

TRIPURA



GAZETTE

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PART--I-- Orders and Notifications by the Government of Tripura,
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GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT

No. F.01(54)-TUDA/ESTT/2025/5139

Dated, Agartala, the 13th January, 2025.

The Tripura Land Pooling and Plot Reconstitution Policy, 2025**I. Preamble**

- 1.1 The Government of Tripura recognizes the urgent need for planned urban development to accommodate the growing population and economic activities in the state. Land pooling has emerged as an effective tool for land assembly and infrastructure development in many states across the country.
- 1.2 In this context, the Government of Tripura hereby notifies the 'Tripura Land Pooling and Plot Reconstitution Policy 2025' to enable the consolidation of land parcels through voluntary participation of land owners and develop modern integrated township projects with required amenities and services.
- 1.3 The policy shall be applicable in the jurisdictions of Tripura Urban Planning and Development Authority (TUDA) notified under the Tripura Urban Planning and Development Act, 2018 and other areas declared as Special Planning Areas under the provisions of this policy.

II. Objectives

- 2.1 To facilitate the assembly of contiguous land parcels for planned urban development in a time-bound and cost-effective manner.
- 2.2 To enable the development of integrated townships with high-quality infrastructure, amenities, and services through land pooling and plot reconstitution.
- 2.3 To incentivize land owners to voluntarily participate in the land pooling process by offering a share in the developed land and other benefits.
- 2.4 To leverage land pooling as a financing tool for infrastructure development and generate revenue for the Urban Development Authority through the sale of additional FAR and TDR.
- 2.5 To promote inclusive development by providing affordable housing, slum rehabilitation, and basic urban services to the urban poor and vulnerable sections of society continuously.
- 2.6 To encourage the participation of private sector in land pooling and township development through appropriate policy incentives and regulatory support.

III. Definitions

- 3.1 "Authority" means the Tripura Urban Planning and Development Authority (TUDA) notified under the Tripura Urban Planning and Development Act, 2018 or any other authority designated by the Government for the purposes of this policy.
 - 3.2 "Developer Entity" means a company, cooperative society or association of land owners licensed by the Authority to undertake land pooling and township development projects under this policy.
 - 3.3 "Floor Area Ratio (FAR)" means the ratio of the total built-up area to the total plot area, expressed as a number or percentage.
 - 3.4 "Developed Land" means land parcels that have been equipped with basic infrastructure including roads, water supply, electricity, drainage systems, and clearly demarcated boundaries. Such land should be immediately usable for construction or development activities as per the approved Land Pooling Scheme.
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- 3.5 "Land Pooling Scheme" means a scheme prepared by the Authority or Developer Entity for the consolidation of land parcels, reconstitution of plots, provision of infrastructure and amenities, and redistribution of developed plots to land owners in accordance with this policy.
- 3.6 "Development Trust Agreement" means a legally binding agreement between the landowner and the Authority, wherein the landowner temporarily vests their land parcels with the Authority for the purpose of planned development. Under this Agreement, the Authority acts as a trustee and custodian of the land, with powers limited to implementing the approved development scheme, while the landowner retains fundamental ownership rights. The Agreement ensures that the original ownership rights remain protected.
- 3.7 "Original Plot (OP)" means the plot or land parcel owned by a landowner before participating in the Land Pooling Scheme, as evidenced by valid ownership documents and verified by the Authority.
- 3.8 "Final Plot (FP)" means the reconstituted plot allotted to a landowner after the implementation of the Land Pooling Scheme, in proportion to their original land contribution and as per the parameters specified in this policy.
- 3.9 "Land Pooling Ownership Certificate (LPOC)" means a certificate issued by the Authority to land owners specifying details of their 'Original Plot (OP)' and the reconstituted land holding or 'Final Plot (FP)' along with applicable development rights and benefits under the land pooling scheme.
- 3.10 "Special Planning Area" means any area declared as a Special Planning Area by the Government under the provisions of this policy for the purpose of land pooling and planned development.
- 3.11 "Reconstitution of Land" means the process of consolidating, redesigning and redistributing land parcels within a designated land pooling area in a planned manner after deducting land required for infrastructure, amenities and public purposes.
- 3.12 "Transferable Development Rights (TDR)" means the development rights, namely FAR granted upon land located in a designated "Sending Zone" permitted to be used on land located in a designated "Receiving Zone". In lieu of land contributed for public purposes, TDR can be applied on the same plot or transferred to other locations as per the regulations notified by the Authority.
- 3.13 "Group Housing Projects" means residential projects developed on a plot of land as a comprehensive development having multiple dwelling units/flats/apartments with shared common areas, facilities, and infrastructure.
- 3.14 "Development Agreement" means a legally binding contract between the Authority and the Developer Entity that outlines:
- i. The scope of development work
 - ii. Technical specifications and quality standards
 - iii. Implementation timeline and milestones
 - iv. Payment terms and financial arrangements
 - v. Rights and responsibilities of both parties
 - vi. Performance obligations and penalties
 - vii. Dispute resolution mechanism

