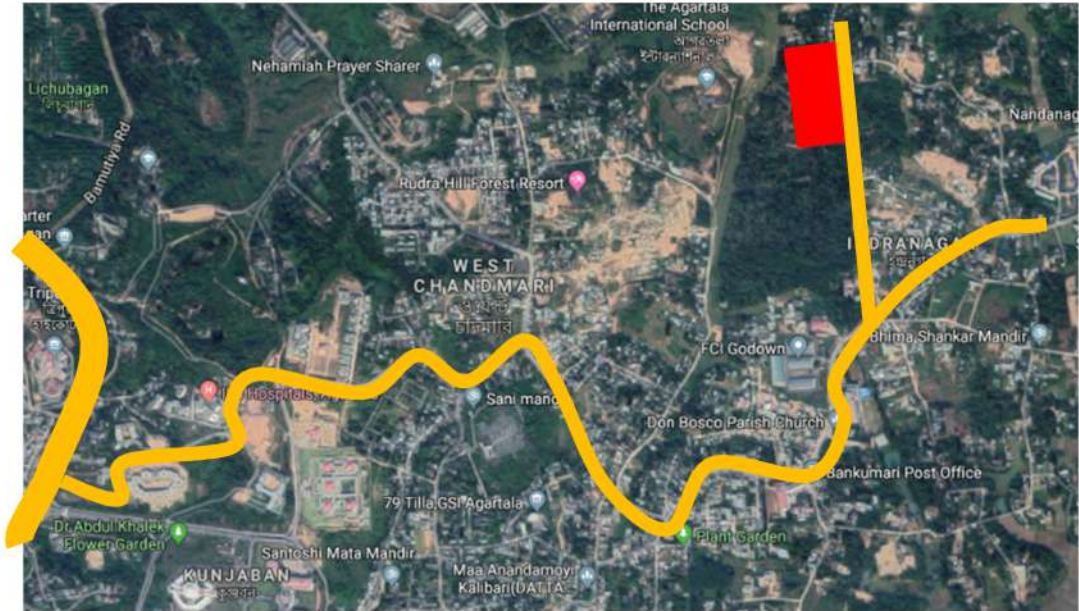
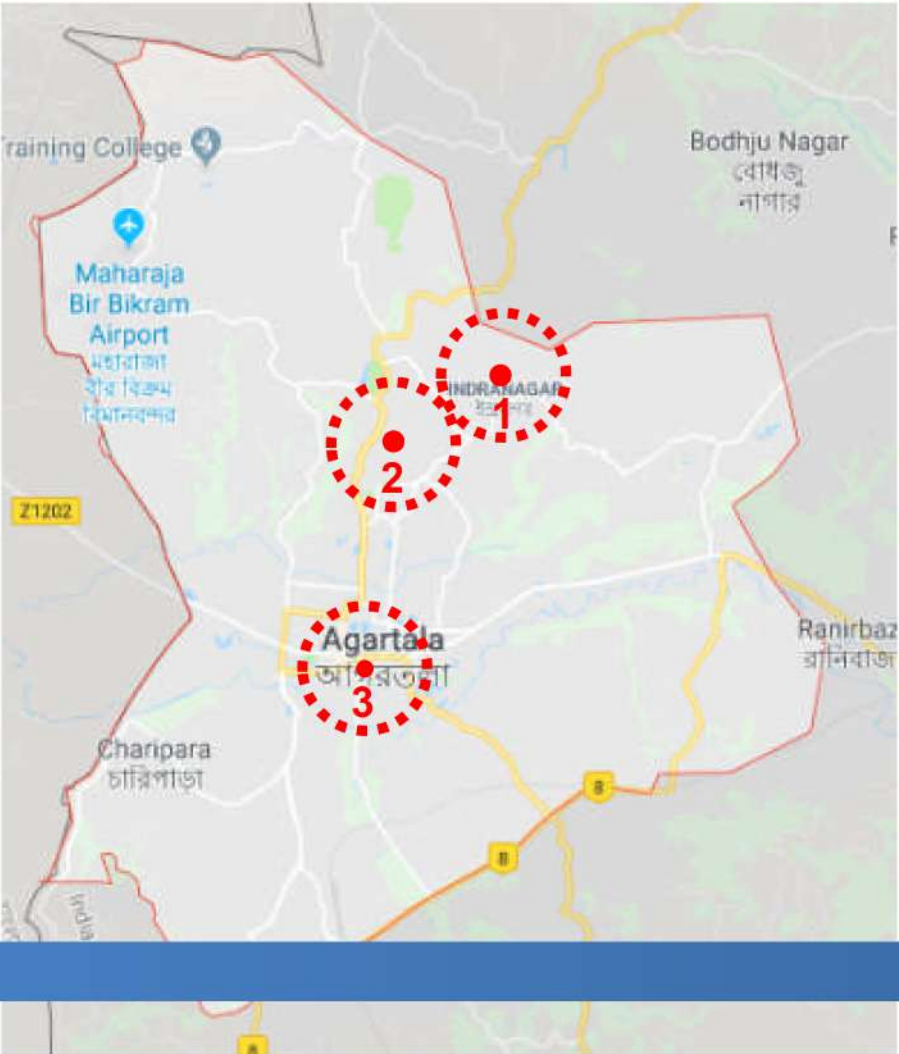


