

Annexure 'A' to Govt. Order No. 224-TSM of 2012 dated: 19-04-2012

01. Short title and commencement:-

- (i) These rules may be called the J&K Tourism Incentive Rules-2012.
- (ii) They shall come into force from the date of their publication.

02. Definition: In these rules, unless the context otherwise requires:-

- (a) **'Adventure/Recreation Activity Centre'** means a facility for learning as well as undertaking various adventure activities such as mountaineering, trekking, rock-climbing, para-sailing, hung-gliding, hot air-jumping, rafting, kayaking, para-sailing, bungee jumping, Yachting, Skiing, Angling, Golfing etc. The Centre must provide complete technical equipments, expert instructor and rescue arrangements for the activities it offers. The activity centre should be operated in accordance with International Safety Standards and Regulation for these activities. It may provide in house boarding, lodging facilities.
- (b) **"Amusement Park"** means an open area developed, in eco-friendly manner, for recreational facilities for people of all ages. It should contain various kinds of fun/joy rides. It should also contain facilities for entertainment activities permissible under law, magic, shows, science fiction (Sci-fi) shows meals, toilets, telecommunications, first-aid, adequate garbage disposal provisions, adequate parking etc.
- (c) **"Cable Car/Gondola/Chair-Lift/Ski-Lift"** means a facility of aerial transportation by rope way for the general amusement or recreation or as a means of transport from lower to higher altitude for undertaking adventure activities i.e Skiing, Para-gliding, Hang-Gliding etc, facility can also be used for point to point normal transportation of tourist across rivers, mountain valleys or from lower to higher slopes. The equipment used and the operation of the facility would be of internationally prescribed specifications certified by the relevant Organizations in the field. The facility must have fool-proof safety and rescue arrangements.

- (d) **“Cafeteria”** means a accessible eating place which can accommodate a minimum of 30 persons seated at a time where customers fetch food and drinks from the counter. The unit must have a separate hygienically maintained kitchen besides separate sanitary fitted hygienically maintained toilets for ladies and gents.
- (e) **“Conference/Convention Centre”** means provision of an additional facility within an existing hotel or an independent establishment where conferences, seminars, conventions, meetings, cultural events etc. can be organized for paying customers. It should have a Conference Hall/Auditorium with minimum seating capacity of 150 persons at a time. The centre should be equipped with built in Audio-Visual system, meeting rooms, documentation, translation and communication/networking facilities, secretarial services, in-house covering public areas, toilet facilities and adequate parking space.
- (f) **“Conversion”** means conversion of an existing residential house into a home stay by making available some rooms for paying customers, Conversion may also include, if necessary upgradation or alternations or additional to the existing structure including provision of sanitary fitted bath rooms/toilets. A unit converting into a home stay must provide sanitary fitted bath rooms/toilets.
- (g) **“Equipments”** Hire shop means a facility providing various types of equipment for undertaking adventure/recreation activities within the State. The facility may stock equipments such as skis, kayaks, rafts, tents, of various types, trekking equipment, mountaineering equipment, angling equipment, golfing equipment etc, for hiring out to paying customers. The quality and specification of the equipment should conform to those prescribed by U.I.A.A (International Union of Alpine Association)/the Indian Mountaineering Foundation and other Internationally/Nationally recognized regulatory Organization for respective e activities. It shall also include the recreation and adventure related services to the paying visitors.
- (h) **“Health Club”** means a facility within an existing hotel or an independent complex catering to physical exercise and other activities beneficial for the up-keep of health of a minimum of 20 paying customers at a time. The facility should include standard mechanized/electronic equipment for undertaking various types of physical exercise. It shall include the supervisory services of a Doctor, a Dietician and a physiotherapist. It may include Sauna-bath, Massage Parlour, Jacuzzi etc, complete with services of experts in the field.

