



Government of Arunachal Pradesh
Arunachal State Rural Livelihoods Mission
Itanagar



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Dated Itanagar, the 30th March 2022

DRAFT

**TERM OF REFERENCE FOR CONSTRUCTION OF QUALITY ECO-TOURISM
BASED RURAL HOME STAY IN ARUNACHAL PRADESH**

1. Background

Home stay tourism is emerging as one of the most popular tourism product across all categories of destinations. Home stay centric tourism is a promising potential for Arunachal Pradesh. This is also because State Government is facing challenges in ensuring extensive infrastructural investment on one hand and on the other hand the State is blessed with abundance of natural goodness, and which has great tourism potential. More so, home stay concept is so very congruent with the beautiful rural hills and mountains and the ever so hospitable indigenous communities in Arunachal Pradesh. It is in this backdrop that the State Government is attempting to diversify the tourism sector which maximises participation of local communities and increases their incomes.

The Sustainable Development Goals (SDGs) adopted by the United Nations highlight the importance of sustainability for every country and every business. Sustainability is considered as a new strategic imperative and long-term goal for every State as well as private enterprise. In order to achieve sustainability, there is a need for integrating the time-tested proven practices or indigenous technical knowledge with modern technologies.

2. Definition of Home Stay

Home Stays are generally defined as a type of accommodation in which tourists stay in the homes of those residents who host the tourists on payment basis. In some cases this accommodation is also provided in the vicinity of the houses of the hosts. It is usually known as a lodging option that involves staying in a designated area of a private home usually as paying guests of the owners of these homes.

The home stays provide the best possible opportunity for rural communities to be involved with tourism industry. In fact rural homestays provide best possible scope for meeting the threefold sustainability based goals of environmental, cultural and local employment.


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The tourists who are keen to experience the cultural and traditional way of local (rural) community and being able to connect with land, people, culture and cuisine unlike the experience they would get in a conventional hotel accommodation are expected to opt for the rural home stay if they are offered a wholesome experience.

A rural home stay provides opportunity for value addition to the experience of concerned clients. This value addition can come through provisions of fishing, bird watching, bicycle riding through country side, local – art performances on request.

Rural Home Stay is thus a new idea accommodation in the tourism industry and has the potential to be a game changer in terms of income generating activity for Arunachal Pradesh.

3. Need for a Model Eco-Tourism based Rural Home Stay

Arunachal Pradesh has seen a steady growth in hospitality sector. This growth is largely urban centric with increase in number of up market hotels and restaurants. Even some multinational chains such as OYO have made inroads in the State. Food Chains such as KFC, Dominos are also present in the State. This growth is backed by considerable investments by concerned entrepreneurs who have been able to replicate similar models in other States and even in other countries.

On the other hand, there are several rural home stays that operate in Arunachal Pradesh where most of the centres are finding it difficult to get customers and many of them have become non functional over the past few years. Adverse impact of COVID 19 pandemic on tourist inflows is also one of the reasons for poor state of affairs of tourist home stays.

There is a need for providing convention centre facilities for promotion of efforts of Department of Rural Development and Department of Panchayati Raj and their constituent agencies such as ArSRLM and SIRD and PR in proper implementation of flagship programmes of Ministry of Rural Development and Ministry of Panchayati Raj. Similarly, District Administration would also be in a position to leverage the convention centre facilities on need basis.

Panchayati Raj Institutions in Arunachal Pradesh which are facing many challenges because of lack of programme infrastructure would be immensely benefitted from the proposed provision of convention centre facilities.


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These facilities can be availed by the Zilla Parishad of Papumpare District and Department of Panchayati Raj for the purposes of conducting of meetings. The convention facilities are also proposed to be used for the purposes of showcasing art and culture by Gram Panchayat members, SHG members and other members from the local community.

Thus, the need for establishing rural home stays which promote eco-tourism and at the same time provide workspace for bringing governance closer to the community is by and large established. This need emanates because in present circumstances there is a need for preserving and fostering the fragile forest based eco system in the State. Rural Home Stay model of tourism which is gaining popularity all over the world where the visitor shares a residence with the host. **Therefore, promotion of this form of tourism would help in development of rural areas with least possible adverse impact on environment (because of the physical design of the resort and corresponding resident behaviour options).** It would also provide support in developing living standards of not just the host families but also of other stakeholders which become part of this eco-system.

4. Construction of model Eco-Tourism based Rural Home Stay at Sagalee

The proposal for developing a replicable model of eco-tourism based rural home stay at Sagalee is based on the premise of holistic approach to sustainability, encompassing the social, cultural, ecological and economic dimensions of human existence, especially in context of Arunachal Pradesh. This home stay is also proposed to be accompanied with a convention centre which would bring governance closer to the local community and demystify the process of governance.