Township Scheme in Agartala City

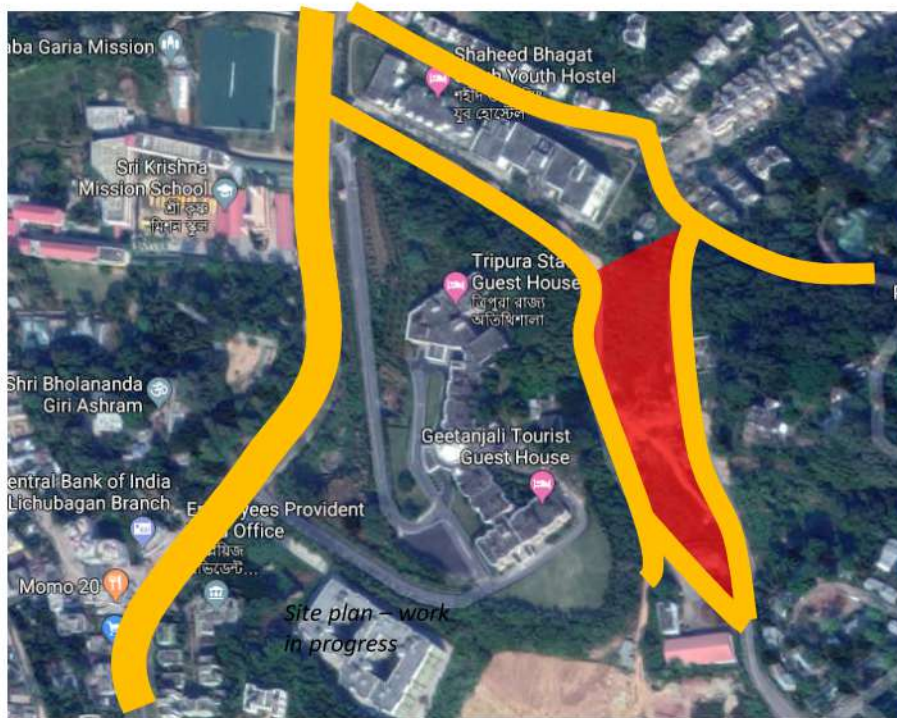


Tripura Urban Planning & Development Authority (TUDA)