- (i) **“Hotel”** means a boarding and lodging unit providing a minimum of 30 fully furnished beds in double or single rooms each attached with sanitary fitted toilets and bath rooms, with adequate dining, reception and public areas; or a Cluster of huts with similar attached facilities in each hut and located in a tourist resort, each cluster equipped with adequate dining, reception and public areas, or a permanently fixed tented tourist camp with all modern amenities including sanitary fitted common bathrooms and toilets, one after every four beds, with adequate dining, reception and public areas; or a lodging unit providing a minimum of 50 fully furnished beds in rooms with the capacity from 2 to 6 beds provided with sanitary fitted bathrooms and toilets, one for six beds with adequate dining, reception and public areas.

- (j) **“Ice-skating Rink”** means a facility, open or enclosed, developed for learning or leisure skating provided with all requisite equipment, change-rooms and toilets. The Ice-Skating Rink should have a size of atleast 20x40 Mtr. The facility should be equipped with appropriate safety measure against injuries. A natural Water-body which freezes over in winter and is used for skating will not fall within the purview of these rules.

- (k) **“Motel”** means a lodging facility available by the road side of a highway providing a minimum of 20 furnished beds with dining facilities in double or single rooms each with attached sanitary fitted toilets and bath rooms where motorists and their vehicles can be accommodated. The unit shall be located adjacent to a service station with refueling arrangements and adequate communication facilities.

- (l) **“New Unit”** means a tourism unit which commence execution of the project on or after 1-5-1995 with prior approval in writing of the Director Tourism, J/K.

- (m) **“Home Stay”** means a boarding/lodging facility in an existing residential house created by making available some rooms within the house or by addition of one or two rooms to the existing structure and provided tourists on payment with a view to afford to them an opportunity of staying as part of the unit. The accommodation can be upto 8 beds in single, double or three to four bedded rooms with attached or common sanitary fitted bathrooms/toilet facilities.

- (n) **“Restaurant”** means an accessible eating place provided with chairs, tables, crockery, cutlery and linen to accommodate a minimum of 40 customers properly seated at a given time where “A-LA-CARTE” meals are served. The unit must have a separate hygienically maintained kitchen with modern equipment as well as separate toilet facilities for ladies and gents. There should be adequate arrangement for waste disposal.
- (o) **“Roller Skating Rink”** means a facility open or enclosed developed for learning skating provided with all requisite equipment, change rooms and toilets. The Skating rink should have a size of atleast 40x20 mtr. or it should have diameter of 30 mtr. The Rink should have either cemented or wooden flooring and should be equipped with appropriate safety measures against injuries.
- (p) **“Swimming Pool”** means a scientifically constructed artificial water-body, atleast 20 meters long and 10 meters wide with varying depths of standard specifications to be used by paying customers for learning or leisure swimming. The water body must have a proper in-lets/outlets and water filtration and purification facilities. It must have adequate change rooms, toilets, showers, lockers and public areas. The management of the facility must provide a life-guard when it is open for customers.
- (q) **“Tourist Coach”** means an air conditioned, centrally heated luxury coach with push back seats used for the normal transportation of tourist to different tourist resorts and for general sight-seeing of various resorts/tourist places with a minimum seating of 10 seats. It should be operated by valid permit holders registered in the UT-Ladakh.
- (r) **“Tourist Unit”** means Hotel, Motel, Home Stay, Cafeteria, Swimming Pool, Restaurant, Ice-Skating Rink, Roller, Skating Rink, Conference/Convention Centre, Amusement Park, Health Club, Adventure Activities Centre, Equipment Hire Shop Cable Car/Gonodola/Chair-lift/Ski-lift and Air Conditioned/Central Heated Luxury tourist coach.

03. Eligibility:

- i) An individual, a firm, a public limited company or a Private Ltd. Company would be eligible for incentives under these rules provided the project for which the incentive is sought has the prior approval in writing of the Director Tourism, UT Ladakh.
- ii) The project should be based on proper project report prepared by a reputed/recognized Consultant/Architect/Chartered Accountant and should be financially sound and economically viable.
- iii) The project shall be located in an area of tourist importance as may be approved by the Department of Tourism from time to time.
- iv) The projects shall be of a size and standard consideration suitable for the area in which it is located so that the cost of its operation is not uneconomical and as such, the minimum requirement should confirm to the criteria prescribed for projects of different categories at different places.
- v) The applicants should be agreeable to abide by the regulatory conditions for the operation of the project prescribed by the Department of Tourism from time to time.

