



**TRIPURA INDUSTRIAL DEVELOPMENT CORPORATION LIMITED**  
(A GOVERNMENT OF TRIPURA UNDERTAKING)  
Shilpa Nigam Bhavan, Khejurbagan, Kunjaban,  
Agartala, Tripura, Pin-799006. CIN: U75112TR1974SGC001491  
Phone: (0381)-2416617, 2416446, 2416373, web site: [www.tidc.tripura.gov.in](http://www.tidc.tripura.gov.in)

TIDC/ENG/818/6306-09

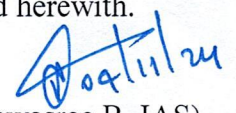
Dated, Agartala 4 November, 2024

### NOTIFICATION

Tripura Industrial Development Corporation Ltd. (TIDCL) hereby notifies **“Tripura Industrial Development Corporation Limited -Building Guidelines - 2024”** applicable in Industrial Estates/parks/area under administrative control of TIDCL, as approved by the Board of Directors of TIDCL.

Therefore, all concerned officers/Section-in-Charges of TIDCL are hereby directed to follow and implement the guidelines of the policy as approved by the Board of Directors with concurrence of competent authority.

The notification shall take immediate effect. Copy of the policy is annexed herewith.

  
(Vishwasree B. IAS)  
Managing Director

Copy to:

1. The Director, Directorate of Industries & Commerce, Govt. of Tripura
2. The Office-in-Charge, PSU Section/Project Section, Directorate of Industries & Commerce, Govt. of Tripura.
3. All Section-in-Charge of TIDCL.

Copy also to:

1. The PA to the Hon'ble Chairman, TIDCL for kind information of the Hon'ble Chairman, TIDCL.

**Tripura Industrial Development Corporation Limited**

**BUILDING GUIDELINES-2024**

# **Tripura Industrial Development Corporation Limited**

## **CONTENTS**

### **Chapter-1 : Preliminary**

- 1.1 SHORT TITLE, COMMENCEMENT AND APPLICATION
- 1.2 DEFINITION

### **Chapter-2: Procedural requirements for Building Permission**

- 2.1 REQUIREMENTS FOR BUILDING PERMIT
- 2.2 BUILDING PERMIT
- 2.3 APPLICATION FOR PERMIT
- 2.4 EXEMPTIONS FROM PERMIT
- 2.5 INFORMATION & DOCUMENTS ACCOMPANYING THE APPLICATION FOR BUILDING PERMIT
- 2.6 PREPARATION AND SIGNING OF PLANS
- 2.7 WITHDRAWAL OF APPLICATIONS
- 2.8 SCRUTINY OF BUILDING PERMIT
- 2.9 SANCTION OR REFUSAL OF BUILDING PERMIT
- 2.10 APPEAL AGAINST REFUSAL OR SANCTION WITH MODIFICATION OF A BUILDING PERMIT
- 2.11 DURATION OF VALIDITY OF BUILDING PERMIT
- 2.12 ADDITIONS OR ALTERATION DURING CONSTRUCTION
- 2.13 CANCELLATION OF PERMIT FOR BUILDING ACTIVITY
- 2.14 WORK TO BE CARRIED OUT IN FULL ACCORDANCE OF LAND DEVELOPMENT REGULATIONS, BUILDING REGULATIONS AND DIRECTIONS
- 2.15 DOCUMENTS AT SITE
- 2.16 NOTICE OF COMPLETION
- 2.17 OCCUPANCY CERTIFICATE FOR OCCUPATION
- 2.18 ISSUANCE OF OCCUPANCY CERTIFICATE MULTISTORIED BUILDINGS