The Development Agreement shall be prepared by the Authority and executed before the commencement of any development work. The Agreement will be a key document governing the relationship between the Authority and Developer Entity throughout the project lifecycle.

- 3.15 "Encumbrance" means any existing right, interest, or liability attached to the land including but not limited to mortgages, leases, easements, charges, and court orders. The treatment of encumbered properties shall be governed by regulations notified separately by the Authority.
- 3.16 "Mutation" means the legal process of updating land records to reflect changes in ownership, which is carried out by the Revenue Department under the relevant laws and regulations.
- 3.17 Other terms used in this policy shall have the same meaning as defined in the Tripura Urban Planning and Development Act, 2018 and the rules and regulations made thereunder.

IV. Mandate for Development

- 4.1 The Tripura Urban Planning and Development Authority (TUDA) will have the overall mandate for planning, implementing and monitoring land pooling schemes across the state under this policy.
- 4.2 Private Developer Entities will be allowed to undertake land pooling and integrated township development on a case-by-case basis, subject to fulfilling the eligibility criteria and obtaining a license from the Authority as per the regulations notified under this policy.
- 4.3 The land pooling mechanism outlined in this policy can be utilized for any infrastructure development projects in the state, including but not limited to roads, townships, utilities, and services. This versatile planning tool enables the efficient assembly and development of land for a wide range of purposes, ensuring planned and sustainable growth across Tripura.

V. Institutional Framework

- 5.1 The Urban Development Department (UDD), Government of Tripura (GoT) shall be the nodal department for the formulation, implementation, and monitoring of this policy. The Secretary, Urban Development Department shall be responsible for the overall coordination and supervision of land pooling projects in the state.
- 5.2 The Tripura Urban Planning and Development Authority (TUDA) constituted under the Tripura Urban Planning and Development Act, 2018 shall be the apex planning and development authority for land pooling projects. The key responsibilities of TUDA will include:
- i. Identifying potential areas for land pooling and integrated township development*
 - ii. Preparing the Land Pooling Schemes and Draft/Final Development Plans*
 - iii. Notifying the Special Planning Areas and inviting land owners to participate*
 - iv. Engaging Developer Entities for undertaking projects on a license basis*
 - v. Approving the detailed layout plans and development works*
 - vi. Monitoring the implementation of projects for adherence to timelines*
 - vii. Facilitating the allotment of the reconstituted developed plots or FP to land owners*
 - viii. Establishing the grievance redressal mechanism and dispute resolution*
- 5.3 A dedicated Land Pooling Cell (LPC) shall be established within TUDA with adequate manpower and resources to facilitate the land pooling process. The Cell shall be headed by a Chief Planner of TUDA and supported by a multi-disciplinary team of urban planners, surveyors, engineers, and social development professionals. The key functions of the Land Pooling Cell will include:
- i. Conducting land surveys, ownership verification and title due diligence*
 - ii. Preparing the base maps, draft schemes, layout plans and DPRs*
 - iii. Undertaking consultations with land owners and other stakeholders*
 - iv. Processing applications, objections and grievance petitions*

- v. *Coordinating with the Revenue Department, which is the competent authority for the mutation of land records, to facilitate the mutation of the Final Plots (FPs) in the names of their original landowners.*
 - vi. *Managing the LPOC, land records and MIS related to pooling schemes*
- 5.4 A high-level Land Pooling Apex Committee (LPAC) shall be constituted under the chairmanship of the Secretary, Urban Development Department to approve the mega projects, resolve inter-departmental coordination issues, and review the overall progress. The Committee shall have representation from all major stakeholder departments including Revenue, Finance, Electricity, PWD, Urban Development, and Rural Development etc.
- 5.5 At the district level, a District Land Pooling Committee (DLPC) shall be constituted under the chairmanship of the District Magistrate & Collector to oversee the implementation of land pooling schemes, facilitate the participation of land owners, verification of ownership, title due diligence and coordinate with the local authorities. The Committee shall have representation from TUDA, urban local bodies, revenue department, and other relevant agencies.
- 5.6 Private Developer Entities having the required technical and financial capabilities shall be allowed to undertake integrated township development through the land pooling mechanism under this policy. Interested firms will need to obtain a license from the Authority by fulfilling the specified eligibility criteria and payment of fees. The regulations for engaging Developer Entities will be separately notified by the Authority.

