

MASTER PLAN FOR RELOCATION OF NEIHLOH VILLAGE



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EXECUTIVE SUMMARY

The relocation of Neihloh Village in Serchhip District, Mizoram, is necessitated by increasing geotechnical instability and recurrent landslide events that have rendered the existing settlement unsafe for continued habitation. With a current population of approximately 413 persons (2025), the village faces escalating environmental risks that cannot be mitigated through in-situ interventions. In response, the Government of Mizoram, in consultation with the Village Council and local stakeholders, has identified relocation to a safer site along the Tuitam–Khankhel hill range as a sustainable long-term solution.

The proposed planning area spans approximately 64.24 hectares and has been developed based on detailed topographical, environmental, and socio-economic analysis. A safety-led planning approach has been adopted, wherein slopes exceeding 45 degrees are strictly designated as non-developable green reserves, while areas with gentler slopes are utilized with controlled development measures. This ensures minimal terrain disturbance, preservation of natural vegetation, and long-term ecological stability.

The Master Plan is designed to accommodate a projected population of approximately 540 persons by 2045, with provision for 105 residential plots and additional land reserved for future expansion. The land use framework ensures a balanced and efficient distribution of residential, public and semi-public, recreational, infrastructure, and ecological zones. Notably, approximately 44% of the total area is retained as environmentally sensitive or undevelopable land, reinforcing a conservation-oriented development model.

Recognizing the village's predominantly agrarian economy, the plan integrates provisions for livelihood enhancement, including kitchen gardening, small-scale agro-based activities, and spaces for community-based enterprises. Social infrastructure such as schools, health facilities, community

halls, churches, and organizational spaces has been strategically located to ensure equitable accessibility across the settlement.

Infrastructure planning adopts a decentralized, terrain-responsive approach suited to the hilly context. The water supply system is based on a perennial source (Tuitam Stream), supported by solar-powered pumping and gravity-based distribution, designed to meet a standard of 55 litres per capita per day. The road network follows contour-sensitive alignment to minimize slope cutting and enhance stability. Power infrastructure integrates grid connectivity with solar street lighting to ensure reliability and sustainability.

Sanitation systems are based on decentralized, on-site solutions including septic tanks and soak pits, complemented by provisions for greywater reuse and groundwater recharge. Solid waste management builds upon existing institutional arrangements while reserving land for future facility development.

A strong emphasis has been placed on disaster risk reduction through regulated land use, preservation of natural drainage corridors, and vegetation-based slope stabilization measures. Development control regulations have been adapted to local conditions to promote low-density, safe, and climate-responsive construction practices.

Implementation is proposed in a phased manner, beginning with core infrastructure development followed by progressive relocation of households. The plan is the outcome of extensive stakeholder consultations, field surveys, and inter-departmental coordination, ensuring both technical robustness and community acceptance.

The Neihloh Master Plan represents a forward-looking model for climate-resilient rural relocation, demonstrating how vulnerable settlements can transition into safe, sustainable, and well-planned communities while preserving their social and cultural fabric.

CHAPTER 1: INTRODUCTION

1.1 Background

Neihloh is a village located in Serchhip district of Mizoram, India falling under Serchhip R.D. Block. The nearest urban center is Thenzawl, about 18 kilometers towards the East. As per the data provided by Census of India in 2011, total population of Neihloh was 345 which includes 174 males and 171 females. Neihloh covers 35.54 hectares. Neihloh Village, located in Serchhip District of Mizoram, has historically evolved as a rural hill settlement characterized by strong community cohesion and traditional governance structures. Over time, expansion of habitation into steeper slopes and environmental changes have increased exposure to landslide hazards.



Figure 1 Aerial view of Neihloh Village

1.2 History

Neihloh village was first inhabited in January 1898, marking over 127 years of its recorded existence. However, during the political unrest of the 1966 insurgency, the village was vacated in 1968 when its residents were relocated to Thenzawl. The village remained uninhabited for approximately four years. In 1972, a group of five families, expressing a strong attachment to the area, returned and resettled in the village. This resettlement was followed by a

gradual increase in population, by 1974 more individuals had joined, and by 1975, the village comprised over 30 households.

The land comprising Neihloh and surrounding areas was originally under the authority of Chief Hmawngphunga of Kanghmun. Prior to his passing, Chief Hmawngphunga, who was notably favored by the Deputy Commissioner of the time, oversaw the distribution of the mountainous territories granted by Superintendent Major Shakespeare (also referred to as Tarmita). These lands were allocated among his four sons as follows:

1. Lalbuanga – Neihloh
2. Liankaia – Mualthuam North
3. Rohmingthanga – Serte
4. Lalnghinglova – Zote

The naming of Neihloh has been attributed to an oral tradition preserved by Ngaihkhama (L) (1887–1963), who recounted to his grandson that when Chief Hmawngphunga allocated the region to his son Lalbuanga, he remarked, “Lalbuanga should dwell in this ‘Neih loh’ land.” The phrase “Neih loh,” meaning “not dwelled on” or “not settled on” or “not possessed,” subsequently became associated with the area, eventually evolving into its present name, Neihloh.

1.3 Existing Situation

The total area of Neihloh village is around 35.54 hectares. As of the year 2025, the village has a total population of 413 individuals, comprising 223 males and 190 females. This results in a sex ratio of approximately 852 females per 1,000 males, which is marginally below the ideal or balanced sex ratio norm, generally considered to be 1,000 or higher. The village accommodates four Christian denominations: the Presbyterian Church of India, the United Pentecostal Church of India, Isua Krista Kohhran (Sen), and Isua Krista Kohhran (Var). This denominational diversity reflects a varied yet coexisting spiritual landscape within the community.



The village is well-connected in terms of water supply, with access to a reliable tap water supply system. The nearest pumping station supporting this infrastructure is located at Tuifar which is 500 meters away from the village. The village is equipped with four water reservoirs, each with a capacity of 500,000 litres, contributing significantly to local water supply and storage infrastructure. In terms of electrical infrastructure, the village operates on a transformer with a load capacity of 63 kV, supporting the community's power requirements. Educational facilities in the village include both a Primary and a Middle School. The Primary School accommodates 39 students and is staffed by four teachers, while the Middle School has 27 students and is served by five teachers, indicating a favorable teacher-to-student ratio. Healthcare services are provided by a local Health Clinic, where two personnel are currently employed. Of these, one is a resident of the village, and the other is from the neighboring Kanghmun South village.

The village features a Y.M.A Park situated at the hilltop, serving as a recreational and community space. Additionally, there is an open area known as Lal Mual, which was historically the site of the village chief's residence, distinguished by its expansive front yard. This space is now utilized by villagers for various activities, including playing volleyball. The existing infrastructures are:

Social Infrastructure:

Sl. No	Social Infrastructure
1	Church- IKK Sen, IKK Var, Presbyterian, UPC (with Quarter).
2	Community Hall
3	Volleyball Ground (Lal mual)
4	YMA Park
5	Village Organization Office
6	MHIP Run / MHIP Hall
7	Primary School
8	Middle School
9	Anganwadi-2nos.
10	Clinic Center with quarter

Physical Infrastructure:

Sl. No	Physical infrastructure
1	PHED Public Toilet
2	Convenience Store-4nos.
3	Water Tanky-4nos.
4	Transformer
5	Solar Water Pump

Community-Identified Requirements:

Sl. No	Community-Identified Requirements
1	Vety Complex
2	VC House
3	YMA Hall, Library



Figure 2 Lal Mual, the old Village Chief's residence; now used as a volleyball court

1.4 Need for relocation

In May 2025, multiple landslide incidents significantly impacted the existing village, directly affecting several households and raising serious safety concerns. Upon the visit of the Hon'ble Chief Minister of Mizoram and the MLA, Pu Lalduhoma to the village, and in consultation with the Village Council, it was decided that given the scale of the landslide, long-term mitigation within the site is unfeasible and shifting the village to a new location is required. On 23rd June, 2025, the Village Council conducted Public Meeting and the

meeting decided that the hill range of Tuitam and Khankhel area is selected for the place of relocation. And to aid the preparation of the Master Plan, on 22nd July, 2025 a Village Planning Committee was created with eight members selected from YMA, MHIP, MUP and prominent citizens under the Village Council. And Neihloh Village Planning Committee is constituted on 25th March, 2026 under the chairmanship of the Hon'ble Chief Minister (refer Annexure-I).



Figure 3 Houses affected by landslides



Figure 4 Houses affected by landslides



Figure 5 Aerial view of village affected by landslide

VILLAGE COUNCIL / COURT NEIHLOH
SITTING VAWI 7 NA

A hmuu : Pu Lalremthara In.
A hmuu : Dt. 22.07.2025 Thawblehngan.
Hmuu : Pu Lalawmpuia VCP
Tan hmuu : Dar 7:00pm
Committee Kal sat : 4

THUREL 1 NA: Kan Khawthlang in Khuarel chhuaita kan
tauch anang a. Khawthar kan kai tura
VC tha ake chak leh quat theihna turin
Planning Committee din nise kan ti a,
heng mittee hi Committee member dan
ruat an ni.

Pu Lalbuatsaika - President Y.M.A
Pc Zachungnunga - Secretary MLIP
Lalhuuri - President MHIP
Hrangtura - Prominent
H Lalhmingsanga - Prominent
Lalbiakhnunga - Prominent
C Lalduhauoma - Prominent
Lalremthanga - Prominent

(LALRINKIANA)
Secretary

(LALAWMPUIA)
Chairman

Figure 6 Constitution of village level planning committee

CHAPTER 2: REGIONAL CONTEXT AND SITE SELECTION

2.1 Regional Connectivity

The relocation site is situated approximately 6.1km from Aizawl – Thenzawl – Lunglei (ATL) road and 3 km prior to the existing village along the main approach road, ensuring continued accessibility to Thenzawl and Serchhip town. This strategic positioning allows integration with regional economic and administrative networks.

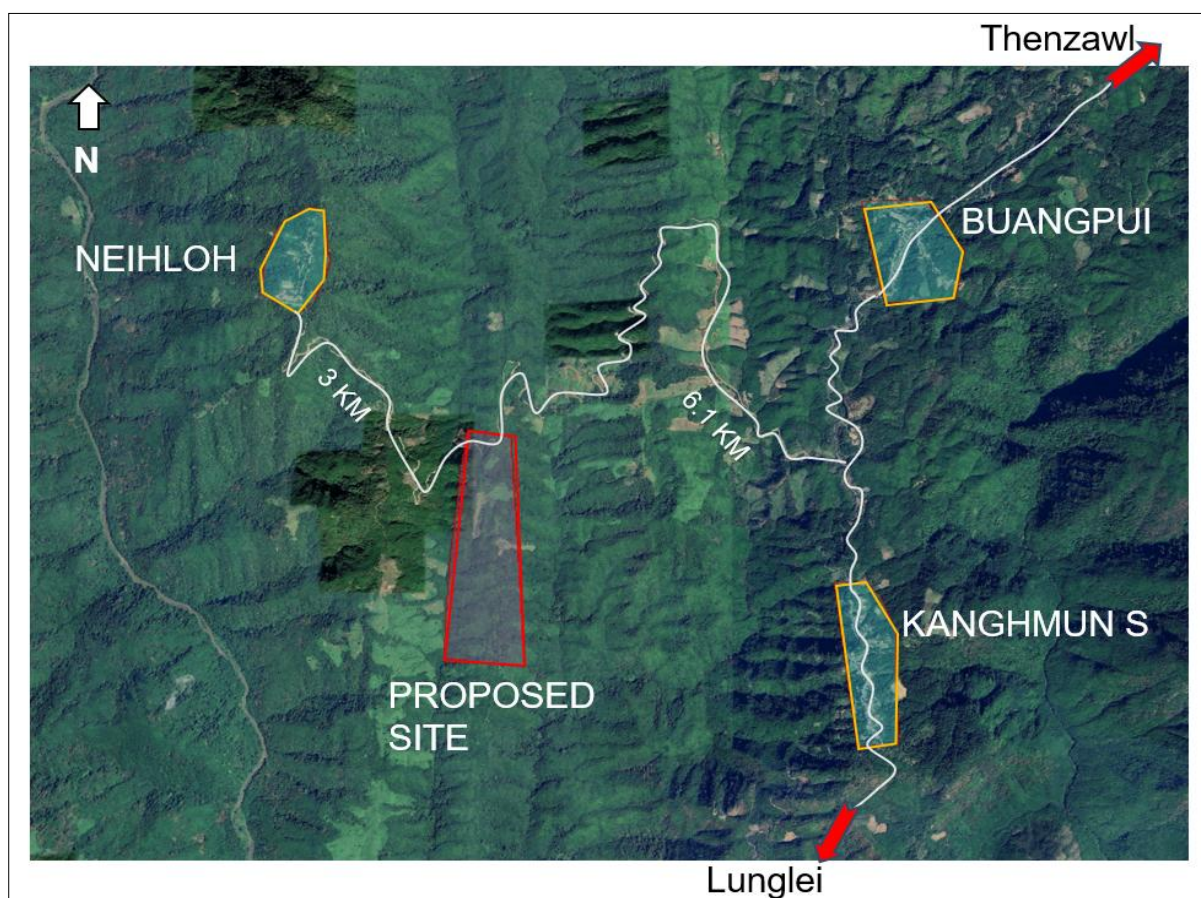


Figure 7 Location of Proposed Site

2.2 Site Selection

On 23rd June, 2025, the Village Council of Neihloh convened a public meeting, during which it was resolved that the relocation site would be situated along the Tuitam–Khankhel hill range. The identified area falls within the jurisdiction of the Neihloh Village Council and is free from any land-related encumbrances.

VILLAGE COUNCIL COURT NEIH
MIPUI KOHKHAM

A hawm: Dt. 23.06.2025 Thawhtan Zan.
A hawm: Pu Lalhnehzela In.
Tan hawm: Dan 8:30 PM.
Hawaitu: Pu Lalawmpuia VCP

1. Kal zat: 64

THUREL I WA: KAWHMLIN SAWN CHUNGCHANG:
Mipui Kal Khausm atangin Khausm
sawna hmunaw tur kan thlang
a Khaus hmun atan hian Tuitam leh
Khankhel thangdung kan thlang.

(R LALRINLIANA) (LALAWMPIIA)

Figure 8 Copy of meeting minutes showing selection of site

The first aerial survey of the site was done on 24th June, 2025, however, atop the jungle of bamboo. Initial Layout Plan was made based on this survey. On 10th September, 2025, a meeting was convened at the Chief Minister's Office (CMO) in the presence of the Hon'ble Chief Minister, Pu Lalduhoma, representatives from Neihloh Village and officials from UD&PA Department and CMO. The initial Layout Plan consisting 108 residential plots, several Public Semi-Public plots, green reserves, etc. was presented. It was decided that Jungle clearance of the area containing the plots would be done and the Layout Plan be revised. On 29th October, 2025, after Jungle Clearance was

done, a new aerial survey was done. This survey data is used as the base for formulation of the final layout plan.

The *Tuitam* area has been identified by the Public Health Engineering (PHE) Department as the designated catchment for the proposed water collection point. Accordingly, the village planning area has been located in the *Khankhel* area to ensure the protection of this catchment. This approach prevents settlement development within the catchment zone, thereby preserving it for vegetation and safeguarding the water supply.

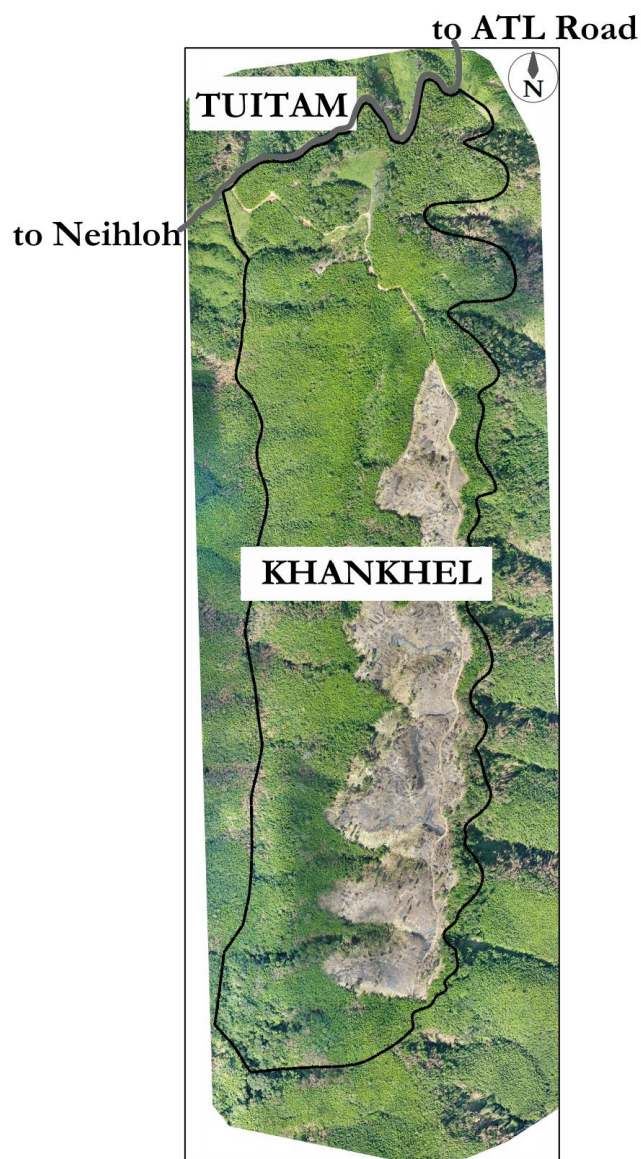


Figure 9 Selected site for relocation

CHAPTER 3: SITE ANALYSIS

3.1 Topography and Slope

The planning area extends over approximately 64.24 hectares, comprising a series of small hillocks aligned along a north–south ridge system. The ridge gradually decreases in elevation from north to south, resulting in varied terrain conditions across the site.

A terrain analysis was undertaken to classify the land based on slope characteristics. Accordingly, the site has been categorized into three primary slope classes:

Slope angle	Suitability	% Coverage
0°–30°	Suitable for development	43
30°–45°	Suitable for restricted or controlled development	12
Above 45°	Considered unsuitable for development	45

This classification framework is derived from both IS 14243 (Part 2): 1995, which provides general guidelines for development in hilly areas across India, and the Aizawl Municipal Corporation Site Development and Slope Modification Regulations, 2014. The IS code recommends slopes up to 30° for construction activities and up to 45° for non-permanent or limited interventions. In contrast, the AMC regulations prohibit site development only beyond 60°.

While the AMC regulations are more context-specific to Aizawl and therefore more directly applicable, permitting development on slopes up to 60° may not be practical or desirable for a rural settlement context due to increased risks associated with slope instability, construction difficulty, and long-term maintenance. Therefore, a more conservative threshold of 45° has been adopted for this planning exercise to ensure safety, sustainability, and ease of implementation.

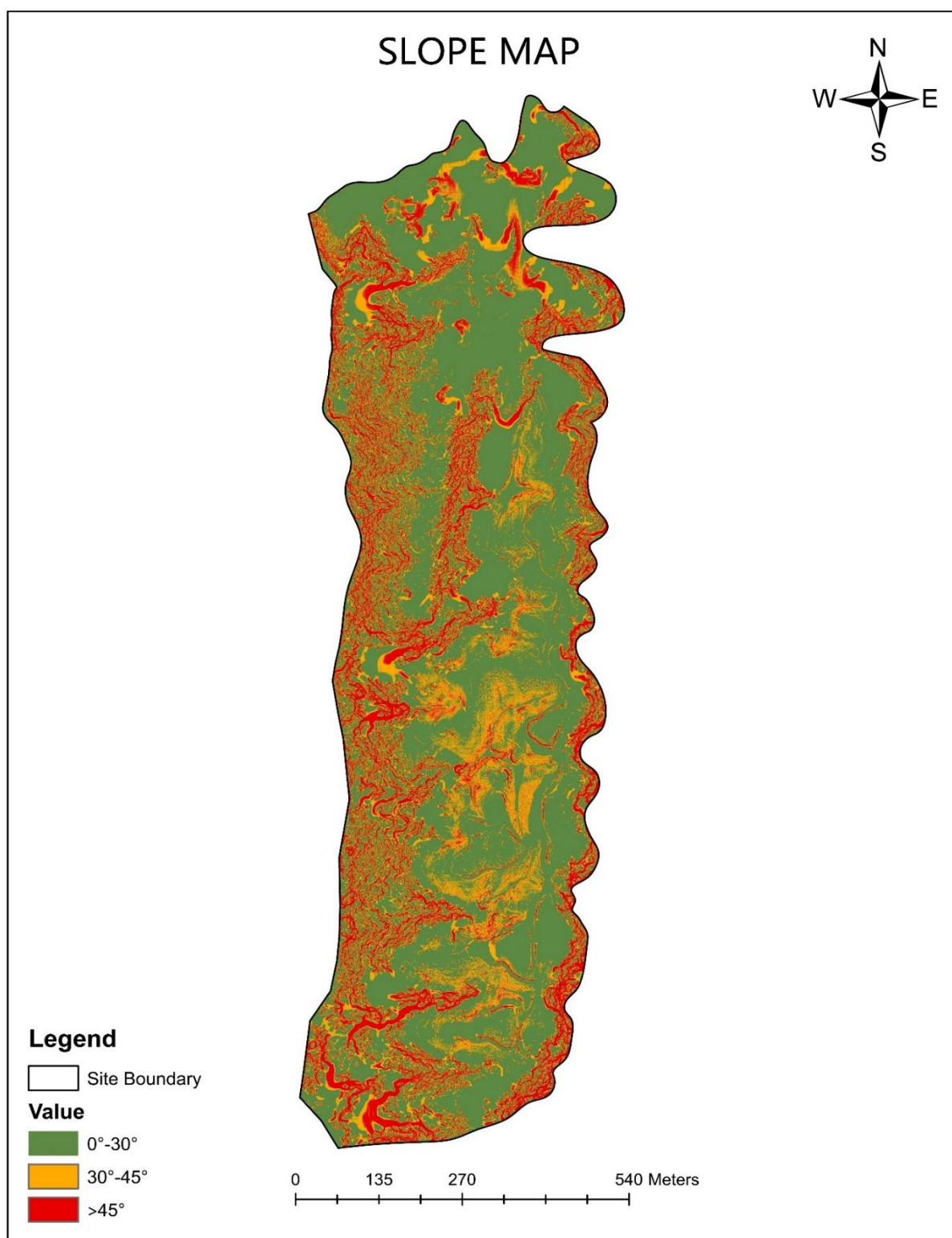


Figure 10 Slope Map of Neihloh Village Planning Area

3.2 Environmental Characteristics

The planning area supports a diverse range of flora, predominantly characterized by extensive bamboo cover and native hill vegetation. The

ecological sensitivity of the site has been duly considered in the planning process, with steeper slopes designated as green reserves to prevent environmental degradation. The retention of natural vegetation is critical for slope stabilization, reducing erosion risks, and maintaining the local microclimate.

The site is largely covered by bamboo species, which play an important role in soil binding and ecological balance. In addition to the immediate site conditions, the broader ecological context has been assessed based on data from the Thenzawl Division as documented by the Department of Environment, Forest and Climate Change (EFCC).

The common flora of the Thenzawl Division includes species such as *Rhus chinensis*, *Lagerstroemia speciosa*, *Toona ciliata*, *Albizia chinensis*, *Gmelina arborea*, *Ligustrum robustum*, *Bombax insigna*, *Cordia fragrantissima*, *Tetrameles nudiflora*, *Macaranga denticulata*, *Erythrina stricta*, *Colona floribunda*, *Embllica officinalis*, *Neolamarckia cadamba*, *Schima wallichii*, *Ficus semicordata*, *Artocarpus lacucha*, *Albizia odoratissima*, along with various species of bamboo, grasses, herbs, and shrubs.

The common fauna recorded in the Thenzawl Division includes Sambar, Barking Deer, Black Bear, Wild Boar, Jackal, Red-bellied Palla's Squirrel, Assamese Macaque, Capped Langur, Masked Palm Civet, Leopard Cat, Mongoose, Common Rat, Bengal Slow Loris, and Hog Badger.