### **Chapter- 3 Technical Requirements for Building Permit for Different Use Premises**

- 3.1.0 Pump House ( Use Premises No.1)
- 3.2.0 Elect. Sub Station ( Use Premises No.2)
- 3.3.0 Godown / Warehousing /Cold Storage / Chilling Plant ( Use Premises No.3)
- 3.4.0 Industrial Plots – General Mixed/Existing( Use Premises No.4)
- 3.5.0 Industrial Plots – Polluting ( Use Premises No.5)
- 3.6.0 Industrial Plots – Polluting ( Use Premises No. 6)
- 3.7.0 Industrial Plots – Service ( Use Premises No. 7)
- 3.8.0 Flatted Factories ( Use Premises No. 8)

# CHAPTER-I *PRELIMINARY*

## 1.1 SHORT TITLE, COMMENCEMENT AND APPLICATION

1.1.1 Short Title: These regulations may be called the Building Guidelines 2024.

1.1.2 Commencement: They shall come into force with effect from the date of approval by Board of TIDCL.

## 1.2 DEFINITION

1.2.1 'Alteration' means a structural change, such as an addition to the area or the area or height, or any other change in building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or closing of any required means of entry / exit or a change to the fixtures or equipment.

1.2.2 'Applicant' means the person who has legal title to a land or building and includes, An agent or trustee who receives the rent on behalf of the owner; An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and A mortgage in possession.

1.2.3 'Approved' means approved by the TIDCL.

1.2.4 'Authorized Officer' means Superintending Engineer, TIDCL, or an officer authorized by the Director, TIDCL.

1.2.5 'Building' means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space. Sign and outdoors display structures, tents, shamianas,

tarpaulin shelters, etc. erected for temporary and ceremonial occasions with the permission of the Authorized Officer shall not be considered as building, and in particular:

1.1.1. *Industrial Building:* All buildings or part of the buildings or structure, in which manufacturing, assembly and processing of any products take place.

1.1.2. *Industrial Building Flatted:* Those buildings having two or more storeys, where every floor has independent Industrial unit and in which land and amenities open space and passage are jointly owned and collectively used are included in this.

1.1.3. *Storage Building:* All buildings or part of the buildings primarily used for collection and storage of goods, such as warehouse, cold storage, freight depot, transit shed, store house, hangar, grain elevator, barns and stable, shall be included in this.

1.1.4. 'Building Plan' means a set of architectural / engineering drawings needed to explain the building construction proposal, to be submitted to the TIDCL for the purpose of seeking approval or intimation.

1.2.6 'Building Plan' means a set of architectural / engineering drawings needed to explain the building construction proposal, to be submitted to the TIDCL for the purpose of seeking approval or intimation.

1.2.7 'Building activity' means erection, re-erection, making material alteration, or demolition of any building.

1.2.8 'Building height' means the vertical distance measured in the case of the flat roofs from the top level of the adjoining drain to the highest point of the building adjacent and in the case of sloping roof, the mid-point between the eaves level and the ridge. Architectural features serving no other functions except that of the decoration shall be excluded for the purpose of taking heights.

1.2.9 'Building line or envelope' means a line up to which the plinth of a building may be lawfully extended. It includes line specifically indicated or to be indicated in any scheme or layout plan or in these

regulations.

- 1.2.10 *'Bulk Area Sale / lease'* means large scale land-areas sold / leased to an applicant, for subsequent development of infrastructure and servicing it, for the use for which it has been allotted.
- 1.2.11 *'Canopy'* means a projection over any entrance and if provided in setbacks shall be either cantilevered or supported on columns.
- 1.2.12 'Carpet Area' means the covered area of the usable rooms on any floor. The measurement of the carpet area in relation to a building being worked out according to the method of measurement of the carpet area of building laid down by the Indian Standards Institution from time to time.
- 1.2.13 'Conversion' means the change of occupancy to another occupancy or change in building structure or part thereof resulting into change in use requiring additional occupancy certificate.
- 1.2.14 'Corner Site/Plot' means a site at the junction of and fronting on two or more intersecting streets.
- 1.2.15 'Covered Area' means floor area on ground or on subsequent floors covered by a roof or building immediately above.
- 1.2.16 'Drain' means a conduit or channel for the carriage of storm water or other used water.
- 1.2.17 *'Drainage'* means the removal of any liquid by a system constructed for this purpose.
- 1.2.18 'Exit' means a passage, channel or means of access from any building or floor area to a street or other open space of safety.
- 1.2.19 'Floor Area' means the covered area of the building at any floor level.
- 1.2.20 'Floor Area Ratio (FAR)' means the quotient obtained by dividing the total covered area on all floors by the area of plot.
- 1.2.21 'F.A.R. (Compensatory)' means additional F.A.R. permissible up to specified limit as compensation in lieu of transfer of private land free of cost, by the owner to the TIDCL, for such purposes as right of way; road widening; or provision of public utilities.
- 1.2.22 'F.A.R.(Purchasable)' means additional F.A.R. over and above the permissible FAR as per Development Plan/ Sector Plan/ Zonal Plan/