VI. Declaration of Special Planning Areas

- 6.1 The Authority may, by notification in the Official Gazette, declare any area as a Special Planning Area (SPA) for the purpose of land pooling and planned development under this policy. The declaration of Special Planning Area shall be based on the following criteria:
- i. *The area shall be contiguous.*
 - ii. *The area shall have preferably a minimum size of 10 acres. [The Criteria for minimum size can be changed by the Authority on case-to-case basis and the emerging requirements, as decided by the high-level Land Pooling Apex Committee (LPAC)]*
 - iii. *The area shall be compatible with the land use proposed in the Master Plan or Development Plan of the concerned city/town.*
- 6.2 The Authority shall invite objections and suggestions from the public on the proposed declaration of Special Planning Area within a period of 30 days from the date of notification. The Authority shall consider the objections and suggestions received and modify the boundaries of the Special Planning Area, if required, before Issuing the final notification.
- 6.3 Upon final notification of a Special Planning Area, the Authority shall conduct a detailed survey of the land parcels and prepare a base map showing the boundaries, survey numbers, ownership details, encumbrances and physical features. The land owners within the notified area shall be invited to participate in the land pooling process through a public notification in the Official Gazette and two widely circulated local newspapers.
- 6.4 After the notification of Special Planning Area, any transfer or sale of land ownership shall not be permitted for those landowners who have consented to participate in the land pooling scheme.

VII. Preparation of Land Pooling Scheme

- 7.1 The Authority or the Developer Entity shall prepare a detailed Land Pooling Scheme for each Special Planning Area notified under this policy. The scheme shall be prepared in consultation with the land owners, local authorities, and other stakeholders, and shall contain the following components:
- i. Detailed topographic survey of the scheme area at a scale of 1:500 or larger*
 - ii. List of land owners participating in the scheme along with the details of their land holdings and proposed entitlements*
 - iii. Reconciled base map showing the survey numbers, boundaries and ownership of land parcels*
 - iv. Existing land use map showing the physical features, buildings, utilities and encumbrances*
 - v. Proposed land use plan showing the distribution of residential, commercial, institutional, recreational and other uses as per norms*
 - vi. Detailed layout plans showing the reconstituted plots, road network, open spaces, amenities and other features at a scale of 1:500 or larger*
 - vii. Estimates of the total scheme cost including land, infrastructure development and amenities*
 - viii. Financial model showing the mechanism for cost recovery, revenue sharing aligned with implementation phasing*
 - ix. Draft development regulations specifying the planning/development control norms, building bylaws, FAR and TDR, alignment with the Transit Oriented Development (TOD) policy etc.*
 - x. Any other details as may be specified by the Authority*
- 7.2 The land valuation process shall be conducted in accordance with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013). All procedures, methodologies, and compensation determination related to land valuation shall strictly follow the provisions outlined in the RFCTLARR Act, 2013.
- 7.3 The Draft Land Pooling Scheme (DLPS) shall be prepared within 6 months from the declaration date. The State Government in Urban Development Department may, on application made by the Authority and upon demonstrating circumstances, extend this period through notification for up to 3 months. Any such extension shall require justification specifying the circumstances necessitating the delay, and the specific measures proposed to complete the scheme within the extended timeline.
- 7.4 The Draft Land Pooling Scheme (DLPS) shall be notified by the Authority inviting objections and suggestions from the land owners and other stakeholders within a period of 90 days. The Authority shall review all the representations in consultation with the District Magistrate & Collector and other experts and make suitable modifications in the scheme, if required.
- 7.5 The Authority shall organize consultative workshops and focus group discussions with the land owners during the preparation of the scheme to explain the benefits, address their concerns and build consensus. User-friendly information, education and communication (IEC) materials shall be used for better outreach and understanding among the stakeholders.
- 7.6 The Final Land Pooling Scheme (FLPS) along with the layout plans and financial model shall be submitted to the State Government for approval within 30 days of the completion of the public consultations. The State Government shall review the scheme and accord its approval within 30 days or seek additional clarifications from the Authority, if required.
- 7.7 The Authority shall issue a notification in the Official Gazette declaring the commencement of the Land Pooling Scheme within 15 days of receiving the State Government's approval. The notification shall specify the details of the scheme area, land use plan, reconstitution methodology, entitlements for land

owners, dispute resolution mechanism and implementation framework. This date shall be considered as the formal launch of the land pooling process.

