

TRIPURA



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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(268)-GL/TCPO/05(Part)

Dated, Agartala, the २७<sup>th</sup> May, 2011

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, 2004, namely:

1. (1) These rules may be called the Tripura Building (1st Amendment) Rules, 2011.  
(2) They shall come into force on the date of their publication in the Official Gazette.
2. Sub-rule (2) (a) (i) of rule 46 of the Principal Rules shall be substituted with the following :  
“(2)(a) (i) In the case of a residential building with other occupancies, if any, on less than 10% of the total covered area of building, the width of such street or passage shall not be less than 1.8 metres at any part.”
3. Sub-rule (2) (b) of rule 46 of the Principal Rules shall be deleted.
4. Sub-rule (1)(a) of rule 47 of the Principal Rules shall be substituted with the following:  
“(1)(a) The maximum permissible ground coverage for building, when a plot contains a single building, shall depend on the plot size and the use of the building as given in the table below :

**TABLE**

**Maximum Permissible Ground Coverage**  
( Plot containing a single building )

Type of building	Maximum Permissible Ground Coverage
<b>1. Residential and Educational;</b>	
a) Plot size up to 200 Sq. metres :	
(i) Residential.	70%
(ii) Educational.	60%
b) Plot size above 500 Sq. metres :	
(i) Residential.	50% or 130 Sq. metres whichever is more.
(ii) Educational.	50% or 130 Sq. metres whichever is more.
<b>2. Building of other use including mixed use:</b>	
a) Plot size up to 200 Sq. metres	40%
b) Plot size above 500 Sq. metres.	50%

5. Sub-rule (3) of rule 48 of the Principal Rules shall be substituted with the following:

"(3) The maximum permissible height of buildings on a plot shall be as given in the table below:

**TABLE**

Width of means of access (in metres)	Maximum permissible height (in metres)
(a) Road width between 1.8 metres and 2.4 metres.	Upto 8 metres (G+1)
(b) Road width above 2.4 metres and up to 3 metres.	Upto 11 metres (G+2)
(c) Above 3 metres and up to 15 metres.	Upto 14 metres (G+3)
(d) Above 15.0 metres and up to 18.0 metres	14.0 metres.
(e) Above 18.0 metres	Tall buildings (i.e., above 14.0 metres)

*Explanation :* This table shall be read with rule 46. For height of buildings exceeding 14.0 meters, rule 51 shall be referred to. But buildings above 14.0 metres in height, permission shall be obtained from the State Government.

6. Sub-rule (3) (a) of rule 49 of the Principal Rules shall be substituted with the following:

" (3) The minimum rear open space shall be as follows :

(a) Every building shall have a minimum rear open space at ground level of a width at its narrowest part of not less than that indicated herein below:

Height of building (in metres)	Minimum rear open space at its narrowest part (in metres)
Up to 8.00 metres	1 metre
Above 8.00 metres but not more than 11.00 metres	1.2 metres
Above 11.00 metres but not more than 14.00 metres	4 metres

7. Sub-rule (4) (a) of rule 49 of the Principal Rules shall be substituted with the following:

"(4) The minimum side open space shall be as follows:

(a) Every building shall have minimum side open spaces at ground level of width at its narrowest part of not less than that indicated hereinbelow :

Height of building (in metres)	Minimum side open space at ground level at its narrowest part (in metres)	
	Side 1	Side 2
Up to 8.00 metres (G+1)	1.0 metre	1.0 metre
Above 8.00 metres up to 11.00 metres	1.2 metres	1.2 metres
Above 11.00 metres but not more than 14.00 metres	1.2 metres	1.2 metres

By order of the Governor

( R. Debbärma )

Under Secretary to the  
Government of Tripura