



TRIPURA URBAN PLANNING AND DEVELOPMENT AUTHORITY (TUDA)

Q. What is TUDA?

Ans: TUDA is short form for “Tripura Urban Planning and Development Authority” TUDA has been recently created under the Chairmanship of the Hon’ble Chief Minister of Tripura as per the Tripura Urban Planning and Development Act-2018. The purpose is to ensure planned and sustainable development of urban and semi urban areas in the State. More information is available on the TUDA webpage www.tuda.tripura.ind.in

Q. What is the purpose behind planning of townships by TUDA?

Ans: As of now there is acute shortage of housing in urban areas of State mainly in Agartala City. Due to high demand and shortage of supply, people from Tripura are purchasing flats in Kolkata. Also the prices of flats in Agartala are relatively very high and out of reach of lower middle income group(MIG) and low income group (LIG)families. TUDA aims to provide quality flats/apartments at affordable price to the needy customers.

Q. Who are eligible for purchase of Flats in TUDA townships?

Ans: Any Indian citizen of 18 years old and above.

Q. How many townships have been planned by TUDA?

Ans: In first phase, TUDA has planned three townships in Agartala city for residential purpose. 1. At Vivekananda Market site near Kaman Chaumuhani 2. UD Land site behind Bhagat Singh Hostel Kunjaban 3. Govt Land behind Farnando Rehabilitation Center (near Don Bosco School) Nandan Nagar.

Q. What is the land status of these townships?

Ans: All the three lands are government lands which are hitherto unutilised. The ownership of these lands has been transferred in the name of TUDA for which TUDA will be paying land premium to the State Government at the prevailing government rates.

Q. Will the ownership of flats will be freehold?

Ans: Yes. The ownership of flats will be on freehold basis. TUDA is empowered for the same as per the provisions of Tripura Urban Planning & Development Act 2018.

Q. What are the types of flats?

Ans: There are three types of flats 1. LIG(Low Income Group) – 2 BHK Small(Carpet Area : 500 Sq Feet or Gross or Superbuilt up area: 650 Sq Ft) 2. MIG (Middle Income Group)- 2 BHK Large (Carpet Area: 690 Sq Ft or Gross Area or Superbuilt Up Area- 900 Sq Ft) and HIG (Higher Income Group)- 3 BHK(Carpet Area: 880 Sq Ft/Gross Area or superbuilt up area- 1140 Sq Ft)

Q. Is the LIG Flats mandatory?

Ans: Yes. As per the guidelines issued by the Ministry of Housing & Urban Affairs (MoHUA) Government of India, in any Government township, 35 % LIG or EWS flats are mandatory.

Q. Will the HIG/LIG/MIG flats will be mixed i.e. in the same tower?

Ans: No the LIG /MIG and HIG towers will be separate.

Q. Is TUDA/Government planning for dwelling Units for EWS(Economically Weaker Section) families such as slum dwellers?

Ans: Yes. Already one project called Lighthouse Project has been sanctioned by Government of India which will be coming on Akhaura Gol Chakkar Area, Agartala near ICP. There will be 1000 Dwelling Units for EWS families in this project.

Q: Are the apartments high rise?

Ans: Yes. Apartments in two townships namely Kunjaban & Nandan Nagar will be high rise up to medium level as permissible by the Tripura Building Rules 2017. TUDA is starting the era of moderately high rise buildings which will be structurally safe as per the norms of National Building Code.

Q. How many flats per township are being planned by TUDA?

Ans: Vivekananda Market Site: 48 Flats- (three towers, G+4), Kunjaban site: 210 Flats (three towers G +12), Nandan Nagar Site- 750 flats (9 towers G+ 12/13)

Q: What is the mode of booking of flats?

Ans: In order to ensure accountability and transparency in the entire process and to build the trust of customers, flats can be booked online only. A software based on the aeroplane seat booking system has been prepared by TUDA. Booking instructions are being attached on the website of TUDA. Booking will be done on the website of TUDA www.tuda.tripura.ind.in

Q: Whether the TUDA will make booking counters available?

Ans: No. TUDA will not make any booking counter available in order to avoid any unnecessary allegations or undue pressure from any corner. Booking can be done by the customers from anywhere i.e. from their homes, internet cafe etc having internet facility. However for those customers not having internet facility or not able to operate the internet, TUDA will publish the list of Common Service Centres (CSCs) in Agartala and other 19 Urban Local Bodies towns. TUDA will be training CSC operators for online booking. However the customers will have to pay the prescribed fees of these private CSC operators for such booking. There will be sufficient number of CSCs nominated for this purpose so as to avoid inconvenience to the customers.

