



ଓଡ଼ିଶା ସରକାର
ପର୍ଯ୍ୟଟନ ବିଭାଗ

ଓଡ଼ିଶା ପର୍ଯ୍ୟଟନ
ପର୍ଯ୍ୟଟନ ଭବନ, ଲୁଇସ ରୋଡ୍,
ଭୁବନେଶ୍ୱର-୭୫୧୦୧୪

Government of Odisha
Tourism Department

No. 681 / TSM,
TCT-TSP-MISC-0010-2017

Bhubaneswar,

Dated 11-01-2025

From

Balwant Singh, IAS
Commissioner-cum-Secretary

To

All Collectors

Sub: **Identification of potential investors expressing interest for setting up Motel/ WAC category of projects.**

Sir,

The Department of Tourism aims to capitalize on private sector investments to promote the tourism and hospitality sector in Odisha. This includes fostering the development of hotels, resorts, motels, Wayside Amenities Complexes (WAC), amusement parks, water parks, adventure sports facilities, and other tourism infrastructure. Under the Odisha Tourism Policy 2022, various incentives are available for tourism-approved projects to encourage investment and ensure sustainable growth in the sector.

The Government of Odisha is organizing "**Utkarsh Odisha: Make in Odisha Conclave 2025**", the state's flagship Global Investors Summit, in Bhubaneswar, Odisha, on **28-29 January 2025**. This conclave aims to attract both domestic and international investments across diverse sectors, positioning Odisha as the industrial powerhouse of Eastern India.

Given the participation of numerous hospitality sector investors, DoT intends to augment and develop Motel/WACs through private sector participation and hence seeks support of District Administration in identifying prospective local investors/ entrepreneurs who are keen to setup Motel /WACs.

It is requested to fill out the attached Investment Intention Form (IIF) for each interested investor and send it to this Department within a week for taking further action towards signing of IIFs during the "**Utkarsh Odisha: Make in Odisha Conclave 2025**".

For any clarification / queries, Sri Binod Kumar Jena, OAS (Joint. Secretary to Govt.) may be contacted at +91- 9437627060.

Enclosed:

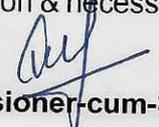
1. Investment Intention Form (IIF)
2. Incentive Provisions (OTP - 2022)

Yours faithfully,


Commissioner-cum-Secretary

Memo No. 682 /TSM, dt. 11-01-2025

Copy forwarded to all DD/ ADT/ TDO/ Tourist Officers for information & necessary follow-up action.


Commissioner-cum-Secretary



Investment Intention Form

Date _____

Investor Contact Details

Name	
Designation	
Phone Number	
Email ID	

Company Details

Name of the Company	
Website	
Address	
City/Headquarter	
Presence in States/Countries	
Annual Turnover in 2023-24	
No. of Manufacturing Units	
No. of Employees	

Name of the Project

Profile of the Project

S. No	Products	Annual Capacity	Category

Proposal in brief (High Level Value Chain)

For more details, please visit www.investodisha.gov.in

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Proposed Investment

Please mention the quantum of Investment (in INR crores) _____

Project Cost Details

S. No	Particulars	Cost (In Crores)
1.	Land including land development	
2.	Building	
3.	Plant and Machinery	
4.	Others	
5.	Total	

Infrastructure Requirement

S. No	Facility	Requirement
1.	Land	
2.	Water	
3.	Power	
4.	Gas	
5.	Others	

Raw Materials and Source

S. No	Type of Raw Material	Source

Implementation Period

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Employment Potential

Direct: -----

Indirect: -----

Proposed Location

Location Preference (if any) -----

Expectations from the State Government

Signature

For further details contact:

Mr. Kalyan Ch. Mohanty
Executive Director, IPICOL, Government of Odisha
Ph No. +91 94372 29029
Email: kalyancmohanty@investodisha.org

For more details, please visit www.investodisha.gov.in

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Odisha Tourism Policy 2022

Definition of Motel Project:

The "Motel Project" should be located on a National Highway, State Highway or Main District Road (MDR). It should have at least 4 lettable rooms, and all the lettable rooms should have attached bathrooms. The plot on which the motel is located should admeasure a minimum of 1,500 sq.mt. It should have restaurant or dining hall with sitting area of minimum 30 sq.mt. (Excluding kitchen & storage). The double rooms and single rooms should have minimum carpet areas of 12 sq.mt and 10 sq.mt respectively. The bathroom carpet area should admeasure at least 3 sqmt. It should have public toilet and first aid centre. It should have car parking area @ 5 sq.mt per room. The rooms should have adequate furniture, fixtures and linen. The ownership or lease of land and land use should be in order. The Motel should have adequate parking to accommodate at least 20 (twenty) 4-wheeler vehicles.

Definition of WAC (Wayside Amenity Centre):

"Wayside Amenities" will be a common facility centre on the National Highways, State Highways, and Major District Roads. They should ideally have (i) Food Plaza; (ii) Public Convenience; (iii) ATM or Banking; (iv) Emergency or Medical Facilities; (v) Communication Centre; (vi) Petrol Filling Station and Auto Services (vii) EV Charging Station (viii) General provision store. For wayside amenities to be eligible for these incentives, they must have (i), (ii), (iv) and (v) among the facilities mentioned above.

- (vii) Second hand plant and machinery, furniture fixtures, electrical installation etc.
- (viii) Interest capitalized
- (ix) Trucks, cars, vans, trailers and other transport vehicles
- (x) Consumables, crockery and utensils, bed linen
- (xi) Technical/Consultant fees
- (xii) Any construction which is nature of real estate development i.e., shops, flats, offices etc. meant for sale or lease or rent.

