

**TRIPURA URBAN PLANNING AND DEVELOPMENT AUTHORITY (TUDA)**

5<sup>th</sup> Floor, U. D. Bhawan, Shakuntala Road,  
Near RabindraShatabarshikiBhawan, Agartala- 799001.  
Telephone No: 0381-2329301(O), Email: tuda.trp@gmail.com

**F.5(18)-TUDA/BuildingPlan/2024****Dated,.....June 2024**

**To**  
**The Director**  
**Directorate of Panchayats**  
**Pandit Nehru Complex**  
**Gurkhabasti,P.O-Kunjaban,Agartala**  
**Pin-799006**

**Subject:** Regarding Urban Areas Notifications to be notified to all concerned panchayats.

**Sir,**

This letter serves to draw your attention to the notifications issued by the Urban Development Department regarding building permissions in notified planning areas. Specifically, Notification dated **8th July 2020** and Memorandum dated **30th August 2022**, stipulates that building regulations must be adhered to during construction within these areas (**Copies Enclosed**).

It has come to our notice that several Gram Panchayats, either partially or fully within the notified planning areas, may not be fully aware of these notifications and the associated building regulations. According to the amendments to the Tripura Building Rules 2017, it is now mandatory to obtain permission from the Tripura Urban Development Authority (TUDA) for any building construction within these planning areas (**Copy Enclosed**).

Given this context, we request your esteemed office to communicate this requirement to all concerned Gram Panchayats. It is crucial that they are made aware of the necessity to seek building permissions from TUDA, ensuring compliance with the regulations and preventing unauthorized constructions.

We kindly ask you to facilitate the dissemination of this information to the relevant Gram Panchayats, thereby aiding in the enforcement of building regulations within the planning areas under TUDA's jurisdiction.



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We appreciate your cooperation in this matter and look forward to your prompt action to ensure compliance with the established regulations.

Thank you for your attention and support.

**Yours faithfully,**

Signed by

Rajat Pant

Date: 02-07-2024 11:31:02

**Rajat Pant, IAS  
Commissioner**

**Tripura Urban Planning  
&  
Development Authority (TUDA)**

- Enclo:**
- 1) Notification of 8<sup>th</sup> July 2020
  - 2) Memorandum of 30<sup>th</sup> August 2022.
  - 3) Tripura Building Rule 2017, Amendment(2019) of Rule 50.
  - 4) Tripura Building Rule 2017, Amendment (2020 of Rule 13.

**Copy to:**

- 1) P.S to the Secretary, UDD for kind information of the Secretary.
- 2) P.S to the Secretary, Panchayat Department, for kind information of the Secretary.
- 3) The Chief Planner, TUDA for information.

GOVERNMENT OF TRIPURA  
URBAN DEVELOPMENT DEPARTMENT

NOT 2(7) TUDA DUD 2019/213-25

Dated, Agartala, 8/7/2020

**NOTIFICATION**

In exercise of powers conferred by section 160 of the Tripura Urban Planning and Development Act, 2018, the State Government hereby makes the following Rules to amend the Tripura Urban Planning and Development (General) Rules, 2019 namely:-

**1. Short title and commencement:-**

- (1) These may be called the Tripura Urban Planning and Development (General) (1<sup>st</sup> Amendment) Rules, 2020.
- (2) They shall come into force on the date of their publication in the official Gazette.

**2. Amendment of Rule 36:**

In the Tripura Urban Planning and Development (General) Rules, 2019, in Rule 36, after sub-rule (1), the following sub-rule shall be inserted, namely:-

- (a) Building permission and occupancy certificate within the notified Local Planning Area shall be given from the Tripura Urban Planning & Development Authority.
- (b) For building or township comprising 50 (fifty) nos. of flats or above or project area of one acre or above, inside the ULB area, the notification for Township along with building permission and occupancy certificate shall be given from Tripura Urban Planning & Development Authority.
- (c) For building permission necessary fees shall be deposited as per the prescribed rate of Agartala Municipal Corporation, as may be notified by them from time to time.

By order of the Governor,

**Sd/-**

**(Secretary to the Government of Tripura)**

To:

The Manager, Government Press, Agartala. He is requested to publish the above Notification in the next issue of the Tripura Gazette. 200 (two hundred) copies of the Gazette Notification in book shape may kindly be sent to this Department in due course.