Project Locations



Nandan Nagar Site
Government Land
(old pineapple garden)
Near Don Bosco School

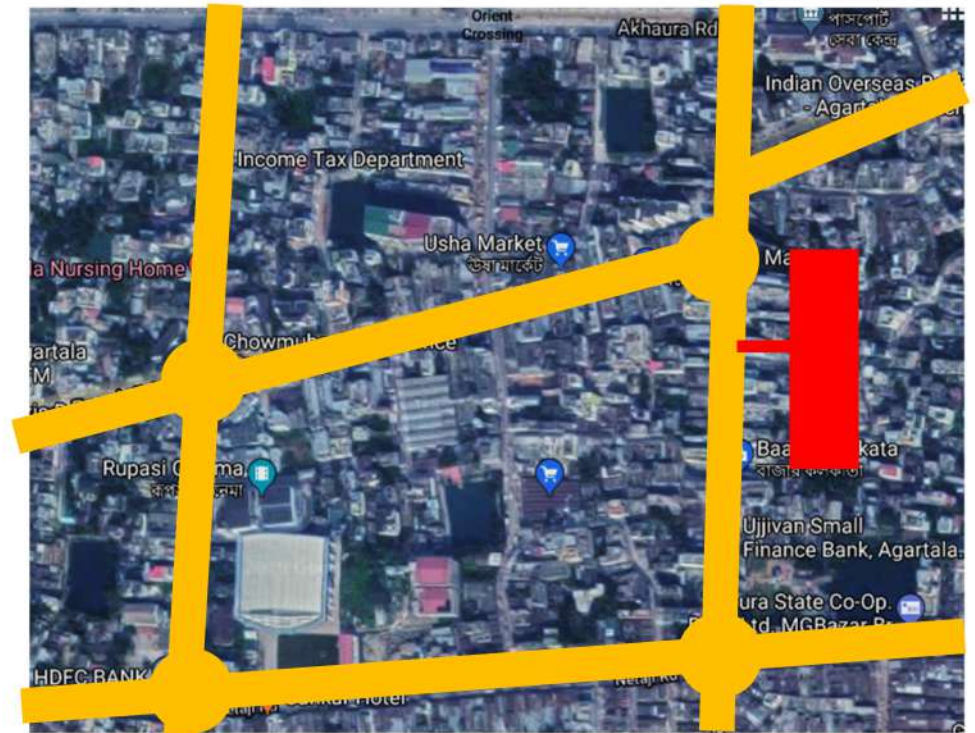


2

UD Land Site
Behind Bhagat Singh Youth Hostel, Kunjaban

3

Vivekananda Market Site
Near Kaman Chowmuhani
Located at heart of the city



Key Features, Amenities & Facilities

- High Quality Construction
- Earth quake resilient structures
- Located on Prime lands in city
- Freehold property
- Direct Registration with TUDA
- Apartments at affordable prices
- Apartments of reasonable sizes
- Transparent procedure
- Loan tie up with banks
- Payment in installments
- One year maintenance by TUDA
- Fire protection measures
- Two Lifts with power back up
- At least two staircases
- Dedicated parking space
- Dedicated civic infrastructure
 - Pucca Roads
 - Water supply
 - Sewerage lines
 - Solid waste management
 - LED Street lighting
 - Walking Tracks