04. Capital Outright Investment Subsidy:-

- i) The State Government will grant 30% Capital outright investment subsidy on the fixed assets including cost of land for new Tourism Units. This subsidy will also be available for expansion of the existing units but will be restricted investments made on the extension of the unit only. However, subsidy on both accounts will be restricted to an upper ceiling of Rs. 20.00 Lakh .
- ii) The following items shall qualify for capital outright investment subsidy:-
 - a) Civil Works including sanitary fitting, plumbing and internal electrification.
 - b) Modern kitchen equipment and refrigeration units;
 - c) Sewage disposal system.
 - d) Air conditioning and central heating units.
 - e) Geysers and Boilers.
 - f) Sewage treatment.
- iii) Any units which avails of the incentives under Capital out-right investment subsidy shall be debarred from selling/leasing the property or the unit for the period of 5 years from the date of commissioning. In case of default, the Capital Outright Investment Subsidy shall be recoverable as arrears of land revenue.

- iv) In the case of an existing hotel-unit which intends to expand its capacity, the unit shall be bound of increase its capacity by atleast 1/3rd of its existing bed strength. The expanded capacity should conform at least to the existing standard of the hotel. The subsidy under the expansion scheme shall be granted only on the basis of the project report prepared by reputed Consultants and approved in writing by the respective Director Tourism, UT-Ladakh.
- v) In order to estimate the cost of the civil works including electrification, etc, to determine the quantum of capital outright investment subsidy due to a unit, the following would be the prescribed authorities for recording the necessary certificates:-

S.No	Particulars	Authority
A.	Civil works upto the value of cost Rs. 20.00 Lakh	The Engineer of the concerned Public Works (R&B) Division
B.	Civil Works above the value of Rs. 20.00 lakh upto Rs. 50.00 Lakh	The Superintendent Engineer, PWD (R&B) of the concerned Division.
C.	Civil Works above the value of Rs. 50.00 Lakh	The Chief Engineer, PWD (R&B) of the concerned region.

- vi) As for as assessment of the value of land is concerned, the District Collector of the concerned district will certify the value of the land.
- vii) The tourism projects which propose to avail of the incentives under the present rules shall route their cases to the Director Tourism through the concerned officer of the Tourism Department of the area.
- viii) All incentives in the form of subsidy, after sanctioned under the prevailing rules, shall be disbursed among the unit holders after the commissioning of the project.

The project report shall include the concept plan comprising site plan, building plan, perspective plan of the building. It shall not include the detailed working/drawing required for execution of the project.

05. Stamp Duty: In the case of new projects in area specified in the Annexure-I to these rules mortgage deeds would be exempted from the payment of stamp duty up to Rs. 50,000/- for a period of five years.

06. Insurance of project: It shall be mandatory for an entrepreneur to have a new tourism unit insured comprehensively for which he will be eligible for a subsidy of 60% of the premium upto a ceiling of Rs. 50,000/- only for a period of two years. The subsidy shall be paid by the Director Tourism to the Insurance Company directly.

07. Training of Personnel in Tourism Industry:-

(i) In order to assist entrepreneurs in upgrading the skill of the personnel engaged by them in running their tourism units and travel agencies etc, registered/approved by the Tourism Department the following incentives would be admissible.

- a) The expenditure on the training of managers and other executives shall be reimbursed to the extent of 50% of the actual cost or Rs. 50,000/- which ever is less subject to the condition that such training courses are conducted by reputed training institution within the Country with the prior approval of the Government.

The training period shall not exceed 18 months inclusive of practical training.

The expenditure on the training of new travel agents and tourist guides shall be reimbursed in full subject to the conditions that such training courses are conducted in reputed institutions within the country with the prior approval of the Government and the candidates have been selected by the Tourism Department.