Building By-Laws up to the specified limit that can be purchased by payment of prescribed fees by the applicant.

- 1.2.23 'Layout Plan' - A plan of the entire site showing location of plots / building blocks, roads, open spaces, entry/exits, parking, landscaping etc. indicating the activity for all land parcels.
- 1.2.24 'Licensed Technical Person' means an architect/ engineer/ town planner recognized or licensed by the TIDCL for the specified categories of constructions.
- 1.2.25 'Occupancy' means the main purpose for which a building or a part of a building is used or intended to be used and classification of a building according to occupancy shall deem to include subsidiary occupancies which are contingent upon it.
- 1.2.26 'Open Space' means a space forming an integral part of the plot left open to sky.
- 1.2.27 'Owner' means a person, group of persons, a company, trust, institute, registered body, State or Central Government and its departments. Undertakings and like in whose name the property stands registered in the relevant records.
- 1.2.28 'Permit' means a permission or authorization in writing by the TIDCL to carry out the work under these guidelines.
- 1.2.29 'Planning and Development Directions' means Directions issued by the TIDCL for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time,
- 1.2.30 'Plinth' means a portion between the surface of the surrounding ground and surfaced floor immediately above the ground.
- 1.2.31 'Plot' means a piece of land enclosed by definite boundaries.
- 1.2.32 'Road/Street Right of Way' means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough-fare or not, place on which the public have right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences barriers and railings within

the street lines.

1.2.33 'Road/Street line' means the line defining the side limits of a street.

1.2.34 'Road/Street width' means distance between boundaries of the road measured at right angles to the course of the road.

1.2.35 'Setback' means a line usually parallel to the plot boundaries and laid down in each case by the TIDCL beyond which nothing can be constructed towards the plot boundaries unless specifically allowed by the TIDCL.

1.2.36 'Table' means a table annexed to these regulations.

Explanation:

*The words and expressions used but not defined in these guidelines shall have the meanings assigned to them in other Regulations of TIDCL and the TUDA, National Building Code, Bureau of Indian Standard Code as amended from time to time. In case of any contradiction, the provisions of the Guidelines shall prevail.*



# Chapter-2 - *Procedural requirements for Building Permission*

## 2.1 REQUIREMENTS FOR BUILDING PERMIT

2.1.1 Application format, Conditions of sanction, Documents required for availing permission for building constructions shall be undertaken as per the procedure laid out by TIDCL.

## 2.2 BUILDING PERMIT

2.2.1 No person shall erect any building or boundary wall or fencing without obtaining a prior building permit thereof, from the Authorized Officer.

## 2.3 APPLICATION FOR BUILDING PERMIT

- i) Every person who intends to erect a building within the Area shall give an application in the form given by TIDCL.
- ii) Such application shall not be considered until the applicant has paid the fees mentioned by TIDCL.
- iii) In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order.