The idea of the project is to project a glimpse of the colourful and majestic lifestyle of major communities in Papumpare District of Arunachal Pradesh. Thus, this model eco-tourism would provide live experience of not just the rural lifestyle, it would also provide space for interaction with the local communities, and experience value addition options such as fishing, bird watching, bicycle riding through countryside, local – art performances (on request).

These are proposed for increasing enthusiasm about the location and for attracting a wide range of tourists. **It would also serve as the most convenient and nearby location from the State capital for hosting dignitaries and other esteemed guests of Arunachal Pradesh.**

It would also provide space for Department of Rural Development and concerned agencies within its ambit to showcase the development initiatives within the State to the


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visitors. This would, therefore, indirectly encourage officials to better perform to be able to find their space on the display walls. The convention centre facilities would inter-alia be used by Panchayati Raj Institutions, Line Department officials and by other agencies on payment of fee as may be prescribed by District Administration of Papumpare District.

It would also provide scope for integrating the concepts associated with rural technology park(s), where model low-cost housing, irrigation systems, biomass-based horticulture produce drying systems, workspaces for production of handloom and handicrafts would be made available.

The following are therefore, submitted for the purposes of developing model eco-tourism based rural home stay at Sagalee: -

1. Location – Toru Village (Sagalee). The proposed land belongs to one Shri Tana Topu, permanent resident of Leporiang.
2. Present condition of Land – Proposed land is part of paddy field that has been lying fallow for last three to four years because of non-availability of irrigation channels total area 4225squaremeter(65*65)
3. Land freely donated by owner Shri Tana Riba
 - a. It is provisioned that Gorab Nyato PLF shall submit a business plan for functioning of the home stay facility. This plan shall be vetted at ArSRLM and approved by CEO cum SMD ArSRLM.
 - b. Gorab Nyato PLF shall be required to provide an undertaking
4. Involvement of Primary Level Federation under DAY NRLM: - It is proposed that Gorab Nyato PLF under Sagalee Block Mission Management Unit (BMMU) is proposed to be engaged for providing the following services –
 - a. Catering and Housekeeping Services – Selected members of the PLF shall be trained on canteen management by ArSRLM. This training shall include entrepreneurship and hotel management.
They would be serving local cuisines along with some provisions for vegetarian food. This would better equip them to serve all kinds of clientele at the proposed location. The PLF shall provide housekeeping services for the home stay.
 - b. Providing Photo Shoot in local traditional attire: - The PLF shall make ready local attire for males and females ranging from 5 years to adults in varying sizes. Guests would be provided with opportunity to buy or hire the dresses for photo shoot.


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- c. Providing value added services – PLF shall select local youth from local community for providing opportunities on payment to the guests for fishing (angling), jungle trek, bicycle riding, archery, and other traditional sports, bird watching, river rafting. Guests would also be provided opportunities for participating in local dances and other activities.
 - d. Shopping Arcade – A specific location for showcase and sale of products made by SHGs under DAY NRLM in the State would be managed by the PLF. ArSRLM shall orient the concerned members of other PLFs in the State and concerned members of Gorab Nyato PLF on procurement of products, sales management and book-keeping.
 - e. Convention Centre – The convention centre is proposed to have a 60-seater eco-conference hall for conducting of training, meetings, conferences. The convention centre would also have open spaces for promoting informal interaction and for Focus Group Discussions. These specific open spaces would also serve as ideal location of outdoor catering.
5. Role of ArSRLM- ArSRLM shall anchor the capacity building of PLF including SHG members on all aspects as contained at Sl. (4) above.
6. Role of State Rural Livelihood Mission (ArSRLM) Arunachal Pradesh, It is approved that Arunachal State Rural Livelihood Mission being the nodal agency shall be engaged for construction of the home stay and convention centre. Accordingly it shall also be involved for procuring of land on lease/ free donate of land from villager basis as well.
7. Role of Deputy Commissioner – Papumpare District: - The office of Deputy Commissioner Papumpare District shall constitute a District Level Monitoring Team for periodical monitoring of the proposed eco-tourism based rural home stay. It is proposed that nomination of guests including VIP guests and dignitaries to be hosted at the proposed home stay would be managed by the Deputy Commissioner of Papumpare District. The tariff for convention centre shall also be notified by Deputy Commissioner. A portion of the tariff (as notified by the Deputy Commissioner) is proposed to be payable to Gorab Nyato PLF for ensuring proper maintenance and housekeeping of the convention centre.