These ecological characteristics highlight the importance of adopting a conservation-sensitive planning approach, ensuring minimal disturbance to existing vegetation and wildlife habitats while accommodating necessary development.

3.3 Soil Type

As per the Soil Map of Mizoram prepared by the Mizoram Remote Sensing Application Centre (MIRSAC), loamy skeletal soil constitutes the majority of the



site area, in association with fine loamy soil. These soil types provide good drainage, a workable structure, and moderate fertility, thereby supporting safe house construction as well as small-scale vegetable cultivation.

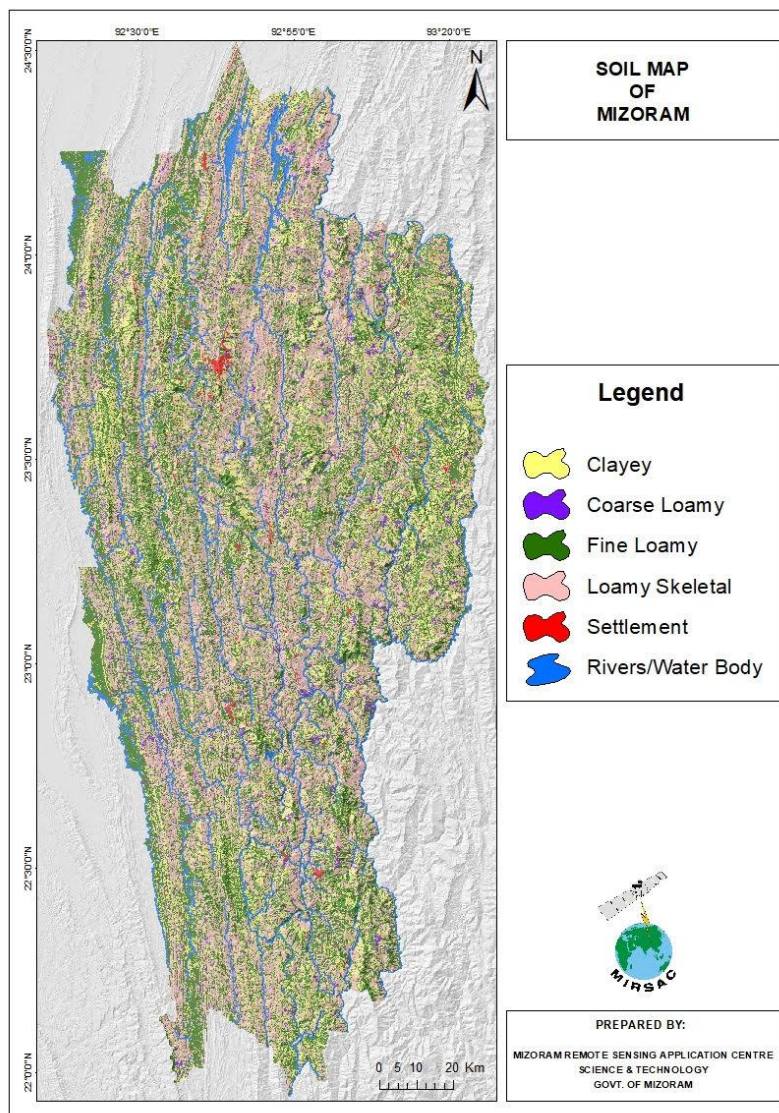


Figure 11 Soil Map of Mizoram

3.4 Water

Neihloh Village achieved 100% Functional Household Tap Connection (FHTC) under the Jal Jeevan Mission (JJM) 2020–21, providing piped water supply to every household. The in-village distribution network was found to be adequate; however, augmentation of storage infrastructure through construction of an additional service reservoir was identified as a requirement. The Public Health

Engineering (PHE) Department, Serchhip WATSAN Division, has been responsible for the planning, development and operation of the village water supply system.

According to the Detailed Project Report (DPR) prepared by the Department, the village water supply scheme was designed to draw water from Tuifar, a perennial spring source. Water was lifted using a solar-powered pumping system, supplemented by the existing rainwater harvesting system, to meet the village's domestic water demand. The Solar Water Pumping Scheme was commissioned under JJM 2020–21, with a planned supply capacity of 30,000 litres per day, enabling the village to receive water at the prescribed service level of 55 litres per capita per day (lpcd) until April 2023.

However, from 2023 onwards, the discharge from the Tuifar spring declined significantly during the dry season (January to July), primarily due to increasing activities within its catchment area. The reduction in source yield resulted in recurring water shortages across the village. Although the PHE Department, in coordination with the Village Water and Sanitation Committee (VWSC), undertook various measures to enhance the existing rainwater harvesting system and improve water availability, these interventions proved insufficient to meet the demand.

To restore the assured supply of 55 lpcd, the PHE Department subsequently explored alternative water sources. A survey conducted in April 2024 identified Tuitam Stream as a reliable source with an observed discharge exceeding 40 kilolitres per day (KLD) during the survey period. Based on the assessment, a new water supply scheme was proposed to abstract 35,000 litres per day from Tuitam Stream using a solar-powered pumping system, with water to be conveyed to a proposed main service reservoir for distribution to the village.





Figure 12 Tuitam Lui Survey by PHED

3.5 Road Network

Neihloh Village is presently accessed by an all-weather road originating from the northern end of Kanghmun South Village. The approach road comprises approximately 9.5 km of 3.0 m wide RCC pavement, providing the sole vehicular connection between the village and the surrounding road network.

The proposed relocation site is strategically located along this approach road, approximately 6.1 km from the junction at Kanghmun South Village and 3.0 km short of the existing Neihloh Village. This location allows the relocated settlement to benefit from the existing access corridor while remaining in close proximity to the original village.

An existing kutcha (fair-weather) track, locally known as a feh kawng, traverses the length of the proposed relocation site at Khankhel Ram. During the initial reconnaissance survey conducted in June 2025, this track was identified despite being largely obscured by bamboo growth and dense vegetation. Owing to its favourable alignment through the site, the track has been incorporated into the planning framework and serves as the basis for the proposed main spine road of the relocated village, thereby minimizing earthwork and reducing the extent of new road construction.

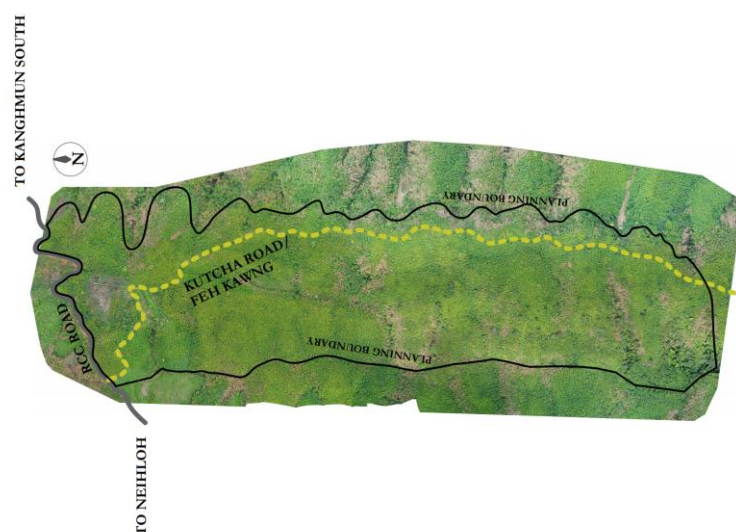


Figure 13 Existing Road Network

3.6 Power Supply

The existing Neihloh Village has 100% household electricity connectivity provided by the Power & Electricity (P&E) Department. Power is supplied through a 63 kVA, 11/0.433 kV distribution transformer, which receives electricity from the 11 kV Buangpui feeder originating from the 33/11 kV Sub-Station at Thenzawl.

The existing distribution transformer serves approximately 77 households together with public and community facilities, providing an average diversified capacity of about 0.74 kW per household. While the existing system has been adequate for meeting the village's basic domestic electricity requirements, the available transformer capacity is limited in relation to the present demand and anticipated future growth. Accordingly, strengthening of the electrical distribution network has been considered in the Master Plan to ensure reliable and adequate power supply for the relocated settlement.

The village is also deficient in public lighting infrastructure, with only limited provision of street lighting along internal roads and public spaces, affecting visibility and safety during night-time.

CHAPTER 4: DEMOGRAPHIC PROFILE AND PROJECTIONS

The first settlers are believed to have arrived in Neihloh village in the late 19th century, when it began as a small hamlet and gradually evolved into a permanent settlement. During the insurgency period of the 1960s, the village was affected by the policy of village grouping (Khawkhawm), under which residents were relocated to Thenzawl village.

Subsequently, in 1972, five families returned to Neihloh, marking the beginning of resettlement. By 1975, the number of returning households had increased to approximately thirty families, re-establishing the village as a functioning settlement. The population continued to grow over time, reaching 345 persons by the year 2011.

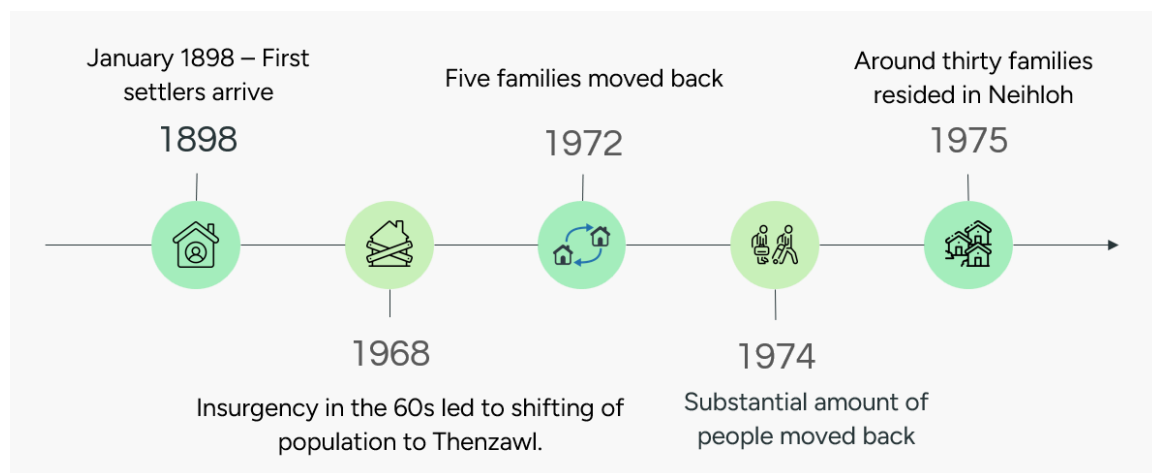


Figure 14 Chronology of Neihloh Village

4.1 Current Population Overview

As per primary survey done by the Village Council in April, 2026 covering 100% households, there are 77 households with a total population of 413 residents. The demographic distribution shows a slight male majority, with 223 males (54%) and 190 females (46%) i.e male-female sex ratio of 852.

The average household size in the village is 5.4 persons, reflecting a combination of nuclear and small extended family structures. This relatively higher household size is influenced by the presence of several larger

households, as well as the recent consolidation of families into joint living arrangements following landslide events that rendered a number of houses uninhabitable.

As per the primary survey, the total number of households requiring resettlement to the proposed village site is 92 families.

4.2 Age-Sex Pyramid

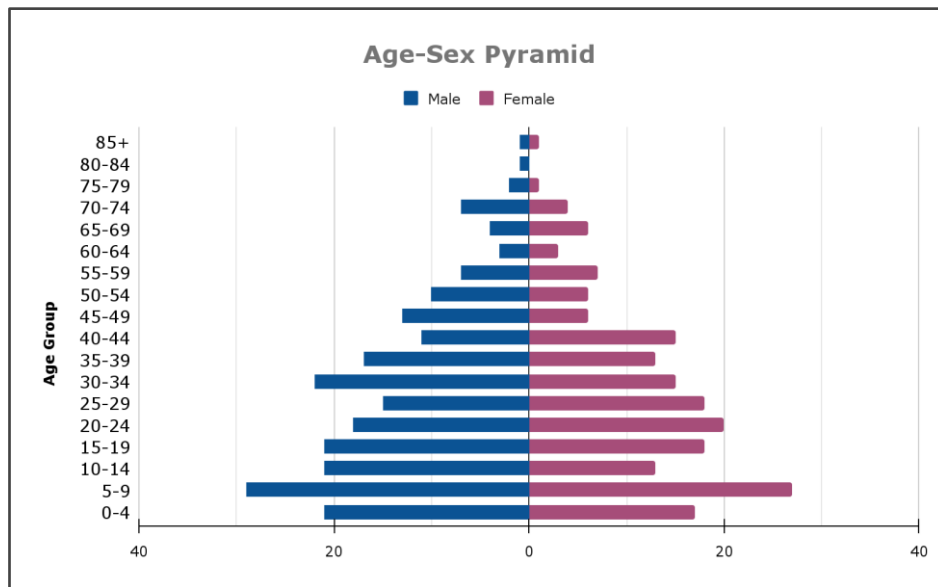


Figure 15 Age - Sex pyramid of Neihloh Village

Inferences:

- The male and female bars are fairly similar, showing a relatively balanced sex ratio.
- The village has a young and growing population.
- Many children will enter the working-age population in the future.
- A relatively large working-age population indicates strong labour availability, which can support economic development if adequate employment opportunities are created.
- Age groups 65+ are very small.
- A lower proportion of elderly population may indicate limited life expectancy or out-migration of the older population, requiring further investigation.

4.3 Occupation

Occupation data is taken at household level. It is found that majority of the population relies on agriculture (~74%). Details of the occupation are as below:

Table 1 Types of occupation in Neihloh Village

Category	Occupation (Mizo)	Type	Count	%
Agriculture	Lo neih	Farming / Shifting Cultivation	57	74.03
Manual Labor	In hlawhfa / In hlawh chawp	Daily Wage Labor	4	5.19
Skilled Trade	Puan tah	Weaving	4	5.19
Transport	Driver	Driving	2	2.60
Skilled Trade	Carpentry	Woodworking	1	1.30
Skilled Trade	Sofa Siam	Furniture Making	1	1.30
Skilled Trade	Thing zai	Lumber Mill	1	1.30
Skilled Trade	Cement Mistry	Masonry/Construction	1	1.30
Government/ Service	Anganwadi Worker/Cook	Social Service	1	1.30
Government/ Service	IV Grade	Support Staff	1	1.30
Infrastructure	P and E	Power & Electricity	1	1.30
Business	Ei chawp dawr	Small Grocery/Retail	1	1.30
Technical	Thil chhe siam	Repairing	1	1.30
General Labor	Kut hnathawk	Manual Work	1	1.30
Total			77	100%

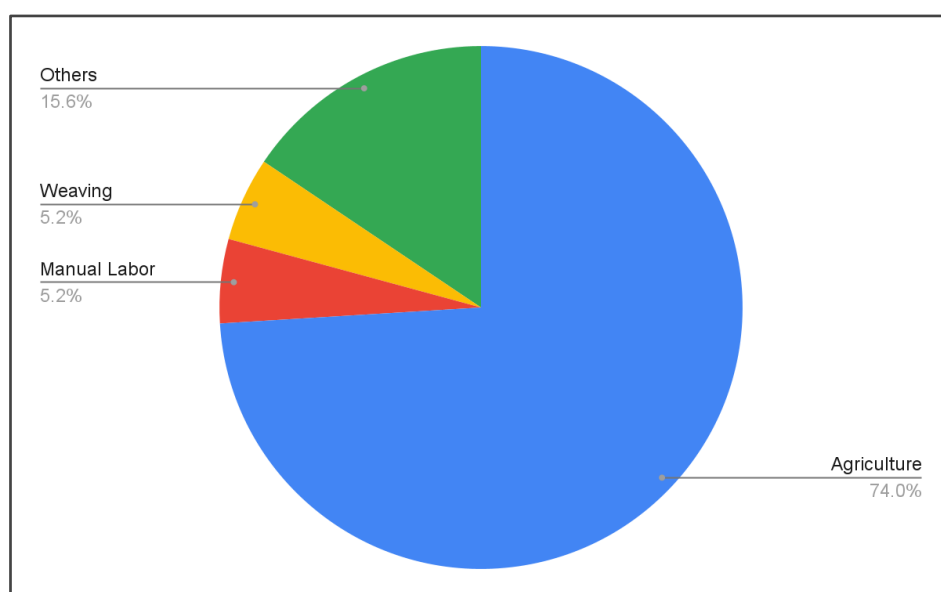


Figure 16 Occupation profile of Neihloh Village

Inferences:

- Dominant Sector: Farming (*Lo neih*) is the primary occupation for 74.03% of the listed individuals. This suggests the community is almost entirely agrarian.
- Secondary Reliance: Daily Labor (*Inhlawhfa*) is the second most common, indicating a segment of the population that may not have their own land or are supplementing income.
- Women's Industry: Puan tah (Weaving) appears frequently, often combined with farming, representing a vital home-based industry.
- Diversification: While small, there is a presence of specialized skills like Cement Mistry, Sofa Siam, and Repairing (*Thil chhe siam*), which are essential for village infrastructure.

4.4 Dependency Ratio

Based on the population data provided in the report, here is the analysis of the community's Dependency Ratio.

4.4.1 Demographic Breakdown

The population is categorized into three functional age groups:

Age Group	Male	Female	Total
Children (0–14 years)	71	57	128
Working Age (15–64 years)	134	118	252
Elderly (65+ years)	18	15	33
TOTAL	223	190	413

4.4.2 Dependency Ratio Analysis

The Dependency Ratio measures the pressure on the productive part of the population to support the non-productive members (children and the elderly).

- Total Dependents: 161 (128 Children + 33 Elderly).
- Total Working-Age Population: 252 (Working-age adults).



- Calculation: $(161 / 252) \times 100 = 64\%$

Finding: For every 100 working-age adults, there are approximately 64 dependents to support. This is a moderate-to-high ratio, typical of developing rural communities with a large youth population.

Youth Dependency (50.7%): The vast majority of the community's burden comes from supporting children. This highlights a critical need for primary education and pediatric healthcare facilities at the new village site.

Old-Age Dependency (13%): The elderly population is relatively small, suggesting that senior-specific infrastructure (like assisted living or specialized geriatric care) is currently a lower priority than youth services.

Economic Stability: Since 161 people depend on 252 working-age adults, any economic shock such as crop failure, market fluctuation, or loss of wage opportunities can affect a large share of the village population.

This suggests the need for:

- livelihood diversification
- skill development for youth
- non-farm employment
- small-scale agro-processing
- women's SHG-based income activities
- eco-tourism or craft-based enterprises

The dependency ratio is within a moderate range but indicates a relatively high burden on the working-age population due to a large youth population.

4.4.3 Population Projection

The population of Neihloh in 2001, 2011 and 2025 are respectively 302, 345 and 416. Using Arithmetic, Geometric and Incremental Methods, population projection up to year 2045 are as -

Table 2 Population projection

Year	Arithmetic	Geometric	Incremental
2035	463	475	470
2045	511	542	531

Based on the above projections, the population is expected to increase by approximately 30% over the next 20 years from the base population of 416. Among the projection methods, the Geometric Increase Method has been considered appropriate for long-term estimation in this context.

This is because the development of a planned village settlement represents a relatively new intervention in the region, which is likely to attract improved infrastructure, enhanced living conditions, and increased economic opportunities. Such factors may contribute to a higher and sustained growth rate compared to past trends. Accordingly, adopting the geometric projection provides a forward-looking and slightly optimistic estimate, ensuring that planning provisions remain adequate to accommodate potential future growth without underestimation.

CHAPTER 5: PROPOSALS

The proposals outlined in the master plan are primarily driven by the immediate needs and concerns of the affected population. Briefly after the landslides incident, the government has taken necessary steps to prepare a Master Plan for the relocation of the village, upon the initiation of the Hon'ble Chief Minister.

Throughout the stages of the plan formulation, a series of site surveys, including five aerial surveys using drones, and stakeholder consultations; one Village level Gram Sabha, one Village Planning Committee Meeting, two meetings at the Chief Minister's Office and at least two inter-departmental meetings at the Secretary level were undertaken, to ensure a comprehensive and context-sensitive planning approach.

The proposals presented herein are therefore the outcome of an iterative planning process, developed through continuous engagement with the community and inter-departmental coordination, with the objective of addressing the immediate as well as emerging needs of the village.

5.1 Layout Plan

The layout plan distributes land across various categories, including residential, public and semi-public, recreational, infrastructure, green reserves, and future expansion zones.

Residential use constitutes approximately 14.83% of the total planning area and 32.85% of the net plotted area. Public and community facilities account for about 6.85% of the planning area and 15.15% of the plotted area. Land allocated for roads, inclusive of setback areas and with a total right-of-way (ROW) of 10.5 m, comprises approximately 6.61% of the planning area and 14.64% of the plotted area.



Recreational areas—including provisions such as a sports playground, village park, gardens, Ngaw reserve, YMA park, and VC park—constitute around 16.87% of the planning area and 37.36% of the plotted area.

Steep slopes exceeding 45 degrees have been permanently designated as undevelopable green reserves. Along with areas reserved for riverine corridors, these collectively account for approximately 44.04% of the total planning area. Figure 16 shows the overlay of slope map with plots. Around 30 plots lie within the 30 ° - 45° slopes. These plots are mostly given larger areas than the 800 sqm average taken.

Overall, the proposed land use structure ensures a balanced distribution of land uses, promotes accessibility, safeguards environmental integrity, and provides flexibility for future growth.

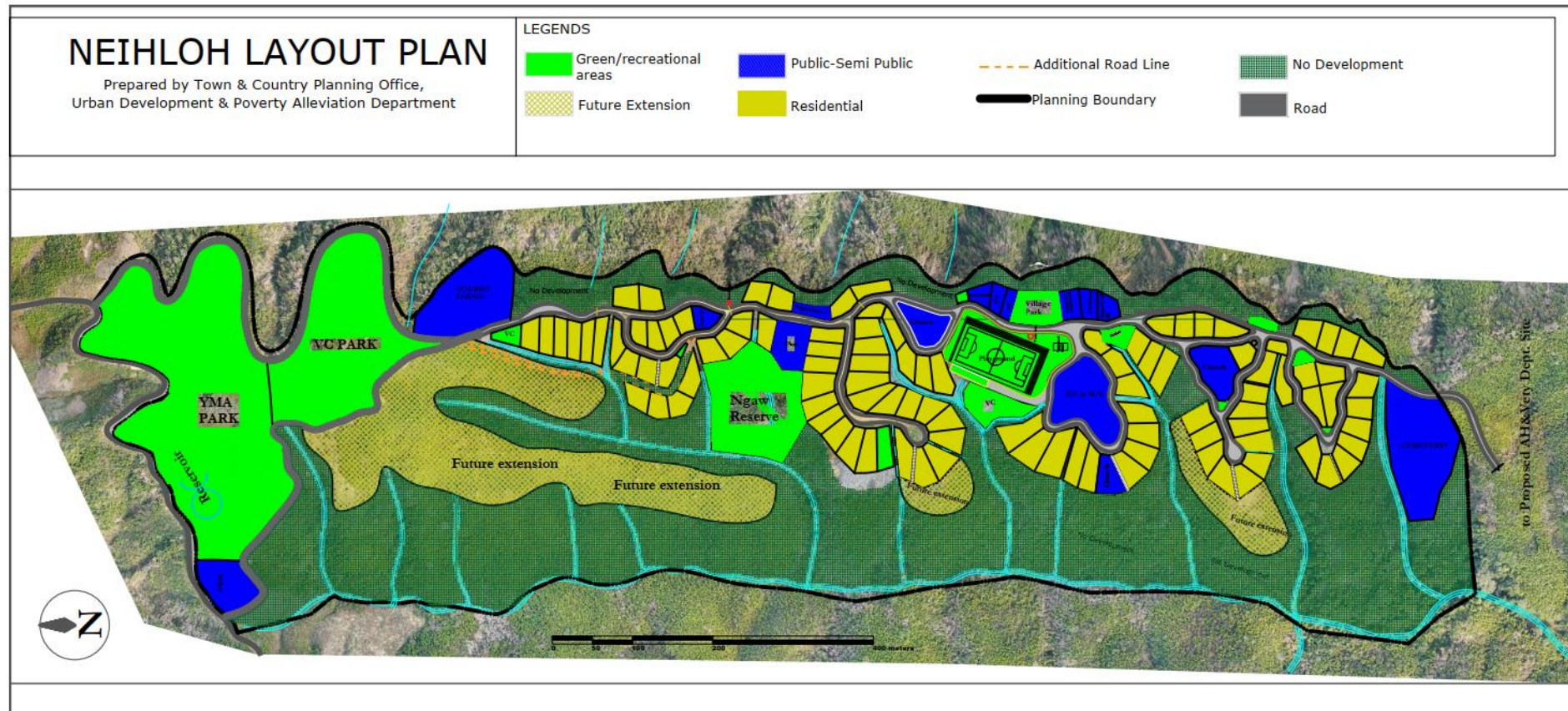


Figure 17 Layout Plan of Neihloh Village



Figure 18 Slope Map with plot overlay

Table 3 Land Use Distribution Network

Sl.no.	Land Use	Area Covered (in sqm)	Percentage (%) (in plotted area)	Percentage (in total)
1	Residential/ Mixed Area (104plots)	94500	32.57	14.71
2	Churches	6810	15.15 (43960sqm)	6.85
3	Anganwadi 1	610		
4	Anganwadi 2	800		
5	Community Hall / Market	950		
	YMA/Library	800		
	MHIP/MUP	660		
6	Village Organization Office	600		
	Village Council	560		
7	Primary and Middle School	5740		
8	Clinic	2400		
10	Tourist Lodge	9340		
11	Solid Waste Management Center	3770		
13	Burial Ground	10920		
14	VC Park + VC land dedicated	26800	37.64 (109220 Sqm)	16.99
15	Village Park and Garden	2265		
16	Village Gardens	1575		
17	Playground (Football, volleyball)	10900		

18	Ngaw Area Reserve	13500		
19	YMA Park	53100		
20	Children play area (neighborhood)	1080		
19	Road	42500	14.64	6.61
	Total plotted	290180	100	
20	Future Extension	69350		10.80
21	Undevelopable/ Riverine area etc.	282950		44.04
	Total	642400	100	100

5.2 Residential Planning Framework

The initial phase proposes 105 residential plots with an average plot size of approximately 800 sq.m

Depending on the slope condition of the site, sites following in the 30 – 45 degree are given larger area, 900 sqm – 1200 sqm, to compensate for the slope. Some plots closer to the main spine of the village with a vantage position to be a commercial plot are smaller, ~600 sqm, well above the 150 sqm minimum plot size requirement as per the MURD Rules 1998. No plot of land earmarked for construction has more than 50% of the site falling above 45° slope.

