                                                                           | 6(A-1)      | Construction of Destination at Bishupur                                                |          | Bishnupur District             | 173.32                                 | 2.76  |
|         |                                                                                                                       | 6(A-2)      | Construction of Guest House for Rash Mandop                                            |          | Bishnupur District             | 68.91                                  | 13.08 |
| 7.      | construction of Integrated Tourist Destination at Jiribam, Imphal East District                                       | 7(A)        | Construction of Tourist Lodge at Jiribam                                               |          | Imphal East                    | 435.86                                 | 1.89  |
| 8.      | Tourist Destination at Isingthingbi, Thoubal District                                                                 | 8(A)        | Restaurant with Multi-purpose hall, Office Tourist Information Centre at Ishingthingbi |          | Thoubal Dİstrcit               | 63.05                                  | 3.21  |
| 9.      | Infrastructure Development of Adventure Tourism Complex at Lamdan, Manipur                                            | 9(A-1)      | Adventure Club at Lamdan                                                               | *        | Bishnupur District             | 107.06                                 | 3.03  |
|         |                                                                                                                       | 9(A-2)      | Eco- Lodge at Lamdan                                                                   |          | Bishnupur District             | 100.96                                 | 0.62  |
|         |                                                                                                                       | 9(A-3)      | Open Cafeteria at Lamdan                                                               |          | Bishnupur District             | 20.65                                  | 1.44  |

**Annexure-A**

| Sl. No. | Project Name                                                                          | Project No. | Particulars of the properties                           | District | Estimated Value (Rs. in lakhs) | Minimum Upfront Payment (Rs. in lakhs) |      |
|---------|---------------------------------------------------------------------------------------|-------------|---------------------------------------------------------|----------|--------------------------------|----------------------------------------|------|
| 1       | 2                                                                                     | 3           | 4                                                       | 5        | 6                              | 7                                      |      |
| 10.     | Integrated Tourist Destination at Tupul, Senapati District in Manipur                 | 10(A-1)     | Construction of Tourist Lodge at Tupul                  | *        | Senapati District              | 199.18                                 | 5.98 |
|         |                                                                                       | 10(A-2)     | Construction of Cafeteria at Tupul                      |          | Senapati District              | 85.65                                  | 2.57 |
| 11.     | Development Of Marjing Polo Complex at Heingang, Imphal, Manipur                      | 11(A-1)     | Restaurant at Marjing Polo                              | *        | Imphal East District           | 27.89                                  | 0.84 |
|         |                                                                                       | 11(A-2)     | Construction of Eco-Lodge at Marjing Polo               |          | Imphal East District           | 67.95                                  | 2.04 |
| 12.     | Integrated Tourist Destination at Sipuikon, Tipaimukh Sub-Div, Churachandpur District | 12(A)       | Construction of Tourist Lodge main Building at Sipuikon |          | Churachandpur District         | 426.42                                 | 8.53 |
| 13.     | Integrated Tourist Destination at Longmai, Noney                                      | 13(A)       | Construction of Tourist Lodge at Longmai, Noney         |          | Tamenglong District            | 260.62                                 | 7.82 |
| 14.     | Eco-Tourism Complex at Thangal Sorung, Senapati District                              | 14(A)       | Construction of Cafeteria at Thangal                    |          | Senapati District              | 88.57                                  | 2.66 |
| 15.     | Integrated Tourist Circuit at Imphal to Tuima                                         | 15(A-1)     | Construction of Tourist Resort at Khuga Dam             | *        | Churachandpur District         | 154.29                                 | 4.63 |
|         |                                                                                       | 15(A-2)     | Construction of Cafeteria at Khuga Dam                  |          | Churachandpur District         | 85.66                                  | 2.57 |
|         |                                                                                       | 15(B-1)     | Construction of Way side Amenities at Singhat           |          | Churachandpur District         | 34.44                                  | 1.03 |
|         |                                                                                       | 15(C-1)     | Construction of Tourist Home at Behiang                 | *        | Churachandpur District         | 154.29                                 | 3.09 |
|         |                                                                                       | 15(C-2)     | Construction of Cafeteria at Behiang                    |          | Churachandpur District         | 85.66                                  | 1.71 |
|         |                                                                                       | 15(D)       | Construction of Way side Amenities at Tuima             |          | Churachandpur District         | 34.44                                  | 1.03 |
| 16.     | Integrated Tourist Circuit from Imphal to Singda Dam                                  | 16(A)       | Construction of Cafeteria at Tuilaphai                  |          | Churachandpur District         | 85.66                                  | 1.71 |
|         |                                                                                       | 16(B)       | Construction of Way side Amenities at V-Munlai          |          | Churachandpur District         | 34.44                                  | 0.69 |
|         |                                                                                       | 16(C)       | Construction of Way side Amenities Chiangpi             |          | Churachandpur District         | 34.44                                  | 0.69 |