Reimbursement of the cost incurred on training, in all cases, shall be payable after the successful completion of the training.

08. Roof Top Solar Plant: 75% of the actual cost in the case of non refunding, with a ceiling of Rs. 4.00 lakh be reimbursed after its successful installation:-

Roof top solar plant shall be captive to the tourism units and subsidy shall be provided only after a certificate to this effect is issued by the concerned Tourist Officer.

Roof top solar plant eligible for subsidy under these rules should be of a standard make as per ISI specifications.

09. Home Stay:

A subsidy up to 50% of the total cost of the project would be provided to house owners for conversion of their private houses into Home Stay subject to a ceiling of Rs. 5.00 Lakh in each case.

An individual with ownership of title of the land underneath and appurtenant to the residential house proposed to be converted shall be eligible for subsidy under this scheme provided the project for conversion of the house into Home Stay has the prior approval of the Director Tourism.

The project for upgradation of residential house into Home Stay accommodation should be prepared by Civil Engineer or Registered/ approved architect and should be duly checked and countersigned by a senior Civil Engineer not below the rank of an Executive Engineer in the Union Territory & follow the standards issued by Department of Tourism, Union Territory of Ladakh.

10. Support for Adventure/Recreation Tourism:

- i) A subsidy up to 50% of the cost of equipment detailed in Annexure II to these Rules, subject to a maximum of Rs. 10.00 Lakh as a onetime measure would be available for establishment of equipment stores duly registered with the Tourism Department. Provided the said equipment is used for hiring out/ providing service at the rates approved by the Tourism Department to the tourists interested in adventure sports, such as Mountaineering, Skiing, Aero-sports, Aquatic sports, Kayaking, Canoeing, Angling, Golf, Paragliding, Parasailing, White Water Rafting, Rowing, Zorbing Ball, Bungee jumping mountain bikes, Hot air-balloon etc.
- ii) An investor interested in opening a shop for hiring out equipment related to adventure tourism, at the rates duly approved by the Director Tourism, to the interested tourists will be eligible for subsidy on the equipment of standard specification required for such activities. However, the entrepreneur shall get prior written approval of the Director Tourism for the type of equipment to be procured. However, the equipment shall be of the standard of national level regulator for such activity to ensure safety of the user.

11. Interest subsidy in facility and Equipment:

- i) Loan @ 0% interest upto a limit of Rs. 5.00 Lakh in each case shall be available to registered tourism projects for the purchase of equipment related to the up-gradation/improvement of kitchen, health & hygiene related facilities such as modern kitchen appliances, water purification equipment, for new toilets for existing "C-Class" registered hotels and sewage treatment/disposal arrangement.
 - a) Incentives under this scheme will be available to registered tourism units who wish to improve/upgrade the kitchen by fixing marble/granite/ceramic/chemical tiles on the surface of the floor and the walls of the kitchen.
 - b) Incentives under this scheme will also be available for the purchase and installation of modern kitchen appliances like Gas-Burners, Ovens, Bain Maie, Dishwashers, Boilers, Deep-freezers, Refrigeration equipment etc.

- c) Incentives under this scheme will also be available for purchase and installation of water purification and filtration equipment/Plant.
- d) Incentives under this scheme will also be available for “C - Class” registered hotels who wish to construct new sanitary fitted toilets, alongwith septic tanks and soakage pits in their hotels.
- e) Incentives under this scheme will also be available to the hotels which install sewage treatment and disposal system in their hotels.
- f) A 0% interest loan of the cost of office automation/communication networking/computing system and other equipments with a ceiling of Rs. 4.00 Lakh would be reimbursable to Travel Agencies registered with Tourism department for upgradation of existing travel agencies in the tourist areas specified in the list as a one time measure.

12. Electricity:

Electricity generated through Solar Power of the capacity for which subsidy has been obtained by the unit for tourism purpose duly sanctioned by the Tourism Department shall be exempted from Electricity Duty Act 1963 for a period of 5 years.