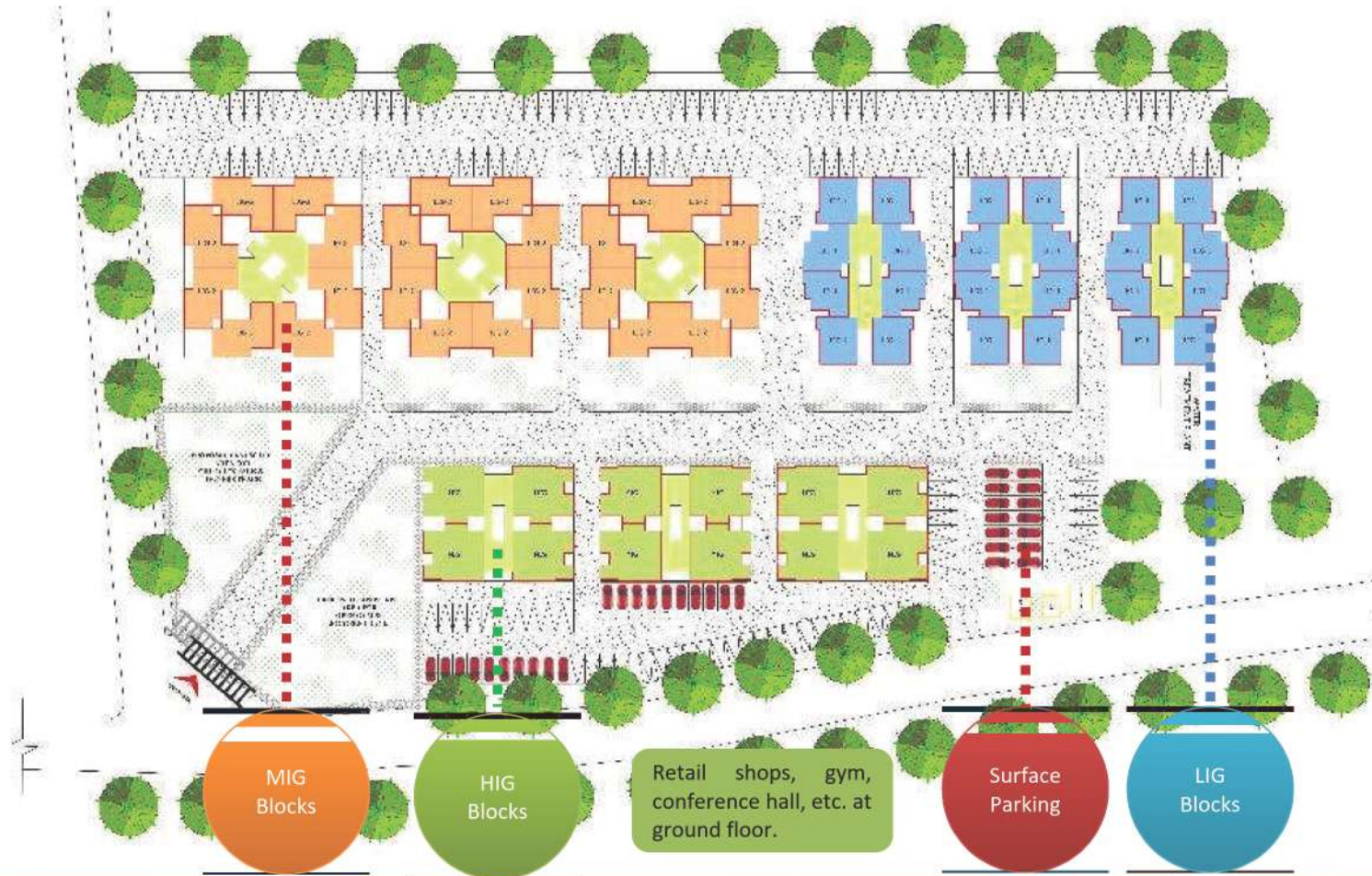


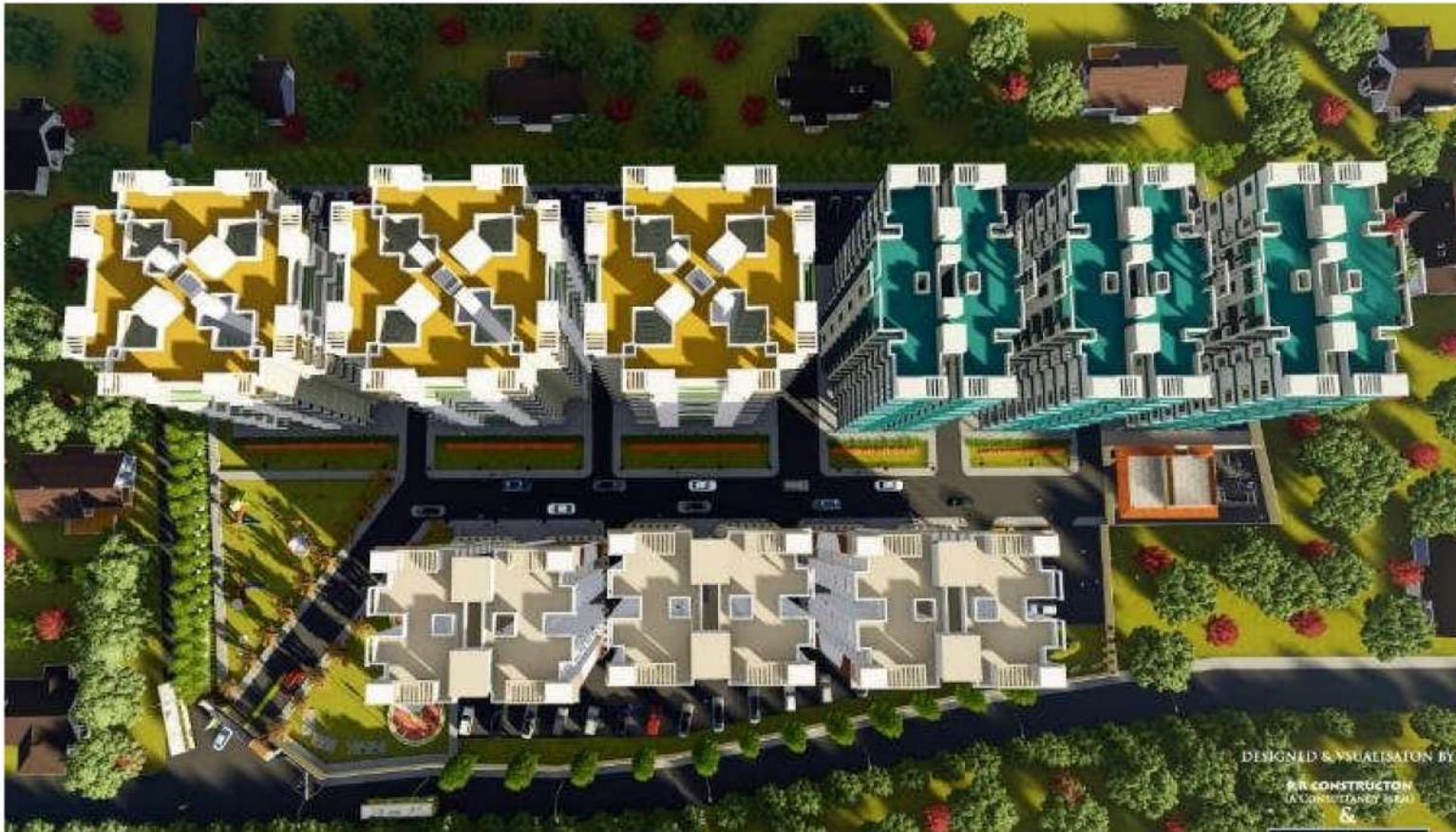
Children Play Area
Landscaped gardens
Multi-gym
Dedicated Parking
Captive retail stores
Campus Security
Clubhouse & office



Disclaimer: Images are for representational purposes only.

Nandan Nagar Site: Site Plan





Land Area:
2,50,000 SQFT (5.79 Acres)

Building Height:
36 - 42 meters

No. of Floors:
G + 11 / G + 13

Total Built-Up Area:
6 lakhs SQFT (approx.)

Total Flats
684 (approx.)

Parking
684 (approx.)

Commercial Area
10,000 SQFT (approx.)