VIII. Land Pooling Mechanism

- 8.1 Upon notification of the Land Pooling Scheme, the Authority shall invite applications from the land owners within the Special Planning Area to participate in the scheme. The land owners shall be required to submit their consent to participate in the scheme along with the title documents and other relevant records within a period of 60 days from the date of notification. For cases involving multiple stakeholders or disputed inheritance, the Authority may grant an additional 30 days for consent submission upon receiving a justified request.
- 8.2 The Land Pooling Scheme shall be implemented only after obtaining the consent of at least 60% of the landowners in the Special Planning Area and holding at least 60% of the land area. In case the minimum threshold of consent is not achieved within a stipulated time frame, the Authority may explore alternative land assembly mechanisms, such as negotiated settlement or land acquisition for the remaining land parcels under the RFCTLARR Act 2013, with the prior approval of the Government.
- 8.3 The Authority or the District Land Pooling Committee (DLPC) shall verify the title documents submitted by the land owners and prepare a statement of land holdings and ownership rights. In case of any dispute or encumbrance on the land, the Authority shall make efforts to resolve the same through negotiation and mediation with the parties concerned. If the dispute remains unresolved, the Authority may exclude the disputed land from the scheme or acquire it under the provisions of the RFCTLARR Act 2013.
- 8.4 After verification of the land records, the Authority shall prepare a detailed land pooling plan showing the distribution of land among the participating land owners, the Authority, and the Developer Entity, if any. The land pooling plan shall be based on the following parameters:
- i. *All landowners participating in the Land Pooling Scheme shall temporarily vest their land parcels, free from all encumbrances, with the designated Authority through a 'Development Trust Agreement' while retaining their fundamental ownership rights. This Agreement shall establish the Authority as a trustee responsible for altering boundaries, develop and make requisite changes in the Special Planning Area.*
 - ii. *Land owners contributing land parcels shall be entitled to a minimum of 50% and up to a maximum of 60% of the pooled land area as reconstituted plots, excluding the land required for roads, open spaces, amenities, and public purposes.*
 - iii. *The Authority shall utilize a maximum of 30% of the pooled land area for the provision of roads, open spaces, public utilities, and social amenities.*
 - iv. *The Authority shall retain up to 20% of the pooled land area for sale or lease to generate revenue for financing the development of infrastructure and amenities under the scheme.*
 - v. *In case the scheme involves a Developer Entity, the Authority may allocate up to 15% of the pooled land, to the Developer Entity towards the cost of internal infrastructure development, subject to the fulfilment of the performance obligations specified in the Development Agreement. This allocation shall be made from the Authority's share of 20% retained land.*
 - vi. *The Authority shall have the flexibility to adjust the land allocation percentages within the above-mentioned ranges, based on the specific context and requirements of each land pooling scheme, ensuring a fair and equitable distribution of benefits and costs among all stakeholders.*
- 8.5 The Authority shall issue a 'Land Pooling Ownership Certificate (LPOC)' after the execution of the 'Development Trust Agreement' to each land owner specifying the details of the original land

contributed, the reconstituted plot allotted, and the development rights and benefits accruing to the land owner under the scheme. The LPOC shall be registered in the name of the land owner and shall be transferable, including through sale or mortgage as per the regulations notified by the Authority.

- 8.6 The Authority shall take possession of the contributed land and complete infrastructure works and amenities within three years from scheme commencement. The State Government may grant up to two years extension based on justified grounds and demonstrated progress.
- 8.7 The Authority shall establish monitoring mechanisms for tracking development progress and quality through independent third-party auditors. Audit costs shall be borne by the Developer Entity or recovered through Authority's land share. Any deviations or delays shall attract a penalty of 5% of the land cost, applicable to the Authority or Developer Entity.

