

TRIPURA



GAZETTE

*Published by Authority***EXTRAORDINARY ISSUE**

Agartala, Friday, January 17, 2025 A. D., Pausa 27, 1946 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.01(53)-TUDA/ESTT/2025/5138

Dated, Agartala, the 13th January, 2025.

NOTIFICATION

As an endeavour of the Government to make available 'Affordable Housing' to lower income group in society, the Urban Development Department is pleased to notify a comprehensive 'Affordable Housing Policy 2025' for the State of Tripura. This policy shall come into effect from the date of its notification. This policy shall be known as 'Affordable Housing Policy 2025, Tripura'.

AFFORDABLE HOUSING POLICY 2025, TRIPURA

Recognizing the fundamental right to adequate housing and the growing need for affordable housing in Tripura, this policy framework aims to address the challenges posed by rapid urbanization, rural-urban migration, and the widening gap between affordable housing demand and supply. With increasing costs of land, construction materials, and labour, affordable housing options have become increasingly inaccessible for a significant portion of the population, particularly the economically weaker sections and low-income families. This policy seeks to create an enabling environment for the development of affordable housing through a multi-pronged approach, encompassing land use planning, infrastructure development, and financial assistance mechanisms. By fostering a sustainable and equitable housing market, this policy aims to contribute to the overall well-being and socio-economic development of Tripura.

Objectives:

This policy aims to:

- **Address the housing shortage:** Prioritize reducing the housing deficit, particularly for Economically Weaker Sections (EWS) and Low-Income Groups (LIG) families.
- **Promote large-scale affordable housing construction:** Encourage and facilitate the development of affordable housing projects on a significant scale.
- **Improve affordability:** Implement measures to make EWS/LIG housing affordable through fiscal measures as available under the PMAY-U and up scaling availability of affordable housing through PPP.
- **Foster Public-Private Partnerships (PPP):** Encourage private sector participation in affordable housing development.
- **Develop Affordable Rental Housing:** Promote the development of rental housing options, particularly for migrant populations, to address the growing demand for temporary housing.
- **Prevent Slum Formation:** Implement strategies to prevent the growth of slums and improve living conditions in existing slum areas.

Siting Parameters:

- Projects undertaken under this Policy shall be permitted exclusively within the Municipal and planning areas of Tripura.
- Upon the implementation of the Master Plan, all Affordable Housing (AH) units must be constructed within designated residential zones.

Policy Guidelines:

1. **Specifications for House/Dwelling Units:** Specifications for house/plot size for the purposes of this Policy are detailed in the table below:

Parameter	EWS	LIG
Carpet area (sq. mtr.)	30-45	45-60
Layout	1 room, 1 hall, kitchen, 1 bathroom/toilet and 1 balcony	2-bedroom, 1 hall, kitchen, 2 bathroom/toilet and 1 balcony
Annual Family Income	Less than Rs. 3,00,000/-	Rs. 3,00,000/- to 6,00,000/-

2. **Density:** Gross density shall be maximum 150 dwelling unit per acre.
3. **Occupancy:** Per unit occupancy rate shall be considered as 4.
4. **Minimum Land Area:** Any land designated for Affordable Housing must comprise a contiguous and compact area of at least 0.25 acre. Exceptions to this requirement may be considered at the discretion of the concerned Authority (such as lesser area).
5. **Group Housing:** Affordable Housing in partnership projects can cater exclusively to EWS beneficiaries or include a mix of housing units for various income categories. At least 25% of the total housing units within the project must be designated for EWS beneficiaries and a single project must have at least 100 EWS houses. However, the requirement for the minimum number of houses may be relaxed in a project upon the request to the State Government.
6. **Project Completion Timeline:** Projects must be completed within three years from the date of commencement. The Authority may grant an extension of up to two years on a case-by-case basis. If the developer fails to deliver the units within the stipulated timeframe (three years or extended timeframe, as applicable), they shall be obligated to pay simple interest to the Authority of up to 1% (determined on a project-by-project basis) of the total project cost for every six-month period of delay.
7. **Price Ceiling:** The price of the AH dwelling units shall be decided by the Authority. The Government of Tripura shall decide on an upper ceiling on the sale price of EWS houses in 'rupees per square meter' of carpet area in AH projects with an objective to make them affordable and accessible to the intended beneficiaries. For this purpose, Government of Tripura (GoT) shall extend other concessions under Affordable Housing Policy.