5.3 Development Control Regulations

Development Control Regulations shall generally be governed by the Mizoram Urban & Regional Development Rules, 1998, as amended from time to time. As per government notification No. M/74/2025-UD&PA(3) dated 53rd December, 2025, mixed-use development shall be permitted across the village, however barring the List of Negative Industries notified by the government. Furthermore,



the following village-specific regulations are hereby prescribed and, in the event of any overlap or inconsistency, these regulations shall prevail over the corresponding provisions of the MURD Rules, 1998 –

Sl. No	Parameter		Regulation
1	Floor Area Ratio		3.0
2	Height of building (maximum)		10.5m above road level
3	Front set back (sides abutting road)	Site of up to 30-degree slope	2.0m
		Site of 30 – 45-degree slope	1.5m
	Side setbacks		1.5m
	Rear setbacks		1.5m
4	Ground coverage (maximum)		50% and 65% for plots below 650 sqm.
5	Garden (<i>chuktuah huan</i>) with/without livestock (minimum)		50% and 35% for plots below 650 sqm

The relatively low-density layout is intentional to allow kitchen gardening, livestock integration, adequate setbacks, and reduced slope cutting.

5.3.1 Minimum standard for a building

In order to rehabilitate the villagers, the Hon'ble Chief Minister has allocated residents shifting to the new village assistance of Rs. 15 lakhs per household. For this, the Village Council has verified 92 families. The following building guidelines are to be followed as minimum standards for construction of such buildings. The specifications are as below: -

1. Structure:

- Building shall be designed as a semi-permanent/Assam Type structure with RCC framed support system.
- Retaining walls where necessary shall be constructed with coursed stone masonry in cement mortar.

2. Wall:

- Brick masonry skirting up to 900 mm height using 1st class bricks in cement mortar.



- b. Wall above skirting shall consist of 5 mm thick AC (Asbestos Cement) sheets.
- c. AC sheets shall be fixed on 4" × 3" wooden frame members.
- d. All timber members shall be seasoned and treated with anti-termite preservative.
- e. Internal partition walls may be constructed using lightweight partitions or AAC blocks where necessary.

3. Doors and Windows:

- a. Door Frames: 1st Class seasoned wooden frames.
- b. Door Shutters: Panelled wooden door shutters.
- c. Windows: Wooden framed glazed windows with clear glass panels.
- d. Window shutters: Timber framed shutters with glass panels and proper fittings.

4. Roof:

- a. Roof shall be Assam Type sloping roof with 30° slope on all four sides (hip roof).
- b. Roof structure shall consist of timber rafters, purlins and battens.
- c. Roofing shall be Corrugated Galvanized Iron (CGI) sheets or color coated metal sheets fixed with J-bolts.
- d. Roof overhang shall be minimum 600 mm – 900 mm to protect walls from rain.
- e. Ridge capping and rainwater drainage shall be properly provided.
- f. Fascia Board:
 - i. Fascia boards shall be provided along the edges of the roof eaves to cover the ends of rafters and provide a neat finish.
 - ii. Fascia boards shall be made of seasoned timber / UPVC / fibre cement board of minimum 20–25 mm thickness.
 - iii. The boards shall be securely fixed to the rafter ends with proper nailing or screwing.
 - iv. All wooden fascia boards shall be treated with anti-termite and anti-fungal coating and finished with weather-resistant paint.

- v. Fascia shall be properly aligned to support rainwater gutters where provided.
- g. Rainwater Gutter:
 - i. PVC / GI gutters shall be fixed along the fascia board for effective rainwater collection and drainage.
 - ii. Gutters shall be connected to downpipes leading to rainwater harvesting system.

5. Finishing:

- a. External AC sheet walls finished with weather resistant paint.
- b. Internal finishing with washable emulsion paint.
- c. Wooden doors and windows shall be finished with wood primer and synthetic enamel paint or wood polish.

6. Flooring:

- a. Anti-skid mat floor tiles for toilet and bathroom flooring.
- b. Cement concrete / ceramic floor tiles for living spaces.
- c. Stone or tile flooring for verandah.
- d. Flooring materials shall be suitable for rural usage and easy maintenance.

7. Electrification:

- a. Use of only of good quality brands (Havells, Kei, Syska, Crompton etc.) for all wiring and lighting fixtures.
- b. All wiring and electrification work to be done as per electrical drawing duly approved by an Electrical Engineer.

8. Plumbing and Sanitary:

- a. Dual flush low flow fixtures for all WC
- b. Dual pipeline system for use of water from rain water harvesting tank for flushing.
- c. Automatic water pump system for pumping water.

The mode of disbursement of assistance, whether in phases or as a single installment, shall preferably be aligned with the stages of construction in accordance with the regulations laid herein and as per Terms of Reference



laid by the District Level Committee (DLC). Model house sample drawing set is provided in Annexure – II.

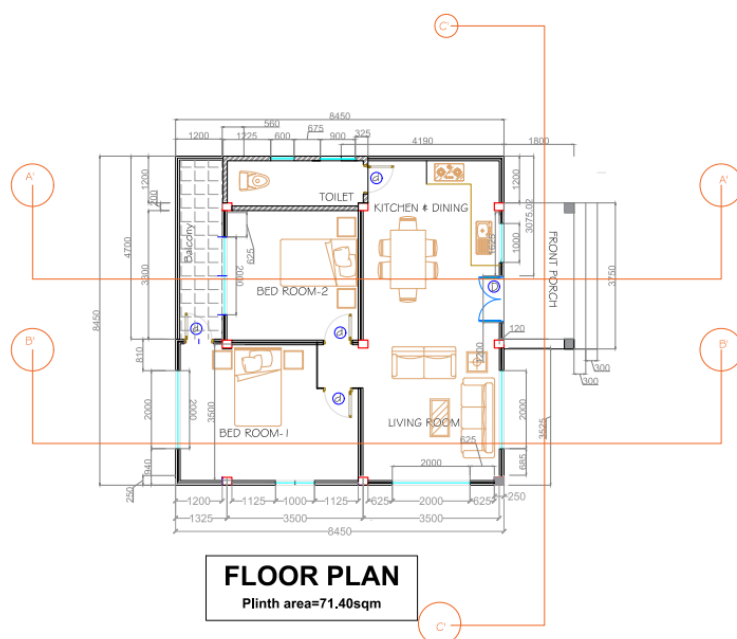


Figure 19 Model House Plan and Elevation

5.4 Physical Infrastructure

5.4.1 Water Supply

To ensure a sustainable and reliable water supply for the relocated Neihloh Village, the Public Health Engineering Department (PHED), Government of Mizoram, in close coordination with the Town & Country Planning Office (TCPO), Urban Development & Poverty Alleviation Department (UD&PA), has

prepared the Detailed Project Report (DPR) for the Neihloh Water Supply Scheme at an estimated cost of ₹3.40 crore.

The scheme has been planned in tandem with the preparation of this Master Plan to ensure that the proposed settlement layout and water supply infrastructure are fully integrated.

During the initial reconnaissance survey conducted in June 2025, officials from PHED and TCPO jointly visited the existing village, the proposed relocation site at Khankhel, and the proposed water source at Tuitam. Based on consultations with the Village Council and local residents, it was mutually agreed that the Tuitam range, which forms the catchment of the proposed water source, should be protected from future settlement and development activities to safeguard the long-term sustainability and quality of the water supply.

Consequently, the planning area was intentionally confined to the Khankhel range, while the Tuitam catchment was excluded from the planning boundary. The existing approach road to Neihloh Village, which naturally separates the two areas, also serves as a logical planning and environmental boundary.



Figure 20 Proposed layout of water supply (Pump to reservoir) (Source: DPR, PHED)

A. Source and Supply System

The proposed source of water is Tuitam Stream, a perennial stream with adequate discharge to meet the village's demand. Water will be abstracted through a reinforced cement concrete (RCC) weir and intake structure. A solar-powered pumping system has been proposed to lift water over a distance of approximately 2.8 kilometers to the village. The system is designed for a pumping head of about 290 meters and a discharge capacity of approximately 35,000 liters per day. The supply standard is maintained at 55 liters per capita per day (LPCD), catering to a projected population of around 500 persons over a 30-year design horizon.

B. Treatment and Conveyance

Prior to storage and distribution, the raw water will undergo treatment to ensure potability. The treatment system comprises a cascade aerator, sedimentation tank, and horizontal roughing filter (HRF), which collectively remove impurities and improve water quality. The treated water will be conveyed through a system of pipelines, including a 100 mm diameter GI pipe for the raw water

main and a 65 mm diameter GI pipe for the rising main. These components ensure efficient conveyance from the source to the storage infrastructure.

C. Storage Infrastructure

The system incorporates multiple storage components to ensure operational stability and reliability. A clear water sump of 75,000 litres capacity is proposed to store treated water prior to pumping. The main service reservoir, with a capacity of 70,000 litres, will be located at a higher elevation to facilitate gravity-based distribution. In addition, a rainwater harvesting reservoir of 1,00,000 litres capacity is included to supplement the water supply and enhance resilience during periods of reduced source availability.

D. Distribution System

The distribution system is designed to deliver water from the main reservoir to all households through a gravity-based network. The existing village has 100 percent Functional Household Tap Connections (FHTC), and the proposed system will strengthen and extend the proposed network in accordance with the relocated village layout. The design ensures equitable distribution and adequate pressure across all service areas.

E. Key Infrastructure Components

The proposed scheme comprises several critical infrastructure components, including:

- a. the intake weir
- b. water treatment plant
- c. RCC sump, 75,000 liters
- d. solar pumping system with an installed capacity of approximately 22 kWp
- e. rising and gravity mains
- f. retaining wall
- g. control room, and associated ancillary structures.

h. main reservoir, 70,000 liters

These components work in an integrated manner to ensure efficient water collection, treatment, storage, and distribution.

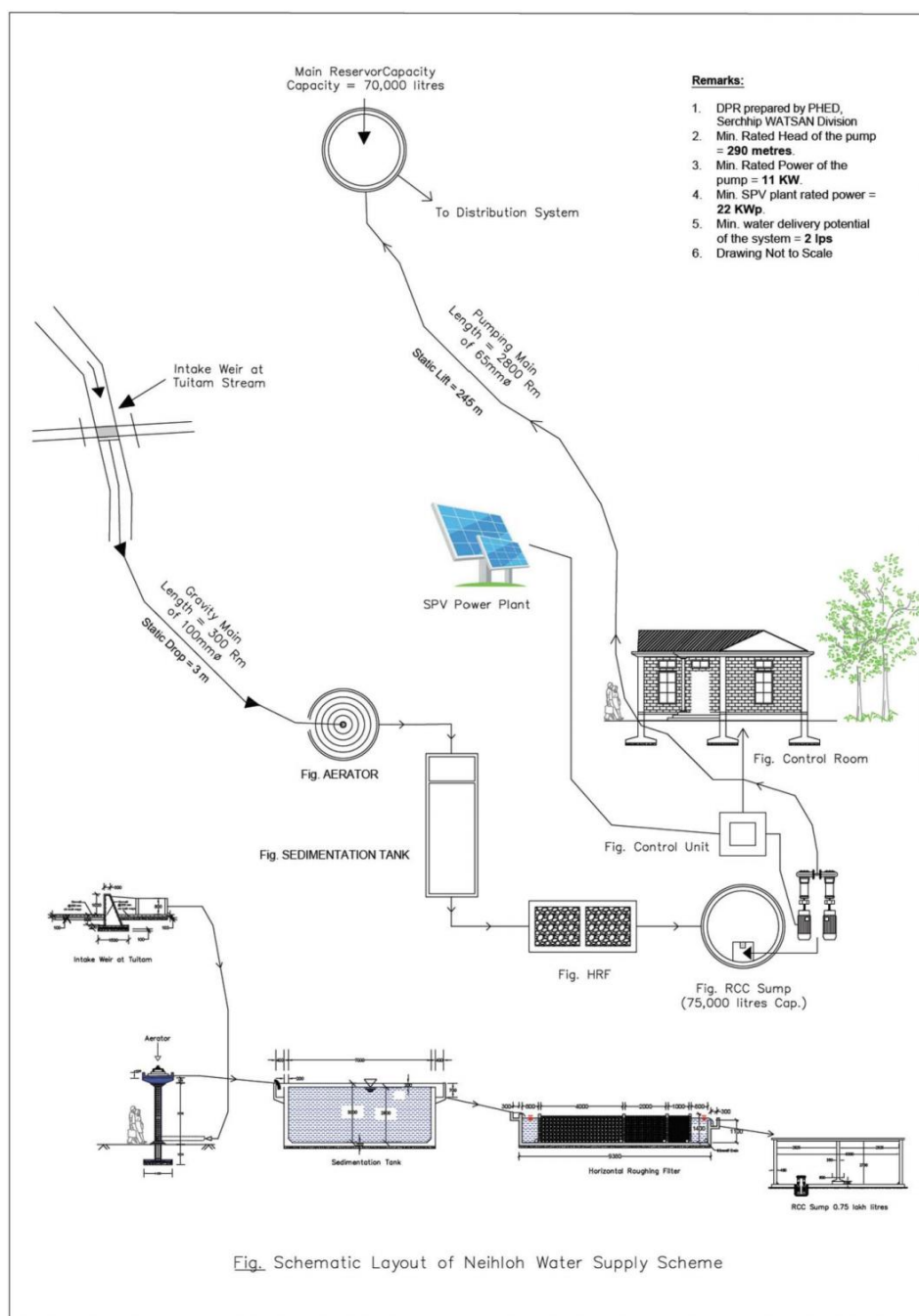


Figure 21 Schematic layout of Neihloh Water Supply Scheme (Source: DPR, PHED)

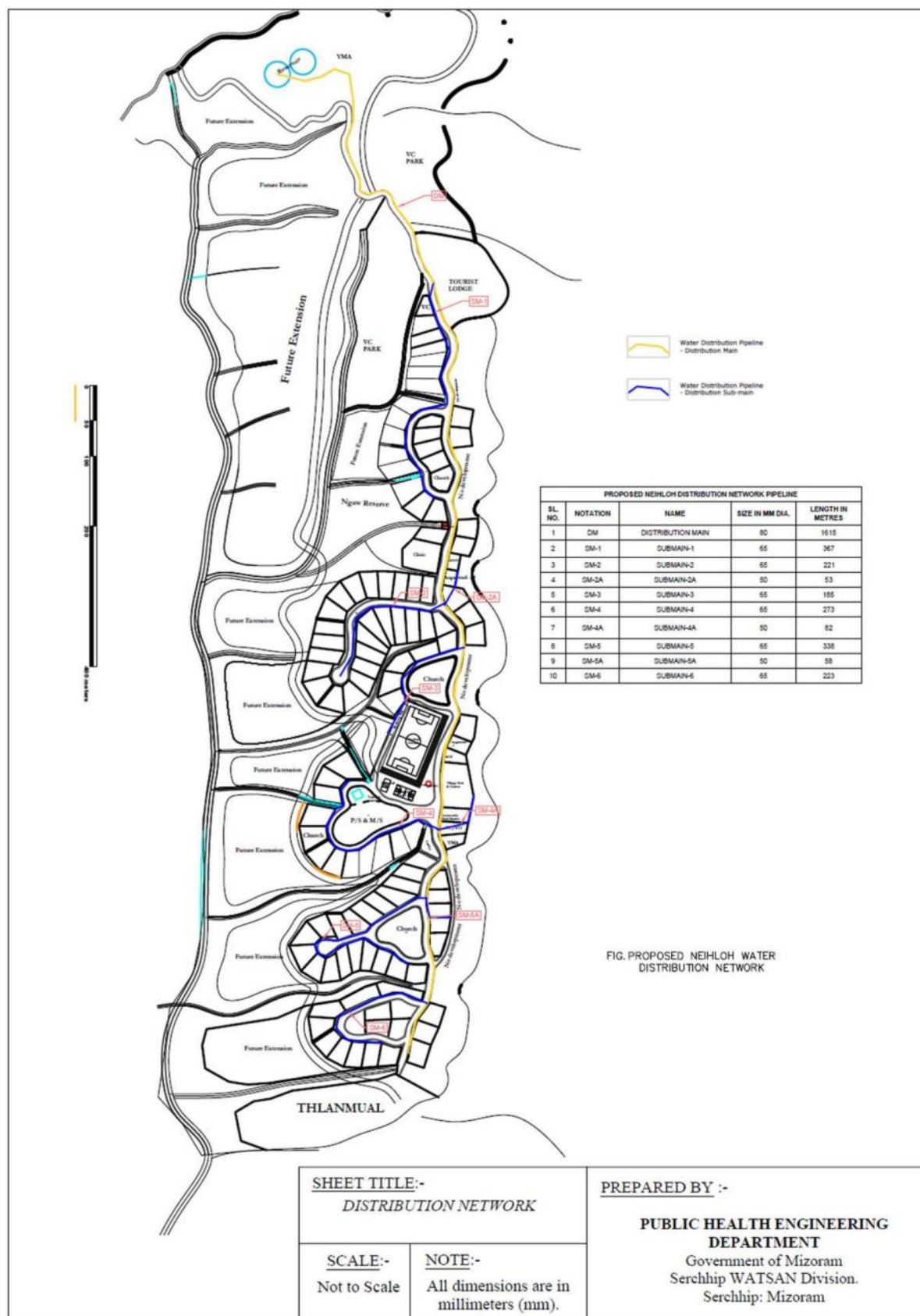


Figure 22 Water distribution network (Source: DPR, PHED)

F. Design Considerations

The system has been designed to deliver 55 LPCD, with an additional allowance of approximately 15 percent to account for losses during treatment, conveyance, and distribution. The solar-powered system is expected to operate for approximately 5 to 6 hours per day, making it energy-efficient and suitable for the hilly terrain of the region. The design emphasizes reliability, sustainability, and minimal operational costs.

G. Planning Consideration

For integration into the master plan, it is essential to allocate appropriate land for key infrastructure components such as the water treatment plant, sump, solar plant, and main reservoir. The reservoir is located at the highest feasible elevation to enable efficient gravity distribution. The layout of the distribution network follows the road hierarchy and settlement structure to ensure accessibility and ease of maintenance. Overall system efficiency will depend on minimizing pumping head and optimizing pipeline alignment. An area is earmarked for location of the 100000 L rainwater harvesting reservoir in the south.

H. Abstract of Cost

Table 4 Abstract Cost of water supply scheme (Source: DPR, PHED)

Sl. No	Name of Work/ Item	Amount (Rs.)
1	Preparatory Works	97,000.00
2	Approach Road	9,50,000.00
3	Site Development & PCC Flooring	12,80,000.00
4	Intake	6,83,000.00
5	Gravity Main	5,04,214.00
6	Water Treatment Plant	14,73,305.00
7	RCC Sump	13,78,000.00
8	Buildings	19,75,000.00
9	Main reservoir	32,79,000.00
10	Electro-Mechanical Components	82,80,060.00
11	Pumping Main	29,63,039.00



12	Distribution System	65,90,051.87
13	Procurement of Valves/ Materials	24,73,530.00
14	Valve Works	2,21,187.50
15	Retaining Wall	2,82,000.00
16	Security Fencing	2,44,836.00
17	Carriage of materials	3,36,000.00
Total:		3,30,10,226.37
Contingencies (3%)		9,90,306.70
Total;		3,40,00,530.07
Total (Say):		3,40,00,000.00
(Rupees three crore forty lakh) only.		

5.4.2 Road Network

The proposed road network has been planned in accordance with the provisions of the Mizoram Urban & Regional Development Rules, 1998, while responding to the site's hilly terrain and topographic constraints. All internal roads are designed with a 7.5 m formation width, comprising a 5.5 m carriageway. A minimum plot setback of 1.5 m on either side has been provided, resulting in a total Right of Way (ROW) of 10.5 m.

The road alignment has been carefully designed to follow the natural contours of the terrain, thereby minimizing excessive cut-and-fill operations, reducing construction costs, and enhancing long-term slope stability. High-resolution contour maps were generated from orthorectified aerial (drone) imagery processed using GIS software. Multiple aerial surveys were undertaken at different stages of site development, including before and after jungle clearance, to refine the road alignment in tandem with the evolving site conditions. Furthermore, the alignment of the existing kutcha (fair-weather) road has been retained wherever feasible to minimize earthwork and optimize the use of the existing access corridor.

The Public Works Department (PWD), Government of Mizoram, has prepared the Detailed Project Report (DPR) for the road infrastructure at an estimated cost of ₹30.25 crore. The DPR covers the construction of the approach road from the Aizawl–Thenzawl–Lunglei Road to the relocated village, the complete

internal road network within the settlement, and the extension of the road beyond the village up to the site earmarked for the Animal Husbandry & Veterinary Department. However, the Village Planning Committee held on 6th May, 2026 decided that the road section leading to the proposed AH&Vety Department land may no longer be incorporated in the final Master Plan, and the PWD shall revise the DPR omitting the particular section.

The Master Plan further proposes the development of a comprehensive road corridor within the 10.5 m ROW, incorporating a properly engineered roadside drainage system and footpaths of not less than 1.2 m width on both sides to enhance pedestrian safety and accessibility. While these pedestrian facilities are proposed as part of the Master Plan, they are presently not included in the PWD DPR and may be taken up in subsequent phases of implementation.