15. FRAMEWORK FOR INCENTIVES AND OTHER SUPPORT MEASURES FOR TOURISM PROJECTS:

To attract private sector investment, it is envisaged to offer both financial & non-financial incentives to different tourism projects.

15.1 Financial Incentives:

15.1.1 Allotment of land:

Land allotment for Tourism projects across State shall done through IDCO as per the prevailing procedure for all industrial units. IDCO shall allot the land on the recommendation of Special Single Window Clearance Committee (SSWCC) or State Level Single Window Authority (SLSWCA) or High Level Authority (HLCA), as the case may be.

IDCO shall allot land for tourism projects at the following rates, namely:

- (a) Without infrastructure development – IPR rate + 2% towards IDCO administrative charges
- (b) With Infrastructure Development – Development cost will be loaded to IPR rate as per the prevailing practice for other industrial units

For the five urban areas (Development Authority areas) of Bhubaneswar, Cuttack, Puri, Sambalpur and Rourkela, land shall be allotted by way of auction, in accordance with the policy/rules and rates, as decided by State Government from time to time.

15.1.2 Capital Investment Subsidy:

To encourage investment in tourism infrastructure and tourism projects, investment subsidy is envisaged for new Tourism Projects. All eligible tourism units as per Para.

12(f) with investment not below Rs.20 lakh shall be eligible to get capital investment subsidy. The capital investment subsidy is envisaged as follows, namely:

(a) Quantum of Capital Investment subsidy

Eligible Capital Investment (excluding the land cost) (1)	Admissible Subsidy* (2)	Maximum Limit of subsidy (3)
Investment up to Rs.50 crore	30%	Rs.15.00 Crore
Investment above Rs.50 crore	30%	Rs.20.00 Crore
Tented accommodation (with minimum investment of Rs 0.20 Crore)	30%	Rs. 0.15 Crore
Equipment worth Rs.1 crore and above for Adventure & Water Sports	25%	Rs.0.50 Crore

* As percentage of Eligible Capital Investment

Note:

- (i) The valuation of the expenditure, claimed by the project proponent, will be done by a Government approved valuer or agency approved by Government of Odisha. Only after such valuation report, the CIS will be calculated and disbursed.
- (ii) Incentives for tented accommodation will be given only after successful running of at least 3 months in a year for 2 years successively and valuation report by a Government approved valuer or agency approved by Government of Odisha

(b) Additional Subsidy of 5% will be provided to following projects: -

- (i) New Tourism Projects around Chilika lake, KBK, Kandhamala and Gajapati District and any new places or districts as may be necessary to be notified by the Government from time to time on the recommendation of Tourism Advisory

- Committee. Considering the influence zone of Chilika, the exact location or distance from higher water level of the Chilika lake within which tourism projects would be considered for incentives will be decided by the STPC;
- (ii) New Tourism Projects owned and managed by women entrepreneurs (with minimum equity participation of 51% in the entity), those belonging to SC/ST categories and the differently-abled will be entitled to an additional 5% subsidy over and above the 'Admissible Subsidy';
 - (iii) In all the above-mentioned cases, the total subsidy available shall be subject to the ceiling prescribed under 'Maximum Limit' mentioned in Para. 15.1.2(a).
 - (iv) The eligible units after one year of commencement of commercial operations of the project will be eligible for availing capital investment subsidy.

15.1.3 Interest subsidy:

All eligible tourism units as per Para 12(f) shall be eligible to get interest subsidy as per the following rates for a period not more than 5 years provided the concerned promoter(s) shall not have defaulted to Odisha State Financial Corporation (OSFC) or Industrial Investment Promotion Corporation of Odisha Limited (IPICOL) or SIDBI or banks or public financial institutions or other Government Agencies in payment of interest & installment in connection with any other commercial venture with which the concerned promoter is directly or indirectly associated.

Interest subsidy @ 5% per annum subject to maximum of Rs.1 crore for the entire period of 5 years. This subsidy will be available to eligible tourism units after one year from date of commencement of commercial operations of the tourism unit, up to a maximum period of five years.

15.1.4 Stamp Duty exemption:

All new Tourism Units shall be eligible to get 100% exemption in Stamp Duty on purchase of land for the project. Such reimbursement shall be made after commercial operation of the project.

15.1.5 Reimbursement of land conversion charges:

All tourism new projects shall be eligible to get 100% reimbursement of the land conversion charges. Such reimbursement shall be made after commercial operation of the project.

15.1.6 Energy:

New Tourism Units will be exempted from payment of electricity duty up to a contract demand of 5 MVA for a period of 5 years from the date of availing power supply for production. New Tourism Units installing renewable sources of power shall be reimbursed 50% of the cost of setup of the renewable energy power source.

15.1.7 Employment cost subsidy:

75% reimbursement (in case of male worker) & 100% reimbursement (in case of female workers) of expenditure on account of employer contribution towards ESI & EPF scheme for a period of 5 years shall be made in respect of skilled & semi-skilled workers engaged as regular employees who are domicile of the State.

15.1.8 Environmental protection infrastructure subsidy:

New tourism units shall be eligible for reimbursement of 20% of the capital cost of setting up effluent treatment plant or sewerage treatment plant subject to a maximum of Rs.20 lakh. Such reimbursement shall be made only after commercial operation of the project.

15.1.9 Training Subsidy:

For every person trained & newly recruited in tourism project, the training cost shall be reimbursed @ Rs.2000/- per employee provided such training is imparted within 3 years of the commercial operation.

15.1.10 Tourist Transport:

The State will facilitate the provision of adequate quality transport services for tourists. As such 75% exemption from registration charges and 50% concession from payment of permit charges shall be allowed for new air-conditioned coaches having minimum seating capacity of 25 seats, registered as contract carriage and operating in notified tourist circuits. The Department of Tourism shall notify the tourist circuits for the purpose from time to time.