Disclaimer: Site plan is subject to modifications. Images are for representational purposes

Tripura Urban Planning & Development Authority (TUDA)

Nandan Nagar Site: Floor Plans



Flat Type
MIG

264 Units
(approx.)

Carpet Area
690 SQFT

Indicative Price
32 - 38 Lakhs



Flat Type
HIG

132 Units
(approx.)

Carpet. Area
880 SQFT

Indicative Price
42 - 48 Lakhs



Flat Type
LIG

288 Units
(approx..)

Carpet Area
500 SQFT

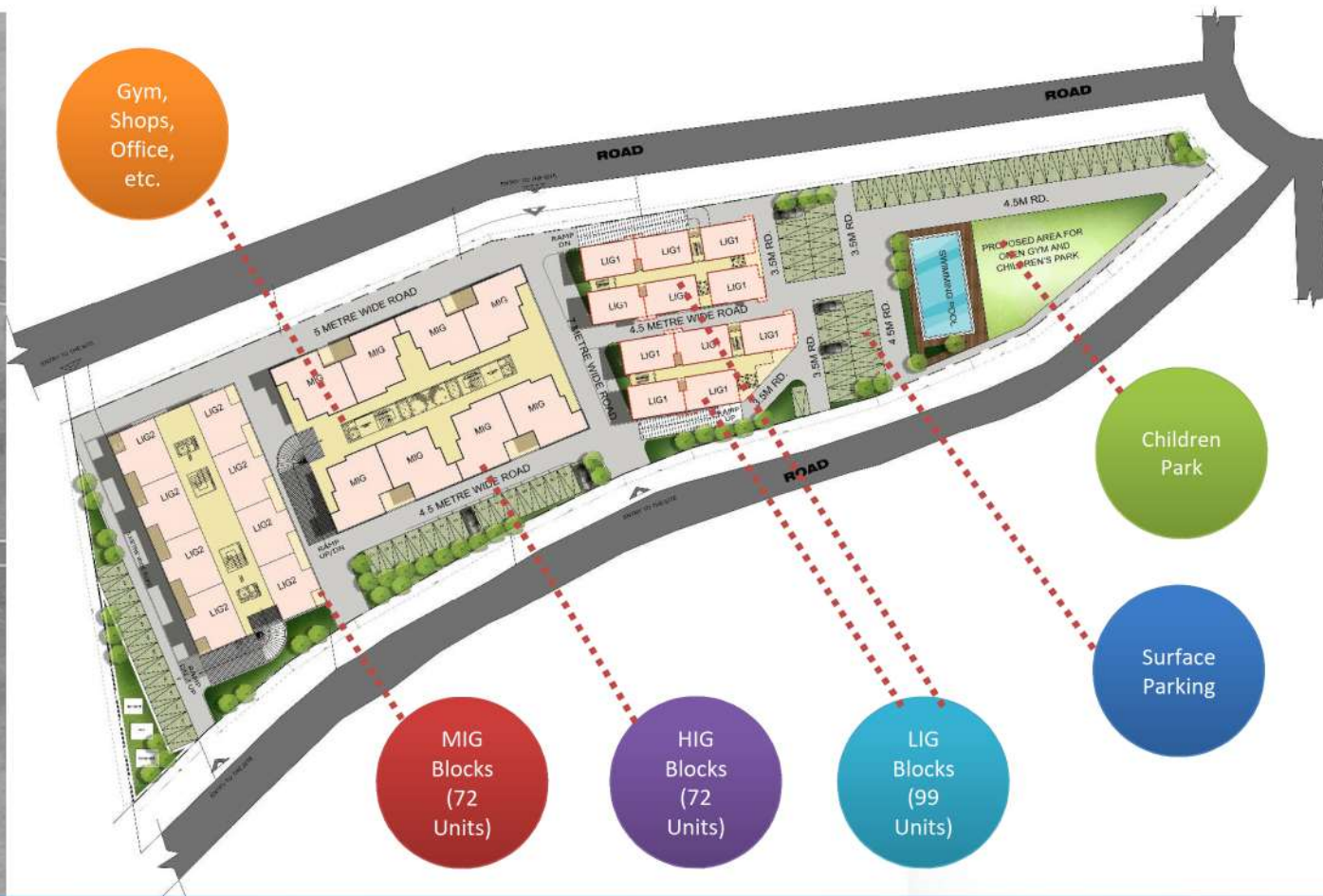
Indicative Price
22 - 28 Lakhs



The cost of flat will be charged on carpet area (area inside the four walls) as per the Real Estate (Regulation & Development) Act provisions. Cost of flats will not be charged on built up (including outer walls)/super built up or saleable (including lobby, corridors, staircases, exclusive balconies etc) area as it is not permissible under the Act.

Disclaimer: Floor plan is subject to minor modifications

UD Land Site: Site Plan





Land Area:
52,000 SQFT (1.2 Acres)

Building Height:
30 meters

No. of Floors: G + 9

Total Built-Up Area:
2 lakhs SQFT (approx.)

Total Flats – 243 (approx.)