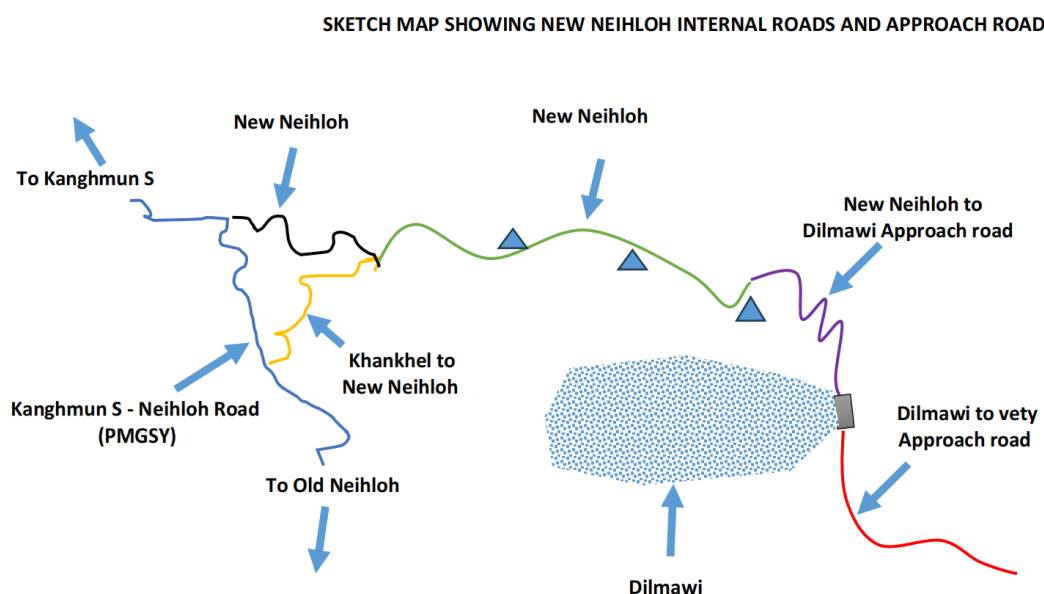


Figure 23 Sketch map of road network (Source: DPR, PWD)

Table 5 Abstract cost of road construction (Source: DPR, PWD)

Sl. No.	Description Of Works	Amount
1	2	3
1	Formation Cutting	₹ 2,32,56,333.00
2	Pavement	₹ 18,16,03,975.00
3	Lined Drain	₹ 4,63,73,014.00

4	Construction of Hume Pipe Culvert at Ch. 0.100 Kmp on New Neihloh Village Road	₹ 9,17,957.00
5	Construction of Hume Pipe Culvert at Ch. 0.320 Kmp on New Neihloh Approach Road	₹ 9,72,105.00
6	Construction of Hume Pipe Culvert Near starting point of first Internal Road at New Neihloh	₹ 11,81,304.00
7	Construction of Hume Pipe Culvert Near end point of first Internal Road at New Neihloh	₹ 12,21,582.00
8	Construction of Hume Pipe Culvert Near starting point of second Internal Road at New Neihloh	₹ 11,98,652.00
9	Construction of Hume Pipe Culvert Near starting point of Third Internal Road at New Neihloh	₹ 12,46,108.00
10	Construction of Hume Pipe Culvert Near end point of Third Internal Road at New Neihloh	₹ 11,78,716.00
11	Construction of Hume Pipe Culvert at 0.560 kmp of fourth Internal Road at New Neihloh	₹ 11,57,404.00
12	Construction of Hume Pipe Culvert Near starting point of Fifth Internal Road at New Neihloh	₹ 11,49,537.00
13	Construction of Hume Pipe Culvert at 1.120 kmp of sixth Internal Road at New Neihloh	₹ 11,93,481.00
14	Construction of Hume Pipe Culvert at 0.250 kmp of Dilmawi Approach Road at New Neihloh	₹ 12,12,286.00
15	Construction of Hume Pipe Culvert at 0.530 kmp of Dilmawi Approach Road at New Neihloh	₹ 11,33,268.00
16	Construction of Hume Pipe Culvert at 0.570 kmp of Dilmawi Approach Road at New Neihloh	₹ 11,51,742.00
17	Construction of Hume Pipe Culvert at 0.850 kmp of Dilmawi Approach Road at New Neihloh	₹ 11,83,612.00
18	Construction of Hume Pipe Culvert at 0.170 kmp of Dilmawi to Vety Complex Approach Road at New Neihloh	₹ 11,92,658.00
19	Construction of Hume Pipe Culvert at 0.430 kmp of Dilmawi to Vety Complex Approach Road at New Neihloh	₹ 12,42,827.00
20	Construction of Hume Pipe Culvert at 0.510 kmp of Dilmawi to Vety Complex Approach Road at New Neihloh	₹ 12,17,677.00
21	Construction of Hume Pipe Culvert at 0.510 kmp of Dilmawi to Vety Complex Approach Road at New Neihloh	₹ 12,12,029.00
22	Construction of Hume Pipe Culvert at 0.820 kmp of Dilmawi to Vety Complex Approach Road at New Neihloh	₹ 12,39,720.00

23	Construction of Hume Pipe Culvert at 0.820 kmp of Dilmawi to Vety Complex Approach Road at New Neihloh	₹ 12,54,677.00
24	Construction of Hume Pipe Culvert at 0.160 kmp on Khankhel to New Neihloh Approach Road	₹ 12,31,751.00
25	Construction of Hume Pipe Culvert at 0.300 kmp on Khankhel to New Neihloh Approach Road	₹ 12,33,731.00
26	Construction of Gabion Wall near Playground at new Neihloh	₹ 72,11,054.00
27	Extention of Hume Pipe Culvert at 0.560 kmp on Kanghmun S - Neihloh road	₹ 4,77,072.00
28	Extention of Hume Pipe Culvert at 0.840 kmp on Kanghmun S - Neihloh road	₹ 6,49,911.00
29	Extention of Hume Pipe Culvert at 1.100 kmp on Kanghmun S - Neihloh road	₹ 4,47,826.00
30	Extention of Hume Pipe Culvert at 1.360 kmp on Kanghmun S - Neihloh road	₹ 6,54,723.00
31	Extention of Hume Pipe Culvert at 1.440 kmp on Kanghmun S - Neihloh road	₹ 4,49,861.00
32	Extention of Hume Pipe Culvert at 1.700 kmp on Kanghmun S - Neihloh road	₹ 4,51,418.00
33	Extention of Hume Pipe Culvert at 1.860 kmp on Kanghmun S - Neihloh road	₹ 4,52,376.00
34	Extention of Hume Pipe Culvert at 2.120 kmp on Kanghmun S - Neihloh road	₹ 4,53,932.00
35	Extention of Hume Pipe Culvert at 2.420 kmp on Kanghmun S - Neihloh road	₹ 4,55,727.00
36	Extention of Hume Pipe Culvert at 2.600 kmp on Kanghmun S - Neihloh road	₹ 4,56,804.00
37	Extention of Hume Pipe Culvert at 2.920 kmp on Kanghmun S - Neihloh road	₹ 4,58,719.00
38	Extention of Hume Pipe Culvert at 3.240 kmp on Kanghmun S - Neihloh road	₹ 4,60,635.00
39	Extention of Hume Pipe Culvert at 3.360 kmp on Kanghmun S - Neihloh road	₹ 4,61,353.00
40	Extention of Hume Pipe Culvert at 4.600 kmp on Kanghmun S - Neihloh road	₹ 4,68,775.00
41	Extention of Hume Pipe Culvert at 4.950 kmp on Kanghmun S - Neihloh road	₹ 4,70,869.00
42	Extention of Hume Pipe Culvert at 5.570 kmp on Kanghmun S - Neihloh road	₹ 4,74,579.00
43	Extention of Hume Pipe Culvert at 5.900 kmp on Kanghmun S - Neihloh road	₹ 4,76,556.00

44	Extention of Hume Pipe Culvert at 6.100 kmp on Kanghmun S - Neihloh road	₹ 4,77,752.00
45	Extention of Hume Pipe Culvert at 6.700 kmp on Kanghmun S - Neihloh road	₹ 4,81,343.00
46	Extention of Slab Culvert at 3.060 kmp on Kanghmun S - Neihloh road	₹ 4,17,546.00
47	Extention of Slab Culvert at 3.540 kmp on Kanghmun S - Neihloh road	₹ 4,19,593.00
48	Extention of Slab Culvert at 3.860 kmp on Kanghmun S - Neihloh road	₹ 4,18,684.00
49	Extention of Slab Culvert at 4.240 kmp on Kanghmun S - Neihloh road	₹ 4,19,225.00
50	Extention of Slab Culvert at 4.500 kmp on Kanghmun S - Neihloh road	₹ 4,19,593.00
	Total =	₹ 29,56,42,072.00
	Add 3% Contingencies =	₹ 88,69,262.00
	Add 1% Quality Control =	₹ 29,56,421.00
	Grand Total =	₹ 30,74,67,755.00
	Say =	₹ 30,74,68,000.00
Rupees Thirty Crores Seventy-Four Lakhs and Sixty-Eight Thousand		

5.4.3 Power Supply

P&ED, Govt. of Mizoram has prepared DPR for supply of power to Neihloh village. Two 100kVA distribution transformers will serve the settlement. The proposed site is located approximately 17 km from the 33/11 kV substation at Thenzawl. Power supply will be extended by tapping the existing 11 kV Buangpui feeder, which lies about 6.5 km from the relocation site.

A. Scope of Work:

The project involves the installation and construction of essential electrical infrastructure required for the new settlement. The key components include:

- Construction of 6.5 km of 11 kV overhead line for power transmission.
- Installation of 2 numbers of 100 kVA, 11/0.415 kV distribution transformers.
- Construction of 5 km of Low Tension (LT) Aerial Bunched Cable (ABC) network for internal distribution.
- Installation of 60 solar street lighting systems for public lighting within the village.

These components collectively ensure both primary power supply and local distribution across the settlement. Upon completion, the project will provide a complete electricity distribution system for the relocated village, including transmission, transformation, and distribution infrastructure. It will also improve safety and accessibility through solar-powered street lighting.

B. Cost Distribution:

The total estimated cost of ₹2.99 crore is divided among major components as follows:

- 11 kV line construction: ₹84.33 lakh
- Distribution transformers installation: ₹19.09 lakh
- LT ABC network: ₹1.82 crore
- Solar street lighting: ₹14.28 lakh

Additionally, the estimate includes material costs (70%), labour cess (1%), overhead charges (5%), and execution charges (2.4%).

The solar street lighting component is based on cost estimates adopted from ZEDA (Zoram Energy Development Agency), as these items are not included in the standard Schedule of Rates (SoR) of the Power & Electricity Department.

This DPR provides a comprehensive plan for establishing electrical infrastructure for the relocated Neihloh Village. The project integrates conventional grid supply with renewable energy-based street lighting, ensuring both reliability and sustainability. The proposed system is designed to meet the current and near-future electricity demands of the village while supporting safe and efficient distribution.

Table 6 Abstract cost of power supply (Source: DPR, PHED)

Sl. No	Description of Work	Amount (Rs)
A		
1	Construction of 6.5 km of 11kV Line (Bare)	84,32,995.00
2	Installation of 2 x 100 kVA, 11/0.413 kV Distribution Transformer	19,09,825.00



3	Construction of 5 km 3-Phase LT ABC	1,82,12,675.00
4	Installation of 60 nos of Solar Street Lighting System (Based on Cost Estimate adopted by ZEDA, Aizawl, Mizoram)	14,28,336.00
	TOTAL 'A'	2,99,83,831.00
B	Break up of estimates	
5	Material cost 70% of total 'A'	2,09,88,681.70
6	Labour Cess 1% of total 'A'	2,99,838.31
7	Overhead 5% of total 'A'	14,99,191.55
8	Execution charge 24% of total 'A'	71,96,119.44
	TOTAL 'B'	2,99,83,831.00
<i>(Rupees two crore ninety-nine lakhs eighty-three thousand eight hundred thirty-one) only.</i>		

5.4.4 Sanitation

A. Liquid waste management:

Individual on-site sanitation systems are proposed for each residential plot. Each unit shall be equipped with a septic tank (constructed either in masonry or prefabricated plastic) along with an appropriate soak pit for effluent disposal.

The treated wastewater discharged into the ground shall preferably be directed towards kitchen gardens or landscaped areas, thereby aiding in soil moisture retention and supporting small-scale horticultural activities. Greywater shall, as far as feasible, be conveyed to the nearest surface drain. In the absence of direct drainage connectivity, it may be allowed to percolate for groundwater recharge or be reused for gardening purposes.

Implementation of sanitation components may be supported through schemes such as the Swachh Bharat Mission – Gramin (SBM-G), as undertaken by the Public Health Engineering (PHE) Department.

B. Solid waste management:

Solid waste generation in rural areas is estimated at approximately 0.3–0.4 kg per capita per day, as per SBM-G technical guidelines. Based on a projected population of 570, the total waste generation is estimated to be in the range of 171–228 kg per day by the year 2045.



At present, non-biodegradable waste generated in the village is collected by a private enterprise, Green Herd SP, based in Serchhip Town. The company operates under a Memorandum of Understanding (MoU) with the Public Health Engineering Department, SBM-G, Serchhip WATSAN Division for collection of waste from both rural and urban areas within the district. This arrangement facilitates segregation and subsequent transfer of recyclable waste to appropriate recycling facilities.

The existing system is mutually beneficial for the village, administration, and the service provider, and it is recommended that this model be continued.

However, provision has been made for a future Solid Waste Management (SWM) facility, if required. A site measuring approximately 3,770 sqm has been allocated near the current entry point of the planning area. The location has been strategically selected such that, with the development of the proposed approach road, it will no longer function as the primary entry to the village while remaining easily accessible from Thenzawl and Serchhip. This ensures that waste collection vehicles can access the facility without entering the village core, thereby minimizing disturbance to residential areas.



MEMORANDUM OF UNDERSTANDING

State: Mizoram,

District: Serchhip

This Memorandum of Understanding (this "MOU") is made and entered into on the 1st Aug, 2025 ("Effective Date") by and between:

Public Health Engineering Department, SBM-G residing/located at SERCHHIP MIZORAM, SERCHHIP WATSAN DIVISION

("First Party") and Green Herd SP residing/located at LUNGUAL, NEW SERCHHIP, SERCHHIP ("Second Party")

Both known collectively as the 'Parties'

Background:

The First Party and the Second Party desire to enter into an agreement in which they will work together to achieve the various aims and objectives relating to plastic waste and other solid wastes within Rural areas, Serchhip District.

The First and Second Party desire to enter into an agreement between them, setting out the working arrangements that each of the two parties mutual agreement are necessary to complete the Project.

Purpose & Scope

1. The purpose of this MOU is to provide the framework, the scope of work, terms and conditions, and responsibilities of the Parties associated with their work on the Project, as attached in more detailed information for the Project that Parties have agreed upon, if applicable. The obligations of the Parties will be valid for the period of one year with effect from 1.8.2025 to 1.8.2026

Figure 24 Copy of MoU between PHED & Green Herd SP

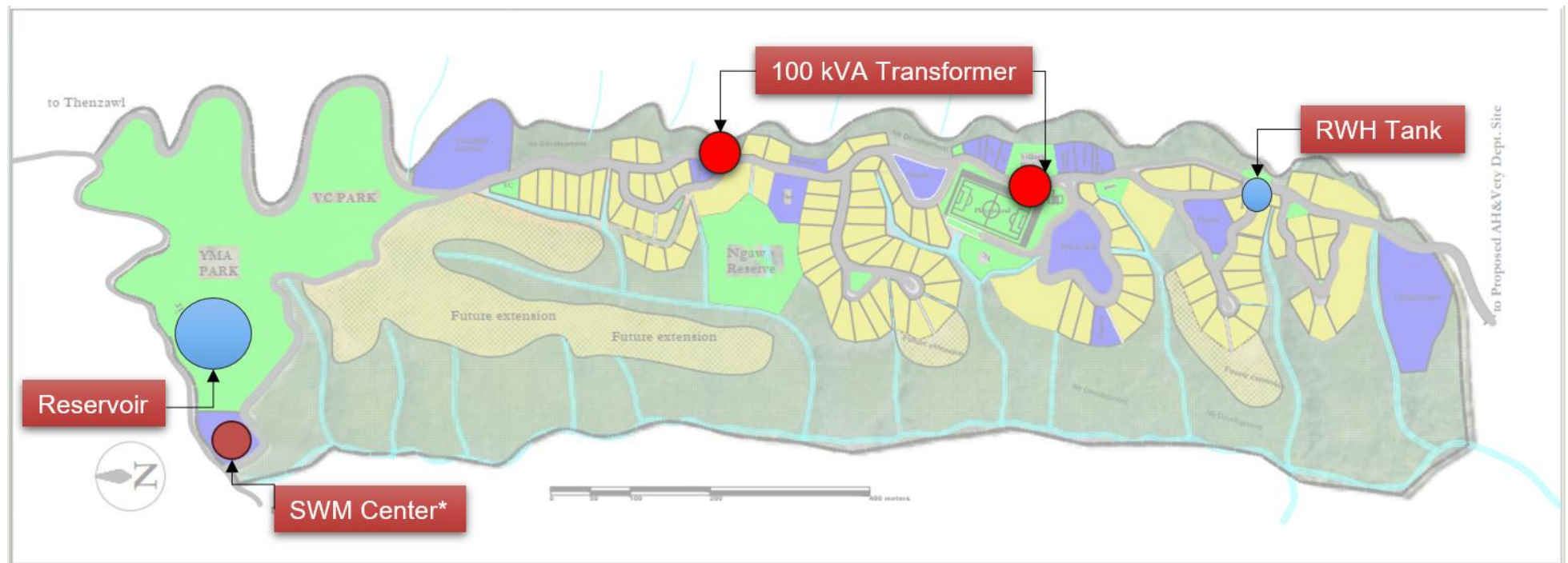


Figure 25 Proposed location of infrastructures

5.5 Social And Community Infrastructure

The Master Plan allocates land for educational institutions, churches, community halls, a health clinic, playgrounds, and burial grounds. Facilities are centrally located to ensure equitable accessibility.

5.5.1 Educational Institutions

A. Anganwadi:

As per the Rural Area Planning & Development Formulation and Implementation Guidelines (RAPDFI), 2021, one Anganwadi Centre is to be provided for every 5,000 population, with a service radius of 500 metres and a minimum area requirement of 0.05 hectares. The existing village presently has two Anganwadi Centres. Although the projected population of the relocated village is well below 5,000, the linear extent of the planned settlement is approximately 1.2 kilometres.

In view of the elongated settlement pattern and to ensure equitable accessibility, two Anganwadi Centres have been proposed, strategically distributed to serve the northern and southern sections of the village.

Anganwadi-I is located opposite the Health Centre, enabling shared use of open/play areas and facilitating convenience for children visiting the clinic. Anganwadi-II is situated within the core area of the village, in close proximity to the Primary and Middle Schools, thereby strengthening the cluster of educational and child development facilities.

B. Primary & Middle School:

The existing Primary School accommodates 33 students with a teaching staff of 3, while the Middle School has an enrolment of 29 students supported by 6 teachers, indicating a favourable teacher–student ratio in both institutions.

As per the RAPDFI Guidelines, 2021, provision of a High School (with Primary School) is recommended for a population of 15,000. Given that the projected population of the relocated village is significantly below this threshold, the establishment of a high school is not presently warranted.

However, to ensure adequate provision for elementary education, a consolidated site of approximately 5,000 square metres has been earmarked for the Primary and Middle Schools. The site is strategically located at the central part of the village to ensure equitable accessibility for students from all residential clusters. Furthermore, its proximity to the village playground allows for convenient and safe access for sports and extracurricular activities, reinforcing the integration of educational and recreational infrastructure within the settlement.

5.5.2 Health Center

As per the RAPDFI Guidelines, 2021, a Dispensary/Health Centre is to be provided for a population of up to 5,000, with a minimum area requirement of 500 square metres (0.05 hectares). In this regard, a plot of approximately 2,390 square metres has been earmarked for the proposed Health Centre, which exceeds the minimum prescribed standard. The additional area has been provisioned to accommodate staff quarters associated with the facility which is in existence in the existing village.

The selected site is located adjacent to the reserved green area (Ngaw Reserve), ensuring a calm and less congested environment conducive to healthcare services. This strategic siting minimizes disturbances from vehicular movement and other activities, while still maintaining accessibility for residents across the village.

5.5.3 Community Centers

A. Community Hall:



A Community Hall serves as a central venue for a wide range of social, cultural, and administrative activities within the village. It accommodates functions and programs involving all sections of the community, including Gram Sabha meetings conducted by the Village Council, general body meetings of organizations such as the Young Mizo Association (YMA), Mizo Hmeichhe Insuihkhawm Pawl (MHIP), and Mizo Upa Pawl (MUP), as well as social gatherings, celebrations, and occasions that cannot be accommodated within individual residences. The facility may also be utilized for conducting funeral services and can function as a temporary rehabilitation or relief centre during natural disasters.

In addition, the Community Hall often supports indoor recreational activities, with provision for spaces such as badminton courts, volleyball courts, and other multipurpose uses. Thus, it performs a vital multi-functional role within the village's social and community infrastructure.

As per the RAPDFI Guidelines, 2021, one Community Hall is recommended for a population of up to 5,000, with a minimum site area of 500 square metres. In accordance with these guidelines, a site measuring approximately 950 square metres has been earmarked for the Community Hall. The site is strategically located at the heart of the village and adjacent to the Village Garden, allowing spillover of larger gatherings and events into the adjoining open space.

The site is situated at an elevation of approximately 3 metres above the road level. This natural level difference presents an opportunity for a multi-level development, wherein the lower level, accessible from the road, may be utilized for complementary functions such as a village market, thereby enhancing the functional efficiency of the site.

B. NGO buildings:

Non-governmental organizations (NGOs) such as the Young Mizo Association (YMA), Mizo Hmeichhe Insuihkhawm Pawl (MHIP), and Mizo Upa Pawl (MUP)



play a significant role in the social and community life of the village. These organizations operate from designated facilities locally referred to as “Run,” which translate to a “House” or “Home,” serving as functional spaces for their respective activities.

A combined plot of approximately 660 square metres has been earmarked for MHIP and MUP. An MUP Run typically comprises a meeting room along with basic supporting facilities such as a kitchen and toilet. Similarly, an MHIP Run includes a meeting room, kitchen, and may also incorporate a multipurpose hall, which can be utilized for institutional activities such as vocational training in weaving and other handicrafts.

YMA activities generally attract larger gatherings and require more extensive facilities. Accordingly, a separate plot of approximately 800 square metres has been allocated for the YMA Run. This facility may include a committee meeting room, kitchen, toilets, and a common/duty room. In addition, provision may be made for indoor recreational spaces to accommodate activities such as table tennis, carrom, chess, board games, and similar low space-intensive sports. In larger settlements, YMA facilities may also include a gymnasium and a library.

In the present case, provision for a library within the YMA Run is considered essential, as such a facility already exists in the current village. Other components may be incorporated based on future requirements and feasibility at the time of implementation.

C. Churches:

There are currently four churches in the village, namely the Presbyterian Church of India (PCI), Isua Krista Kohhran (IKK) (Kross Var), Isua Krista Kohhran (IKK) (Kross Sen), and the United Pentecostal Church of Mizoram (UPC-M). Among these, the Presbyterian Church of India has the largest congregation, followed by IKK (Kross Var), IKK (Kross Sen), and UPC-M.



In the proposed layout, two plots measuring more than 2000 sqm each have been earmarked for the two larger congregations. The remaining smaller churches have been allocated plots comparable in size to standard residential plots, in accordance with their congregation size and functional requirements. However, these plots shall be allotted through a lottery system by the appropriate authority.