13. Utilization of Non-Conventional Energy:

The entrepreneurs shall be entitled to incentives of the Government of India as well as the State Government with regard to the utilization of non-conventional energy sources in their establishment. However, subsidy would be available to them from only one source.

14. Environment:

All tourism related projects/units will have to strictly conform to the norms laid down for the protection of environment by the Directorate of Environment & State Pollution Control Board.

15. Penalty for Default: Environment of Tourism Projects/Units who violate terms of agreement entered with Tourism Department will be liable to refund the amount taken by them in the form of subsidy in one lump-sum along with panel interest at the rate of 11%. Such entrepreneurs who does not refund the money to the State Government on the issuance of notice by the Tourism Department will be liable for being proceeded against under the provisions of J&K Land Revenue Act and the areas shall be recovered as areas of Land Revenue.

- 16. Implementing Agency for disbursement of Subsidy:** A Committee comprising Commissioner/Secretary Tourism, Director Tourism and Financial Advisor and Chief Accounts Officer of Tourism Department shall scrutinize the cases recommended by the Director of Tourism. The Committee shall meet atleast once every month and shall take a decision on every case within 60 days. In case the Committee does not reject/return the case of the Directorate of Tourism within days, the case will deemed to have been approved. In case the Financial Advisor & Chief Accounts Officer discovers a Lacuna/short coming in an incentive case after its receipt from the Directorate they shall ensure that necessary information is obtained from the Directorate before the holding of the next meeting of the Committee so that cases complete in all respects alone are put up before the Committee for decision.
- 17. Criteria for classification of Accommodation:** Criteria for classification of Accommodation is indicated in Annexure-III.
- 18. Validity of existing incentive Rules:** The concessions mentioned in fore-going clauses will be available to the private investors setting up new projects in the UT.

Annexure "II" Annx of Govt. order No. 224-TSM of 2012 dated: 19-04-2012
(List of equipments approved for the adventure/recreation sports
under Package of Incentives)

A) Mountaineering & Trekking:

01	High altitude, 4 men tent	26.	Axe Pitons
02.	High altitude, 2 men Tent	27.	Ice pitons
03.	Luxury Tents	28	Ice Hammer
04	Kitchen Tents	29.	Snow Getters
05	Toilet Tents	30.	Snow Shovel
06	Sleeping Bags	31.	Dead Men
07	Carry Mat	32.	Dead boy
08	Ruck sack	33.	Crampons
09	Knap sack	34.	Descender
10	Trekking shoes	35.	Carabineers
11	Climbing shoes	36	Chuk nuts
12	Water proof suits	37	Puris fiers
13	Jackets	38	Water bottles
14	Goggles	39	Walking stick
15	Head light	40	Papelling shirt
16	Rock climbing Boot	41	Snow bars
17	Rock Hammer	42	Papelling Mittens
18	Rock pitons	43	High Altitude Cooking
19	Climbing rope	44	GPS
20	Slings	45	Binoculars
21	Rappelling rope	46	Telescope
22	Fix rope	47	Rang finders
23	Seat Harness	48	Walki Talkiess
24	Chest Harness	49	Gloves
25	Ice Axe		

B) Water Sports (White Water)

I)	RAFTING	II)	KAYAKING & CANOEING
01.	Raft	01	K1
02	Paddles	02	K2
03	Guide Paddle	03	Paddles
04	Pump	04	Helmet
05	Throw-bag	05	Spray Deck Cover
06	Fillip-Line	06	Wet Suits
07	Helmet	07	C1
08	Rescue Rope	08	C2
09	Wet Booties	09	Paddles
10	Life Jacket	10	Helmet
11	Wet suits	11	Wet Suits
12	Repair Kit	12	Spray deck cover
II) Flat Water Kayaking & Canoeing			
01	K1	06	C4
02	K2	07	Paddles
03	K4	08	Spray Deck Covers
04	C1	09	Helmets
05	C2		

III)	ROWING		
01.	Single Scull Rowing Boats	04	Coxless four Rowing Boat
02	Double Scull Rowing Boat	05	Carbon fiber oars scull
03	Coxless pair Rowing Boat	06	Carbon fiber oars sweep