IX. Reconstitution of Plots

- 9.1 The Authority shall reconstitute the developed land into plots as per the approved land pooling plan, upon completion of the infrastructure works and amenities. The reconstituted plots shall be allotted to the land owners in proportion to their original land contribution and as per the parameters specified in Section 8.4 of this policy.
- 9.2 The Authority shall conduct a computerized draw of lots for the allotment of reconstituted plots to the land owners in a transparent and fair manner. The allotment shall be done in the presence of the land owners or their authorized representatives and shall be recorded in the minutes of the proceedings.
- 9.3 The reconstituted plots shall be allotted to the land owners within a period of 6 months from the date of approved land pooling plan. The land owners shall be required to pay the applicable development charges, betterment levies, and other fees as notified by the Authority before taking possession of the reconstituted plots. The reconstituted plots shall carry enhanced market value owing to the provision of infrastructure, amenities, and improved development potential, which shall substantially offset the development charges payable by the land owners.
- 9.4 The Authority will ensure that each land owner receives a reconstituted plot that is as close as possible to their original plot in terms of location, size, shape and value. However, it may not be feasible to maintain the exact proportions in all cases due to planning and design considerations.

Therefore, the following guidelines shall apply for the allotment of reconstituted plots:

- i. *In case the original land holding of a landowner is less than a minimum threshold (to be determined by the Authority on a case-by-case basis), the following options shall be available:*
 - a. *Allotment of a proportionate share in a joint plot with other such landowners.*
 - b. *Provision of monetary compensation equivalent to the prevailing market value of the reconstituted land, as determined in RFCTLARR Act, 2013 or any other mutually agreed mechanism.*
- ii. *For landowners with such small holdings who do not opt for joint plot ownership, the Authority may allot a commercial plot proportionate to their original land contribution on preferential basis.*
- iii. *To ensure a fair and equitable distribution of plots for large area land owners whose original contribution is significantly higher than standard plot sizes, the Authority may allot multiple reconstituted plots at different locations adding up to their total entitlement.*

- iv. *In case of any residual land that cannot be allotted as an independent plot, the Authority may proportionately distribute the same among the land owners or utilize it for public purposes such as open spaces, utilities etc as per the scheme layout.*

The Authority shall have the flexibility to adapt these guidelines based on the specific context of each land pooling scheme, subject to the condition that any deviations are clearly articulated, justified, and communicated to all stakeholders in a transparent manner. The Authority shall also ensure that the principles of fairness, equity, and public purpose are upheld in all cases.

- 9.5 The Authority shall ensure that existing buildings that are already built upon the plots, comply with the scheme's provisions regarding open spaces and other development controls to the extent feasible. The Authority may alter plot boundaries or transfer adjoining lands as necessary to create viable reconstituted plots while maintaining fair compensation principles.
- 9.6 The reconstituted plots shall have access to all the infrastructure services and amenities developed under the scheme, including roads, water supply, drainage, electricity, and other facilities such as fibre optic cables, gas etc may be facilitated. The Authority shall ensure that the reconstituted plots are serviced and ready for construction before issuing building permits for erection of building on the said plots. The Authority shall ensure that the plots are properly demarcated on ground with boundary stones/pillars and the possession is handed over to the land owners in a planned manner.
- 9.7 The Land Pooling Ownership Certificate issued to the land owners shall specify the details of the reconstituted plot allotted, including the plot number, area, dimensions, land use, FAR, setbacks or margins and chakbandi/boudation of the said plot by its surrounding plots towards its north, east, west and south directions. The land owners shall have the right to construct buildings on the reconstituted plots as per the applicable building regulations and development control norms.
- 9.8 The following table *illustrates* the reconstitution of plots under a typical land pooling scheme with a scenario of 50% land returned to the landowners. *

Table 1: Minimum Return Scenario (50% to Owners)

Category	Area (acres)	Area (sq. ft.)	Percentage of Total Pooled Land
Total Scheme Area	100.00	43,56,000	100%
Land Returned to Owners	50.00	21,78,000	50%
Land for Roads and Open Spaces	20.00	8,71,200	20%
Land for Amenities	10.00	4,35,600	10%
Land Retained by Authority for Sale/Lease	20.00	8,71,200	20%

Table 2: Developer Entity Scenario (50% Returned to Owners)

Category	Area (acres)	Area (sq. ft.)	Percentage of Total Pooled Land
Total Scheme Area	100.00	43,56,000	100%
Land Returned to Owners	50.00	21,78,000	50%
Land for Roads and Open Spaces	20.00	8,71,200	20%
Land for Amenities	10.00	4,35,600	10%
Land Retained by Authority for Sale/Lease	5.00	2,17,800	5%

Land Allocated to Developer Entity (from Authority's share)	15.00	6,53,400	15%
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** Base calculations assume a total scheme area of 100 acres. All figures are subject to adjustment based on specific site conditions and requirements while maintaining the prescribed proportions.*

Notes:

- i. *All area calculations are rounded to two decimal places*
- ii. *Developer Entity allocation comes from Authority's share as per Section 8.4*
- iii. *Square footage calculations use the standard conversion of 1 acre = 43,560 sq. ft.*
- iv. *Percentages shown align with the policy guidelines specified in Section 8.4*

X. Development Rights and Benefits

10.1 The land owners participating in the land pooling scheme shall be entitled to the following development rights and benefits:

- i. *Floor Area Ratio (FAR) with the base FAR of 4.0 with further relaxations subject to the approval of the Authority.*
- ii. *Transferable Development Rights (TDR), which can be either utilized on the same plot or sold to other developers as per the regulations notified by the Authority.*
- iii. *Exemption of 50% on all development and approval fees for any construction on the reconstituted plot, valid for a period of 5 years from the date of plot allotment.*
- iv. *An annual support payment, determined by the Authority based on the area of the reconstituted plot, disbursed for 5 years from the date of allotment to facilitate the transition period.*

10.2 The Authority shall reserve the land obtained from the land owners for provision of various public amenities and infrastructure facilities such as roads, open spaces, parks, playgrounds, utilities, social infrastructure, affordable housing, etc. as per the norms and standards prescribed under the scheme.

10.3 The Authority shall have the right to sell or lease up to 20% of the developed land to generate revenue for infrastructure development and other public purposes. The Authority shall utilize the revenue generated from such sale or lease for the following purposes:

- i. *To recover the cost of infrastructure works and amenities developed under the scheme*
- ii. *To provide additional amenities and facilities in the Special Planning Area, such as parks, playgrounds, commercial centers, community centers, and public toilets etc.*
- iii. *To cross-subsidize the provision of affordable housing units and slum rehabilitation projects in the Special Planning Area*
- iv. *To create a revolving fund for financing future land pooling schemes and urban development projects*

10.4 The Developer Entity, if engaged, shall have the right to sell or lease up to 15% of the total developed land (allocated from the Authority's share), excluding the land reserved for roads, open spaces, amenities, and public purposes, to recover its investment and generate reasonable profits. The Developer Entity shall be required to share 10% of the net revenue generated from such sale or lease with the Authority, which shall be utilized for the provision and maintenance of public infrastructure and amenities within the scheme area.

XI. Affordable Housing and Slum Rehabilitation

- 11.1 The Authority may earmark from the Authority's share of the developed land to make provision for affordable housing units and slum rehabilitation projects within the Special Planning Area. The Authority shall ensure that the affordable housing stock created under the scheme is allotted to the eligible beneficiaries identified through a transparent and inclusive process.
- 11.2 The affordable housing units shall be developed according to the following specifications as per the Tripura Affordable Housing Policy 2025:
- i. *For Economically Weaker Sections (EWS):*
 - a. *Carpet area of 30-45 square meters.*
 - b. *Layout comprising one room, one hall, one kitchen, one bathroom/toilet, and one balcony.*
 - c. *For families with annual income less than Rs. 3,00,000.*
 - ii. *For Low Income Groups (LIG):*
 - a. *Carpet area of 31-60 square meters.*
 - b. *Layout comprising two bedrooms, one hall, kitchen, two bathrooms/toilets, and balcony.*
 - c. *For families with annual income between Rs. 3,00,000 to Rs. 6,00,000.*

The beneficiaries shall be required to pay a nominal allotment price as determined under the affordable housing policy.

- 11.3 The slum rehabilitation projects may be undertaken within a radius of 2 km from the existing slum location, adhering to the density norms of maximum 400 persons per acre as prescribed in the affordable housing policy. The Authority shall conduct a detailed survey of the slum households and prepare a rehabilitation plan in consultation with the slum dwellers and the land owners.
- 11.4 The slum rehabilitation housing shall follow the minimum specifications for EWS housing as defined in the affordable housing policy. The rehabilitated slum dwellers shall have the right to own the allotted unit after a lock-in period of 5 years or a verifiable written declaration that the family has economically risen from the urban poor status. The land owners shall be compensated for the land utilized for slum rehabilitation through the grant of Transferable Development Rights (TDR) equivalent to twice the area of the land.

The development of affordable housing under this scheme shall comply with all other applicable provisions of the Tripura Affordable Housing Policy 2025 regarding planning parameters, project completion timelines, maintenance, and other requirements.