## 2.4 EXEMPTIONS FROM PERMIT

- a) No building permit shall be required for the following works provided the general construction norms, stability of structure, and fire-fighting norms are adhered to:
  - i. Providing or closing windows, doors or ventilators if they are not opening into others property.
  - ii. Providing doors for internal communication.
  - iii. Internal partitions without violating of the minimum norms.
  - iv. Gardening.
  - v. White washing.

- vi. Colouring.
- vii. Refixing of tiles and ceiling.
- viii. Reconstruction of floor.
- ix. Plastering or partial repairs of plaster.
- x. Construction of 1 mt. wide sunshade own land.
- xi. Inspection or renovation of sewer lines drains, pipes, cable or other equipment and any construction work related to provision of services by Central / State or Local bodies.
- xii. Construction of parapet on roof / terrace, balcony / verandah.
- xiii. Construction of portico / porch as per the provision of building Regulations.
- xiv. Construction of septic tank / soak pit.
- xv. Installation of hand pump.
- xvi. Temporary construction of water tank for construction purposes.
- xvii. Renovation/reconstruction after natural calamities to the extent of previous construction.

b) In accordance with the pre-built factories/sheds prepared by the TIDCL, the applicant may make internal changes as per requirement but no change shall be permissible in the set-back and open spaces. Sanction shall be required for changes in plan submitted if it is certified by an Licensed Technical Person.

## 2.5 INFORMATION & DOCUMENTS ACCOMPANYING THE APPLICATION FOR BUILDING PERMIT:

### 2.5.1 Site Plan

#### **A. RESIDENTIAL BUILDINGS ON PLOTS OTHER THAN GROUP HOUSING (FLATTED):**

- i) A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit showing the boundary locations of the site with respect to neighborhood landmarks.
- ii) Site plan showing the boundaries of the plot, set-backs and the name/number of the properties and roads abutting the plot.

- iii) Plot number of the property on which, the building is intended to be erected.
- iv) All existing buildings and physical features standing on, over or under the site.
- v) Building envelope at each floor level in relation to the site.
- vi) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
- vii) Total height of the building.
- viii) Sewerage and drainage lines up to discharge point and water supply lines.
- ix) Any plans for installation of deep tube wells/ bore wells along with permission/NOC from competent authority.
- viii) Details of projections and structures in setbacks.
- ix) Sewerage and drainage lines at discharge point and water supply lines.
- x) Details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with Jaali.
- xi) Car parking, if applicable.
- xii) Scale used and the direction of north point relating to plan of proposed building;

**B. ALL OTHER BUILDINGS:**

- i) The boundaries of the plot and the name/no. of the properties and roads abutting to the plot.
- ii) Plot number of the property on which the building is intended to be erected.
- iii) Building envelope at each floor level in relation to the site
- iv) The total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot.
- v) Total height of the building.
- vi) Setbacks.
- vii) Details of projections and structures in setbacks.
- viii) Sewerage and drainage lines up to discharge point and water supply

lines.

- ix) Any plans for installation of tube wells/ bore wells.
- x) Details of boundary wall, plinth, culvert and ramp, trees, concealing of water tank with Jaali.
- xi) Scale used and the direction of north point relating to plan of proposed building.
- xii) Landscape Plan.
- xiii) Location and size of temporary structures like stores, labour hutments, and site office.
- xiv) Electrical load requirement.

## 2.5.2 Building Plan

### **A. FOR BUILDINGS UNDER 10.0 METERS IN HEIGHT**

The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200

- i) The plan shall include the floor plans of building floors together with the covered area.
- ii) The plan shall specify the use of all parts of the building.
- iii) The plan shall show water supply, sewerage, drainage lines and the like.
- iv) The plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross section shall be taken through the staircase.
- v) The plan shall show the accessibility pathway for differently abled, including position of ramps
- vi) The plan shall show all street elevations.
- vii) The plan shall include terrace plan indicating the drainage and the slope of the roof.
- viii) The plan shall give dimension of the permissible projections in setbacks.
- ix) The plan shall give indication of the north point in relation to the plan

and scale used.

