

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

Aizawl, the 6th October, 2025

C I R C U L A R

Subject: Federation Enclave, Luangmual-ah Mizoram Sawrkar hnathawk tan Residential flat lei theih chungchang

General Administration Department (GAD) chuan Mizoram a sawrkar hnathawk ten quarters indaihlohna leh dilna tam tak tangkhang mek te a hriatpui a. Mizoram sawkar chuan heng harsatna te phuhruk tur leh ram hmasawn zelna atan a tangkai tak ni thei turin Mizoram Govt. Employees Housing Society (MGEHS) hnenah hmun gha tak mai Luangmual, Aizawl ah a pe a.

He project hming hi 'Federation Enclave' tih a ni a, tunah hian Amenities building sak zawh tawh a ni a, Apartment building hi sak chhunzawm mek a ni. Mizoram (Land Revenue) Act, 2013 hnuaiah residential flats leitu te hian apartment neitu nihna mumal takin an nei thei bawk a ni.

Tunah hian Apartment te hi booking hawn mek a ni a, 'first come first serve basis' anih avangin booking ti hmasa tan an duhna lai tak hmun thlan tur a awm a, a rang lama ngaihven theih reng a ni. A hmunah hian Sample flat (3BHK, 4BHK) en theih tur a chhawpchuah reng a ni a. Heng Residential Flats te sawrkar hnathawkte tan February, 2026 thleng lei theih a ni dawn a ni.

Administrative Head leh Heads of Departments ten an hnuaia thawkte hnenah lo thehdarh sak tura ngen leh hriattir an ni e.

A kimchang zawkin project details hi Annexure ah dah a ni.

Sd/- SUDHIR KUMAR

Principal Secretary to the Govt. of Mizoram
General Administration Department

Memo No.D-11014/7/2025-GAD : Aizawl, the 6th October, 2025

Copy to:

1. PS to Chief Minister, Mizoram.
2. Sr. PPS to Chief Secretary, Mizoram.
3. All Pr. Secretaries/Commissioners/Secretaries/Special Secretaries, Govt. of Mizoram.
4. All Head of Departments, Govt. of Mizoram
5. Website Manager, GAD.
6. Guard File.

(R. LALRINZUALI)

Under Secretary to the Govt. of Mizoram
General Administration Department

ANNEXURE**Location:** Federation Enclave, Ainawn Veng Luangmual, Aizawl**Contact:** 9207007007/9089889208**Website:** www.federationenclave.com**Email:** sales@bluemountaincorp.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

Technical details

1. He project hi Mizoram sawrkar chuan “Special Project” ti-a a lo puan tawh a ni.
2. He project hi- architectural tha lawr hmanga duan niin, America rama architect tha hriat hlawhte zinga mi Prof. Christopher Benninger (L) duan a ni.
3. Structural Consultancy hi National Institute of Technology (NIT) Mizoram te ruahmanna siam a ni.
4. A hmun hma hi a remin, leilung che tur leh leimin lak atanga him tura hmun him a ni.
5. Mithiamten a leilung an zir chianna atangin lirnghing leh khuarel chhiatna lak atanga hmun him ani.

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/Café
22. Multiple Retaining Walls and Soil Compaction/Retention Structures
23. Sunset Viewpoint

Payment Terms:

1. He project khawihthu te leh bank t̄angrual hian offer pahnih a chhawpchuak a.
 - **EMI-Based Home Loan Facility:** He facility hmanga booking tih anih chuan total amount ātanga 10% chauhin booking i ti anga, a bak zawng 90% chu Home Loan EMI-Based hian a kal dawn ani. *[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:** A lei tu in Full Payment a duh anih chuan a man zat atangin 10% discount in a lei thei dawn ani.
2. Booking leh Payment zawh fel vek hnuaah sub-registrar hnuaiah registration tih ani anga. Allotment letter pekchhuah nghal an ni ang.