Tripura Urban Planning & Development Authority

Townships Scheme in Agartala

Flat Booking Instructions

Step 1:

Click on the **"Book Now"** Link

- The link will be given on this website
   tuda.tripura.ind.in

- The link will activate at **3 PM** on **15 August 2019**

- Hurry, because this is a first-come-first-served booking

- Keep nearby your PAN Card, bank account details (also PMAY beneficiary account details – if applicable)

Step 2:

Fill in the online form

- You shall come across an online form (refer image beside)

- Make sure all information is authentic, else the booking may be liable to be cancelled without refund.

- One person can book one flat only.

- TUDA will not be responsible for any mistakes on booking form.

Tripura Urban Planning and Development Authority (TUDA)
Online Flat Booking System

Administrator Login

FAQ

Personal Information

Full Name (As per PAN Card)*
Enter Full Name

Date of Birth*
mm/dd/yyyy

Sex*
Select

Bank Information

Bank Name*
Enter Bank Name

Branch Name*
Enter Branch Name

Account No*
Enter Account No

IFSC Code*
Enter IFSC Code

PAN No.*
Enter PAN No.

* One PAN Number Shall be used for only one booking.

Economic Information

Professional Details *
Select

Employee Type*
Select

If Govt. Employee
Select

Annual Income (Rs. in Lacs) *
Enter Annual Income

Contact Information

State*
Enter State

District*
Enter District

City/Town/Village*
Enter City/Village

Post Office*
Enter Post Office

Pin*
Enter Pin

Land Mark (if any)
Enter Land Mark

Road No.
Enter Road No

Mobile No.* (10 Digit Mobile Number)
Enter Mobile No.

Email Id*
Enter Email

Flat Booking Information

Site*
Select

Tower*

Step 3:

Select Site

- Select one of the three sites provided from the drop-down menu.

- Basic information about the sites shall be provided on the side of the drop-down menu.

- If you do not like the site selected, you can always re-select another site.

- For advanced information on sites and towers, please refer the next slide.
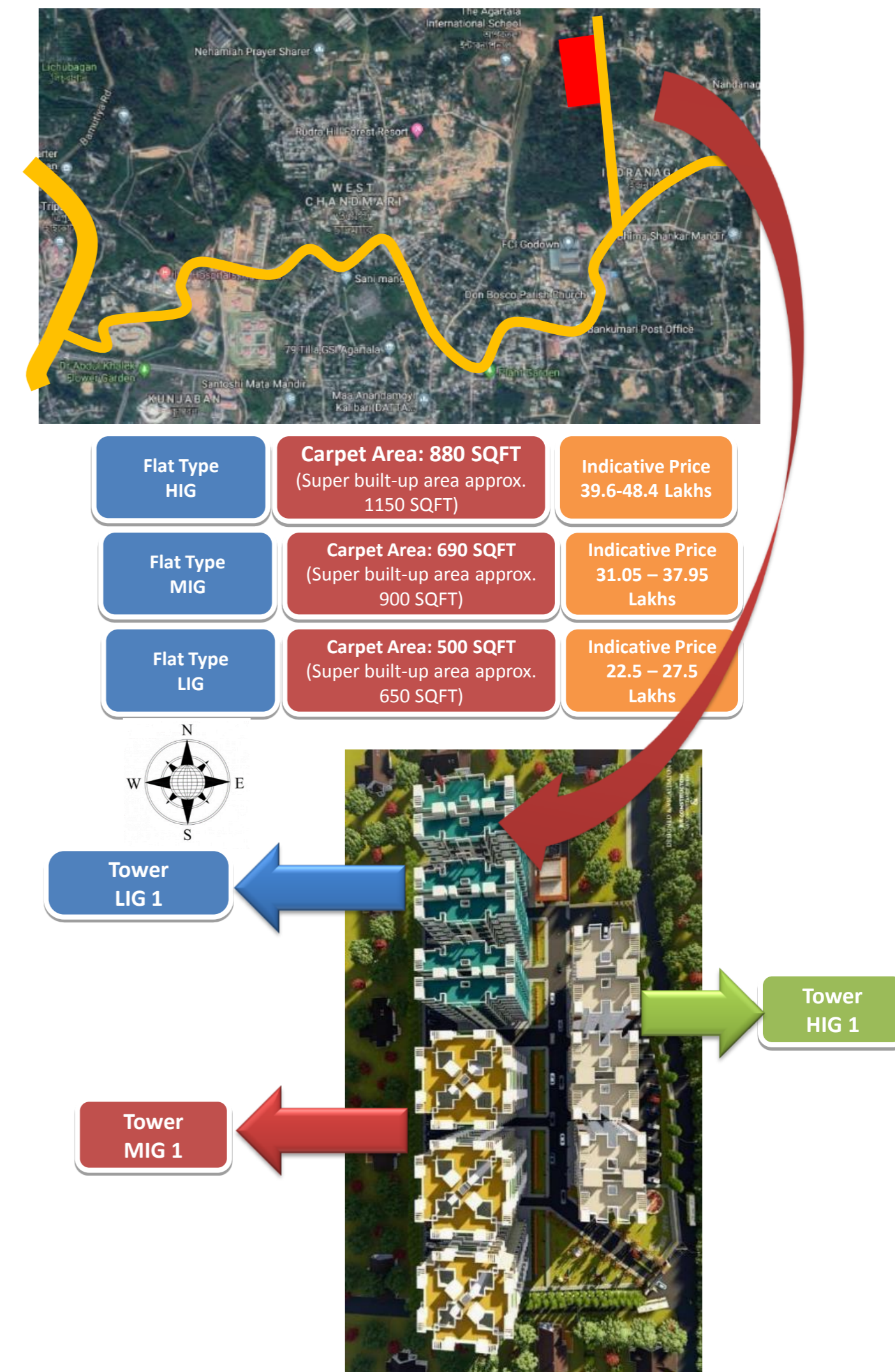
Basic information about Sites

