



TRIPURA URBAN PLANNING AND DEVELOPMENT AUTHORITY (TUDA)

(Directorate of Urban Development)
UD Bhawan, Shakuntala Road, Near Ranbindra Bhawan
Agartala, Tripura(W), PIN Code: 799001
Telephone No: 0381-2329301(O), Email: tuda.trp@gmail.co

BUILDING PERMISSION

No. F. 3(6)-UDD/EW/2019/819-21

Dated, 8th December, 2020.

i) In accordance with the provision under Tripura Urban Planning and Development Act, 2018 and as per the provisions made through Amendment vide No.F.(466)-UDD/GL/TCPO/2018(P-1)/1141-1152, Dated: Agartala the 15/2/2020 under Rule 13 of Tripura Building Rule (2nd Amendment), 2020, Tripura Urban Planning and Development Authority (TUDA) hereby accords permission for construction of Residential building at Light House Project at Golchakkar, Akhaura Road Agartala, West Tripura under the following terms and conditions and as per specification etc noted hereunder.

a) Khatian No: 1/116, Mouja: Ramnagar, Ward No: 15
Revenue circle: Agartala, Tehasil: Ramnagar
DaagNo: 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5511
Location: Golchakkar Akhaura Road, Agartala, Tripura (West). Area: 5.93 Acre
b) i) Approved Plinth Area :

Residential Block A (G+6)	111 units	4798 sqm
Block B (G+6)	152 units	6674 sqm
Block C (G+6)	125 units	5340sqm
Block D (G+6)	167 units	7184 sqm
Block E (G+6)	167 units	7184 sqm
Block F (G+6)	167 units	7184 sqm
Block G (G+6)	111 units	4798 sqm
Total	1000units	43163 sqm
Health Care Centre	1 unit	1026 sqm
Community Centre	1 unit	560 sqm
Anganwadi	1 unit	500 sqm
Grand Total =	1003 units	45249 sqm

- ii) Total Residential Built up area: 43163 sqm.
- iii) Total Built up Area of the Project: 45249 sqm
- c) Permission accorded for construction of:
 - i) Building Construction by most advanced light gauge steel Frame technology under Global Housing Technology Challenge India initiative of MOHUA, GOI.
 - ii) a) Residential Block A,B,C,D,E,F,G (G+6) with building height 23.95 meter.
 - b) Health Centre (G+2) with Building height 11.85 m
 - c) Community Centre (G+1) with Building height 6.45 m
 - d) Anganwadi Centre (G+1) with Building height 6.50 m
- d) This permission is valid upto 3 years (it is renewable for another 2(two) years, one year at a time on payment of fees may be levied by TUDA time to time)

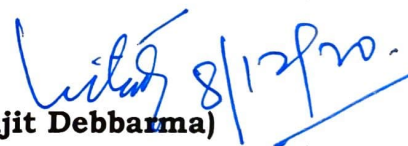
2) Terms and Conditions

- i) This permission is provisional subject to the provision of the Tripura Urban Planning and Development Act, 2018 and Tripura Building Rules/Regulations of fire safety, disaster safety etc there made under and may be cancelled at any time for violation of any provision of the aforesaid laws or any condition of this permission.
- ii) The proposed land should not be used for any construction unless approved building plan is available with validity etc.
- iii) Any deviation from approved plan shall amount for appropriate action under the aforesaid laws including demolition of the unauthorised part of the construction.
- iv) This permission does not confer any right or title over the land not belong to the builder encroached by him and for any dispute. It shall be the sole liability of the petitioner/owner to remove the construction/rectify boundary lines as stands appropriate.
- v) After obtaining the approval of the building plan, specifying the date on which TUDA proposes to commence the work, which shall not be less than 15 days.
- vi) TUDA or its authorised person may, at any time & without any prior information inspect the site/proposed works.
- vii) Xerox copy of the approved plan should be kept at available work site
- viii) Provision of solid waste management Rule, 2016 w.r.t collection, Transportation & disposal of Municipal solid waste shall be strictly followed.
- ix) The proposal is sanctioned from TUDA for execution to be taken up by the owner/proposer of the plan also with following observations.

(3)

- a) The FAR as per actual shall not exceed further beyond 1.87
- b) Occupancy certificate shall need to be obtained from TUDA before handing over the flats to different flat owners i.e before possession.
- c) Request for final inspection by Fire Service Department shall be arranged by the agency of the plan before handing over the projects to the different flat owners and accordingly a final clearance shall be obtained from Fire Service Department and TUDA.
- d)) Considering the size and nature of Project, it is advice able that Agency deploy suitable site Engineers at the work site so that all relevant particulars of the proposed plan is maintained during the work execution. Agency shall be liable if any unauthorised, faulty construction is taken up which is not as per Sanctioned plan
- e) The observation of Fire Service Department as communicated vide NO.7-8/TF&ES/ 2020/9688-89, Dated 30/11/2020 shall strictly be followed by the Agency during construction
- f) Registration under RERA (Real Estate Regulation & Development Act 2016 and Tripura Real Estate Regulation and Development (General) Rules 2017 & Subsequent Amendment in 2019) is compulsory and it shall be done before starting the construction.

Enclo: Drawings


(Ratnajit Debbarma)
Commissioner
Tripura Urban Planning &
Development Authority (TUDA)

To

Mitsumi Housing PVT Limited,
D-1108, The First B/h. Keshavbaugh
Party Plot the First Avenue Road,
Off, 132 Feet Ring Rd, Vastrapur,
Ahmedabad, Gujarat, 380015

Copy to:

- 1) Municipal Commissioner, AMC for information.
- 2) Chief Planner, TUDA for information.