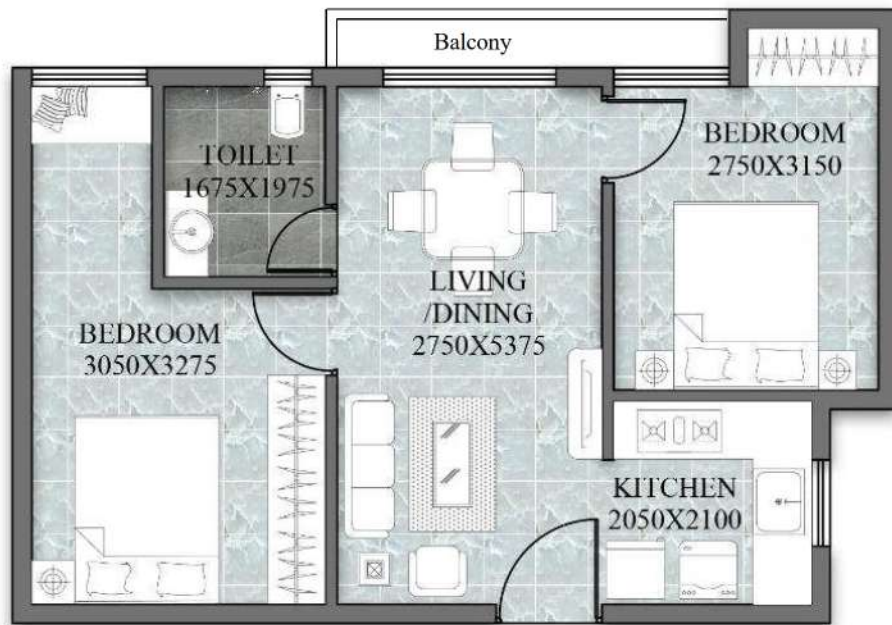
Parking – 243 (approx.)

Commercial Area
3500 SQFT (approx.)

Disclaimer: Site plan is subject to modifications. Images are for representational purposes only.

UD Land Site: Floor Plans





Flat Type
LIG

99 Units
(approx.)

Carpet Area
500 SQFT

Indicative Price
22 – 28 Lakhs



The cost of flat will be charged on carpet area (area inside the four walls) as per the Real Estate (Regulation & Development) Act provisions. Cost of flats will not be charged on built up (including outer walls)/super built up or saleable (including lobby, corridors, staircases, exclusive balconies etc) area as it is not permissible under the Act.

Disclaimer: Floor plan is subject to minor modifications

Vivekananda Market Site: Site Plan





Land Area: 1 Acre (approx.)

Building Height: 25 meters

No. of Floors: G + 7

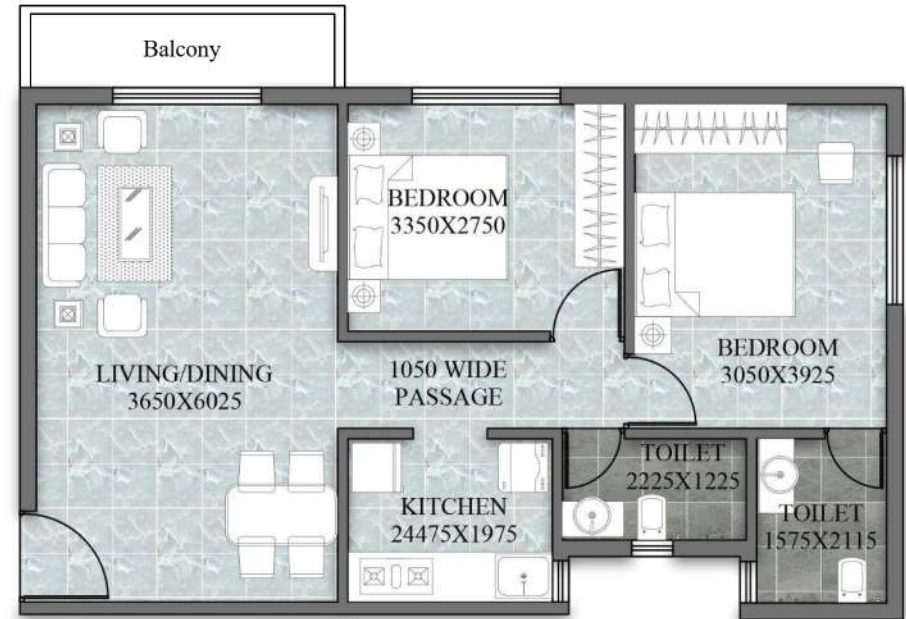
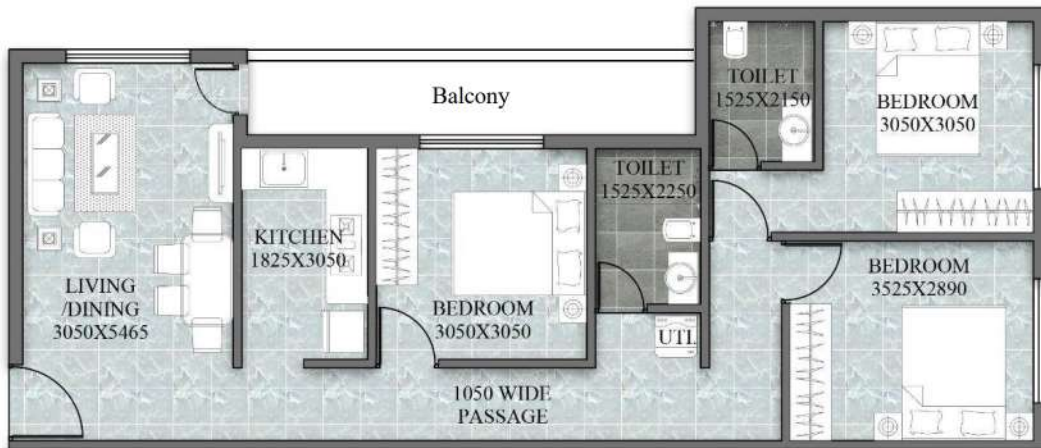
**Total Built-Up Area:
72,500 SQFT (approx.)**