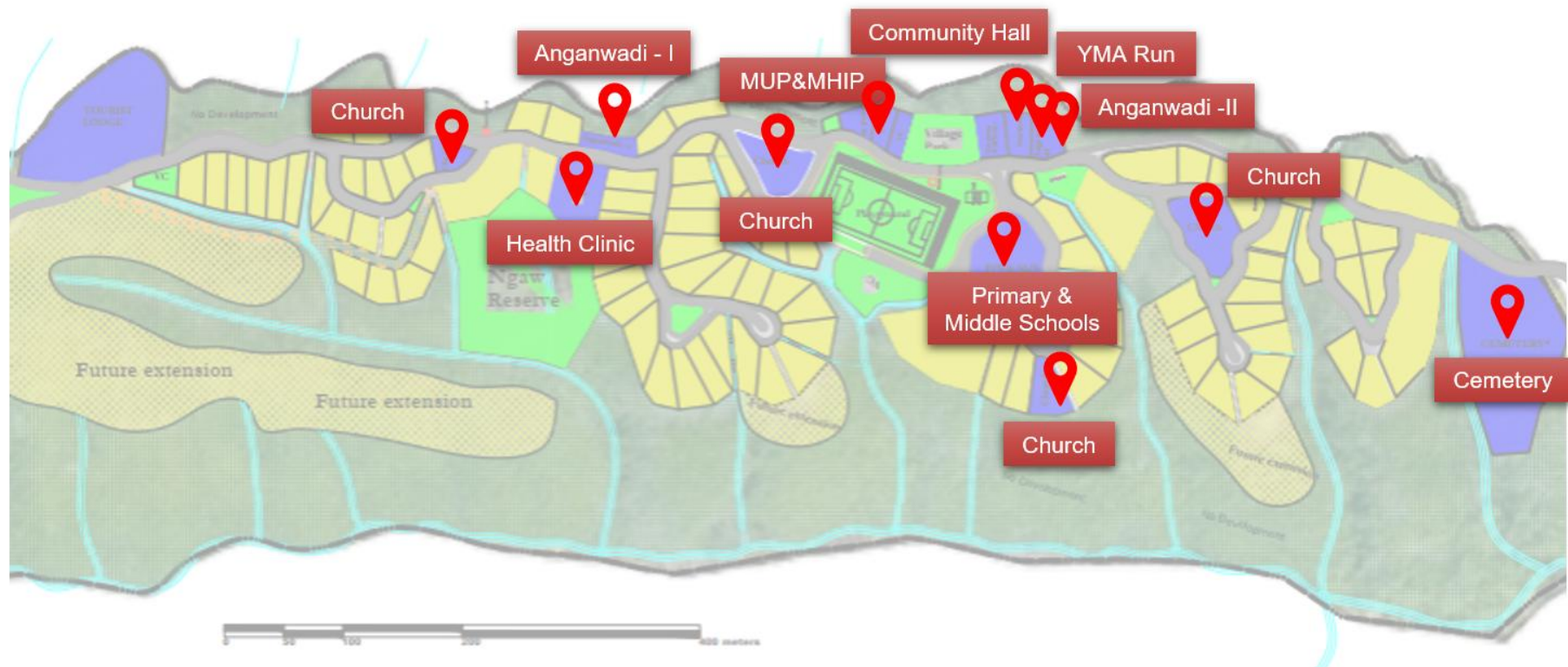


Figure 26 Proposed location of social infrastructure

5.6 Green And Recreational Infrastructures

The provision of recreational and open spaces forms an integral component of the New Neihloh Master Plan. In addition to meeting the recreational needs of residents, these spaces contribute to environmental conservation, community interaction, public health, and the overall visual character of the settlement. Considering the linear nature of the proposed village layout, recreational facilities have been distributed across the planning area to ensure equitable access for all residential clusters.

The recreational framework follows a hierarchical approach comprising neighbourhood-level, village-level, and ecological open spaces. This approach ensures that residents have access to both active and passive recreational opportunities within convenient walking distance while preserving the natural landscape characteristics of the site.

The recreational network is designed to function as a continuous green system that connects public institutions, residential areas, and environmentally sensitive zones. These spaces also serve as visual relief within the built environment and help maintain the rural character of the village.

5.6.1 Neighbourhood Parks

Neighbourhood Parks are distributed within the residential areas to ensure that residents across different clusters have convenient access to open spaces. These parks are designed to provide opportunities for daily recreation, relaxation, and social interaction, particularly for children, elderly persons, and families.

The parks may include children's play equipment, benches, landscaped gardens, walking paths, and shaded seating areas. Their distribution within the settlement minimizes travel distance and encourages regular use by residents.



5.6.2 Village Park and Garden

A Village Park and Garden is proposed at the eastern edge of the settlement adjoining the Village Playground area. The park is intended to serve as the primary recreational destination for the entire village and shall function as a venue for community gatherings, outdoor recreation, cultural events, and social interaction.

The park may incorporate landscaped gardens, seating areas, shaded walkways, viewing points, children's play facilities, and open lawns. Owing to its location next to the proposed Community Hall area, it may act as an extended seating area in terms of major events

5.6.3 Village Playground

A centrally accessible Village Playground has been proposed to accommodate active recreational activities and sports. The facility is intended primarily for football, volleyball, and other community sporting events. Given the youthful demographic profile of the village, the playground is expected to play a significant role in promoting physical activity, social cohesion, and community well-being.

The playground will also function as a venue for village-level events, celebrations, and emergency assembly during disaster situations if required.

5.6.4 Green Reserves

Substantial portions of steep slopes and environmentally sensitive areas have been retained as Green Reserves. These areas serve multiple functions including slope stabilization, biodiversity conservation, watershed and natural drain protection, and enhancement of the village microclimate.

Development activities within these zones shall be restricted, except for conservation measures, nature trails, and limited eco-friendly recreational activities where appropriate. The preservation of these green areas will contribute significantly to the long-term environmental sustainability and



disaster resilience of the settlement. Some areas abutting roads which are however unfavourable for construction, due to steep slope and drain reserves, are designated for blue-green areas and such sites at kawn area can be used as Neighbourhood Park as well.

5.7 Disaster Risk Reduction Strategy

Development on land having slopes exceeding 45 degrees is strictly prohibited in accordance with the planning principles adopted for the Master Plan. Such areas are designated as Vegetation Zones and are to be preserved in their natural state to maintain slope stability, minimise the risk of landslides, and conserve the existing vegetation cover. No residential, commercial, institutional, or other forms of permanent development shall be permitted within these zones, except for essential utility infrastructure where technically unavoidable and subject to appropriate geotechnical safeguards.

To protect the site's natural drainage system and reduce flood and erosion hazards, a minimum buffer of 6.0 metres (3.0 metres on either side from the centreline) has been reserved along the major natural drain traversing the planning area. This buffer shall remain free from permanent construction and shall function as a protected drainage corridor for the safe conveyance of stormwater, maintenance access, and preservation of the natural riparian environment. Any crossing of the drain shall be limited to essential infrastructure such as roads or utility lines and shall be designed to avoid obstruction of the natural flow.



Figure 27 Proposed location of recreational areas

5.8 Implementation Strategy

The implementation of the Master Plan for the relocated village has been carried out in a phased and systematic manner, ensuring that planning decisions are informed by on-ground realities and technical assessments.

The process commenced with an initial aerial survey of the project site, undertaken when the area was still under dense vegetation cover, primarily bamboo. Based on this survey, a preliminary layout plan was prepared to understand the broad spatial organization of the village.

Subsequently, jungle clearance was carried out to enable better accessibility and visibility of the terrain. Following this, a fresh aerial survey was conducted, allowing for improved accuracy in mapping and assessment of the site conditions. Using this updated data, the planning framework was refined and the final layout was provisionally established.

Under the leadership of the Village Council (VC) and the Planning Committee, initial road formation works were undertaken. As service roads were carved along the terrain contours, additional aerial surveys were conducted to capture the altered ground conditions. These updated surveys facilitated the finalization and freezing of the Master Plan layout, ensuring that it is well-aligned with the actual site development.

Following the finalization of the layout, the implementation of infrastructure components shall proceed as per the approved Detailed Project Reports (DPRs):

- The Public Works Department (PWD) shall undertake the construction of roads in accordance with the approved DPR.
- The Public Health Engineering Department (PHED) shall implement the water supply system, ensuring provision up to Functional Household Tap Connection (FHTC) level.



- The Power & Electricity (P&E) Department shall establish the electrical infrastructure as per the approved DPR.
- The School Education Department shall take necessary action for planning and construction of both Primary and Middle Schools upon allocation of funds.

5.8.1 District Level Committee (DLC) for Relocation of Neihloh Village

To ensure effective implementation of the Neihloh Village Relocation Project, a District Level Committee (DLC) has been constituted under the chairmanship of the Deputy Commissioner, Serchhip on 7th May, 2026. The Committee serves as the apex district-level coordinating and monitoring body responsible for overseeing all aspects of the relocation process, from construction and infrastructure development to beneficiary support and post-relocation stabilization. (Refer Annexure-III)

The Committee comprises representatives from key government departments including Rural Development, Public Works Department, Public Health Engineering Department, Power & Electricity Department, Forest Department, Revenue Department, Health Department, Education Department, Agriculture, Horticulture, Sericulture, Local Administration, Women & Child Development, and other relevant agencies. Community representation is ensured through the inclusion of representatives from the Village Council, Young Mizo Association (YMA), and Mizo Hmeichhe Insuihkhawm Pawl (MHIP).

The primary objective of the Committee is to provide unified leadership and strategic oversight for the relocation programme. It is entrusted with ensuring timely implementation of housing construction, transparent disbursement of financial assistance, coordination among implementing agencies, development of community infrastructure, and protection of the rights and entitlements of affected households. The Committee also serves as the



principal decision-making body for resolving implementation issues and facilitating inter-departmental coordination.

During the construction phase, the Committee supervises the phased release of housing assistance, monitors compliance with approved building designs and structural safety standards, and reviews progress through regular inspections and reports submitted by the Sub-Divisional Monitoring Committee. It also oversees the concurrent development of supporting infrastructure such as roads, water supply systems, electricity, sanitation facilities, educational institutions, community buildings, and health facilities.

Following completion of relocation, the Committee is responsible for facilitating livelihood restoration, coordinating access to government welfare schemes, addressing grievances raised by beneficiaries, and supervising the formal closure and rehabilitation of the old village site. It also ensures proper documentation, financial accountability, and submission of progress reports to the State Government and other concerned authorities.

The District Level Committee provides an institutional mechanism for coordinated implementation and serves as the principal governance framework for ensuring that the relocation of Neihloh Village is carried out in a transparent, accountable, and sustainable manner.

5.8.2 Standard Operating Procedure for Relocation

The implementation of the Neihloh Village Relocation Project shall be carried out in accordance with the Standard Operating Procedure (SOP) for Relocation of Neihloh Village issued by the Deputy Commissioner, Serchhip. The SOP establishes a comprehensive institutional and operational framework for the phased relocation of the village, ensuring coordinated implementation among all stakeholder departments. (Refer Annexure – IV.)

Implementation shall be coordinated through a District Level Committee (DLC) chaired by the Deputy Commissioner, Serchhip, with representation from all



concerned line departments, including Public Works, Public Health Engineering, Power & Electricity, Forest, Revenue, Rural Development, Education, Health and Local Administration, together with representatives of the Neihloh Village Council and community-based organisations. At the village level, a Village Relocation Coordination Committee (VRCC) shall facilitate community participation, while District and Sub-Divisional Monitoring Committees shall oversee construction quality, certify milestone completion and monitor overall project progress.

Relocation shall be implemented in a phased manner, beginning with site preparation, plot demarcation and development of essential infrastructure, followed by construction of residential houses and community facilities. Housing construction shall be undertaken in accordance with the approved standard designs prepared for the project and shall comply with the applicable seismic design standards for Zone V. Development of roads, water supply, power supply and other public infrastructure shall proceed concurrently to ensure that the relocated settlement is fully serviced prior to occupation.

Each eligible household shall receive financial assistance of ₹15.00 lakh for construction of a dwelling house through the Direct Benefit Transfer (DBT) mechanism. The assistance shall be released in four instalments linked to construction milestones verified by the Monitoring Committee, namely:

- 1st Instalment: ₹3.75 lakh (25%) upon completion of the foundation up to Damp Proof Course (DPC) level.
- 2nd Instalment: ₹3.75 lakh (25%) upon completion of the plinth/sill level.
- 3rd Instalment: ₹4.50 lakh (30%) upon completion of the lintel level, together with distribution of pre-coated GCI roofing sheets.
- 4th Instalment: ₹3.00 lakh (20%) upon full completion of the house, including roofing, doors and windows, and exterior painting in accordance with the approved village colour scheme. Release of each instalment shall be subject to field inspection, geo-tagged



documentation and issuance of a Milestone Completion Certificate by the Monitoring Committee, thereby ensuring transparency, accountability and quality control throughout the implementation process.

To improve efficiency and achieve economies of scale, selected construction materials, including pre-coated galvanised corrugated iron (GCI) roofing sheets and exterior paints, shall be procured centrally and distributed to beneficiaries at the appropriate stages of construction. This approach ensures uniform quality, reduces procurement costs, simplifies logistics and contributes to a cohesive architectural character for the relocated village.

Upon completion of the relocation, the old village site shall be vacated and restored through appropriate environmental measures, including revegetation of vulnerable slopes. A post-relocation monitoring and grievance redressal mechanism shall remain operational to address issues relating to infrastructure, livelihoods, land records and beneficiary entitlements, thereby facilitating a smooth transition to the new settlement.

5.8.3 Final Ground Survey and Plot Demarcation

Following the approval of the Draft Layout Plan during the First Meeting of the Neihloh Village Planning Committee held on 6th May 2026, a detailed ground survey and plot demarcation exercise was undertaken from 14th to 17th May 2026 to facilitate implementation of the proposed relocation plan.

The survey was carried out by the Town & Country Planning Office in collaboration with the Mizoram Survey Agency using Differential Global Positioning System (DGPS) equipment to ensure a high degree of positional accuracy. The primary objective of the exercise was to transfer the approved layout plan from the planning stage onto the ground and establish the exact location and boundaries of all proposed plots, roads, public facilities, utility areas, and open spaces.



Based on the approved Master Plan, boundary pillars were physically laid on the ground to demarcate individual residential plots as well as major public and community facilities. The survey also established the coordinates of all plot corner points and boundary pillars, thereby creating a georeferenced cadastral framework for the relocated village. The final plot map, together with the corresponding coordinates of boundary pillars, forms the official reference document for future development, construction activities, infrastructure provision, and land administration within the planning area.

The completion of the ground demarcation exercise enabled accurate identification of individual residential plots and ensured transparency in the subsequent allotment process. Using the finalized plot layout and survey records, the Sub-Committee for Field Monitoring (Monitoring Committee) conducted plot allocation through a lottery system. This method ensured fairness, impartiality, and equal opportunity for all beneficiary households while maintaining conformity with the approved Master Plan.

The final ground survey and plot demarcation exercise marked a significant transition from the planning phase to the implementation phase of the Neihloh Village Relocation Project, providing the spatial foundation for orderly development and construction of the new settlement.

Upon the completion of essential infrastructure, residents shall progressively relocate to their allotted plots. Construction of residential units shall be carried out by the beneficiaries in strict adherence to the planning norms, building guidelines, and regulations prescribed in this Master Plan and as implemented by the Monitoring Committee.

This phased approach ensures that development is both responsive to site conditions and consistent with the overall planning vision, thereby enabling the creation of a well-organized, safe, and sustainable settlement.



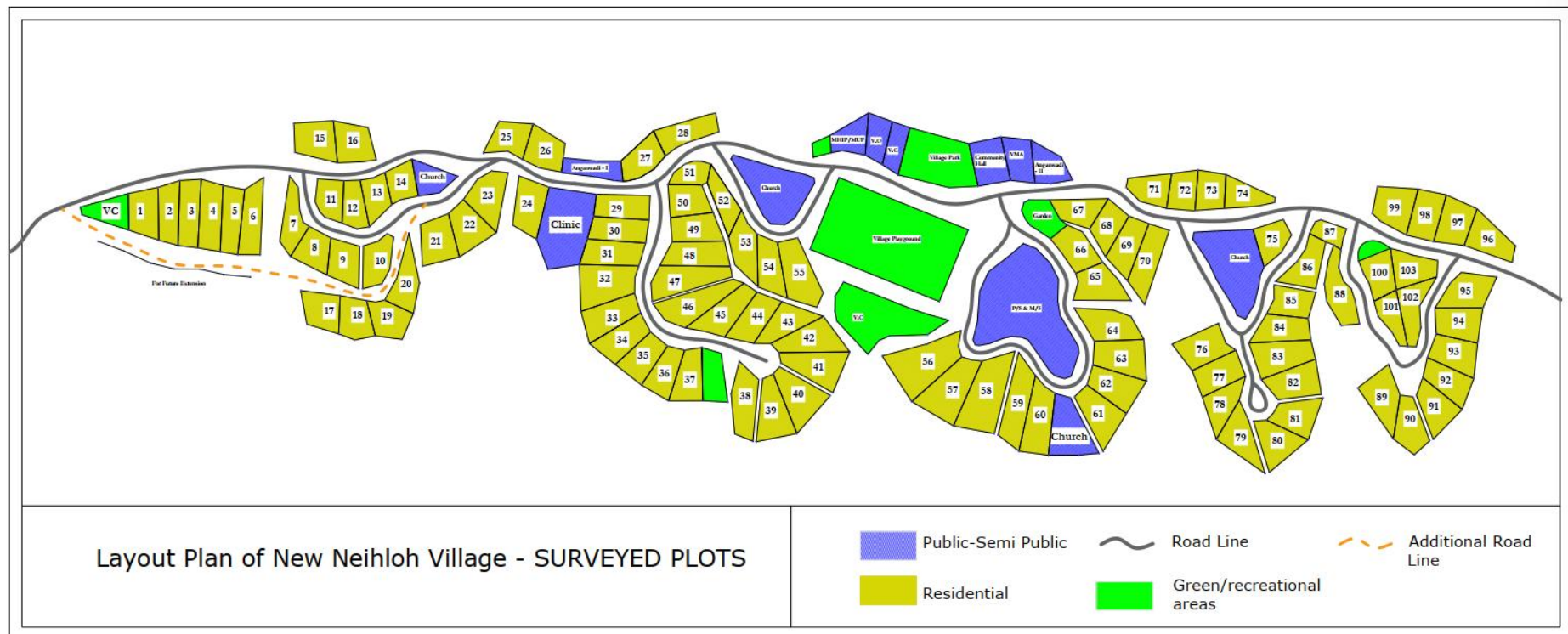


Figure 28 Layout plan with demarcated plots

CHAPTER 6: CONCLUSION

The preparation of this Master Plan marks a pivotal milestone in guiding the orderly, sustainable, and resilient development of the relocated village. This initiative reflects the visionary leadership and steadfast commitment of the Hon'ble Chief Minister, whose proactive intervention has transformed the process of relocation into an opportunity for structured growth and long-term community advancement. It embodies a forward-looking approach that prioritizes the safety, well-being, and socio-economic upliftment of the residents, while establishing a replicable model for planned rural development in the region.

The policies, provisions, and design guidelines set forth in this Master Plan are grounded in comprehensive analysis, technical rigor, and a nuanced understanding of the village's socio-economic dynamics and environmental context. Accordingly, strict adherence to these provisions is essential to ensure spatial coherence, functional efficiency, and environmental sustainability. All development within the planning area shall conform to the framework established herein.

Future growth and expansion of the village shall be undertaken in alignment with the land use zoning, development controls, and planning principles prescribed in this document. Any proposals or requirements not explicitly addressed shall be subject to review and approval by the competent planning and administrative authorities. Furthermore, any expansion beyond the designated planning boundary must be preceded by due assessment and formally incorporated into a revised planning framework to prevent unregulated development and ensure continuity in planning.

This Master Plan is the outcome of coordinated efforts among various government departments, technical experts, and stakeholders, whose collective contributions have shaped a comprehensive and implementable framework. Their collaboration and shared commitment have been



instrumental in realizing this vision, and their continued engagement will be vital during the implementation phase.

In conclusion, this Master Plan serves not merely as a statutory document, but as a strategic roadmap for the village's future. Its success will depend on sustained institutional coordination, effective governance, and a collective commitment to its guiding principles. In accordance with the Mizoram Urban and Regional Development (MURD) Act, 2025, the Master Plan shall be subject to periodic review at intervals not exceeding ten years, ensuring its continued relevance and responsiveness to emerging needs.

ANNEXURES

- Annexure-I : Notification of Neihloh Village Planning Committee
- Annexure-II : Model House drawings
- Annexure-III : Notification of District Level Committee (DLC) for Relocation of Neihloh Village
- Annexure-IV : Standard Operating Procedure (SOP) for Relocation of Neihloh Village

Annexure-I: Notification of Neihloh Village Planning Committee

M-13/97/2026-UD&PA
GOVERNMENT OF MIZORAM
URBAN DEVELOPMENT & POVERTY ALLEVIATION DEPARTMENT
MIZORAM NEW CAPITAL COMPLEX (MINECO)
Office phone No. 0389-2323257 *Email: udpamizoram@gmail.com*

Dated Aizawl, 25th March, 2026

NOTIFICATION

In exercise of the powers conferred by Section 5 of the Mizoram Urban & Regional Development Act, 2025, the Governor of Mizoram, is pleased to constitute “Neihloh Village Planning Committee” with immediate effect and until further order comprising of the following members:

- | | |
|--|--------------------|
| 1. Member of Legislative Assembly, Serchhip Constituency | - Chairman |
| 2. Deputy Commissioner, Serchhip District | - Vice Chairman |
| 3. Chief Town Planner, UD&PA | - Member Secretary |
| 4. District Urban Development Officer, Serchhip District | - Member |
| 5. Executive Engineer, PWD (Serchhip Division) | - Member |
| 6. Executive Engineer, PHED (Serchhip WATSAN Division) | - Member |
| 7. Executive Engineer, P&ED (Serchhip Division) | - Member |
| 8. District Agriculture Officer, Serchhip District | - Member |
| 9. District Horticulture Officer, Serchhip District | - Member |
| 10. District Education Officer, Serchhip District | - Member |
| 11. District Sericulture Officer, Serchhip District | - Member |
| 12. Chief Medical Officer, H&FW, Serchhip | - Member |
| 13. Project Director, DRDO, Serchhip | - Member |
| 14. Assistant Tourist Officer, Serchhip | - Member |
| 15. Village Council President, Neihloh | - Member |
| 16. YMA President, Neihloh | - Member |
| 17. MHIP President, Neihloh | - Member |
| 18. MUP President, Neihloh | - Member |

Sd/-LALMALSAWMA PACHUAU

Commissioner & Secretary to the Govt. of Mizoram
Urban Development & Poverty Alleviation Department

Memo No. M-13/97/2026-UD&PA : Dated Aizawl, 25th March, 2026

Copy to:-

1. Secretary to the Governor of Mizoram for favour of information.
2. P.S to Hon'ble Chief Minister of Mizoram for favour of information.
3. P.S to all Ministers/Ministers of State/Speaker/Deputy Speaker, Mizoram for favour of information.
4. Sr. PPS to Chief Secretary, Govt. of Mizoram for favour of information.
5. All Administrative Heads of Departments for favour of information.
6. All Heads of Departments for favour of information.
7. All Deputy Commissioners, Mizoram.
8. All members concerned.
9. Director, UD&PA Department, Govt. of Mizoram for favour of information.
10. The Chief Town Planner, UD&PA Department, Govt. of Mizoram for favour of information.
11. The Controller, Printing & Stationery with 5 (five) spare copies for publication in the Government Gazette with a request to furnish a copy of the Gazette to the undersigned.
12. Guard file.