Government of Tripura  
Urban Development Department

P.F.5(05)-TUDA/Building Plan/2022/1281-  
4332 Dated, Agartala, 30/08/2022

**Memorandum**

It is hereby to notify that Building Plan Approval/Building Permission for Building Construction taken up under any Government/Semi-Government/Autonomous Organisations/PSUs shall require to be obtained from the respective Urban Local Bodies(Municipal Corporation/Municipal Council/Nagar Panchayat as the case may be) or from Tripura Urban Planning & Development Authority (TUDA) as notified under Tripura Building Rule,2017 along with subsequent Amendments.Tripura Building Rule, 2017 & its Amendments(2019,2020) are available in TUDA website(tuda.tripura.ind.in).

Particulars	Reference	Remarks
Building Height upto 18.00m(Work Location within ULB area)	Tripura Building Rule- Amendment(2019) of Rule 50	Approval Authority- Concerned ULB
Building Height above 18.00m(Work Location within ULB area)	Tripura Building Rule- Amendment(2019) of Rule 50	Approval Authority- TUDA
For Building/Townships comprising 50(fifty) nos.of Flats or project area of one acre or above (Work Location within ULB area)	Tripura Building Rule- Amendment(2020) of Rule 13	Approval Authority- TUDA
Any Building outside ULB area but in Notified Planning Area	Tripura Building Rule- Amendment(2020) of Rule 13	Approval Authority- TUDA

All concerned Departments are requested to issue necessary instructions for compliance of the above during taking up of building construction under the respective department. Regarding requisite fee for issuing of building permission, the fee notified from Agartala Municipal Corporation shall be followed (Copy Enclosed).

  
(Dr. Tamal Majumdar, TCS)  
Director

Urban Development Department

To  
All Departments

All ULBs

Copy to the :

1. PCCF, Forest Department
2. The Director, Agriculture/ ARDD, Biotechnology, Economics & Statistics/ Education(Elementary, Higher Secondary) Employment Service & Manpower/ Fisheries/ Fire & Emergency Service/ Food Civil Supplies &



# TRIPURA GAZETTE

Published by Authority

## EXTRAORDINARY ISSUE

Agartala, Monday, February 24, 2020 A. D., Phalguna 5, 1941 S. E

PART--I-- Orders and Notifications by the Government of Tripura,  
The High Court, Government Treasury etc

### GOVERNMENT OF TRIPURA URBAN DEVELOPMENT DEPARTMENT

No F. 2(466)-UDD/GL/TCPO/2018(P-1)1141-1152

Dated, Agartala the 15 / 2 / 2020

#### NOTIFICATION

In exercise of the powers conferred by Section 274 read with Section 118 of the Tripura Municipal Act, 1994, the State Government hereby makes the following Rules to amend the Tripura Building Rules, 2017 (hereinafter referred to as the Principal Rules)

1 Short title and commencement.

(i) These may be called the "Tripura Building (Second Amendment) Rules, 2020".

(ii) They shall come into force on the date of their publication in the Tripura Gazette

2 **Amendment of Rule 3:**

Rule 3 of the Principal Rules shall be substituted with the following-

"Power to relax rules Notwithstanding anything contained in these rules a ULB or other concerned authorities may, for reasons to be recorded in writing and with the previous approval of the State Government, relax any provision of these rules, for dealing with a case, if such relaxation is not otherwise inconsistent with any provision of the Tripura Municipal Act, 1994 or any other law for the time being in force, without compromising structural safety of the building and after ensuring necessary disaster safety norms including fire safety norms "

3 **Amendment of Rule 13:**

In rule 13 of the Principal Rules, after sub-rule (2), a new sub-rule (3) shall be added as follows-

"(3)(a) Building permission and occupancy certificate within the Notified Local Planning Area shall be given from the Tripura Urban Planning & Development Authority.

(b) For Building/Townships comprising 50 (fifty) nos. of Flats or above or project area of one acre or above, inside the ULB area, the notification of Township along with building permission and occupancy certificate shall be given from Tripura Urban Planning & Development Authority "

# TRIPURA GAZETTE



Published by Authority

EXTRAORDINARY ISSUE

Agartala, Monday, February 25, 2019 A. D. Phalguna 6, 1940 S. E.

PART-- I--Orders and Notifications by the Government of Tripura,  
The High Court, Government Treasury etc.

## GOVERNMENT OF TRIPURA URBAN DEVELOPMENT DEPARTMENT

No.F.2(466)-UDD/GL/TCPO/2018/599-627

Dated, Agartala, the 19th February, 2019.