Nandan Nagar Site

Flat Type	No. of Flats available for Booking	Carpet Area (SQFT)	Rate per SQFT Carpet Area (INR)		Price of Flat (INR Lakhs)		Gross/Super Built-up Area (SQFT) - for understanding only	Rate per SQFT Gross/Super built-up Area (INR) - for understanding only	
			Min.	Max.	Min.	Max.		Min.	Max.
LIG (2 BHK)	88	500			22.5	27.5	650	3462	4231
MIG (2 BHK Large)	88	690	4500	5500	31.05	37.95	900	3450	4217
HIG (3 BHK)	44	880			39.6	48.4	1150	3443	4209

UD Land Site

Flat Type	No. of Flats available for Booking	Carpet Area (SQFT)	Rate per SQFT Carpet Area (INR)		Price of Flat (INR Lakhs)		Gross/Super Built-up Area (SQFT)	Rate per SQFT Gross/Super built-up Area (INR) - for understanding only	
			Min.	Max.	Min.	Max.		Min.	Max.
LIG (2 BHK)	72	500			25	30	650	3846	4615
MIG (2 BHK Large)	72	690	5000	6000	34.5	41.4	900	3833	4600
HIG (3 BHK)	72	880			44	52.8	1150	3826	4591

Vivekananda Market Site

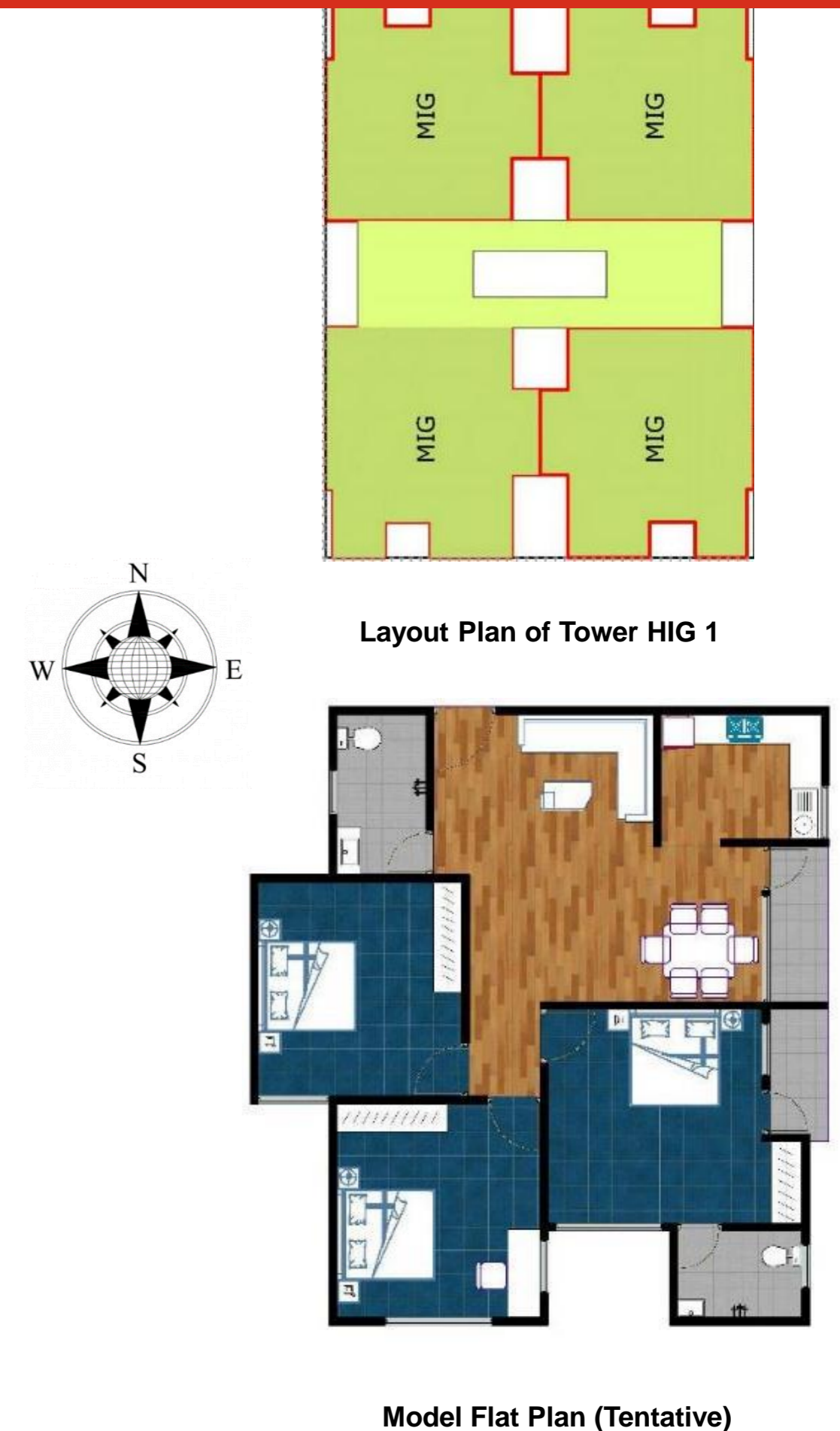| Flat Type	No. of Flats available for Booking	Carpet Area (SQFT)	Rate per SQFT Carpet Area (INR)		Price of Flat (INR Lakhs)		Gross/Super Built-up Area (SQFT)	Rate per SQFT Gross/Super built-up Area (INR) - for understanding only	
			Min.	Max.	Min.	Max.		Min.	Max.
LIG (2 BHK)	20	500			27.5	32.5	650	4231	5000
MIG (2 BHK Large)	16	690	5500	6500	37.95	44.85	900	4217	4983
HIG (3 BHK)	12	880			48.4	57.2	1150	4209	4974