C) Aero Sports

	I) PARA SAILING		
01.	Para Glide complete single/ Tandem	04	Boots
02	Scat chest Harness	05.	Hi-Speed Motor Boat
03	Helmet		

II) PARA GLIDING

01	Para Glide complete single/tandem	04	Boots
02	Seat Chest Harness	05.	Radio communication system
03.	Helmet		

D) Snow Skiing

01.	Ski Runner complete with Blinding	07	Slalom poles
02	Ski Poles	08	Timer
03	Ski poles	09	Apré Ski Boots
04	Ski Goggles	10	Wax Machine
05	Ski Dress	11.	Fitting tools
06	Ski Gloves	12	Snow Boards

- E) Zorbing Ball
- F) Bunjee Jumping equipment
- G) Mountain Bikes
- H) Hot Air balloons
- I) Hot Air balloons
- J) Angling Rod & Bails

(“B” Class Hotel)

Medium Class Accommodation:-

Location and Building: The hotels will be located in an area suitable for the stay of tourists.

Guest room and Bath room: The following amenities should be provided in all rooms to be occupied by guests.

- a) Attached bathroom with running hot and cold water, shower, proper sanitary fitting and adequate supply of toilet papers and clean towels.
- b) Proper lighting and fans/room heaters.
- c) Vacuum flasks with glass tumblers of drinking water.
- d) Proper furniture and comfortable beds with foam mattresses.
- e) General telephone
- f) Call bell in each room.
- g) Wardrobe
- h) Suitable floor covering of firefighting equipment.

Services; The following should of made available.

- a) A clean hygienic kitchen well equipped and well maintained with pantry with provision of hygienic washing of utensils, crockery, cutlery and glassware.
- b) Provision of laundry service
- c) Provision of smart and experienced staff wearing clean uniform
- d) Office staff coming into contact with the guests should possess working knowledge of English and should be trained and experienced in Hotel Management.
- e) Receptions/Counter with telephone facilities
- f) A standard generator for emergency lighting.
- g) Fire fighting equipments.

(‘C’ CLASS HOTEL)

Economy class Accommodation:

Guest Rooms: The following amenities should be available.

- a) Each room should have a capacity ranging from 2 to 10 beds
- b) There must be common sanitary fitted lavatories and bathrooms fitted with running water, separately for ladies and gents one each after 6 beds.
- c) Rooms should be properly ventilated, furnished and lighted.
- d) Fans in all rooms.
- e) A common Restaurant for dining facilities with a clean and hygienic kitchen.

Service: The following “Services” should be provided:

- a) Clean Crockery , cutlery and furniture
- b) Hygienic washing of utensils under running water having regular outlet of water.
- c) The Manager and the staff should be conversant with Urdu/ Hindi/ English.
- d) Reception Counter.

Annexure-III Annx-A of Govt. Order No. 224-TSM of 2012 dated: 19-04-2012
Criteria for classification of accommodation
("A" Class Hotel)

Sophisticated accommodations:-

Location and Building: The hotel will be located in an area suitable for the stay of tourists with adequate parking place of cars, a lawn or a root garden for the use of the guests.

Guest rooms and Bathrooms: The following amenities should be provided in all the rooms to be occupied by the guests:-

- a) Attached bath rooms with along baths, showers, running hot and cold water and adequate supply of soap, toilet paper and clean towels.
- b) Proper lighting and fans
- c) Telephone (Expert in seasonal hotels where there should be a call bell in each room and a telephone connection on each floor.
- d) A vacuum flask and glass tumblers for drinking water.
- e) Proper and adequate furniture
- f) Comfortable beds with foam rubber mattresses.
- g) Necessary clean linen and blankets
- h) Wardrobes
- i) Writing table.
- j) Air conditioning /Central Heating
- k) Refrigerator
- l) Wall to wall carpeting
- m) A dressing table with cushioned stool
- n) Firefighting equipment

Public Rooms: The following facilities should be provide in the public rooms

- a) Property staffed reception and information counter with 24 hours service .
- b) Well appointed Lounge with television set the book stalls, money changing facility, save deposit, left luggage facilities.
- c) Adequate no of lifts
- d) Good quality crockery, glass ware and linen.
- e) Clean hygienic, well equipped and well maintained kitchen and pantry with cold storage.
- f) Provision of separate sanitary fitted toilets for ladies and gents
- g) Bar Facility subject to local conditions.
- h) A well appointed Dining Hall/Restaurant .