XII. Special Provisions

- 12.1 In case of land owned by the Wakf Board or any other religious or charitable institution, the Authority shall obtain the prior consent of the concerned institution before including such land in the Land Pooling Scheme. The Authority shall also ensure that the reconstituted plots allotted to such institutions are utilized for the same religious or charitable purposes as before.
- 12.2 In case of land under agricultural use, the Authority shall make provision for the rehabilitation and resettlement of the affected agricultural labourers and tenants as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The

Authority shall also ensure that the reconstituted plots allotted to the land owners are utilized for non-agricultural purposes only.

- 12.3 In case of land affected by any natural calamity or disaster, the Authority may undertake land pooling and reconstitution on a priority basis to facilitate the reconstruction and rehabilitation of the affected areas. The Authority may also provide additional financial assistance and technical support to the affected land owners and residents to enable them to rebuild their homes and livelihoods.

XIII. Grievance Redressal Mechanism

- 13.1 The Authority shall establish a Grievance Redressal Mechanism to address any complaints or disputes arising out of the implementation of the Land Pooling Scheme. The Grievance Redressal Mechanism shall consist of a Grievance Redressal Committee and an Appellate Authority.
- 13.2 The Grievance Redressal Committee shall be headed by a senior officer of the Authority not below the rank of Additional Commissioner and shall have representatives from the revenue department, urban local body, and civil society. The Committee shall have the power to investigate any complaint received from the land owners or other stakeholders and to recommend appropriate remedial measures.
- 13.3 The Appellate Authority shall be headed by a Secretary of Urban Development Department and shall have the power to hear and decide any appeal against the orders of the Grievance Redressal Committee. The Appellate Authority shall also have the power to Suo motu review any decision or action of the Authority that is found to be in violation of the provisions of this policy or any other law in force.
- 13.4 Any person aggrieved by the decision or action of the Authority or the Developer Entity under this policy, may file a complaint before the Grievance Redressal Committee within a period of 60 days from the date of such decision or action. The Committee shall dispose of the complaint within a period of 90 days from the date of its receipt, after giving due opportunity of hearing to the parties concerned.
- 13.5 Any person aggrieved by the order of the Grievance Redressal Committee may file an appeal before the Appellate Authority within a period of 30 days from the date of such order. The Appellate Authority shall dispose of the appeal within a period of 60 days from the date of its receipt, after giving due opportunity of hearing to the parties concerned.
- 13.6 The orders of the Appellate Authority shall be final and binding on all the parties concerned. No civil court shall have jurisdiction to entertain any suit or proceeding in respect of any matter which is required to be settled, decided or dealt with by the Grievance Redressal Committee or the Appellate Authority under this policy.
- 13.7 The Authority shall establish an online grievance redressal portal, where the land owners, residents, or any other stakeholders can register their complaints or grievances related to the land pooling scheme. The portal shall have a user-friendly interface and shall provide for a transparent and time-bound process for the resolution of the grievances.
- 13.8 The Authority shall appoint a Grievance Redressal Officer (GRO), who shall be responsible for the monitoring and resolution of the grievances received through the portal or any other mode. The GRO shall have the necessary powers and resources to investigate the grievances, conduct hearings, and pass appropriate orders or directions for their resolution.
- 13.9 The Authority shall prepare and publish a detailed report on the grievances received and their resolution, on an annual basis. The report shall be made available on the website of the Authority and shall be submitted to the State Government for its review and monitoring.

XIV. Institutional Capacity Building and Monitoring

- 14.1 The Authority shall undertake regular capacity building programs for its staff and the other stakeholders involved in the land pooling process such as revenue officials, urban planners, civil society, elected representatives, etc. The programs shall focus on enhancing the knowledge and skills related to land management, dispute resolution, participatory planning, project management, etc.
- 14.2 The Authority shall establish a dedicated Monitoring and Evaluation (M&E) Cell to track the progress of the land pooling schemes on a real-time basis using geo-spatial tools and management information systems. The cell shall also conduct impact assessment studies to evaluate the outcomes of the schemes and suggest corrective measures.
- 14.3 The Developer Entities undertaking land pooling projects shall be required to submit quarterly progress reports to the Authority as per the prescribed format, highlighting the physical and financial progress, implementation challenges, mitigation measures, etc. The Authority shall review the progress and take necessary actions to ensure timely completion of the projects.
- 14.4 The Authority shall also engage independent agencies on a periodic basis to conduct social audits and environmental impact assessments of the land pooling schemes to assess the compliance with the scheme provisions and sustainability parameters. The findings and recommendations of such audits shall be made available in the public domain.
- 14.5 The Authority shall prepare an annual report on the status of the land pooling schemes undertaken in the state and present it to the State Government for review and oversight. The annual report shall include the details of the land pooled, reconstituted plots allotted, infrastructure and amenities developed, revenue generated, expenditure incurred, benefits accrued to the stakeholders, etc.

