



Indicative Price Ranges for Townships Scheme in Agartala

Tripura Urban Planning & Development Authority (TUDA)

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	4500	5500	22.5	27.5	650	3462	4231	
MIG (2 BHK Large)	88	690			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	5000	6000	25	30	650	3846	4615	
MIG (2 BHK Large)	72	690			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	5500	6500	27.5	32.5	650	4231	5000	
MIG (2 BHK Large)	16	690			37.95	44.85		900	4217	4983
HIG (3 BHK)	12	880			48.4	57.2		1150	4209	4974

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.
- 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.

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.