

**Salient Features of Request for
Proposal for Development of IT
Park
at
Old central Jail Site,
Agartala**

Favourable factors for IT Promotion in Tripura

1. High Speed 3rd International Internet Gateway of India in Agartala
2. Surplus Power
3. Reliable air connectivity with main cities of India
4. IT Promotion policy of the State Government
5. Pleasant climate
6. Peaceful law and order situation

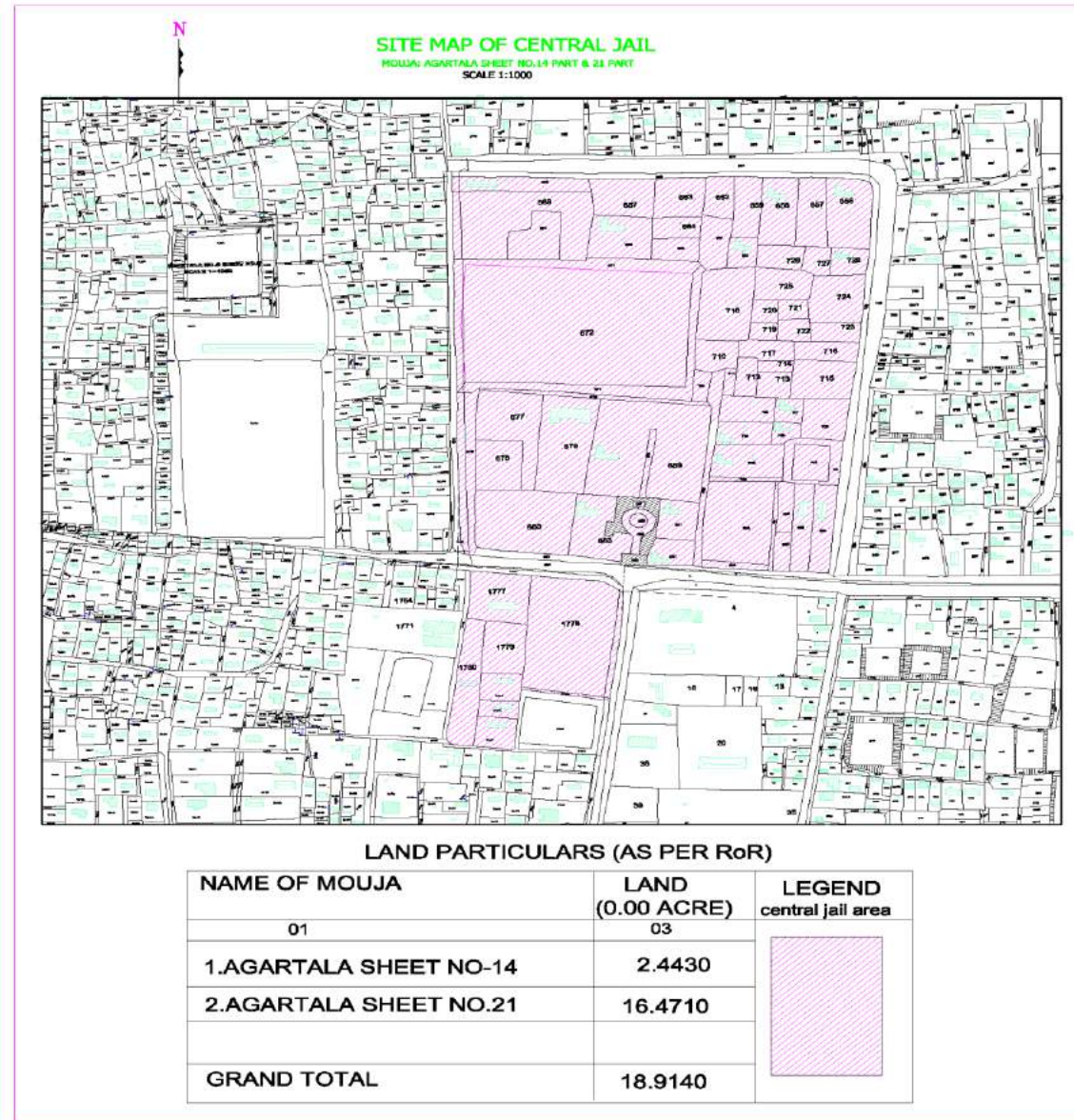
Salient features of RFP for development of IT Park at Old Central Jail site, Agartala:

- To be undertaken by the Tripura Urban and Planning Development Authority (TUDA)
- RFP floated on 9th March 2019, last date for submission-24th April 2019
- Minimum 6.00 lakh Sq feet built up IT/commercial space or more
- Additional residential space may be added up
- Design, Built, Finance, Own, Operate and Transfer (DBFOOT) basis under Public Private Partnership.
- Total land availability-18.90 acres, Government Land Free from all encumbrances
- Construction Area- 10 Acre (40468 Sq Meter)
- Lease for 30 years, extendible up to 90 years
- Land Premium for 10 acres- Rs. 25 Crore (\$ 3.6 Million) to be paid by the developer in 30 years, equal instalments to the State Government.

