

TRIPURA GAZETTE



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PART--I-- Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.

**GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT**

No.F.01(24)-TUDA/Estt/2022/4902-30

Dated, Agartala, the 29th November, 2022.

NOTIFICATION

In exercise of powers conferred by section 118 read with section 274 of the Tripura Municipal Act, 1994, the State Government hereby makes the following Rules further to amend the Tripura Building Rules, 2017, namely :-

1. Short title and commencement:

- (1) These rules may be called the Tripura Building (3rd Amendment) Rules, 2022.
- (2) They shall come into force on the date of their publication in the Tripura Gazette.

2. Amendment to Rule 47:

In the Tripura Building Rules, 2017 (hereinafter referred to as the principal rules) in rule 47, in sub-rule (3),

- (1) For explanation 1, the following explanation shall be substituted, namely : "Explanation 1: Additional 1 (one) floor height, is permissible in case of donation of 2.5 metre strip of land along the entire frontage of the plot for road widening under the provision of LAP (Local Area Plan) / TPS (Town Planning Scheme) / TOD (Transit Oriented Development)."
- (2) For explanation 2, the following explanation shall be substituted, namely: "Explanation 2: The table shall be read with Rule 45."

3. Amendment to Rule 75:

In the principal rules, for rule 75, the following rule shall be substituted, namely:-

Requirements regarding staircase and lift/elevator:

All building referred to in Rule 72 shall be provided with such number of staircase as may be required and under no circumstances, the number of staircases shall be less than 2 (two) in the case of the building of more than 14.5 (fourteen and half) metres in height and one staircase shall have external facing considering fire and disaster management requirement;

Provided that in case of buildings having the area of each floor exceeding 400 sqm but height less than 14.5 (fourteen and half) metres the number of staircases shall also be at least 2(two).

Provided further that:-

- (a) Provision of lift shall be mandatory for the residential buildings of G+4 or above and for the residential buildings of G+6 or above there shall be provision for minimum two lifts and two staircases.
- (b) Provision of lift shall be mandatory for the buildings other than residential of G+3 or above and for the buildings other than residential of G+5 or above there shall be provision for minimum two lifts and two stair cases.
- (c) For the buildings having facade length greater than 30 m in either of the sides (length/breadth), one additional staircase & lift shall be provided for every additional 15 m or part facade length thereof.
- (d) There shall be provision of at least one fireman-lift out of lifts provided in the following provision (a), (b) & (c) above with access to the terrace floor in all buildings.

4. In the principal rules, after rule 112, the following rule shall be added, namely :-

“113. Provisions for Landscaping:

- (1) Following table shall be followed for minimum requirement of Plantation and landscaping area depending on the plot size:


Plot size (in square meter)	Minimum number of trees required to be planted	Minimum space to be kept for landscaping
Upto 150	Nil	Nil
Above 150 upto 500	One Evergreen tree* for every 100 square meter plot area or part thereof beyond 150 square meter and to be planted within the setback (open space) of the plot.	1.0 percent of plot area
Above 500 upto 20,000	One Evergreen tree* for every 200 square meter plot area or part thereof and to be planted within the setback (open space) of the plot.	2.5 percent of plot area
Above 20,000 upto 50,000	One Evergreen tree* for every 200 square meter plot area or part thereof and to be planted within the setback (open space) of the plot.	5.0 percent of plot area
Above 50,000	One Evergreen tree* for every 200 square	7.5 percent of plot area

	meter plot area or part thereof and to be planted within the setback (open space) of the plot.	
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* Evergreen Tree – Tree that remains green for most part of the year and sheds leave slowly throughout the year, having height more than 2.0 meter, with a well distinguished trunk.

- (2) The minimum height of plantation of sapling should be 2.0 meter at the time of occupancy.
- (3) Compensatory Plantation for felled / transplanted trees must be in the ratio of 1:3 within the premises / plot under consideration.”

By order of the Governor,


(Shri Abhishek Singh, IAS)
Secretary to the
Government of Tripura