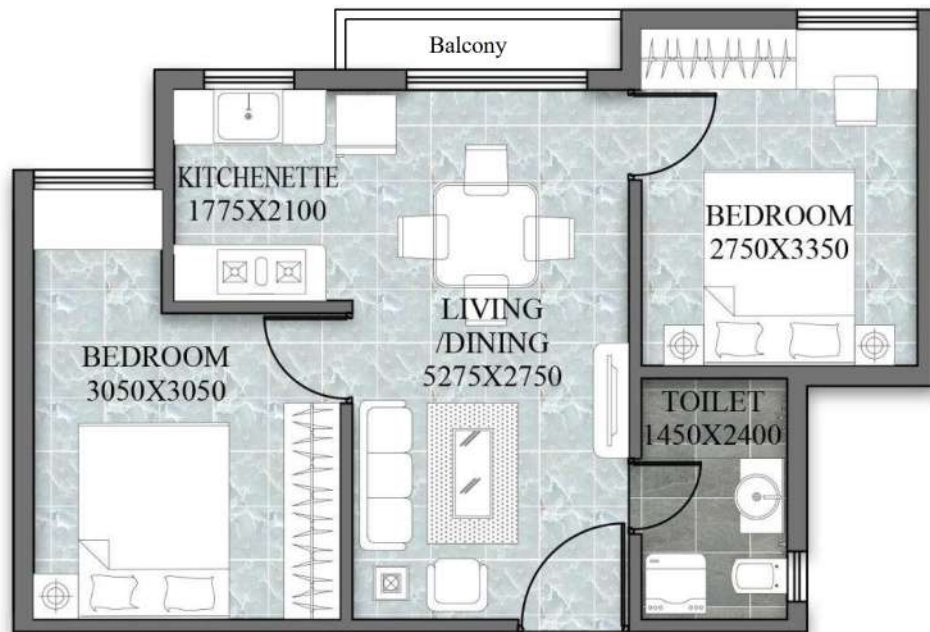
Total Units – 84 (approx.)

Car Parking - 67 (approx.)

Disclaimer: Site plan is subject to modifications. Images are for representational purposes only.

Vivekananda Market Site: Floor Plans





Flat Type
LIG

35 Units
(approx.)

Carpet Area
500 SQFT

Indicative Price
30 - 36 Lakhs



The cost of flat will be charged on carpet area (area inside the four walls) as per the Real Estate (Regulation & Development) Act provisions. Cost of flats will not be charged on built up (including outer walls)/super built up or saleable (including lobby, corridors, staircases, exclusive balconies etc) area as it is not permissible under the Act.

Disclaimer: Floor plan is subject to minor modifications

TUDA Township Scheme: Salient Features

Eligibility:

- Any citizen of India with 18 years of age.
- Citizens from Tripura may be given preference

Booking/ Registration of flats:

- in order to ensure transparency, booking may be allowed online only on the website of TUDA i.e. www.tuda.tripura.ind.in
- Booking Fees:
 - Rs. 10000 for LIG Flats
 - Rs. 15000 for MIG Flats
 - Rs. 20000 for HIG Flats
- Booking fees to be refundable within a month without interest if the customer cancels the flat. Otherwise the booking fees may be adjusted in the last instalment or occupancy fees.
- Booking fees will be received online on the website of TUDA or through cheque in the name of Commissioner TUDA
- Booking Centres may be opened in all the 20 Municipal Offices and in the office of the Commissioner TUDA.
- Booking will be allowed on first come first basis.
- Online Waiting list to be maintained & in case of cancellation of the booking, the first waitlisted may be allowed automatically.
- The customers can not be allowed to transfer the booking in other's name, if it is done the booking will stand cancelled.
- Township construction status will depend upon the number of bookings. Accordingly TUDA will decide regarding the number of towers to be erected.