Salient Details

S. No.	Particulars	Details
1.	Implementing agency	Tripura Urban Planning and Development Authority (TUDA)
2.	Ownership of the land	Government of Tripura
3.	Size of the proposed Land	18.90 Acres (5.00 Acres for construction of IT Tower)
4.	Proposed construction	IT Towers/Commercial towers/Residential Towers
5.	Floor Area Ratio	Permissible FAR: 3- To be relaxed as per the Tripura Building(Amendment) Rules 2019
6	RFP Status	Already floated on tripuratenders.gov.in

Revenue Map of Old Central Jail Site



Location



SITE FOR PROPOSED IT HUB CAMPUS ALONG WITH WAR MEMORIAL AND JAIL MUSEUM AT OLD CENTRAL JAIL ,BANAMALIPUR, AGARTALA, WEST TRIPUIRA

Tentative Development Plan



SCHEMATIC DESIGN OF PROPOSED IT HUB CAMPUS ALONG WITH WAR MEMORIAL AND JAIL MUSEUM AT OLD CENTRAL JAIL ,BANAMALIPUR, AGARTALA, WEST TRIPUIRA

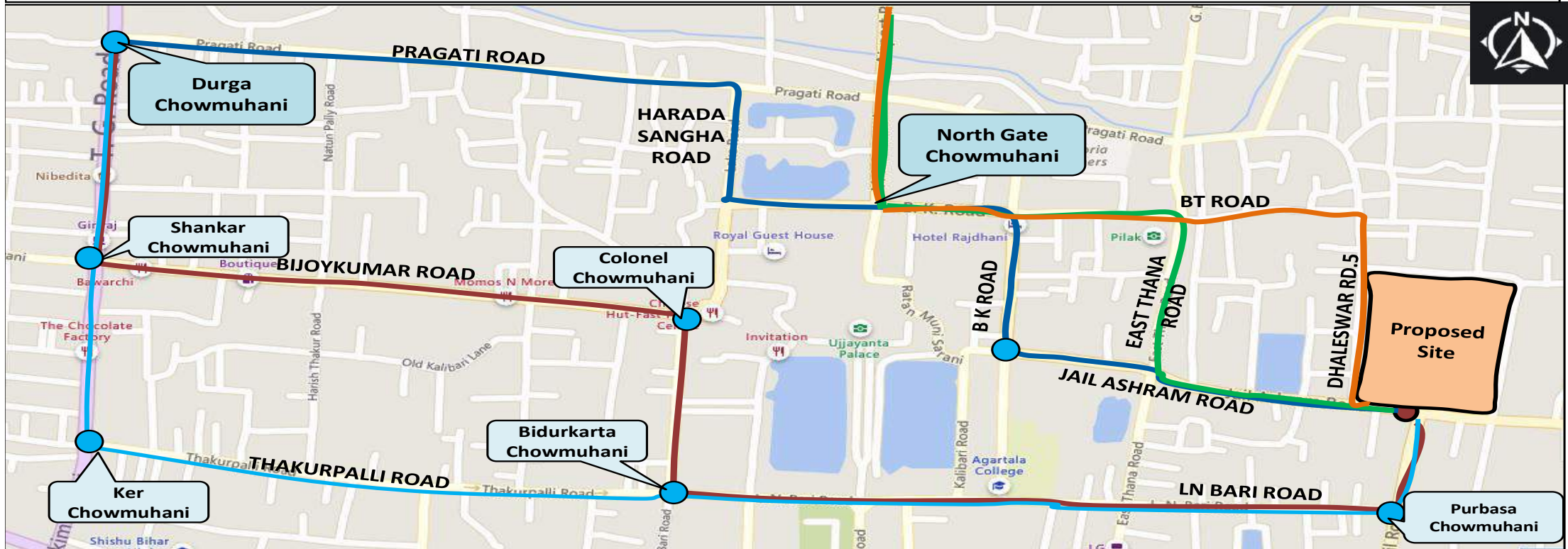
Option 7

Schematic design by : Architect Nabin Das ,
Office of the Senior Architect, PWD, (R&B)

Provisions for Parking & Smooth Access from Airport to the Location

- Distance of The Site from Airport Agartala- 15 km
- Travel time: 25 minutes
- Various travel routes from Airport to the proposed site be developed under Smart City Funding by widening of roads, putting the utilities underground etc so as to avoid traffic jams and congestion
- Two separate main routes from airport to the site are being considered under Smart City Mission
- Multiple access routes at location to avoid traffic congestion

Option to connect Proposed IT Hub:



1. Via Airport/ VIP Road – North Gate – B T Road - Dhaleswar Road No.5 : 10.90 km – 26min
2. Via Airport/ VIP Road – North Gate – B T Road - East Thana Road – Jail Ashram Road: 10.87 km – 25min
3. Via Airport/ VIP Road – North Gate – B T Road - B K Road – Jail Ashram Road: 10.80 km – 24min
4. Via Airport / Barjala – Pragati Road –H S Road - B K Road – Jail Ashram Road: 11.20 km – 27min
5. Via Airport / Barjala – Ronaldsay Road –Bijoukumar Road – Thakurpalli/L N Bari Road: 11.70 km – 30min
6. Via Airport / Barjala – Ronaldsay Road –Thakurpalli/L N Bari Road: 11.72 km – 32min

THANKS