**x) BUILDING PLANS FOR ALL TYPES OF MULTI-STORIED BUILDINGS**

- a. For multi-storied buildings that are more than 15 meters in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause 2.5.2 (A) as above.
- xi) Access for fire appliances and vehicles and details of vehicular turning circle and clear motor able access way around the building.
- xii) Size (width) of main and alternate staircase along with balcony, corridors, and ventilated lobby approach.
- xiii) Location and details of lift enclosures.
- xiv) Location and size of fire lift.
- xv) Smoke stop lobby doors, if provided.
- xvi) Refuse area, refuse chutes, refuse chamber, service ducts, etc. if any.
- xvii) Air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
- xviii) Details of exits including provision of ramps in all buildings;
- xix) Location of generator, transformer and switch gear room;
- xx) Smoke exhauster system, if any;
- xxi) Details of fire alarm system;
- xxii) Location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- xxiii) Location and dimension of static water storage tank and pump rooms with firefighting inlets for mobile pump and water storage tank;
- xxiv) Location and details of first aid firefighting equipment and installation.
- xxv) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenchers, CO2

### 2.5.3 Service Plans

Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water-harvesting system.

### 2.5.4 Specification

General specification of materials to be used in different parts of the building.

### 2.5.5 Building Permit Fee

Details (Calculation memo) regarding the Building Permit fees and other prescribed fees shall be made available to the applicant indicating clearly the basis of charging the fee (Government Orders / TIDCL Orders).

## 2.6 PREPARATION AND SIGNING OF PLANS

2.6.1 All plans shall be prepared and Signed by Licensed Technical Person.

## 2.7 WITHDRAWAL OF APPLICATION

The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applications but the fees paid shall in no case be refunded.

The validity period shall be as specified by TIDCL.

## 2.8 SCRUTINY OF THE BUILDING PERMIT

2.8.1 The Authorized Officer shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified.

2.8.2 The Authorized Officer shall check the information listed for residential buildings on plots (other than Group Housing flatted).

2.8.3 For all other buildings, the Licensed Technical Person shall provide the information and provisions of fire safety requirements, public convenience, safety provisions and other relevant laws. The Licensed Technical Person shall also be completely responsible for all other provisions as per Land Development and Building Regulations, Planning and Development Directions, National Building Code, ISI standards and such other provisions as required by the TIDCL from time to time.

2.8.4 The Owner and Licensed Technical Person shall jointly indemnify the TIDCL against violation of Building Regulations, Land Development Regulation and Planning and Development Directions of TIDCL and provisions of National Building Code.

2.8.5 The TIDCL, however, reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.

2.8.6 In case of any violation, the Architect / Engineer shall be blacklisted under intimation to Council of Architecture, Institutions of Engineers, India respectively from practicing in the TIDCL for a period of 5 years. In case of Supervisors, the license issued by the TIDCL shall be cancelled.

2.8.7 In case the Owner is found responsible, the plot may be cancelled or any other such action may be taken as decided by TIDCL depending upon the merits of each case.

## *2.9 SANCTION OR REFUSAL OF BUILDING PERMIT*

2.9.1 After filling of the application for building permit duly certified by the Licensed Technical Person. the applicant can commence the construction. The Authorised Officer shall scrutinize the building permit and may either sanction or refuse a building permit or may sanction it with such modification and communicate the decision to the applicant.

2.9.2 If within thirty days of the receipt of the application, refusal or sanction is not granted, the application with its annexure shall be deemed to have been allowed.

2.9.3 In case of the refusal, the Authorised Officer shall give reasons and quote the relevant provisions of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are re-submitted after compliance of earlier objection.

2.9.4 Once the plans have been scrutinized and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and re-submit them. If the objections remain unremoved for a period of one year, the permit shall be refused.

