



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 middle income group (MIG) and lower 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 two townships in Agartala city for residential purpose. 1. At Vivekananda Market site near Kaman Choumuhani 2. UD Land site behind Bhagat Singh Hostel, Kunjaban.

Q. What is the land status of these townships?

Ans: Two lands are government lands which are hitherto unutilized. The ownership of these lands has been transferred in the name of TUDA.

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 and Development Act 2018.

Q. What are the types of flats?

- Ans:** 1. There are three types of flats in Vivekananda market site township project:-
- i. LIG (Lower Income Group) – 2 BHK Small (Carpet Area : 500 Sq. ft)
 - ii. MIG (Middle Income Group)- 2 BHK Large (Carpet Area: 690 Sq. ft) and
 - iii. HIG (Higher Income Group)- 3 BHK(Carpet Area: 880 Sq. ft)
2. There is only one type of flat in Kunjaban site township project:-
- i. HIG (Higher Income Group)- 3 BHK(Carpet Area: 880 Sq. ft)

Q. Is the LIG Flats mandatory?

Ans: Yes. As per the guidelines issued by the Ministry of Housing and 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 one township namely Kunjaban 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: HIG- 72 Flats (G +12).

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.

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. Based on the preliminary estimates, price range of flats of various categories in two 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 and 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 vetting 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 and 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 for Vivekananda market site are Rs. 10,000/- for LIG Flat, Rs. 15,000/- for MIG flat, Rs. 1,00,000/- for HIG flat and for Kunjaban site is Rs. 1,00,000/- for HIG flat. Booking fee is non-refundable.

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

Ans: Yes, booking can be cancelled. No refund of the booking amount will be available on cancellation of the booking. There will be penalty- 15 % deduction after payment of 1st installment, 30 % deduction after payment of 2nd installment, 50 % deduction after payment of 3rd installment and no repayment after submission of final installment.

Q. What is the installment schedule?

Ans: The installment schedule will be as follows: 1st installment -25 % (before the start of construction), 2nd installment- 30 %, 3rd installment- 30% and final installment- 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 and PNB 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, UBI and PNB.

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

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

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

Ans: Payment of regular installments within the prescribed time limit is mandatory for the success of this township scheme. If the customer delays the first installment, then TUDA will issue notice to the said customer. However even after issue of notice, the customer fails to deposit the first installment 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 and 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 cannot 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 the entire return if the project is cancelled by TUDA.

Q. What is the carpet area and built up and super built up /saleable area?

Ans: As per the Real Estate (Regulation and 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 % (approx.) more than that of the carpet area.

Q. When the project may start?

Ans: If there is response from the customers and 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 a minimum of 36 months for the completion of construction. TUDA will hand over the flats as per the agreement signed with respective customer accordingly.

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 Viveknanda Market site near Kaman Chaumuhani and UD Land Site Kunjaban. If the customer books more than one flat in these townships, then TUDA will have the right to cancel any one of these two flats and to allot the same to the other eligible customer.

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. Booking fees once paid, it is non-refundable.

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

Ans: The customers will have to bear registry charges, GST and occupancy fees and 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 installment.

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

Ans: After completion of the project i.e. after payment of the last installment by the customers, saledeed/registry will be executed by TUDA with the customers. Registration fee shall be borne by the respective customer accordingly.

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

Ans: Yes, TUDA will hand over the occupancy Certificate to the individual Customer at the time of handing over after payment of prescribed fees to TUDA by the customers. Customer can pay the fee in advance in installment also.

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

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

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❖ The above information is indicative for guidance of customers.