**Annexure-A**

| Sl. No. | Project Name                                                        | Project No. | Particulars of the properties                     | District               | Estimated Value (Rs. in lakhs) | Minimum Upfront Payment (Rs. in lakhs) |
|---------|---------------------------------------------------------------------|-------------|---------------------------------------------------|------------------------|--------------------------------|----------------------------------------|
| 1       | 2                                                                   | 3           | 4                                                 | 5                      | 6                              | 7                                      |
|         |                                                                     | 16(D)       | Construction of Way side Amenities at Santing     | Churachandpur District | 34.44                          | 0.69                                   |
|         |                                                                     | 16(E)       | Construction of Way side Amenities at Leijangphai | Churachandpur District | 34.44                          | 0.69                                   |
|         |                                                                     | 16(F)       | Construction of Way side Amenities at Thanlon     | Churachandpur District | 34.44                          | 1.03                                   |
|         |                                                                     | 16(G)       | Construction of Way side Amenities at Parbung     | Churachandpur District | 34.44                          | 1.03                                   |
|         |                                                                     | 16(H)       | Construction of Way side Amenities at Patpuimun   | Churachandpur District | 34.44                          | 0.69                                   |
|         |                                                                     | 16(I)       | Construction of Way side Amenities at S. Kholen   | Senapati District      | 34.44                          | 1.03                                   |
|         |                                                                     | 16(J)       | Construction of Tourist Home at Singda            | Senapati District      | 154.29                         | 4.63                                   |
| 17.     | Construction of Tourist Home at Singda (State Plan)                 | 17(A)       | Construction of Tourist Home at Singda            | Senapati District      | 99.97                          | 3.00                                   |
| 18.     | Mega Project INA Memorial Complex at Moirang, Manipur               | 18(A-1)     | Construction of Cafeteria at INA                  | Bishnupur District     | 93.49                          | 2.80                                   |
|         |                                                                     | 18(A-2)     | Construction of Coffee shop at INA                | Bishnupur District     | 14.42                          | 0.43                                   |
| 19.     | Integrated Tourist Circuit at Lairenpat- Prukshoubi – Leisang Hiden | 19(A)       | Construction of Cafeteria at Leirenpat            | Imphal East District   | 85.66                          | 2.57                                   |
|         |                                                                     | 19(B)       | Construction of Cafeteria at Pruksoubi            | Imphal East District   | 85.66                          | 2.57                                   |
|         |                                                                     | 19(C)       | Construction of Cafeteria at Leishang Hiden       | Imphal East District   | 85.66                          | 2.57                                   |
| 20.     | Integrated Tourist Circuit for Imphal to Tamei, Manipur             | 20(A)       | Construction of Cafeteria at New Keithelmanbi     | Senapati District      | 100.10                         | 3.00                                   |
|         |                                                                     | 20(B-1)     | Construction of Tourist Home at Longa Koirang     | Senapati District      | 177.60                         | 3.55                                   |
|         |                                                                     | 20(B-2)     | Construction of Cafeteria at Longa Koirang        | Senapati District      | 100.60                         | 2.01                                   |
|         |                                                                     | 20(C)       | Construction of Way side Amenities at Khongsang   | Tamenglong District    | 42.78                          | 0.86                                   |

**Annexure-A**

|     |                                                                                                      |         |                                                          |                        |        |       |
|-----|------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------|------------------------|--------|-------|
|     |                                                                                                      | 20(D)   | Construction of Way side Amenities at Tamenglong lamkhai | Tamenglong District    | 42.78  | 0.86  |
|     |                                                                                                      | 20(E)   | Construction of Way side Amenities at Tamei              | Tamenglong District    | 42.78  | 0.86  |
| 21. | Integrated tourist Circuit for Imphal Hotel – Shilheipung - Shilheipung Selloy, Imphal East, Manipur | 21(A)   | Construction of Way side Amenities at Shilheipung        | Imphal East District   | 41.32  | 1.24  |
|     |                                                                                                      | 21(B)   | Construction of Cafeteria at Shelloy                     | Imphal East District   | 97.41  | 2.92  |
| 22. | Yatri Niwas at Moreh                                                                                 | 22(A-1) | Construction of Chawkidar Quarter                        | Chandel District       | 458.61 | 13.76 |
|     |                                                                                                      | 22(A-2) | Construction of Kitchen                                  | Chandel District       |        |       |
|     |                                                                                                      | 22(A-3) | Rooms (22 Nos.)                                          | Chandel District       |        |       |
|     |                                                                                                      | 22(A-4) | Construction of Compound Fencing                         | Chandel District       |        |       |
|     |                                                                                                      | 22(A-5) | Renovation of Conference Room                            | Chandel District       |        |       |
|     |                                                                                                      | 22(A-6) | Construction of Entrance Room                            | Chandel District       |        |       |
| 23. | Construction of Circuit House Churachandpur                                                          | 23(A)   | Construction of Circuit House                            | Churachandpur District | 466.67 | 18.67 |

- **Tourism Units with Asterisk (\*) marks are clubbed together due to location and bidder would have to compulsorily bid for the clubbed units together.**
- **Security Deposit is @ 2% of the value of the Asset.**
- **Performance Security for the Operation Phase for any Project shall be equal to the Annual Lease Rental payable by the Selected Bidder for the next two subsequent years of the Project.**
- **Annual Lease Rental is @ 10% of the upfront payment (to be escalated every 2 years by the WPI declared by Ministry of Commerce, Government of India).**