Planning Parameters:

1. **Detailed Project Report (DPR) Approval:** DPR of AH projects prepared by concerned implementing agencies should be approved by SLSMC (State Level Sanctioning and Monitoring Committee).
2. **Access Road Width:** The regulations for means of access shall adhere to the provisions outlined in Rule 47 of the Tripura Building Rules 2017, as amended.
3. **The minimum rear open space:** The regulations for minimum front and rear open spaces shall adhere to the provisions outlined in Rules 48 and 50 in Tripura Building Rules 2017, as amended.
4. **The policy allows for a maximum of 10% of the total construction area to be designated for commercial use/non-residential purposes.**
5. **Min. width of internal roads in the colony:** The regulations for internal roads shall adhere to the provisions outlined in Rule 49 of the Tripura Building Rules 2017, as amended.
6. **Rainwater harvesting structure is mandatory for this project.**
7. **The utilization of alternate sources of energy for electricity generation shall be mandatory, and such utilization shall adhere to the provisions outlined in Rule 107 of the Tripura Building Rules, 2017 and the guidelines and incentives available under relevant Government of India (GOI) solar rooftop schemes.**
8. **The minimum open green space must be 10% of the plot area which is not inclusive of parking.**

9. Each housing unit shall be provided with at least one parking space for two-wheelers and one parking space for four-wheeler.
10. The resale and rental of EWS units shall be prohibited for a period of five years from the date of initial occupancy. Violators of the resale/rental restrictions for EWS units shall be subject to prescribed penalties.

Incentives for Developers:

1. The maximum permissible ground coverage shall comply with the latest provisions of the Tripura Building Rules, 2017.
2. Developers shall be entitled to receive an additional floor space equivalent to the built-up area of the constructed AH units. This FAR (Floor Area Ratio) can be freely utilized at the developer's discretion. This incentive shall be applicable in addition to the base FAR. The issuance of the FAR certificate shall be contingent upon the successful completion of all EWS units within the project. This FAR is non transferrable. (To illustrate, consider a 1-acre plot (4,046.86 square meters) with a base FAR of 3. This would permit a total buildable area of 12,140.58. If the developer fulfils the requirement by constructing EWS units comprising 25% of the total units, they become eligible for an additional FAR equal to the area of these EWS units).
3. The developer may develop the 10% commercial/non-residential component of the total development area and subsequently sell or rent it to others. The revenue generated from these commercial activities will be retained by the developer.
4. The developer is entitled to receive tax benefits announced for such projects by the Central Government and can be obtained from authorized department.
5. For structures exceeding 14.5 meters in height, as per the Rule 75 of Tripura Building Rules 2017(as per the latest amendment), residential buildings beyond G+6 floors shall be equipped with two lifts. This requirement is, however, waived for EWS units, which are only mandated to have a single elevator, provided the maximum distance from any corridor to the elevator does not exceed 22.5 meters.
6. Concerned Authority shall ensure Single window and time bound approval of building plans and layouts, registration under RERA, all applicable NOCs etc.
7. Applicable fees and charges Incentive: The Approval Fees shall be charged at 50% of prescribed rates.

Repair and Maintenance

For repair and maintenance of housing scheme, maintenance deposit shall be taken from the beneficiary. The responsibility of operation and maintenance will be that of housing beneficiary association, for the execution of which developer will provide them with necessary training.

By order of the Governor


(Abhishek Singh, IAS)

Secretary to the Government of Tripura