Service: The following service should be made available

- a) Hygienic and clean washing cooking utensils, crockery and glass ware.
- b) Provision of experience and smart staff wearing clean uniform
- c) Provision of dry cleaning and laundry services.
- d) Staff coming into contract with the guest should understand English and senior staff should possess a good knowledge of English and should be trained and experienced in hotel Management.
- e) A standard noise free, non-polluting power generator for lighting/ necessary services, back-up.

Dinning room:

- a) Dinning table with 6/8 dinning chair.
- b) Dinner set
- c) Tea Set
- d) Cutlery and linen for 6/8 persons.
- e) Ice box
- f) Side board
- g) Druggets.

Drawing rooms:

- a) Sofa set with day bed
- b) Writing table with stool
- c) Carpet

Bath Room:

- a) Sanitary fittings.
- b) Running hot and cold water
- c) Jug/Mug, Towels, wash basin and mirror
- d) Soap and sanitary articles
- e) A direct water connection from the water works pipe.

Economy Class (Bed room):

- a) Bed with cotton mattresses.
- b) Dressing table with stool
- c) Table lamps
- d) Druggets

Bath Room:

- a) Flash latrine
- b) Running Water
- c) Jug/Mug, Towel/washbasin and mirror
- d) Soap and sanitary articles.

Dinning Room:

- a) Dinning table with 6/8 chair.
- b) Dinner set
- c) Cutlery, crockery and linen for 6/8 persons
- d) Tea set
- e) Druggets

Drawing room:

- a) Drugget
- b) Sofa chair 6/8 person
- c) Peg tables.

Services: The following service should be made available:-

The following amenities should be provided in the bathroom.

- a) Springs beds/form mattress with full bedding
- b) Dressing table with cushion stool
- c) Carpet
- d) Table Lamps
- e) Wardrobe
- f) Bed side tables
- g) Vacuum flask for drinking water
- h) Net curtains

Bath rooms:

- a) Bath tub
- b) Shower
- c) Sanitary fittings
- d) Geysers/Jug/mug/, towel, wash basin and mirror
- e) Soap
- f) Toilet paper
- g) A different water connection from the water works pipe.

Dinning Room:

- a) Refrigerator
- b) Dinners set
- c) Tea sets
- d) Cutlery and crockery and linen for 6/8 persons
- e) Wine glasses
- f) Side boards
- g) Carpet

Drawing Room:

- a) Sofa Sets
- b) Day bed
- c) Writing table with cushioned stool
- d) Fan and T.V set
- e) Carpet
- f) Central Table
- g) Library Books
- h) Peg tables
- i) Telephone

Note: In winter months, every room should have heating arrangements.

1st Class (Bed room)

- a) Beds with foam mattresses
- b) Dressing table with stool
- c) Druggets
- d) Table Lamps
- e) Wardrobe

- a) Hygienic and clean washing of kitchen-utensils, crockery and cutlery
- b) Good cuisine Indian as well as continental served by experienced and smart staff.

S.No	Distance from Leh Town/ Kargil Town/ Hunder	Incentive (% of the total subsidy)
	Km	
1.	0	20%
2.	5	25%
3.	15	30%
4.	25	50%
5.	75	75%
6.	> 75	100%

Additional Incentive for distance from National Highway

S.No	Km	Incentive *
1.	0	5%
2.	10	10%
3.	20	15%
4.	>20	25%
Subject to 100% ceiling		

* Subject to 100% of the total subsidy.