XV. Miscellaneous Provisions

- 15.1 The Authority shall have the power to make regulations for the purpose of carrying out the provisions of this policy, including the formulation and execution of the 'Development Trust Agreement.'
- 15.2 The Authority shall have the power to issue guidelines, circulars, and instructions for the effective implementation of this policy. Such guidelines, circulars, and instructions shall be binding on all the stakeholders concerned.
- 15.3 The Authority shall maintain a comprehensive database of all the land pooling schemes undertaken under this policy, including the details of the land owners, reconstituted plots, and development works. The Authority shall also maintain a record of all the grievances received and disposed of under the Grievance Redressal Mechanism.
- 15.4 The Government may, by notification in the Official Gazette, amend any of the provisions of this policy, if deemed necessary in the public interest. Such amendment shall come into force on the date of its publication in the Official Gazette.

By the order of Governor


(Abhishek Singh, IAS)

Secretary to the Government of Tripura

Annexure II

SAMPLE

Land Pooling Ownership Certificate

(Issued under the Tripura Land Pooling and Plot Reconstitution Policy 2025)

LPOC No: _____ Date: _____

Name of Land Owner: _____ Father's/Husband's Name: _____

_____ Address: _____

Description of Original Land: Khatian No./Plot No. _____, Area _____ acres/hectares
Village/Mouza _____, Sub-Division _____

Land surrendered under the _____ Land Pooling Scheme notified by TUDA vide No. _____
dated _____.

Entitlement for Reconstituted Land: _____ sq.m. of developed land with all infrastructure and
amenities

This certificate shall be valid for a period of 5 years from the date of issuance and can be redeemed for
allotment of developed plot(s) as per the layout of the approved scheme.

Terms & Conditions:

1. *The reconstituted plot shall be allotted through a computerized draw of lots.*
2. *The plot shall be utilized as per the approved land use and building norms.*
3. *The full development cost shall be payable prior to the final allotment.*
4. *The certificate shall be non-transferable except as permitted in the policy.*

Authorized Signatory

Tripura Urban Planning and Development Authority

Annexure I

Flowchart of the process of Tripura Land Pooling and Plot Reconstitution Policy, 2025

Tripura Land Pooling and Plot Reconstitution Policy, 2025

1: Declaration and Initial Phase (45 days)

- ☐ Government notification of Special Planning Area
- ☐ 30 days for public objections and suggestions (Section 6.2)
- ☐ 15 days Government review and final notification
- ☐ Authority conducts detailed survey and prepares base map after declaration (Section 6.3)



2: Draft Scheme Preparation (180 – 270 days)

- ☐ 6 months from declaration date to prepare Draft Land Pooling Scheme (Section 7.2)
- ☐ Possible extension of up to 3 months with justification
- ☐ Land valuation in accordance with RFCTLARR Act, 2013 (Section 7.3)



3. Public Consultation (150 days)

- ☐ Authority notifies Draft Land Pooling Scheme
- ☐ 90 days for objections and suggestions after Draft Scheme notification (Section 7.4)
- ☐ Landowner consent collection within 60 days of scheme notification (Section 8.1)
- ☐ Minimum 60% landowner consent required (Section 8.2)



4. Final Approval Process (75 days)

- ☐ Submission to State Government within 30 days of public consultation completion (Section 7.6)
- ☐ State Government review and approval within 30 days
- ☐ Scheme commencement notification within 15 days of approval (Section 7.7)



5. Implementation (3-5 years)

- ☐ Infrastructure works and amenities to be completed within 3 years from scheme commencement (Section 8.6)
- ☐ Possible extension of up to 2 years based on justified grounds
- ☐ Monitoring through independent third-party auditor (Section 8.7)



6. Plot Reconstitution (180 days)

- ☐ Mutation of reconstituted plots within 6 months of approved land pooling plan (Section 9.3)



7. Benefits Period (5 years)

- ☐ Annuity payment per acre per year for 5 years (Section 10.1)
- ☐ Exemption of 50% on all development and approval fees for 5 years (Section 10.1)



8. Grievance Redressal (Concurrent process)

- ☐ Complaints to be filed within 60 days of decision/action (Section 14.4)
- ☐ Committee to dispose of complaint within 90 days
- ☐ Appeals within 30 days of Committee order (Section 14.5)
- ☐ Appellate Authority to dispose within 60 days

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