Step 4:

Select Tower

- Once you select the site, you will have option to select tower. Location and orientation of the site shall be displayed once site is selected.

- There are three categories of towers for each site – HIG, MIG & LIG. Basic details may be referred to in previous page.

- If you do not like the tower selected, you can always re-select another tower, or re-select another site altogether.

Flat Type HIG	Carpet Area: 880 SQFT (Super built-up area approx. 1150 SQFT)	Indicative Price 39.6-48.4 Lakhs
Flat Type MIG	Carpet Area: 690 SQFT (Super built-up area approx. 900 SQFT)	Indicative Price 31.05 – 37.95 Lakhs
Flat Type LIG	Carpet Area: 500 SQFT (Super built-up area approx. 650 SQFT)	Indicative Price 22.5 – 27.5 Lakhs

Tower LIG 1

Tower HIG 1

Tower MIG 1

Step 5:

Select Flat

- Once you have selected both site and tower (HIG, MIG or LIG), you shall be redirected to a page where you can see the booking slots on left and layout plans on right.

- Use the model flat plan, tower layout plan (with flat numbering) and North line provided to understand the orientation of all flats. Keep in mind that they shall be mirror to each other.

- Decide the floor you want to select. Note that all grounds floor are reserved for parking and other activities. Also, cost will come down gradually for higher floors. So first floor will be costliest and top floor will be cheapest.

Layout Plan of Tower HIG 1

Model Flat Plan (Tentative)

| Flat Type HIG | Carpet. Area: 880 SQFT (Super built-up area approx. 1150 SQFT) | Indicative Price 39.6-48.4 Lakhs |

Step 5:

Select Flat (continued ...)

- The flats will be marked in green or red. Red means these are already booked and you cannot book them again. You must click on green ones.

- After deciding, click on the corresponding cell that denotes the flat number on a given floor.

- After you have clicked, two things can happen.
  - Either it will display the information about the flat and prompt you to go the payment page.
  - Or you will get a message that "Booking already under progress by a different user, please try another flat". This will happen when two people will click on the same flat at almost the same time. Although this will not mean the flat is booked, the chances are it will be, so its better to look for alternate flats. If you are very lucky, you can keep trying the same flat.

Step 6:

Make Payment

- Payment can be made online.

- Online payment module is displayed here, it is standard practice

- Payment for the flats shall be as follows

  - HIG – Rs. 20,000/-
  - MIG – Rs. 15,000/-
  - LIG – Rs. 10,000/-

Step 7:

Receive Confirmation

- A confirmation in TUDA letterhead shall be available if booking is successful

- Booking may not be successful for various reasons

  - ➢ Flat already booked

  - ➢ Wrong information entered

  - ➢ Wrong amount deposited

  - ➢ Other failures of compliance

Important Notes

- As per Real Estate (Regulation and Development) Act 2016, only carpet area rates shall be considered for transactions. The gross/super built-up area rates are provided for sole purpose of providing a better understanding of the potential buyers. The gross/super built-up area is taken about 30% extra from carpet area.

- 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.

Important Notes (Continued ...)

- The areas and rates provided are the best estimates and may differ marginally during actual construction.

- Floor-wise rates will vary marginally. Higher floors will have lower rates.

- GST, Registry charges and occupancy fees shall have to be paid extra as applicable.

- Parking shall be charged separately and sold at a later date.

- **Note that TUDA will not be responsible for any error or fraudulent activity or any error that may be constituted as a fraudulent activity on the part of the user. In case such an activity is reported in the system, booking amount may be seized and may be refunded only after due diligence from TUDA.**

- This is a first-come-first serve booking. No complaints can be made on availability later on.