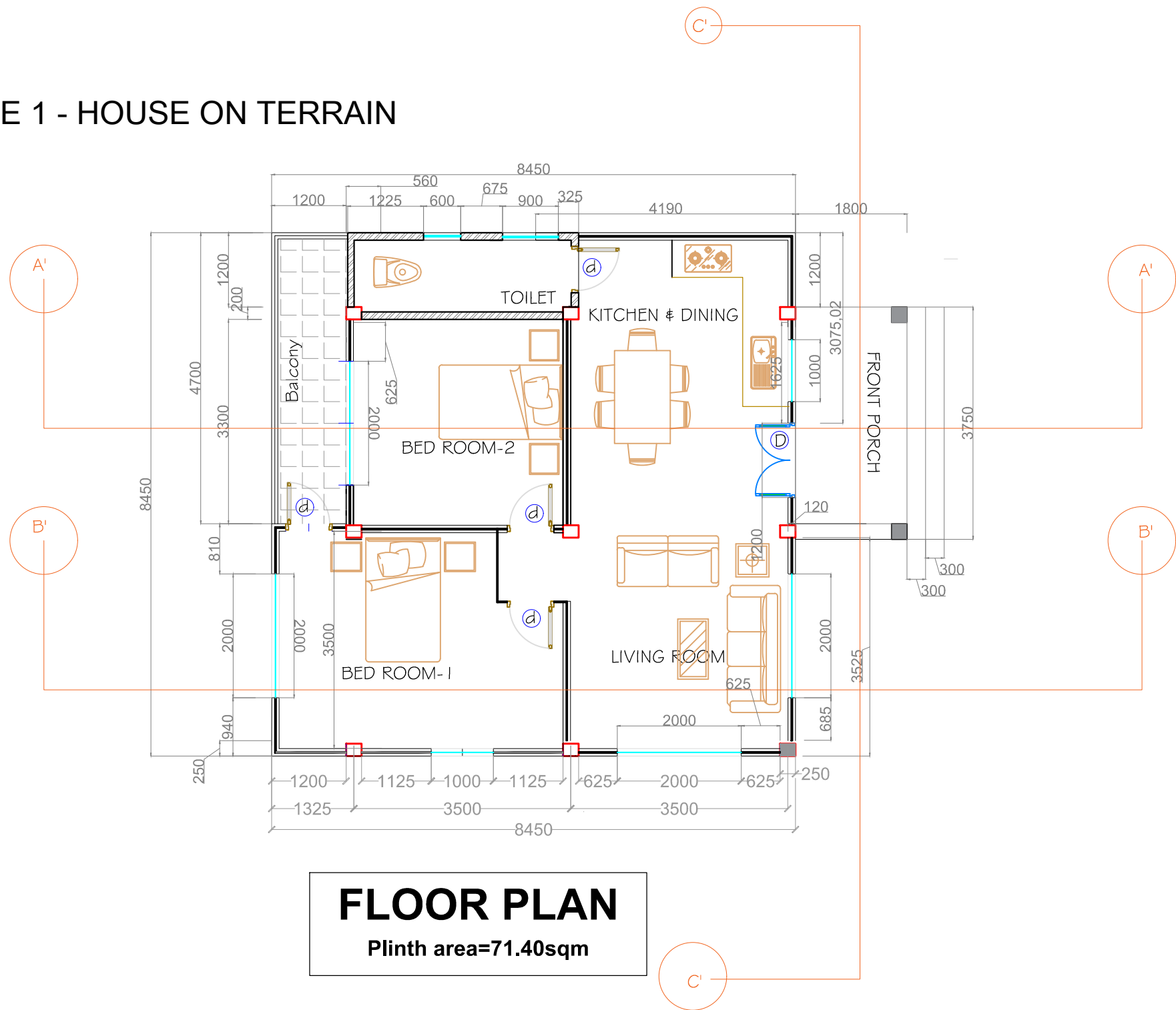


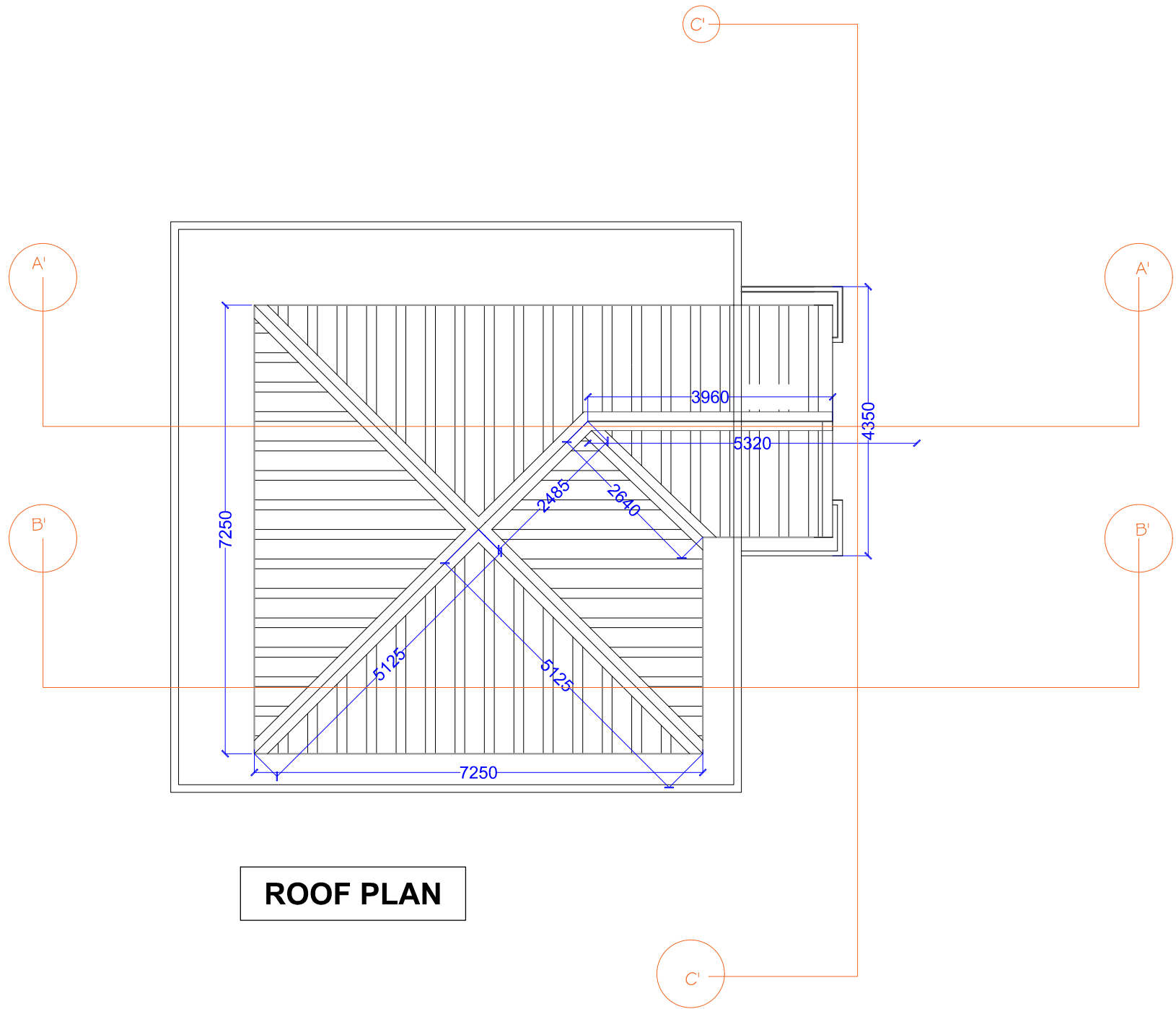
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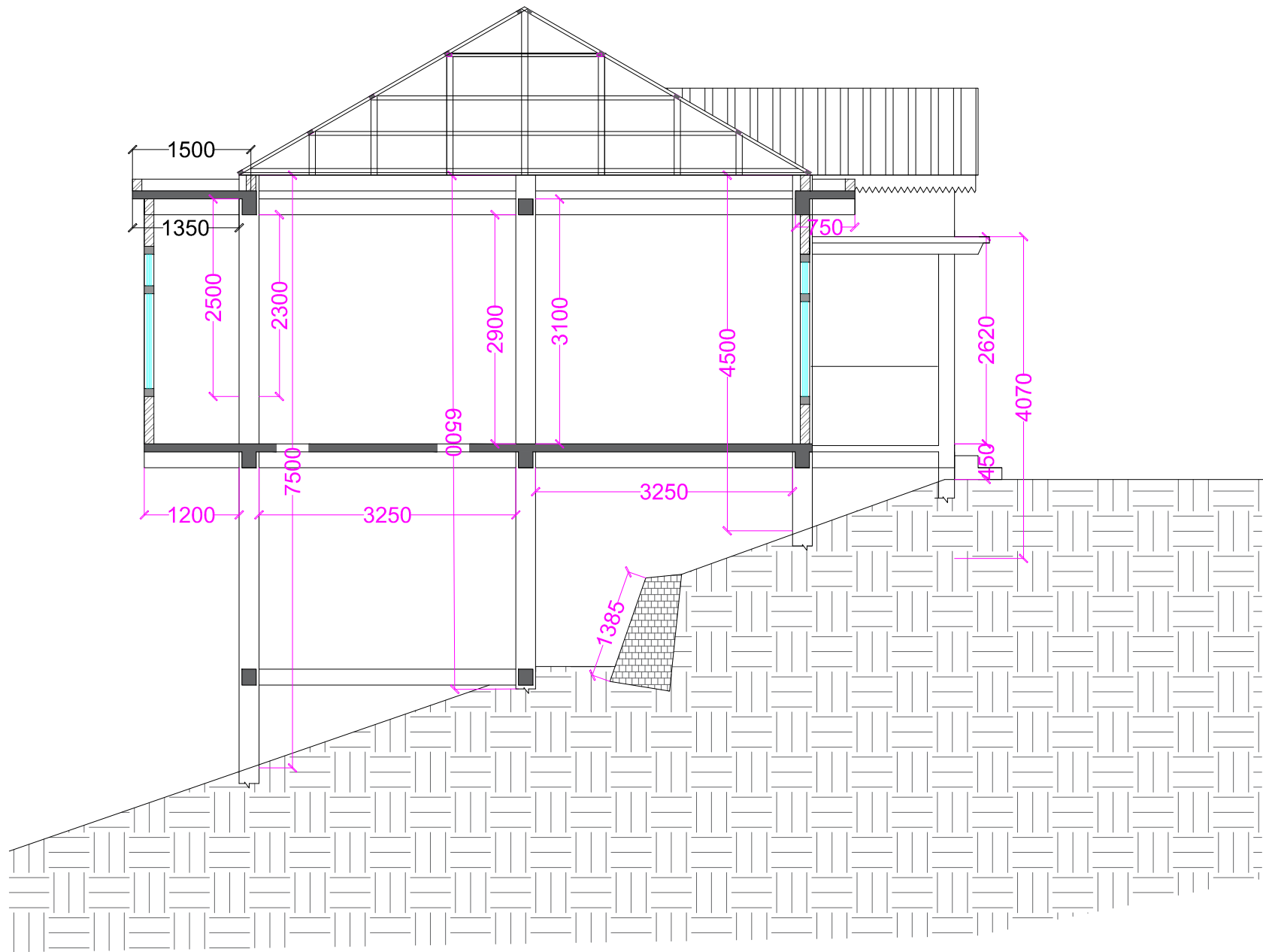
Under Secretary to the Govt. of Mizoram,
Urban Development & Poverty Alleviation Department.

Annexure-II: Model House drawings

SAMPLE 1 - HOUSE ON TERRAIN



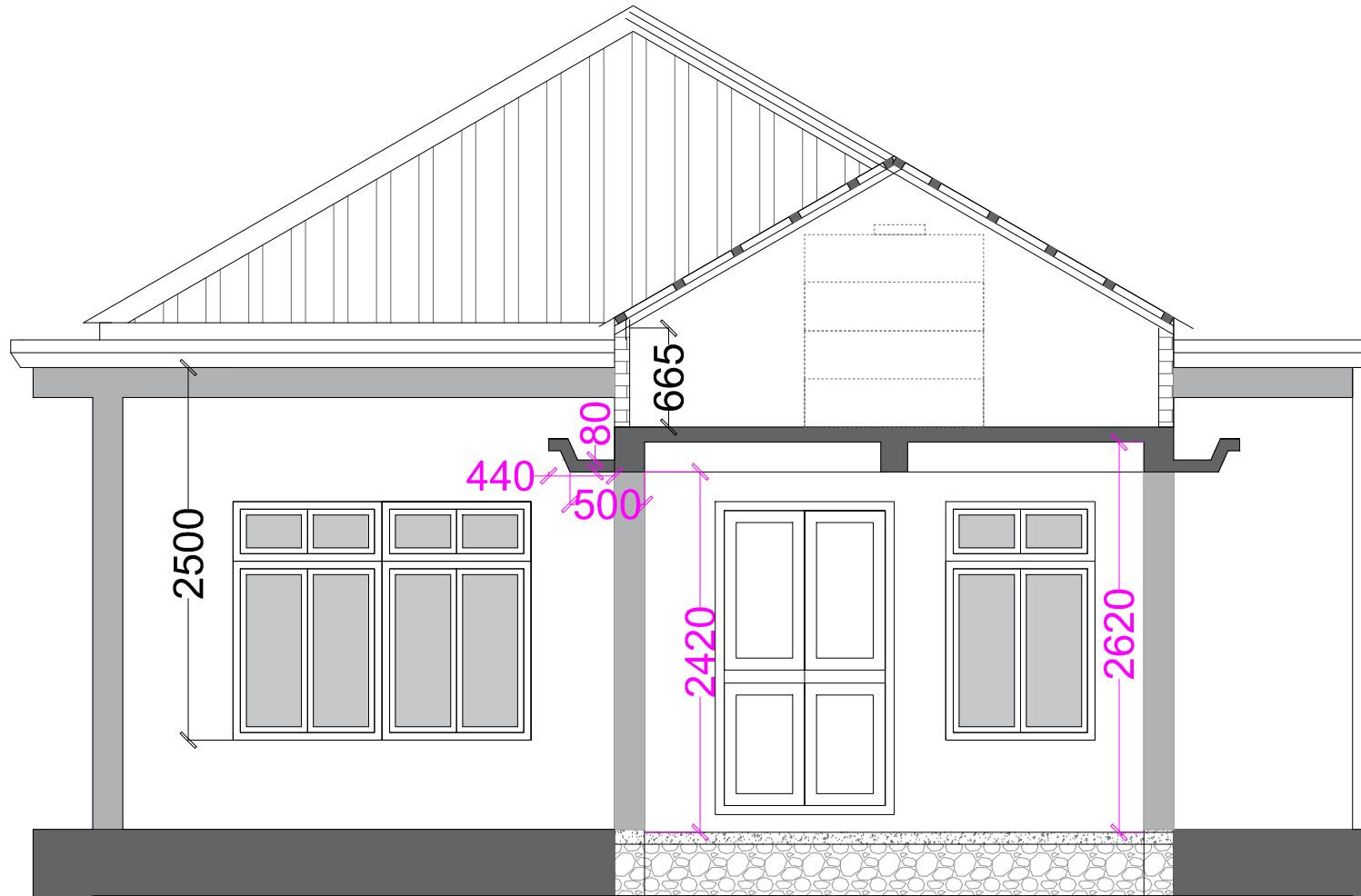




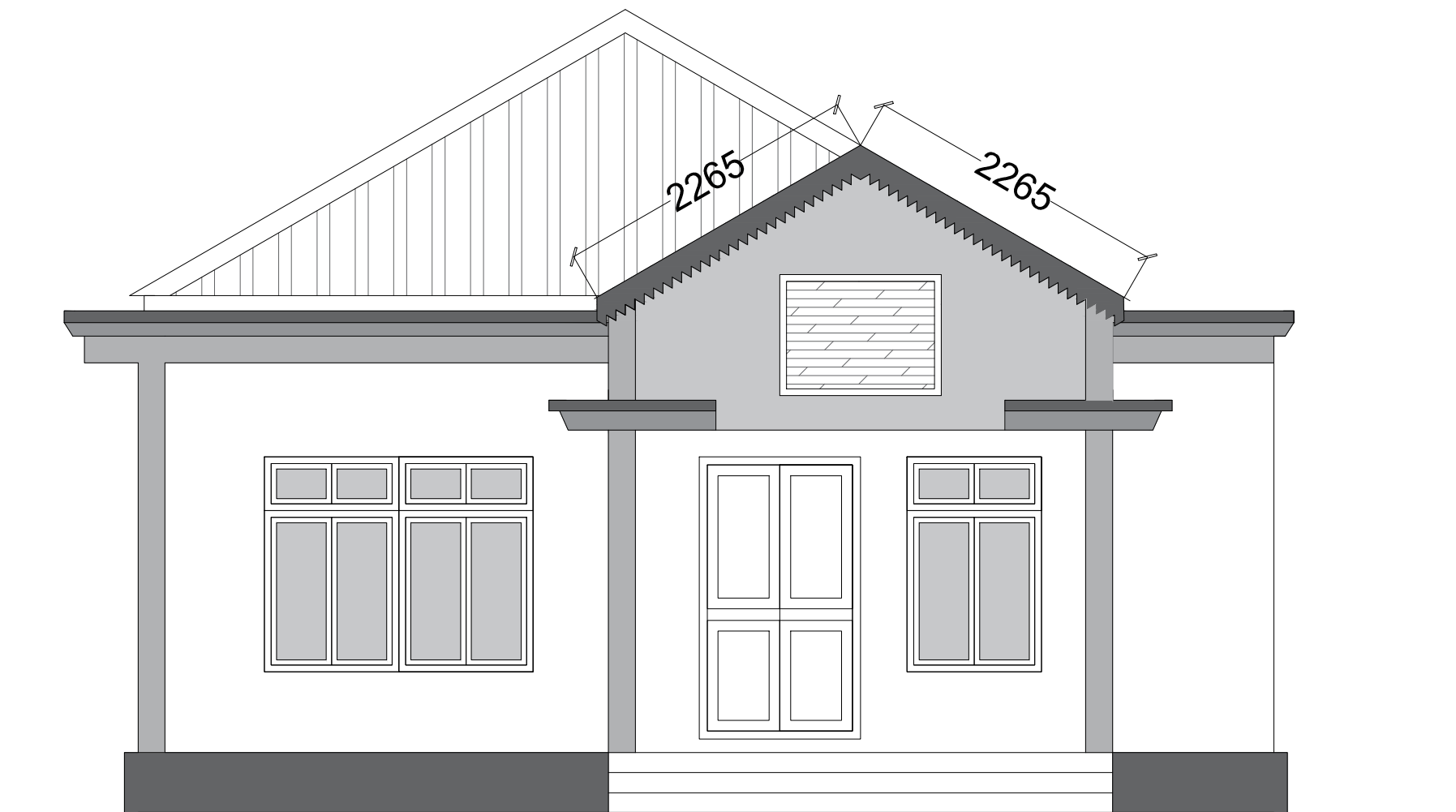
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SECTION-A'A'

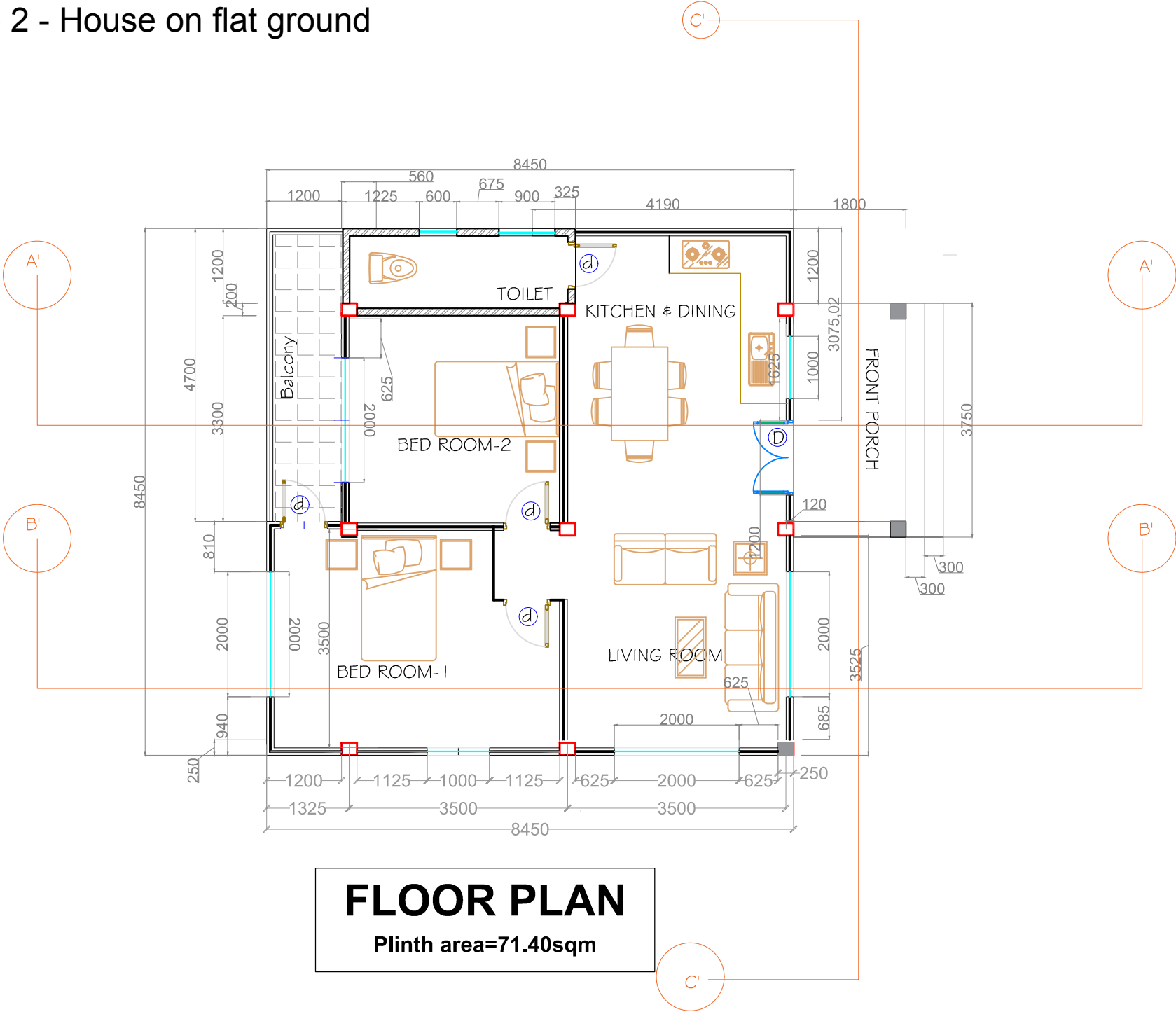


SECTION - C'C'