Agreement to Sale/Sale deed

- Agreement to sale to be signed with the customers by TUDA at the time of first instalment.
- Sale deed/Registry to be done directly by TUDA with the customers at the time of handing over of flats.
- Freehold rights to the customers.
- Building Plan Permission /Occupancy Certificate to be provided by TUDA.
- Bank Loan facility to be tied with scheduled banks.

As per the Real Estate (Regulation & Development) Act-2016 provisions, cost of only carpet area (area inside the outer walls) to be charged from the customers. The cost of flats will not be charged on the built up area (area including outer walls) /super built up/saleable area (area including outer walls, lobby, corridors, exclusive balconies, staircases) etc. to be charged as it is illegal as per the Real Estate Act 2016.

For example if the carpet area of a flat is 900 Sq ft, then Built up area will be 5 % more i.e. about 950 Sq feet and Super built up or Saleable area will be 30 % more i.e. 1170 Sq Feet. However TUDA will not charge the cost on Super-built up or built up area but will charge the cost only on carpet area as per the Real Estate Regulatory Act 2016. Hence the rates per sq feet may appear higher but actually the total cost of flat will be slightly less than that of the prevalent market rate if carpet area is considered.

Credit Linked Subsidy Scheme (CLSS)

Facilities of Pradhan Mantri Awas Yojna- Urban (PMAY-U) to be made available to customers. CLSS provides:-

- 4 % interest subvention/subsidy to families with income below Rs. 12 Lakh upto the loan amount of Rs. 9.00 Lakh
- 3 % interest subvention /subsidy to families with income below Rs. 18 Lakh upto maximum Rs. 12 Lakh loan amount

Proposed Instalment schedule:

- 1st instalment- 25 % before the start of construction.
- 2nd instalment:- 30 % (Dates to be intimated)
- 3rd instalment :- 30 % (Dates to be intimated)
- 4th Instalment : 15 % at time of handing over

Cancellation of booking by customer:

- After booking but before 1st instalment: No deduction in booking fess. Booking fees to be refunded without interest
- After payment of first instalment: 15 % deduction
- After payment of 2nd instalment: 30 % deduction
- After payment of 3rd instalment: 50 % deduction
- After payment of final instalment: No refund

TUDA reserves all the rights to scrap/ cancel the project completely or partially due to unforeseen circumstances if any. If TUDA cancels the project, the booking amount will be refunded back to the customers with simple interest.

General:

- TUDA will ensure third party quality monitoring from reputed Institutions such as NIT Agartala.
- The project is expected to start by November-December and may be completed within 24 months positively.
- Booking of flats will start tentatively from first week of August 2019 and continue for two months. It may be extended based on need.

About TUDA

Tripura Urban Planning and Development Authority (TUDA) has been recently created under the Chairmanship of the Hon'ble Chief Minister as per the provisions of the Tripura Urban Planning and Development Act-2018 for planned development of all the Urban Areas so as to ensure systematic and sustainable urbanisation in Tripura in coming future.

As a step forward, Tripura Urban Planning and Development Authority (TUDA) has taken up development of three number of new high rise multi-storey townships with about 1000 flats of Low Income Group, Middle Income Group and High income Group families in Agartala City at three prime locations. These townships will be located at Vivekanada Market Site near Kaman Chaumuhani, land of UD Department behind Bhagatsingh Hostel Kunjavan and government land which is called old pine apple garden nearby Don Bosco School, Nanadannagar.

TUDA shall strictly abide by the provisions of Real Estate (Regulation and Development) Act- 2016 while dealing with the customers. Also it will ensure construction quality construction which will be earthquake resilient taking into consideration the seismic vulnerability of this region. TUDA will ensure monitoring by reputed third party agencies like NIT Agartala on continuous basis.

TUDA will directly sell the flats to the customers on free hold basis with reasonable and affordable cost and shall make available loan facility from scheduled banks along with the benefits of Credit Linked Subsidy Scheme of Pradhan Mantri Awas Yojna (Urban) which will ultimately save upto Rs. Two lakhs of the customer in due course of loan in the form of interest subsidy by the Government of India on the bank loan as per the CLSS guidelines.

TUDA will maintain utmost transparency and honesty in entire process by allowing only online booking of flats and payment of booking fees and instalment amount through online payment mode or through bank cheque mode only.

TUDA will work along with and will assist and guide local promoters for quality construction and planned urbanisation in Tripura.

TUDA has also started master planning of Agartala city and surrounding semi urban areas and all other 19 Urban Local Bodies for preparation of GIS based master plans for planned urbanisation in future.

Our aim and goal is to ensure planned development of all the urban areas in the state and to fulfil the dreams of affordable, beautiful, safe and secure home to every urban family of Tripura so as to make the State of Tripura a model State in coming future.



Tripura Urban Planning & Development Authority (TUDA)

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Commissioner

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