## 2.10 APPEAL AGAINST REFUSAL OR SANCTION WITH MODIFICATIONS OF A BUILDING PERMIT:

2.10.1 Any applicant aggrieved by an order of refusal of a building permit or its sanction with modifications may within thirty days from the date of communication of such order, appeal to the Managing Director, TIDCL on such appeal shall be final, conclusive and binding.

## 2.11 DURATION OF VALIDITY OF A BUILDING PERMIT:

2.11.1 A building permit sanctioned under these regulations shall remain valid for the period specified in the lease deed conditions and Completion Certificate has to be submitted within this period. Any extension for construction period in lease deed conditions shall automatically entitle the applicant for extension for submitting Completion Certificate.

## 2.12 ADDITIONS OR ALTERATIONS DURING CONSTRUCTION:

2.12.1 If any external additions or alternations from the sanctioned plans are intended to be made, permission of the Authorised Officer shall be obtained in writing before the proposed additions alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with modification within thirty days.

## 2.13 CANCELLATION OF PERMIT FOR BUILDING ACTIVITY:

2.13.1 If at any time after the permit to proceed with any building activity has been sanctioned, the TIDCL is satisfied that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given or the information furnished, the Authorized Officer may cancel such permit and any work done there under, shall be deemed to have been done without permit. The Licensed Technical Person found responsible for the same shall be blacklisted and debarred from practicing in area for 5 years. If the owner is found responsible, the plot may be cancelled or any other such action may be taken as decided by Authorized Officer depending upon the merits of each case.



## 2.14 WORK TO BE CARRIED OUT IN FULL ACCORDANCE OF LAND DEVELOPMENT REGULATIONS, BUILDING REGULATIONS AND DIRECTIONS:

2.14.1 Neither the granting of the permit nor the approval of the drawings and specification, nor inspection made by the Authorized Officer during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of Land Development Regulations, Building Regulations or Planning and Development Directions of TIDCL. In case any violations are found during construction or after obtaining completion the owner shall be required to rectify the same to the satisfaction of the TIDCL within a period of 15 days from the time such violations are intimated to the owner. In case the owner fails to comply, the TIDCL shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of completion certificate. In case completion certificate has already been obtained, such expenditure shall be recovered from the owner, if not paid within stipulated time, as arrears of land revenue.

## 2.15 DOCUMENTS AT SITE:

2.15.1 The following documents are to be kept at site during the construction of the building and for such a period thereafter as required by the TIDCL:

- i. A copy of building permit.
- ii. Copy of approved drawings and specification.

## 2.16 NOTICE OF COMPLETION:

2.16.1 Every owner shall have to submit a notice of completion of the building to the TIDCL regarding completion of work described in the building permit accompanied by the documents as per checklist defined by TIDCL.

## 2.17 OCCUPANCY CERTIFICATE NECESSARY FOR OCCUPATION

2.17.1 No building erected, re-erected or altered, shall be occupied in whole or part until the issue of occupancy certificate by the Authorised Officer

2.17.2 Provided that if the Authorised Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 40 days of the date of receipt of completion certificate, the building may be occupied without waiting for such certificate. Intimation to this effect shall have to be sent to the TIDCL by the owner before occupying the same.

**2.18 ISSUE OF OCCUPANCY CERTIFICATE REGARDING MULTI STOREYED BUILDING:**

2.18.1 In the case of buildings identified in Regulation 2.5.2 (b) the work shall also be subjected to the inspection of the Divisional Fire Officer, Tripura Fire Service and the occupancy certificate shall be issued by the TIDCL only after the clearance from the Divisional Fire Officer regarding the completion of work from the fire protection point of view and other applicable statutory clearances.

# Chapter-3 **Technical Requirements for Building Permit for different Use Premises**

## **1. Pump House (USE PREMISES NO. 1)**

### **i. PERMISSIBILITY**

Permissible in Facility Use Zone as main use and also permissible in other other use zones.

Note: Plot Size and building requirements as per Supply/ Distribution Agency Requirements.

