

No.D.11014/7/2025-GAD
GOVERNMENT OF MIZORAM
GENERAL ADMINISTRATION DEPARTMENT
MIZORAM SECRETARIAT, MINECO, AIZAWL – 796001

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Aizawl, the 29th May, 2025

CIRCULAR

Subject: Residential flats for Mizoram Government Employees at Federation Enclave, Luangmual, Aizawl on Ownership Basis.

The State Government is aware of the acute shortage of residential accommodation for government employees in Aizawl city. Despite continuous efforts, the demand for government quarters continues to exceed the available supply, resulting in a large number of pending applications.

In order to partially address this issue and to improve availability of residential accommodation for government employees, the Government of Mizoram has allotted land at Luangmual to the Mizoram Government Employees Housing Society (MGEHS) for construction of residential flats on a permanent ownership basis.

The said project, titled *Federation Enclave*, is currently under construction. The flats are available for purchase on a **first come, first serve** basis. The ownership of the flats shall be legally transferable through registered deed of apartment in accordance with relevant provisions of the Mizoram (Land Revenue) Act, 2013 as amended.

Due to the limited number of flats and the high level of interest received, all interested government employees are advised to apply at the earliest. To assist prospective buyers in making informed decisions, sample flats are presently open for inspection at the project site.

All Administrative Departments are requested to bring this information to the notice of their respective directorates, subordinate offices, and all employees, so that eligible individuals are informed and given an opportunity to avail this facility.

Details of the project are enclosed in the Annexure.

Sd/- VANLALDINA FANAI
Commissioner & Secretary to the Govt. of Mizoram
General Administration Department

Memo No.D.11014/7/2025-GAD :

Aizawl, the 29th May, 2025

Copy to:

1. Commissioner & Secretary to Chief Minister, Mizoram.
2. Sr. PPS to Chief Secretary, Mizoram.
3. All Administrative Heads of Department.
4. Website Manager, GAD.
5. Guard File.


(R. LALRINZUALI)

Under Secretary to the Govt. of Mizoram
General Administration Department

ANNEXURE

Project Details:

Location: Federation Enclave, Luangmual, Near Ainawn Veng Presbyterian Church, Aizawl

Contact: 9207007007/8011638869

Website: www.federationenclave.com

Booking and price details:

Unit Allocated	Area (Sq.ft)	Base Price	Car Parking (optional)	Total Price (including 5% GST)
3 Bedroom – End Unit	1491	59,64,000/-	3,75,000/-	66,55,950/-
3 Bedroom – Central Unit	1462	58,48,000/-	3,75,000/-	65,34,150/-
4 Bedroom – End Unit	1962	77,04,000/-	3,75,000/-	84,82,950/-
4 Bedroom – Central Unit	1818	72,72,000/-	3,75,000/-	80,29,350/-

Note: Considering the site terrain and uneven slope contours, a lot of built-up levels arise but these have not been considered as part of loading to calculate saleable area. Common areas differ from building to building. Each building type has different requirements in terms of fire staircases, passage width and other ancillary spaces which has been factored to calculate the saleable area

List of technical details

1. This project has been declared as a “Special Project” by the Government of Mizoram.
2. The project showcases architectural excellence by the renowned American architect, the late Prof. Christopher Benninger.
3. Structural consultancy provided by the esteemed National Institute of Technology (NIT) Mizoram.
4. Situated in a geologically stable area, free from landslide and seismic vulnerabilities.
5. Built to withstand earthquakes and safely positioned in a landslide-free zone confirmed by thorough soil and slope testing.

List of amenities and features:

1. Car Parking (optional) with mechanized robotic car parking towers
2. 24-Hour Electricity Backup with Substations and Automatic Generators

3. Fire Protection System
4. Water Treatment and Filtration Plants
5. Sewage Treatment Plant (STP)
6. Children's Park
7. Splash Pool
8. Amphitheatre
9. Restaurant
10. Shopping Arcade
11. 200-seater Community Hall
12. Landscaped Gardens/Common Areas
13. One High-Speed Lift/Elevator per Building
14. Children's Creche
15. Community Health Centre/Dispensary
16. Elders Park (Separate)
17. Open Gymnasium
18. Black-Topped internal Roads
19. Photovoltaic Panels on Roof (for Common Area Lighting)
20. ATM
21. Food Joint/Cafe
22. Multiple Retaining Walls and Soil Compaction/Retention Structures
23. Sunset Viewpoint

Payment Terms:

1. Blue Mountain Construction Engineering & Services Pvt Ltd. has partnered with nationalized banks to offer two convenient payment options

- **EMI-Based Home Loan Facility:** Prospective buyers may opt to pay 10% of the total cost at the time of booking. The balance amount may be financed through long-term, monthly EMI-based home loans facilitated by our tie-ups with nationalized banks. Note: Home loans are subject to bank approval. Interest rates, sanctioned amounts, tenures, and loan approvals are at the sole discretion of the respective banks.]
- **Upfront Payment Benefit:** Buyers who choose to make the full payment at the time of booking will be eligible for a 10% discount on the total property cost.

2. Immediately upon booking and payment, the Agreement of Sale will be executed and legally registered, followed by the issuance of the Allotment Letter.