Q: When the booking will start?

Ans: Booking will start from 15th August 2019.

Q. If there is any query or problem in online booking then what the customer do?

Ans: TUDA will make available dedicated enquiry counter for this purpose at the office of TUDA. The queries can also be sent immediately to the e mail of TUDA “tuda.trp@gmail.com” Online queries will be answered as early as possible by TUDA.

Q. What are the prices of flats?

Ans: TUDA will make available flats at the prevailing market rates or slightly lower than that. However prices of flats will vary township wise. The flats in Vivekananda Township will be slightly costlier than that of the Kunjaban Township. The flats in Nandannagar Township will be cheapest of all the three townships. Based on the preliminary estimates, price range of flats of various categories in three townships with maximum and minimum rate have been attached on the TUDA website www.tuda.tripura.ind.in for reference. The prices may fluctuate between minimum and maximum range depending on various factors such as final estimates, inflation rates, agency charges etc. However the prices will not cross the maximum range i.e. they will remain like that of the prevailing market rates or slightly lower than that.

Q. Will the flats be furnished?

Ans: No the flats will not be furnished. The customers may decorate their flats as per their will.

Q: Will the quality of construction is ensured?

Ans: TUDA is giving utmost importance to the construction quality & safety of the construction. As Agartala is under Seismic Zone-V, main aim of TUDA is to construct standard quality and earthquake resilient structures at any cost. Due to necessary quality construction measures and safety measures, estimated construction cost of these structures may be about 500-600 Sq ft more than that of the conventional structures or apartments being constructed in city as of now. TUDA will follow the National Building Code strictly while construction of these structures. TUDA will allow the customers to inspect the construction of their flats and will consider suggestions. Also TUDA is going to execute MoU with NIT Agartala for third party independent quality checks and monitoring apart from that of the Engineering Wing of TUDA.

Q: What are the safety measures?

Ans: Being in the seismic zone V, TUDA will ensure construction of all these structures as per the National Building Code strictly so as to ensure earthquake resilient construction. Also various safety measures such as fire protection system, Disaster management norms, two staircases(One main stair case & other emergency staircase), at least two lifts for a tower with standby generators etc will be ensured by TUDA on priority basis.

Q. What are various other facilities in these townships?

Ans: TUDA will provide necessary basic facilities such as compound wall with security gates, water supply system, sewage/septage management system, cemented/paved roads inside premises, LED street lighting, CCTV cameras, children park etc. Also TUDA will create some commercial complex with essential shops, gym for ladies/gents, conference room/hall on the ground floor on outsourced basis so as to cater the day to day needs of the flat owners. Apart from that TUDA is trying to provide car parking space to each customer. However parking space will have to be purchased by the flat owners.

Q. Is there any booking fees?

Ans: Yes. There is booking fees. Booking fees will be Rs. 10000/- for LIG Flat, Rs. 15000/- for MIG flats & Rs. 20000/- for HIG flat.

Q. Can I cancel my booking? Will I get my booking fees back if I cancel booking?

Ans: Yes, Booking can be cancelled by the Customers. If booking is cancelled before the starting of construction, then booking fees will be refunded by TUDA without interest within one month. However if the booking is cancelled by the customer after the construction has started, then there will be penalty- 15 % deduction after 1st instalment, 30 % deduction after 2nd instalment, 50 % deduction after 3rd instalment & no repayment after final instalment.

Q. What is the instalment schedule?

Ans: Instalment schedule will be as follows: 1st instalment -25 % (before the start of construction), 2nd instalment- 30 %, 3rd instalment- 30% & final instalment- 15 % at the time of handing over.

Q. Are any banks have been tied up by TUDA for housing loan to the customers?

Ans: Till date TUDA has signed MoU with SBI & UBI for housing loan to the customers.

Q. Will the banks provide benefit of Credit Linked Subsidy Scheme (CLSS) of Pradhan Mantri Awas Yojna to the eligible customers?

Ans: Yes. It is one of the conditions of the MoU which has been signed by TUDA with SBI and UBI.

Q. Will the customer can transfer booking in another name?

Ans: No. Booking can not be transferred by the customer in another name. Booking only van be cancelled.

Q. What will happen if the customer does not pay 1st instalment before the start of construction?

Ans: Payment of regular instalments within prescribed time limit is mandatory for the success of this township scheme. If the customer delays the first instalment, then TUDA will issue notice to the said customer. However even after issue of notice, the customer fails to deposit the first instalment before the start of construction, then TUDA will have all rights to cancel the booking of the customer and sell that flat to another eligible customer.