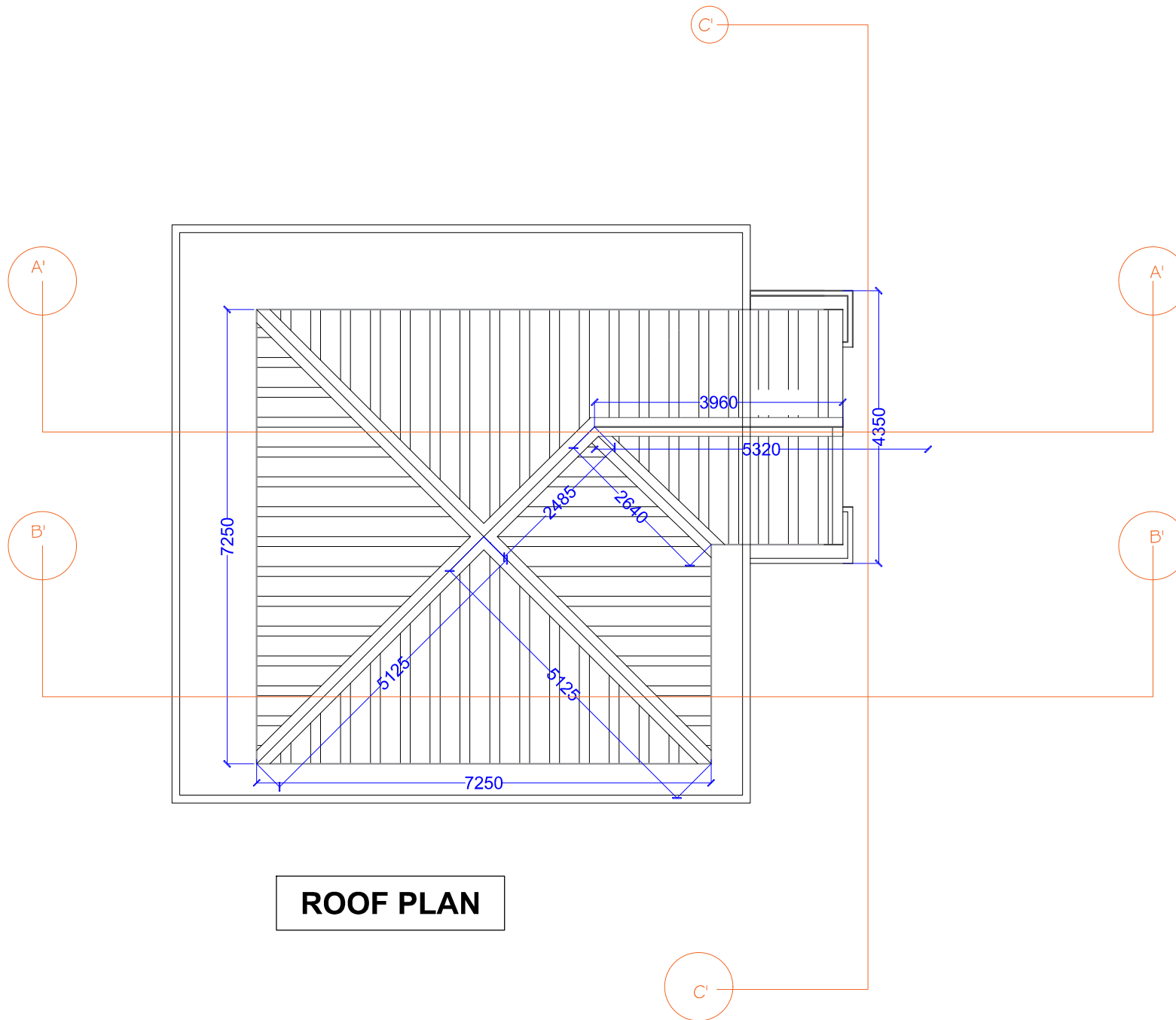


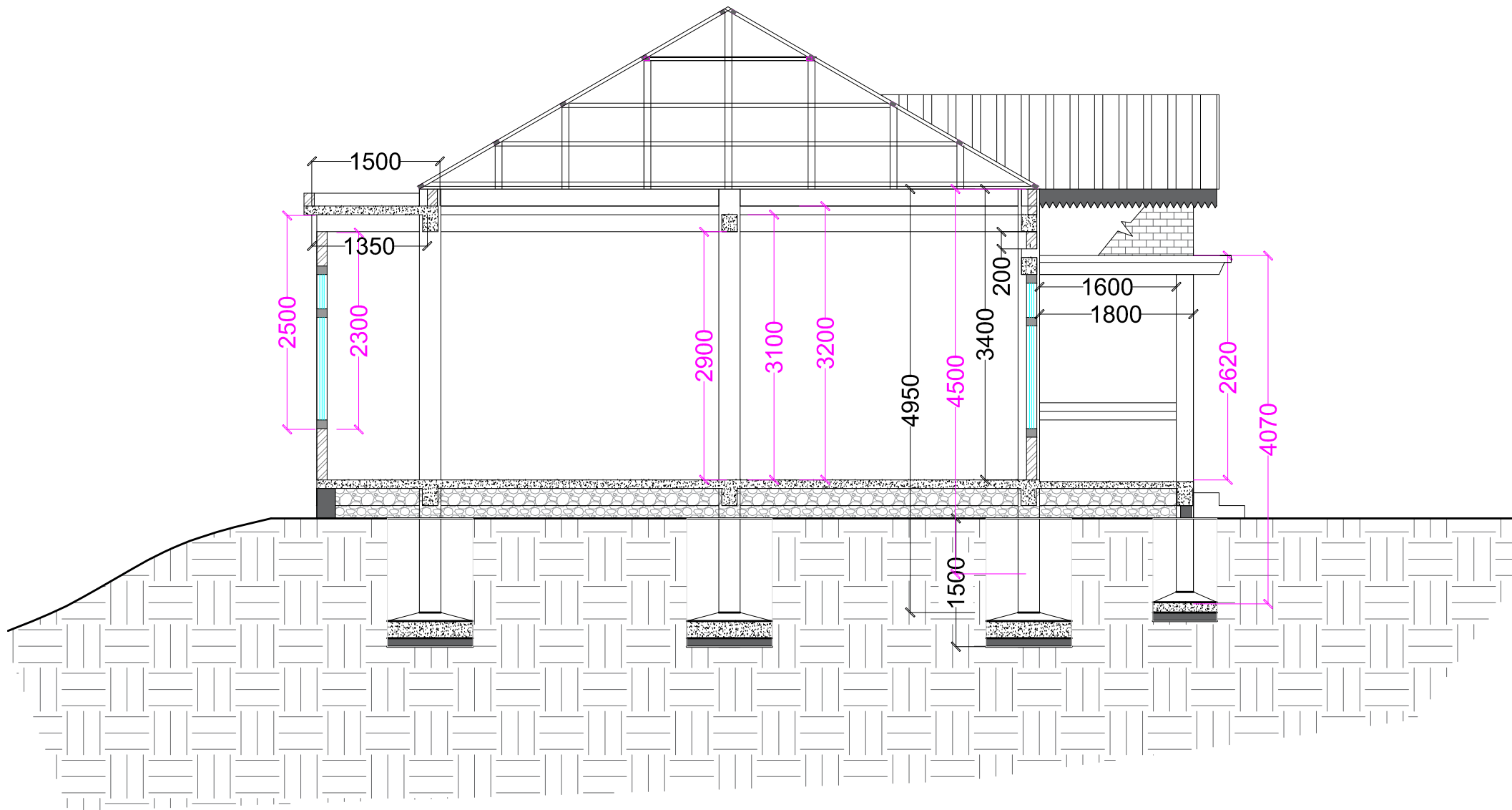
FRONT VIEW

Sample 2 - House on flat ground

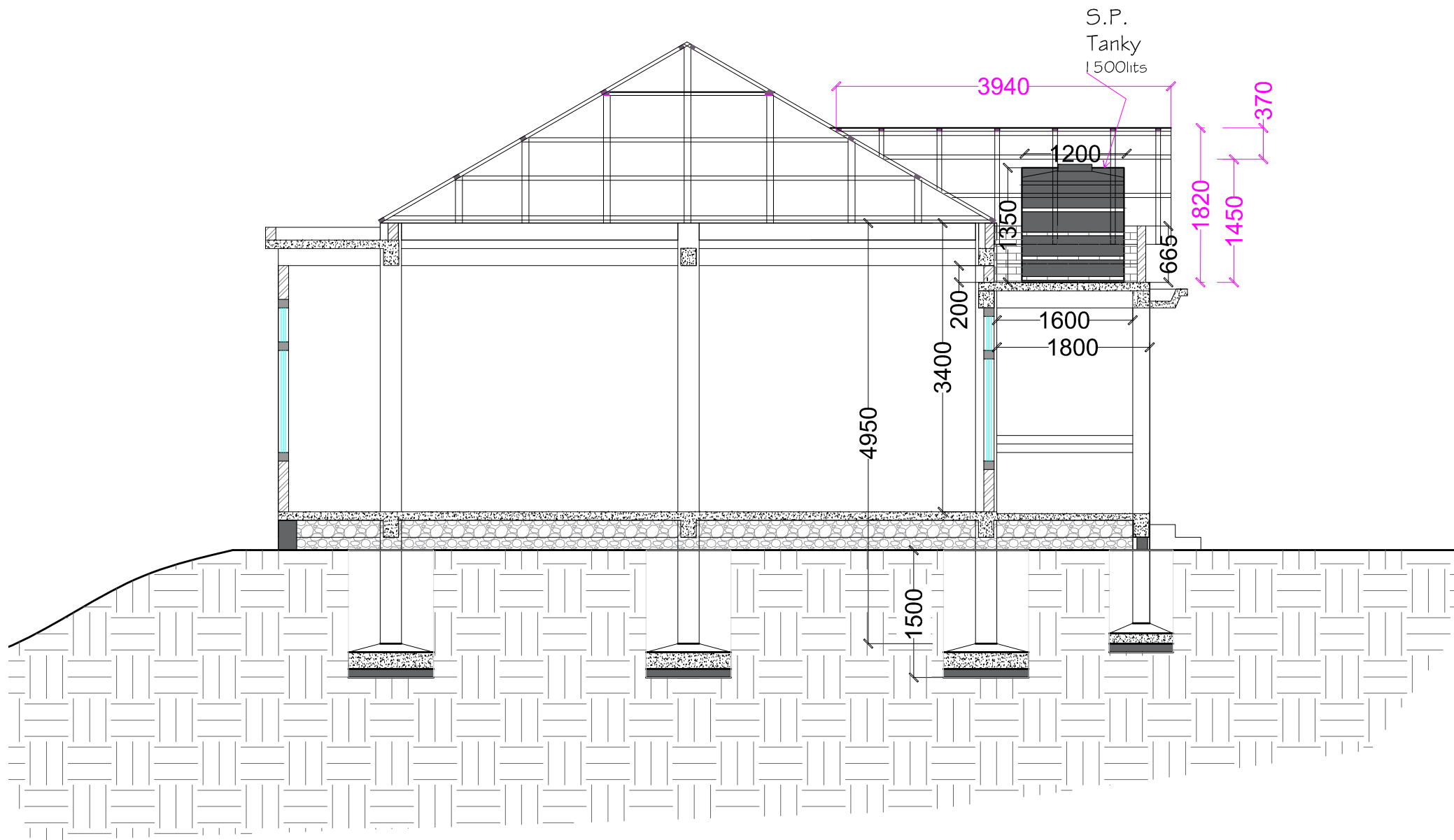




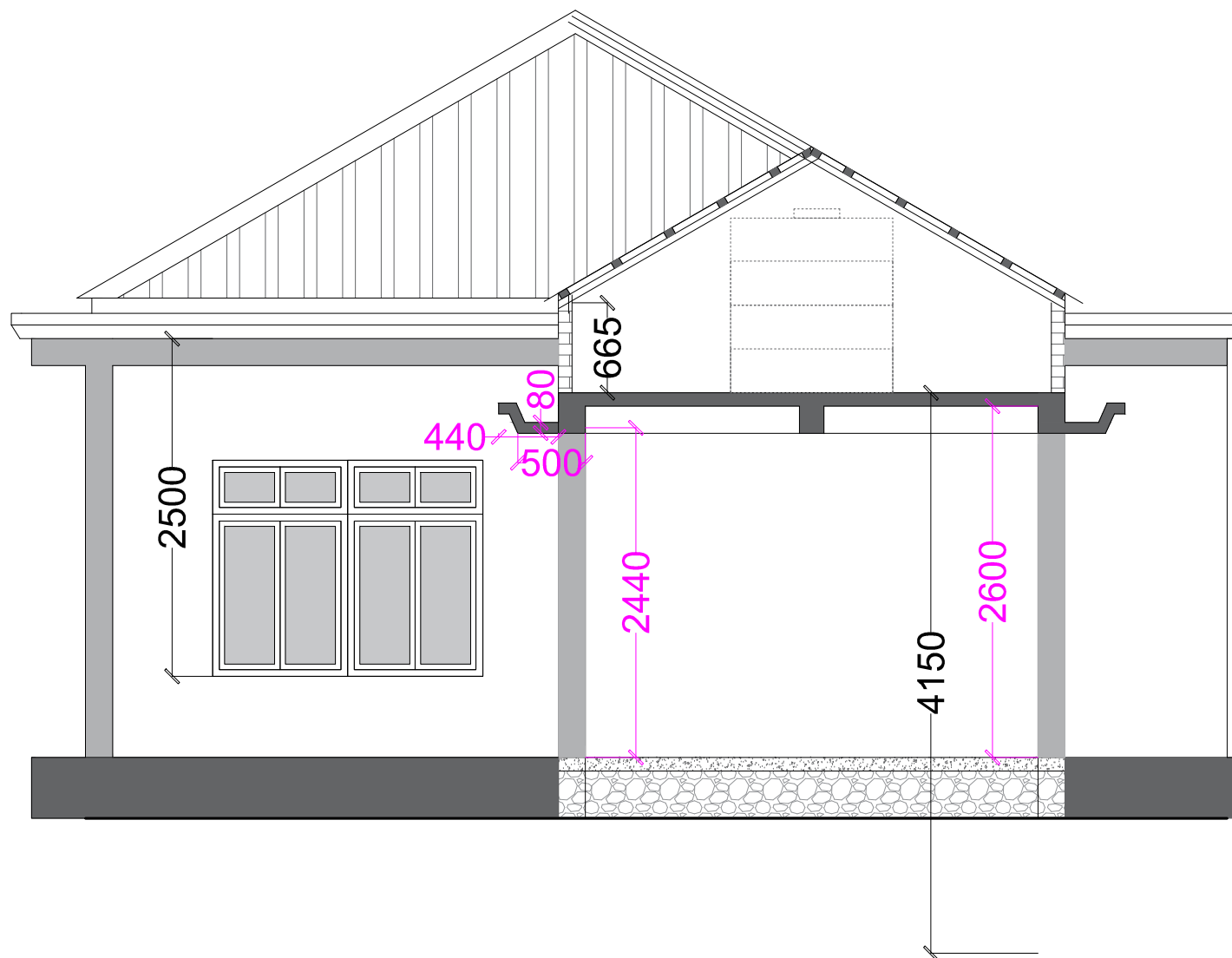




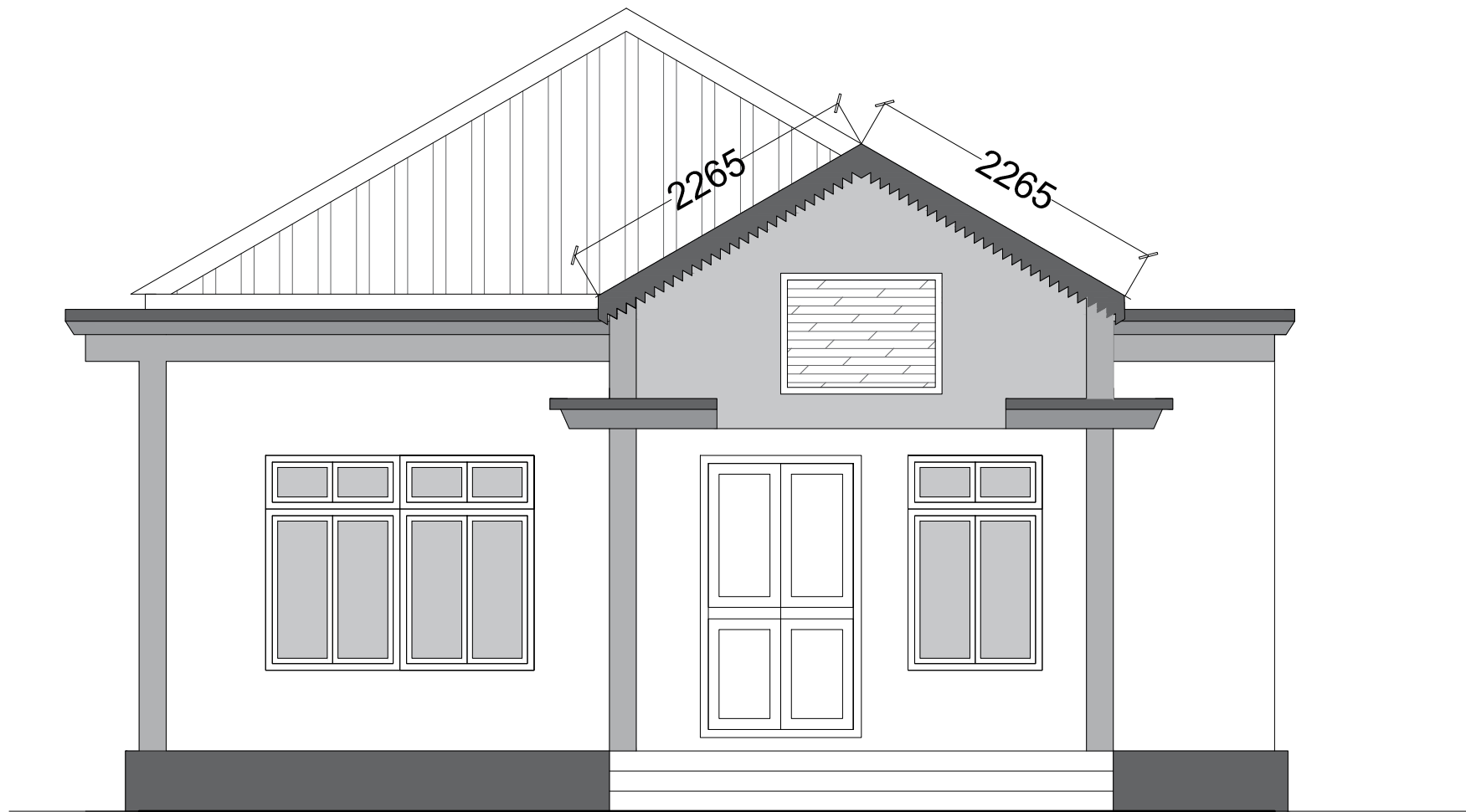
SECTION-B'B'



SECTION-A'A'



SECTION - C'C'



FRONT VIEW

**Annexure-III: Notification of District Level Committee
(DLC) for Relocation of Neihloh Village**

**OFFICE OF THE DEPUTY COMMISSIONER
SERCHHIP DISTRICT: SERCHHIP**

No.B.12026/1/2026-DC(SRCP) : Serchhip, the 7th May, 2026

NOTIFICATION

In pursuance of the decision of the meeting held on 06.05.2026 under the Chairmanship of the Hon'ble Chief Minister "**District Level Committee for Relocation of Neihloh Village, Serchhip**" is hereby constituted with the following composition:

Sl no	Member	Designation
1	Deputy Commissioner, Serchhip	Chairman
2	Additional Deputy Commissioner (ADC), Serchhip	Vice-Chairman
3	Project Director, DRDO	Member (Rural Dev)
4	Sub-Divisional Officer (Sadar), Serchhip	Member-Convener/Secretary
5	Executive Engineer, PWD, Thenzawl Roads Division	Member (Technical)
6	Executive Engineer, PWD, Project Division III	Member (Technical)
7	Executive Engineer, PHED, Serchhip WATSAN Division	Member (Infrastructure)
8	Executive Engineer, P&E Department, Serchhip Division	Member (Infrastructure)
9	Divisional Forest Officer (DFO), Thenzawl	Member (Forest)
10	Assistant Commissioner (Revenue), Serchhip	Member (Revenue)
11	Block Development Officer (BDO), Serchhip Block	Member (Rural Dev.)
12	Chief Medical Officer (CMO)	Member (Health)
13	District Education Officer (DEO)	Member (Education)
14	District Civil Supplies Officer	Member (Supplies)
15	District Sericulture Officer	Member (Employment and livelihood generation)
16	District Horticulture Officer	Member (Employment and livelihood generation)
17	District Agriculture Officer	Member (Employment and livelihood generation)
18	District Local Administration Officer	Member (Local Administration)

	District Programme Officer, WCD	Member (Women and Child)
	Sub Divisional Education Officer, Thenzawl	Member (Education)
21	President, Village Council, Neihloh	Community Member
22	Secretary, Village Council, Neihloh	Community Member
23	President, YMA, Neihloh	Community Member
24	President, MHIP, Neihloh	Community Member

Sd/- PAUL L. KHUMA
Deputy Commissioner
Serchhip District

Memo No.B.12026/1/2026-DC(SRCP) : Serchhip, the 7th May, 2026
Copy to:

1. The PS to Hon'ble Chief Minister, Mizoram for information.
2. The Commissioner & Secretary, RD&AD for information.
3. The Secretary, Urban Development and Poverty Alleviation Dept.,
Mizoram
4. The Secretary, PWD, Mizoram
5. The Secretary, PHED, Mizoram
6. The Secretary, P&ED, Mizoram
7. The Engineering in Chief, PWD, Mizoram
8. The Engineering in Chief, PHED, Mizoram
9. The Engineering in Chief, P&ED, Mizoram
10. All members present.


Deputy Commissioner
Serchhip District

**Annexure-IV: Standard Operating Procedure (SOP) for Relocation
of Neihloh Village**

**OFFICE OF THE DEPUTY COMMISSIONER
SERCHHIP DISTRICT: SERCHHIP**

NO.B.12026/1/2026-DC(SRCP) : Serchhip, the 7th May, 2026

**Standard Operating Procedure for Relocation of Neihloh
Village, Serchhip District, Mizoram.**

Preamble

Neihloh is a village located in **Thenzawl Sub-Division, Serchhip Block, Serchhip District, Mizoram**, situated south of Thenzawl town (PIN: 796181/796186), at an average elevation consistent with Serchhip District's rugged, hilly terrain averaging 1,281 meters above mean sea level. As per Census 2011, the village had a population of 345 and 62 households; with projected growth, the current population (2026) is estimated at approximately 400–451 persons

Part I: Village Profile:

1.1 Village Profile of Neihloh:

Parameter	Details
Village Name	Neihloh
District	Serchhip
Sub-Division	Thenzawl
Block	Serchhip RD Block
PIN Code	796181 / 796186
Census 2011 Population	345 (174 male, 171 female)
Census 2011 Households	62
Projected Population (2026)	~400–451
Disaster Zone (DDMA)	Zone II (under SDO Civil, Thenzawl)

Primary Hazard	Landslide, Earthquake (Seismic Zone V), Cyclone
Nearest Town	Thenzawl (approx. 5 km)
Nearest District HQ	Serchhip (approx. 20–25 km via Thenzawl)

Source: Census 2011; Serchhip DDMP 2023; DDMA Zone List

1.2 Basis for Relocation

The relocation of Neihloh village is necessitated by one or more of the following, as determined by the technical assessment:

1. **Active landslide/slope failure** threatening residential structures, confirmed by geotechnical investigation by MIRSAC/qualified geologist
2. **Seismic Zone V designation** causing repeated structural damage to existing housing stock during earthquake events.
3. **Recurring disaster losses** — Serchhip district's landslide record (116 events in 2025 monsoon alone) makes continued habitation at high-risk sites untenable.
4. **Administrative determination** by DDMA, Serchhip, that in-situ mitigation measures (retaining walls, slope stabilization) are not cost-effective or technically feasible

Part II: Administrative and Legal Framework:

2.1 District Level Committee for relocation of Neihloh Village, Serchhip:

The DLC will be formed as per the composition outlined:

1	Deputy Commissioner, Serchhip	Chairman
2	Additional Deputy Commissioner (ADC), Serchhip	Vice-Chairman
3	Project Director, DRDO	Member

4	Sub-Divisional Officer (Sadar), Serchhip	Member-Convener/Secretary
5	Executive Engineer, PWD, Thenzawl Roads Division	Member (Technical)
6	Executive Engineer, PWD, Project Division III	Member (Technical)
7	Executive Engineer, PHED, Serchhip WATSAN Division	Member (Infrastructure)
8	Executive Engineer, P&E Department, Serchhip Division	Member (Infrastructure)
9	Divisional Forest Officer (DFO), Thenzawl	Member (Forest)
10	Assistant Commissioner (Revenue), Serchhip	Member (Revenue)
11	Block Development Officer (BDO), Serchhip Block	Member (Rural Dev.)
12	Chief Medical Officer (CMO)	Member (Health)
13	District Education Officer (DEO)	Member (Education)
14	District Civil Supplies Officer	Member (Supplies)
15	District Sericulture Officer	Member (Employment and livelihood generation)
16	District Horticulture Officer	Member (Employment and livelihood generation)
17	District Agriculture Officer	Member (Employment and livelihood generation)
18	District Local Administration Officer	Member (Local Administration)
19	District Programme Officer, WCD	Member (Women and Child)
20	Sub Divisional Education Officer, Thenzawl	Member (Education)

21	President, Village Council, Neihloh	Community Member
22	Secretary, Village Council, Neihloh	Community Member
23	President, YMA, Neihloh	Community Member
24	President, MHIP, Neihloh	Community Member

Part III: Phase-wise Relocation Procedure

3.1 Village Level Relocation Coordination Committee (VRCC) of members—

1. Village Council elected members
2. Secretary, Village Council
3. President, YMA
4. President, MUP
5. President, MHIP
6. Pastor/Church Representatives.

Why community participation matters: The 2017 Podempeta (Odisha) relocation, where community members participated in site selection and layout planning, recorded significantly higher post-relocation satisfaction compared to state-led Satabhaya relocation where consultation was minimal. In the Mizo social structure, *Tlawmngaihna* (spirit of community selflessness) can be channeled into active participation in construction and mutual assistance, reducing costs and building social cohesion at the new site.