## **2. Electric Sub Station (USE PREMISES NO. 2)**

### **ii. PERMISSIBILITY**

Permissible in Facility Use Zone as main use and also permissible in other other use zones.

Note: Plot Size and building requirements as per Supply/ Distribution Agency Requirements.

## **3. Godown / Warehousing /Cold Storage / Chilling Plant (USE PREMISES NO. 3)**

### **i. PERMISSIBILITY**

Permissible in Facility Use Zone as main use and also permissible in other use zones.as incidental or supportive use. The extent of permissibility in these use zones shall be as per Land Development Regulation of Tripura.

### **ii. GROUND COVERAGE**

Permissible Ground Coverage: 60%

### **iii. F.A.R**

Permissible F.A.R: 2.0

### **iv. HEIGHT RESTRICTION**

Permissible Height: No limit

### **v) SET-BACK**

Front: 5M

All other sides: 1.2 M

#### 4. Industrial Plots-General ( USE PREMISES NO. 4)

##### i. PERMISSIBILITY

Permissible in Industrial Use Zone as main use.

##### ii. GROUND COVERAGE

The Ground Coverage for Industrial Plots shall be as follows;

S. no.	Plot Size	Ground Coverage as % of plot size
1	Up to 100 sq. m	60%
2	101-450 sq. m	60%
3	451-2000 sq. m.	55%
4	2001-12000 sq. m	55%
5	12001-20000 sq. m	50%
6	Above 20000 sq. m	50%

##### iii. F.A.R.

The Floor Area Ratio for Industrial Plots shall be as follows;

S. no.	Plot Area	Floor Area Ratio
1	Up to 100 sq. m	1.2
2	101-450 sq. m	1
3	451-2000 sq. m.	0.8
4	2001-12000 sq. m	0.7
5	12001-20000 sq. m	0.65
6	Above 20000 sq. m	0.6

#### iv. SET-BACKS

The Setbacks Industrial Buildings shall be follows;

S. no.	Plot Area	Setbacks (In mts)		Side-1	Side-2
		Front	Rear		
1	Up to 100	3.0	-	-	-
2	101-200	4.5	1.5	1.5	-
3	201-300	4.5	2.0	2.0	-
4	301-400	4.5	3.5	3.0	-
5	401-500	6.0	3.5	3.0	-
6	501-600	6.0	4.0	3.5	3.5
7	601-1000	7.5	4.5	4.0	4.0
8	1001-5000	9.0	4.5	4.5	4.5
9	5001-30000	9.0	9.0	4.5	4.5
10	More than 30000	15.0	9.0	9.0	9.0

#### 5. Industrial Plots- Polluting (USE PREMISES NO. 5)

Note: All Building Regulations same as Premises Use no. 4.

#### 6. Industrial Plots- Non-Polluting ( USE PREMISES NO. 6)

Note: All Building Regulations same as Premises Use no. 4.

#### 7. Industrial Plots-Service (USE PREMISES NO. 7)

Note: All Building Regulations same as Premises Use no. 4

## **8. Flatted Factories (USE PREMISES NO. 8)**

### **i. PURPOSE**

For Industrial uses / Use premises as specified in Land Development Regulation.

### **ii. PERMISSIBILITY**

Permissible in Industrial Use Zone M4 as main use and in other Use Zones i.e., M3. The extent of permissibility in other use zones shall be as per Land Development Regulation of Tripura.

iii. **PLOT AREA:** Minimum Plot Size 4000 sq.m.

### **iv. GROUND COVERAGE**

Maximum Permissible Ground Coverage: 60 %

Note: All Building Regulations same as Premises Use no. 4

Explanation:

*The technical requirements for building permits for different uses not defined in these guidelines shall have the meanings assigned to them in other Building Regulations of Agartala Municipal Corporation and the Act, National Building Code, Bureau of Indian Standard Code as amended from time to time. In case of any contradiction, the provisions of the Guidelines shall prevail.*

\*\*\*\*\*