Q. What is RERA? How it is relevant for townships?

Ans: RERA is the Real Estate (Regulation & Development) Act 2016 enacted by the Government of India for the safeguards of customers from fraudulent builders, promoters, developers, Real Estate Agents etc. AS per the RERA Act, mandatory registration of all the promoters/developers/builders and real estate agents has to be done with the Real Estate Regulatory Authority of the State if the construction is more than 500 Sq meter or number of flats is more than eight. Also as per the RERA Act, flats can only be sold on the basis of carpet area only i.e. the Developer will have to declare carpet area rates to the customers. Selling of the flat on the basis of saleable area/superbuilt up/or built up area is illegal as per the RERA Act. Also the fund of one township can not be used for investment in another township or project. Thus for any project Escrow Account is mandatory.

Q. Is it mandatory for TUDA to obey RERA?

Ans: Yes. TUDA will obey RERA for these townships. The selected developer will have to register himself with Real Estate Regulatory Authority.

Q. Will I get refund if the project is cancelled by TUDA?

Ans: Yes. The customer will get entire return if the project is cancelled by TUDA.

Q. What is carpet area & built up and superbuiltup/saleable area?

Ans: As per the Real Estate (Regulation & Development) Act 2016, Carpet area means area inside the four outer walls of flat including interior walls and partitions. Built Up area means area including the outer walls of flat. Super built Up/Sailable/Gross area means area of flat including outer walls, lobby, corridors, exclusive galleries, staircases etc. For understanding of the customers superbuilt up/saleable area is about 30 % more than that of the carpet area.

Q. When the project may start?

Ans: If there is response from the customers & if minimum 70 % booking of any tower, township is done by the customers within 45 days , construction is expected to start by December 2019 or January 2020.

Q. When the flats are expected to be handed over to the customers?

Ans: It may take minimum two years for completion of construction. Hence TUDA may hand over the flats by 2022 January.

Q. Can the customer buy/book more than one flat in a township?

Ans: No. The customer will be able to buy/book only one flat in two townships namely Viveknada Market site near Kaman Chaumuhani & UD Land Site Kunjaban. If the customer books more than one flat in these townships, then TUDA will have right to cancel any one of these two flats and to allot the same to the other eligible customer. However for Nandan Nagar Township, one customer can book more than one flat as the number of flats is more in Nandan Nagar Township.

Q. How the booking fees can be paid?

Ans: Booking fees can be paid by the customer online on the website of TUDA i.e. www.tuda.tripura.ind.in through payment gateway using debit/credit cards or internet banking etc.

Q. What are the advantages of Nandan Nagar Township?

Ans: The township is located at peaceful location slightly away from the day to day crowded city area but it is well within the city limits. Rates of flats will be lesser in Nandan Nagar Township than that of two other township. Two reputed schools are within half km distance. Also the site is near GB Hospital and at 10 minutes distance from Airport. If there is proper response from customers, TUDA is planning about 700 flats in this township in nine number of high rise towers with all facilities such as market complex, malls, restaurants, other shops such as beauty parlours, ladies/gents gym, children park, community hall/conference hall, etc inside the premises itself so that the customers will not have to go outside for small things. Also TUDA is planning to widen and beautify the 250 meter approach road of township from the main bi-pass road.

Q: What are other charges the customers will have to pay apart from instalment?

Ans: The customers will have to bear registry charges, GST and occupancy fees & monthly maintenance charges as applicable.

Q. Will TUDA take responsibility of maintenance of townships?

Ans: TUDA will be responsible for only one year maintenance of Townships after completion of project construction. After that TUDA will assist to form cooperative society of township residents for taking responsibility of maintenance on their own like that of big townships in other parts of country.

Q. Will TUDA executes any Agreement with Customers?

Ans: Yes , after the booking is over TUDA will execute an Agreement to Sale with the customers prescribing various terms and conditions at the time of first instalment.

Q. When TUDA will execute registry/saledeed with customers?

Ans: After completion of the project i.e. after payment of last instalment by the customers saledeed/registry will be executed by TUDA with the customers.

Q. Will TUDA hand over occupancy certificate to the customer?

Ans: Yes, TUDA will hand over Occupancy Certificate to the individual Customer at the time of handing over after payment of prescribed fees to TUDA by the customers.

Q. For how many days booking of flats will continue by TUDA?

Ans: TUDA will initially allow 60 days for booking of flats by the customers in all the three townships. Thus the booking will start from 15th August 2019 and will continue upto 14th October 2019. However TUDA has right to extend the booking time further if there is low response from the customers.