### NOTIFICATION

In exercise of the powers conferred by Section 274 read with Section 118 of the Tripura Municipal Act, 1994, the State Government hereby makes the following Rules to amend the Tripura Building Rules, 2017:-

1. Short title and commencement:
  - (i) These may be called the Tripura Building (Amendment) Rules, 2019.
  - (ii) They shall come into force on the date of their publication in the Tripura Gazette.
2. Amendment of Rule 1:
 

In sub-rule (2) of rule 1 of the Tripura Building Rules, 2017 (hereinafter referred to as the Principal Rules), after the expression "Urban Local Bodies (ULB)" the expression "and Planning Areas" shall be added.
3. Amendment of Rule 2:
  - (i) In sub-clause (B6) of clause (a) of rule 2 of the Principal Rules, the expression "(a)" shall be deleted.
  - (ii) In clause (b) of rule 2 of the Principal Rules, after the expression "Act" the expression "and in the Tripura Urban Planning & Development Act, 2018 (The Tripura Act No. 12 of 2018)" shall be added.
4. (i) In sub-rule (1) of rule 4 and wherever it appears here in after in the Principal Rules, the expression "ULB areas", shall mean and construe as "ULB areas or Local Planning areas" and the expression "ULB" shall mean and construe as "ULB or Tripura Urban Planning & Development Authority, as the case may be".
 

(ii) In sub-rule (2) of rule 4 and wherever it appears here in after in the Principal Rules, the expression "Local Bodies", shall mean and construe as "Urban Local Bodies or Tripura Urban Planning & Development Authority, as the case may be".
5. (i) In sub-rule (1) of rule 11 and wherever it appears here in after in the Principal Rules, the expression "Municipal Council" shall mean and construe as the "Mayor or Corporation of the ULB or a committee of Tripura Urban Planning & Development Authority, as the case may be".

Amendment of sub-rule (2) of Rule 17:

In sub-rule (2) of rule 17 of the Principal Rules, after the expression "and" shall apply to Urban Planning and Development Authority, as the case may be, along with following the expression "and" shall be deleted.

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TRIPURA

Height of building (meters)	Minimum rear open space at its narrowest part (meters)
Above 14.50 but not more than 18.00	3.50
Above 18.00 but not more than 30.00	5.00
Above 30.00	10.00

Provided that, if horizontal distance of any part of the building is more than 30 meters from the approach road of not less than 10 meters in width then *minimum rear open space at its narrowest part should be 10.00 meters irrespective of the height of the building.*

Provided further that, the rear open space shall be of hard surface capable to take load of fire engine weighting upto 45 tonnes."

(v) Clause (4) of rule 50 of the Principal Rules shall be substituted with the following-

"(4) every building exceeding 14.5 (fourteen and half) meters in height shall have a minimum side open space at ground level (open to the sky ~~without~~ any cantilever projection excepting chajja or weather shades of not more than 0.50 metre width) as indicated below:

Height of building (meters)	Minimum side open space at its narrowest part (meters)	
	Side 1	Side 2
Above 14.50 but not more than 30.00	3.50	3.50
Above 30.00	5.00	5.00

Provided that minimum side open space should be such that the appropriate fire engine can move freely around the building in case of necessity. Appropriate Turning radius should also be maintained in all corner of the building for this purpose.

Provided further that, the side open space shall be of hard surface capable to take load of fire engine weighting upto 45 tonnes."

(vi) sub-clause (a) of clause (6) of rule 50 of the Principal Rules shall be substituted with the following-

"(6)(a) For a building exceeding 14.5 (fourteen and half) meters in height, the Floor Area Ratio (FAR) shall be 3;

Provided that, the applicant may get the Floor Area Ratio (FAR) increased from the authority competent to approve it, on payment of a fee for additional Floor Area Ratio (FAR) beyond 3 upto 5 at such rates as determined by the authority competent to approve subject to minimum as may be determined by State Government from time to time

Provided further that, for relaxation of Floor Area Ratio (FAR) beyond 5, approval of State Government shall be necessary and on payment of a fee for additional Floor Area Ratio (FAR) beyond 5, at such rates as may be determined by State Government from time to time"

(vi) sub clause (b) of clause (6) of rule 50 of the Principal Rules, the expression "rule 50" shall mean and construe as "rule 49"