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8. **Basic standard structure requirement of home stay:**

Sl. No.	Facilities	Basic Requirement
1.	Ownership	Ownership of the model eco-tourism would be transferred to Gorab Nyato PLF.
2.	Approach Road	The selected bidder shall ensure that a proper and motorable approach road with proper drainage is made.
3.	Rooms, Halls etc. by the bidder	<p>(a) 3 Rooms of 15 sqmtrs each with 2 beds (60" x 80" each), with cross ventilation windows and curtain holders, 1 door.</p> <p>(b) 2 (VIP) Rooms of 20 sq. mtrs each with 1 bed (82" x 77"), with cross ventilation windows and curtain holders, 2 doors.</p> <p>(c) 1 male dormitory (with bunk beds) for housing 40 nos.</p> <p>(d) 1 female male dormitory (with bunk beds) for housing 40 nos.</p> <p>(e) 4 sets of 1 KVA inverter with battery for rooms and reception area.</p>
4.	Facilities in the Rooms by the PLF	<p>(a) 1 wooden / ply tables with study chair in each room.</p> <p>(b) 4 visitor chairs in each room.</p> <p>(c) Mattress and 3 pillows per bed corresponding to bed size.</p> <p>(d) 4 sets of bed sheets, pillow covers</p> <p>(e) Curtains for the windows and doors.</p> <p>(f) 2 Buckets and 2 mugs in each washroom.</p> <p>(g) 1 bucket and 1 mug in each washroom of the dormitories.</p> <p>(h) 1 mug and small bucket in each toilet of the dormitories.</p> <p>(i) 2 LED bulbs per room positioned properly with the facility to operate them from the bedside.</p> <p>(j) 1 ceiling fan per room.</p> <p>(k) 1 Air Conditioner each in the wash room.</p> <p>(l) Multiple charging points as per operational feasibility.</p> <p>(m) Notice Board</p> <p>(n) Board for display of menu</p> <p>(o) Front Office furnishing including Reception Table and Chair, visitors' chairs, triplet chairs, room key holders, register for recording guests.</p> <p>(p) RO Water Purifier - 2 nos. (one in kitchen and another in common area)</p> <p>(q) Mosquito repellents</p> <p>(r) Mosquito nets</p> <p>(s) Dustbins - 2 nos per room.</p> <p>(t) Cutlery and other associated items.</p> <p>(u) Coffee Maker (optional)</p> <p>(v) Hot and Cold Water Dispenser connected with RO Water Purifier (optional)</p>
5.	Washroom	<p>(a) 1 wash room (western toilet, with shower and electrical fittings for water heater) attached to normal (3 nos.) rooms.</p> <p>(b) Attached washrooms - (4 nos.) and toilets (6 nos.) each for male and female dormitories.</p> <p>(c) Separate water storage facility with proper GI Pipe connection to the washrooms.</p>
6.	Kitchen	(a) 1 fireplace (separate) with mud / clay / iron stand for cooking


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		<p>(b) 1 kitchen with proper drainage management with cooking slab, enclosure for keeping at least 2 LPG cylinders,</p> <p>(c) Shelves / cabinets for maintaining utensils and other cooking and serving for at least 90+ guests.</p> <p>(d) Cross ventilation facility, with outlets for exhaust fans.</p> <p>(e) Separate water storage facility with proper piping for water supply to the kitchen.</p>
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9. Timeline /milestone and fund released conditions:

Sl. No	Items/activities	Rate of payment modalities (%)	Timeline of work(in days)
1	Completion of Design and working drawing	2	25-30 days
2	Completion of foundation work (earth cutting & filling work)	3	40
3	Completion of column level	3	55
4	Construction of beam level	3	65
5	Completion of thrust level	3	75
6	Completion Roofing level	3	85
7	Completion of partition work level	4	95
8	Completion of door fitting work level	4	105
9	Completion of window & ventilator level	4	115
10	Completion Grill railing fitting work	3	125
11	Completion of flooring level	3	135
12	Ceiling level finishing work	4	145
13	Completion of Plastering	4	148
14	Completion of Painting work level	4	155
15	Completion of Sanitary installation work level	8	155
16	Completion of Electric fitting and installation work	8	105
17	Completion of bathroom & Toilet work	4	115
18	Completion of external sanitary work include septic tank	3	115
19	Completion of water supply work	3	125
20	Completion of drainage work	4	135
21	Completion of furnishing work	4	150
22	Completion of furniture work	4	155
23	Completion of Boundary wall concrete work	3	155
24	Completion of angle post and barbed wire fencing work	2	150
25	Handing over –After handing over the 10% last instalment shall be released.	10	165

This issue is with approval of competent authority


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Sd/-
 (A.R. Talwade), IAS
 Secretary RD & PR
 Govt. Of Arunachal Pradesh
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Copy to :

1. The PA to Secretary RD & PR for kind information PA to Deputy Commissioner, Papum Pare for kind information.
2. Shri Tana Riba , Land Donor , Village for information and necessary action.
3. Gram Panchayat Chairperson, Toru Village for kind information and necessary action.
4. COO(P) ArSRLM for necessary action.
5. Programme Manager (Proc), ArSRLM with instruction to ensure to upload the concept note and details of construction of home stay at www.arsrlm.in.
6. Office copy.



(Solung Miji)

CEO cum State Mission Director
Arunachal State Rural Livelihoods Mission
Government of Arunachal Pradesh

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