Part IV: New Settlement Layout Plan

4.1 The existing **village layout plan** is prepared by UD&PA Department (Town & Country Planning office), for which the master plan is approved under the chairmanship of the Hon'ble Chief minister, GOM on **06.05.2026**:

- **Residential plots:** 92 individual homestead plots (92 sq.m minimum) based on PWD SOR 2019, arranged in a linear/cluster pattern traditional to Mizo villages.
- **Internal roads:** 7.5 m formation width and 5.5 m pavement width, cement concrete pavement (under SASCI and VB G RAM G - funded construction)
- **Drainage:** Open V shaped drains along all roads
- **Power & Electricity:** Installation of public distribution transformers with its associated lines and installation of solar streetlights.
- **Water supply:** Community storage tank, distribution network (PHED), Public drinking point
- **Community spaces:** Church/prayer hall site, Village Council Hall, playground/open ground, YMA park, VC park.
- **School site:** To accommodate existing primary and middle school relocation
- **Health sub-centre site:** Near Ngaw Reserve
- **Graveyard/cremation ground:** Southern tip of the Village.

Part V: Constitution of the Monitoring Committee:

The Deputy Commissioner, Serchhip shall constitute the District Level **Monitoring Committee (MC)** with the following composition:

5.1 District Level:

Sl. No.	Member	Designation	Role
1	Deputy Commissioner	Chairperson	Overall coordination
2	Additional DC	Member Secretary	Support chairman
3	Project Director, DRDO	Member	Rural Development oversight

4	Executive Engineer, PWD, Thenzawl Road Division	Technical Member	Structural quality oversight
5	Executive Engineer, PWD Project Division III	Technical Member (Field)	Daily/weekly site supervision
6	Executive Engineer, PHE Serchhip WATSAN Division	Infrastructure Member	Water & sanitation oversight
7	Executive Engineer, P&E Serchhip Power Division	Infrastructure Member	Electrification oversight
8	SDO (Sadar), Serchhip	Financial Member	Fund releases & UC
9	SDO (Civil), Thenzawl	Member	Monitoring of implementation
10	Assistant Commissioner (Revenue), Serchhip	Revenue Member	Plot records, Displaced Persons Register
11	BDO, Serchhip RD Block	Member	Village development oversight
12	President, Village Council, Neihloh	Community Member	Beneficiary interface
13	President, YMA Neihloh	Community Member	Community oversight
14	President, MHIP, Neihloh	Community Member (Women)	Gender-sensitive oversight

Powers and Functions of the Monitoring Committee:

1. **Milestone Inspections:** Physically inspect each house at every construction milestone through the sub-divisional committee, with geo-tagged photographs, measurements, and a signed **Milestone Completion Certificate (MCC)** before recommending instalment release.

2. **Instalment Authorization:** Issue sanction only after MCC is issued from the **SDMC**; no instalment shall be released without MCC.
3. **Quality Control:** Verify that precoated GI sheets from the bulk-procured central depot are properly installed; verify cement grade, steel specification, and masonry workmanship per structural drawings
4. **Register Maintenance:** Chairperson's office to maintain the **House Construction Register** with individual house status updated monthly via. google spreadsheet etc.
5. **Grievance Redressal:** Receive beneficiary grievances; resolve within 15 working days; escalate to Nodal Department/Agency, if unresolved.
6. **Monthly Report:** Maintain monthly progress report (with photo-documentary evidence).
7. **Bulk Material Oversight:** Supervise receipt, storage, and household-level distribution of precoated GI sheets and paint from the central depot

5.2 Constitution of Sub-Divisional/field Level Monitoring Committee:

Sl. No.	Member	Designation	Role
1	SDO (Civil)	Chairperson	Overall coordination
2	Sub Divisional Officer, PWD (Roads)	Member Secretary	Daily/weekly site supervision
3	Sub Divisional Officer, Serchhip Project Sub Division	Infrastructure Member	Daily/weekly site supervision
4	Sub Divisional Officer, PHE	Infrastructure Member	Water & sanitation oversight
5	Sub Divisional Officer, P&E	Infrastructure Member	Electrification oversight
6	Range Officer, Thenzawl Range	Environment & forest member	Old site revegetation

7	Revenue Surveyor, Thenzawl	Revenue Member	Plot records, Displaced Persons Register
8	Village Council President, Neihloh	Community Member	Beneficiary interface
9	President, YMA, Neihloh	Community Member	Beneficiary interface
10	President, MHIP, Neihloh	Community Member (Women)	Gender-sensitive oversight

The terms of reference shall be as per the Power and Functions of the Distt. Committee (wherever relevant) at the Sub-divisional level.

5.3 Inspection Schedule (DLMC/SDMC):

Visit	Timing	Milestone Verified	Instalment Triggered
Pre- Construction Visit	Before work begins	Plot demarcation, site clearance, beneficiary identity	Opens registration for 1st instalment
Visit 1 – Foundation	After foundation pour	Foundation depth, dimension, PCC base check	1st Instalment
Visit 2 – Plinth Level	After plinth completion	Walls to plinth, quality of masonry	2nd Instalment
Visit 3 – Lintel Level	After lintel band	Walls complete to roof-spring level, lintel band cast	3rd Instalment + GCI sheet distribution
Visit 4 – Roof & Finishing	After roofing + doors/windows + painting	Roof fixed, doors/windows installed, exterior painted	4th (Final) Instalment

Post-Occupation Check	6 months after completion	Structural integrity, actual habitation confirmed	No further payment; documentation closure
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Part VI — Fund Allocation and Instalment Disbursement (Months 1-6)

6.1 Fund Sanction and DBT Account Setup:

- Each beneficiary household shall be issued a **Sanction Letter** by the DC, Serchhip, stating the total housing fund of **₹15,00,000 (Rupees Fifteen Lakhs only)** and the instalment schedule.
- Funds shall be routed via **Direct Benefit Transfer (DBT)** directly to the beneficiary's bank/post office savings account linked to Aadhaar, following the PMAY-G DBT model.
- Each beneficiary's account shall be verified by BDO, Serchhip.

6.2 Four-Instalment Disbursement Schedule

The total ₹15,00,000 per household shall be disbursed in **four instalments** linked to construction milestones verified by the Monitoring Committee:

Instalment	Construction Milestone	% of Total	Amount per Household
1st Instalment	Foundation complete (DPC level reached)	25%	₹3,75,000
2nd Instalment	Plinth/sill level complete (masonry walls to sill)	25%	₹3,75,000
3rd Instalment	Lintel level complete (walls complete, lintel band cast; GCI sheets distributed simultaneously)	30%	₹4,50,000
4th Instalment (Final)	House fully complete: roof fixed, doors/windows, exterior painted with common colour scheme	20%	₹3,00,000

TOTAL		100%	₹15,00,000
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6.3 Instalment Release Procedure:

Step 1: Beneficiary informs Village Council / SDMC of milestone completion

Step 2: SDMC Chairperson convenes field inspection within 5 working days

Step 3: JE records measurements, geo-tagged photographs uploaded

Step 4: SDMC issues signed Milestone Completion Certificate (MCC)

Step 5: SDMC Chairperson recommends instalment release to SDO (S)

Step 6: Processes DBT transfer within 3 working days of MCC

Step 7: Beneficiary receives SMS alert on fund credit

Step 8: Utilization Certificate (UC) for each instalment obtained before next release.

6.4 No instalment shall be released if:

- Construction quality is substandard (SDMC may direct rectification before release)
- Beneficiary is found to have ceased construction without valid reason
- Plot is not within the approved new village layout
- The DLC Chairman (DC) shall personally sign the **Project Sanction Order** for the total fund.
- No instalment may be released without the SDMC's MCC and the Utilization Certificate (UC) for the prior instalment
- The DLC shall meet and formally review instalment releases at **each milestone stage**, not merely receive administrative reports

Part VII: Bulk Procurement of Precoated GCI Roofing Sheets (Month 4–6)

7.1 Procurement Planning

GCI (Galvanized Corrugated Iron) or Dyna roof sheets for all 92 households shall be **procured in bulk centrally** by the implementing agency (DC-designated Procurement Officer) to achieve:

1. **Cost effectiveness:** Bulk purchase at 12–18% lower unit cost compared to retail market price
2. **Quality assurance:** Single batch, single ISI-marked specification (eliminating substandard substitution)
3. **Ease of transport:** Single-trip delivery to the new site — critical in Mizoram's hilly terrain where repeated small-quantity transport is prohibitively expensive and logistically complex.
4. **Uniform roofline appearance:** Consistent Precoated sheet colour and dimension across all houses, contributing to the aesthetic vision of the new village.

7.2 GCI Sheet Specification:

- Type: Precoated Galvanized Corrugated Iron (GCI) sheet
- Thickness: 0.47 mm TCT (Total Coating Thickness) minimum
- Zinc Coating: 120 g/m² (Z120 grade) minimum — essential for corrosion resistance in Mizoram's high rainfall zone.
- Dimension: Standard 8 ft × 3 ft (2.44 m × 0.914 m) or 10 ft × 3 ft as per approved structural design
- BIS Mark: Mandatory (IS 277)
- Colour: Dark Green (for individual houses) and Light Blue (for community buildings)

7.3 Quantity Calculation (Indicative):

Item	Basis	Quantity
Sheets per house (standard sloped roof, 8 ft × 3 ft)	Approx 45-50 sheets per house	45-50
Total houses	92 households	—
Total precoated GCI sheets	92 × 50	4,600 sheets

Buffer (5% for breakage/wastage)	230 sheets	230
Total procurement		4,830 sheets

7.4 Procurement Process:

1. Prepare detailed technical specifications and Bill of Quantities (BOQ)
2. Award to supplier with delivery at designated **central depot at Neihloh new site**
3. Verify quality at receipt: random sample testing for thickness, coating weight by SDMC.
4. Store at depot under lock-and-key; maintain stock register.
5. Distribute to individual households at **3rd instalment stage** undersigned MC supervision, with **handover receipt** per household

7.5 Indicative Cost Savings (Example):

Item	Retail Purchase (per HH)	Bulk Purchase (DC tender)	Saving
Price per sheet	₹920	₹780	₹140
45 sheets per house	₹41,400	₹35,100	₹6,300 per HH
92 households total	₹38,08,800	₹32,29,200	₹5,79,600 total saving

The saving of approximately ₹5.67 lakhs across the village can be deployed toward additional community infrastructure.

Part VIII — Common Paint Scheme for Aesthetic Enhancement

8.1 Design and Adoption of the Common Colour Scheme

To promote **visual identity, community pride, and aesthetic cohesion** at the new Neihloh settlement, all exterior house surfaces shall be painted in a **common colour scheme** approved by the Village Council, Neihloh.

8.2 Rationale:

- A newly relocated village on a virgin site can look institutional or disjointed if each house is painted randomly
- A uniform exterior color scheme creates a sense of **planned settlement**, distinct community identity, and visual harmony visible from approach roads
- Common procurement of paint achieves the same bulk-savings logic as GCI sheets
- This practice is widely followed: Odisha mandated a saffron-themed uniform colour code for all government buildings; PMAY-G implementations across Northeast emphasize design coherence in rural housing.

8.3 Colour theme Selection Process:

1. The Monitoring Committee presents 3–4 colour theme options (with physical paint swatches) to the Village Council at a community meeting
2. The Village Council, reflecting Neihloh's preferences and Mizo cultural aesthetic sensibilities, votes on the preferred scheme.
3. The approved scheme is notified formally by the DC

8.4 Recommended Colour Scheme (subject to Village Council approval):

Element	Colour	Description
Exterior body (wall)	Cream (Gentle England, Dulux: 40YY 67/087)	Reflects traditional warm-toned Mizo housing; practical — hides dust/weathering
Plinth/base band	Olive (True England, Dulux: 40YY 33/118)	Echoes Mizoram's lush hill landscape; protects base from mud staining
Window/door frames	Creamy White	Adds definition; blends with natural timber traditionally used in Mizo homes

Roof	Dark Green (for individual), Light Blue (for community)	Consistent across all houses from bulk procurement
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Example of effect: "New Neihloh" approached from the Thenzawl-Neihloh road would present a visually coherent hillside settlement of cream-walled, green-plinthed houses with dark green precoated GCI roofs nestled into the green landscape — a marked aesthetic improvement over an ad-hoc settlement of mismatched colours, making the new village a source of pride and potentially attracting government and tourism recognition.

8.5 Bulk Paint Procurement (Indicative):

Item	Quantity	Basis
Exterior weather-proof acrylic emulsion (body colour)	3,600 litres	92 houses × 40 litres (2 coats, exterior walls)
Exterior cement paint (plinth band)	450 litres	92 houses × 5 litres
Enamel (frames, trim)	180 litres	92 houses × 2 litres
Total paint procured in bulk	~4,230 litres	Centrally stored, distributed at 4th instalment stage

8.6 Cost saving (indicative):

	MRP/Retail	Bulk Procurement	Saving per HH
Body colour paint (40 L)	₹260/L = ₹10,400	₹210/L = ₹8,400	₹2,000
All paints combined	₹11,700	₹9,450	₹2,250 per HH
92 households			₹2,07,000 total saving

Part IX — Construction and Monitoring (Month 1-12)

9.1 Housing Construction

Each beneficiary household shall construct their new house as per the **approved standard design** prepared by PWD (Buildings), Serchhip, adapted to:

- Seismic Zone V requirements (IS 4326, IS 13828) — mandatory for Serchhip
- Local climate: sloped precoated GCI roof for high rainfall, adequate ventilation for hill climate
- Minimum floor area: **92 sq.m** with hygienic kitchen area
- External dimensions and architectural form standardized across all 92 houses for aesthetic uniformity (while internal layout may vary per household preference)

9.2 Permitted construction method:

- Semi-pucca: RCC columns/lintel band + brick/stone masonry walls + GCI sheet roof
- Full RCC with precoated GCI roof.

9.3 VB G RAM G Convergence:

- Each household is entitled to **92/95 person-days of unskilled labour wage** under **VB G RAM G** for house construction, computed and credited separately.
- This reduces cash outflow from the ₹15 lakh fund, freeing money for better material use

9.4 Master Construction Timeline

Month	Activity
Month 1	DBT accounts seeded; 1st instalment sanctions issued

Month 1	Plots demarcated; foundation work commences
Month 1	SDMC Visit 1: Foundation inspections; 1st instalment released (eligible houses)
Month 1-6	Precoated GCI sheets delivered to Neihloh (new site) depot
Month 1-2	Foundation work (all 92 houses)
Month 3-4	Plinth/DPC construction
Month 4-5	SDMC Visit 2: Plinth inspections; 2nd instalment released
Month 5-6	Wall construction
Month 7	SDMC Visit 3: Lintel level inspections; 3rd instalment released; precoated GCI sheets distributed from depot
Month 7-8	Roofing, door/window fixing
Month 8-9	Plastering, painting (common scheme)
Month 10	SDMC Visit 4: Final completion inspections; 4th instalment released
Month 10-12	All 92 houses completed; village formally inaugurated; old site vacated
Month 12	Post-relocation monitoring; livelihood support; grievance redressal active

Note on monsoon constraint: In Serchhip, the peak monsoon (June–September) brings intense rainfall (June 2022: 772 mm; July 2021: 356 mm). Foundation and masonry work should be scheduled to **avoid June–August** as far as possible, or under covered temporary sheds. Construction calendar should prioritize completion of foundation and plinth **before June** (monsoon onset), and structural/roofing work **after September**.

Part X: Community Infrastructure at New Site:

All the following shall be put up by respective departments **parallel to housing construction**:

Infrastructure	Nodal Department	Source of Funds	Target Completion
Internal village roads (1.5 km cement concrete)	PWD (Roads)	MGNREGS + PMGSY, etc.	Formation cutting by 22 nd May
Community water supply + tank +public water point	PHED/PHE	NABARD RIDF / JJM 2.0, etc.	Within 2 Months
Electricity (HH connections + street lights)	P&E Department/ZEDA	RDSS Household electrification, etc.	31 st August
Primary and Middle school building	Education Dept	State/SSA,etc	Within 12 months
Health sub-centre	Health Department	NHM	Within 12 months
Fair Price Shop (NFSA)	Food & Civil Supplies	CSS schemes	Within 12 months

Part XI: Comprehensive Illustrative Example

11.1 Scenario: Application of this SOP to Neihloh Village

Background: Following the May–June 2025 monsoon events, in which 116 landslides were recorded in Serchhip District alone and 108 families were evacuated across the district, a geotechnical survey commissioned by the DC, Serchhip (Pu Paul L Khuma) identifies a 200-metre active landslide block directly above the northern residential section of Neihloh village. Slope failure risk is assessed as "Very High" for 60 of the 92 households, with the remaining 30 in the primary failure trajectory. In-situ retaining wall construction is assessed as not feasible due to unstable base rock. The DC issues a Disaster Vulnerability Declaration and initiates this SOP.

Month 1 – Monitoring Committee:

- DC constitutes SDMC by Notification No. B. 12026/1/2026-DC (SRCP) Dated 7th May, 2026.
- Site JE (Junior Engineer, PWD Thenzawl) deployed on need basis at new site.

Month 1-3 – Procurement:

- Bulk purchase for **precoated GCI sheets** (IS 277, Z120 grade, 0.40 - 47mm, 8ft × 3ft).
- Bulk paint purchase: 4,230 litres (approx.) total (cream body + green plinth + maroon trim).
- Delivery to Neihloh new site, by Month 5
- Village Council selects **cream, creamy white, olive, dark green, light blue** colour scheme (as recommended above) by unanimous vote at Gram Sabha.

Month 1-2 – DBT Setup:

- 92 sanction letters issued; all accounts mapped in DBT register
- 1st instalment of ₹3,75,000 released to all 92 HHs simultaneously on SDMC pre-construction visit clearance

Months 1-2 – Foundation Phase:

- 85 houses commence foundation work immediately; 7 delayed (elderly/PWD households) — SDMC arranges VB G-RAM-G labour support for them
- SDMC Visit 1 (Month 1-3): 82 houses pass foundation inspection; 10 require minor rectification; MCC issued for 82 houses; 2nd instalment of ₹3,75,000 released for 82 houses

Month 3-7 – Lintel Level:

- MC Visit 3: 87 houses at lintel level; 3rd instalment (₹4,50,000) released for 87 houses

- Precoated GCI sheets distributed from Neihloh (new-site) :45-50 **sheets per household**, handed over in presence of SDMC JE; signed receipts obtained
- Remaining 5 houses expedited; sheets held at depot for them

Month 7-9 – Finishing and Painting:

- Plastering complete across all 92 houses
- MC distributes paint from depot: **40 litres cream + 5 litres creamy white + 2 litres dark green** per household, against receipt
- Painting completed in 3 weeks (community *Tlawmngaihna* tradition invoked: 5–6 households paint together on rotation)
- Visual result: 92 houses in harmonious cream-and-green with maroon trim, dark green precoated GCI roofs — "New Neihloh" visible as a planned, proud village from the approach road

Month 10-12 – Final Inspection and 4th Instalment:

- SDMC Visit 4: All 92 houses complete; full completion certificates issued
- 4th instalment (₹3,00,000) released to all 92 households
- Total disbursed: $92 \times ₹15,00,000 = \mathbf{₹13,80,00,000}$

Month 12-14 – Inauguration:

- Hon'ble Chief Minister, Serchhip formally inaugurates "New Neihloh" village
- Village Council formally vacates old Neihloh; Revenue Circle records updated
- Old site revegetated under Social Forestry (Forest Department)
- Community infrastructure: water tank operational; internal roads motorable; electricity connections complete

Total Procurement Savings (Indicative)(New Neihloh):

Item	Retail Total	Bulk Purchase Total	Saving

GCI Sheets (4,253 nos.)	₹39,12,760	₹33,08,734	₹6,04,026
Paint (4,230 litres)	₹10,99,800	₹8,79,840	₹2,19,960
Combined Saving			₹8,23,986 (~₹8.24 lakhs)

These savings (~₹9,155 per household) remain within the ₹15 lakh fund, allowing slightly better finishing or supplementary material.

Part XII: Post-Relocation Actions (Months 13–36)

12.1 Old Village Site Disposition

- Formal **Revenue Settlement Order** extinguishing residential rights at old Neihloh site
- Physical structures at old site assessed: reusable materials (timber, stones) may be salvaged by households; hazardous/damaged structures demolished
- Site handed to Forest Department or Revenue Department for revegetation

12.2 Livelihood Restoration

- Agriculture: Revenue/Forest departments facilitate access to jhum land / agricultural plots near new site
- Convergence with **VB G RAM G** (ongoing unskilled labour for road construction), **PM-KISAN** (direct income support to farmers), **PMEGP** (entrepreneurship), and **RKVY** (agriculture revival)
- Deputy Commissioner writes to line departments to extend all entitlements to New Neihloh immediately.

12.3 Grievance Redressal Cell

A **Grievance Redressal Cell** under the SDO (Civil), Thenzawl shall remain active for **24 months post-relocation**, addressing:

- Plot boundary disputes
- Pending instalment claims
- Material quality complaints
- Social entitlement issues
- Livelihood grievances

All grievances to be registered in writing; disposed within **15 working days**; escalated to DC if unresolved in 30 days.

Part XIII: Financial Summary

13.1 Per Household Fund Flow (₹15 Lakhs)

Instalment	Milestone	Amount Released	Cumulative
1st	Foundation complete	₹3,75,000	₹3,75,000
2nd	Plinth level	₹3,75,000	₹7,50,000
3rd	Lintel level + Precoated GCI delivery	₹4,50,000	₹12,00,000
4th	Full completion + painting	₹3,00,000	₹15,00,000

13.2 Project Budget (Indicative) (92 Households):

Component	Amount (₹)
Housing Fund (DBT: 92 × ₹15,00,000)	13.8 cr
Precoated GCI Sheets — bulk supply (against HH fund)	1.68 cr
Paint — bulk supply (against HH fund)	8,69,400
Internal roads (VB G RAM G+ PWD)	30.25 cr
Water supply (PHED)	3.34 cr
Power Supply (P&E)	2.99 cr
Estimated Total	~₹ 52.1469 cr

Central share via PMAY-G (NE States, ₹1.30 lakh per HH), SDRF, State Disaster Fund, and CM Relief Fund to be converged. The enhanced ₹15 lakh allocation (over PMAY-G standard) requires specific State Government/DDMA sanction from SDMF or State budget.

Part XIV: Risk Register

Risk	Probability	Impact	Mitigation
Construction delays due to monsoon	High	High	Schedule foundation pre-June; monsoon buffer in timeline
Fund diversion/misuse	Medium	High	DBT + geo-tagged inspections + UC system
Community resistance	Medium	High	Genuine early consultation; VRCC; participatory site selection
Loss of jhum/agricultural land access	High	High	Advance land arrangement; scheme convergence
Poor quality construction	Medium	High	Seismic Zone V-compliant design; certified masons; MC inspections
GCI sheet damage in transit	Low	Medium	Bulk delivery to Neihloh new site; weather-proof covered storage
Material pilferage	Medium	Medium	Central depot + signed handover receipts; MC oversight
New site developing unforeseen hazard	Low	Very High	Rigorous site assessment pre-selection; monsoon drainage design
Internal Road connectivity gap to new site	Medium	High	VB G RAM G

Annexures to be Prepared

1. **Annex I** — Village Layout Plan
2. **Annex II** — Monitoring Committee Notification (Proforma)
3. **Annex III** — Milestone Completion Certificate (Proforma)
4. **Annex IV** — Sanction Letter to Beneficiary (Proforma)
5. **Annex VI** — GCI Sheet Handover Receipt (Proforma)
6. **Annex VII** — Paint Distribution Receipt (Proforma)
7. **Annex VIII** — Monthly Progress Report Format
8. **Annex IX** — Post-Relocation Grievance Registration Form

Sd/- PAUL L. KHUMA
Deputy Commissioner
Serchhip District

Memo No.B.12026/1/2026-DC(SRCP) : Serchhip, the 7th May, 2026

Copy to:

1. The PS to Hon'ble Chief Minister, Mizoram for information.
2. The Commissioner & Secretary, RD&AD for information.
3. The Secretary, Urban Development and Poverty Alleviation Dept.,
Mizoram
4. The Secretary, PWD, Mizoram
5. The Secretary, PHED, Mizoram
6. The Secretary, P&ED, Mizoram
7. The Engineering in Chief, PWD, Mizoram
8. The Engineering in Chief, PHED, Mizoram
9. The Engineering in Chief, P&ED, Mizoram
10. All members present


Deputy Commissioner
Serchhip District