



Tripura Industrial Development Corporation Ltd.

(A Government of Tripura Undertaking)

F.No.TIDC/INFRA/5(348)/2019/ 5424-26

"ISO 9001:2015 certified"

Dated 11th December, 2020

NOTIFICATION

TIDC Ltd has launched online Land Allotment system through SWAAGAT portal (www.swaagat.tripura.gov.in). Detailed procedure of Land allotment application, Comprehensive list of documents and fees structure is furnished below:-

A. Application for Land Allotment:

- The Applicant shall submit Application on-line through SWAAGAT portal (www.swaagat.tripura.gov.in)
- The application must be filled in complete form and all required documents must be uploaded. The applicant must also deposit the user charges along with the application.
- The application is then scrutinized online and any discrepancies in the application is communicated to the Applicant

B. Processing of the Application:

- The submitted complete application is then checked for the size of the land or Size of the shed or no. of Shed to be allotted and also verify documents submitted by the applicant.
- Joint Field visit by the team consisting of Junior Engineer of the concerned Industrial Estate and the applicant is then be carried out for identification of the land to be allotted.
- After identification of land, the application is then sent to the Managing Director, TIDC Ltd with recommendation and Managing Director will take decision for approval or rejection.
- Once approved by the Managing Director, consent letter for Allotment shall be issued to the Applicant.
- The Consent letter will also contain the amount of Non-refundable premium & Advance Rent and the Applicant must pay the required amount.
- After successful receipt of the payment, the allotment order will be issued on lease basis for 30 years with a condition that possession of the land/Shed will be given only after execution of lease deed agreement.
- The execution and registration agreement for lease of land /shed shall then be executed within 3(Three) months from the date of issuance of Allotment Order.
- After completion of above points this the Physical possession of the land will be given.

C. Checklist of Documents to be submitted with the Application:

i) Proprietorship Firm:-

- Detailed Project Report along with justification of land requirement and Process Flow Chart.
- Concept of Solid Waste/Liquid Waste/Effluent Generation shall be detailed in the Project Report with planning of treatment.
- Identity Proof of the applicant (Adhaar Car/Voter ID/ Driving License/International Passport/ Bank Pass Book)
- Address Proof (Current telephone bill/ Current Telephone Bill)

Shilpa Nigam Bhawan, Khejur Bagan, P.O. Kunjaban, AGARTALA, TRIPURA (WEST), PIN-799006

Phones : (0381) 241-6617, 241-6446, 241-6373, 241-4327, 241-7608, Fax No. (0381) 241-4503

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ii) Partnership Firm :-

- Detailed Project Report along with justification of land requirement and Process Flow Chart
- Concept of Solid Waste/Liquid Waste/Effluent Generation shall be detailed in the Project Report with planning of treatment.
- Identity Proof of the each partner (Adhaar Car/Voter ID/ Driving License/International Passport/ Bank Pass Book)
- Address Proof of the each partner(Current telephone bill/ Current Telephone Bill)
- Certified copy of firm registration certificate
- Copy of partnership deed.

iii) Cooperative Society :-

- Detailed Project Report along with justification of land requirement and Process Flow Chart
- Concept of Solid Waste/Liquid Waste/Effluent Generation shall be detailed in the Project Report with planning of treatment.
- Identity Proof of the each member of society (Adhaar Car/Voter ID/ Driving License/International Passport/ Bank Pass Book).
- Address Proof of the each member (Current telephone bill/ Current Telephone Bill)
- Certified copy of the Registration of Society and its By-Law.

iv) Private Limited Company :-

- Detailed Project Report along with justification of land requirement and Process Flow Chart
- Concept of Solid Waste/Liquid Waste/Effluent Generation shall be detailed in the Project Report with planning of treatment.
- Identity Proof of the each Director of Company (Adhaar Car/Voter ID/ Driving License/International Passport/ Bank Pass Book).
- Address Proof of the each Director (Current telephone bill/ Current Telephone Bill)
- Company Incorporation Certificate.

D. Allotment Rates:-

Name of the Industrial Estates	Rate for Land		Rate for Shed	
	Rent/Month	Non-refundable premium	Rent/Month	Non-refundable Premium
Bodhjungnagar & R.K.Nagar Industrial Area.	Rs.8,000/- per Acre	Rs.7.00 Lakh per Acre	Rs.8,000/-per Shed	Rs.7.00 Lakh per Shed
Dukli Industrial Area	Rs.8,000/- per Acre	Rs.7.00 Lakh per Acre	Rs.11,000/- per shed	Rs.7.00 Lakh per Shed
Tulakona Industrial Area	Rs.5,000/- per Acre	Rs.5.00 Lakh per Acre	Nil	Nil
IIDC at Dewanpassa and Lalchhari	Rs.3,000/- per Acre	Rs.3.00 Lakh per Acre	Nil	Nil
IIDC at Sarasima	Rs.3,000/- per Acre	Rs.3.00 Lakh per Acre	Rs.7,000/- per Shed	Rs.7.00 Lakh Per Shed
IIDC at Jalefa (SEZ)	Rs.8,000/- per Acre	Rs.10.00 Lakh Per Acre	Nil	Nil

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A.D.Nagar Industrial Estate	Rs.5/- per Sq. Ft.	Rs.50/- per Sq.Ft.	Rs. 5/- per Sq.Ft.	Rs.60/- per Sq.Ft.
Badharghat Industrial Estate	Rs.5/- per Sq. Ft.	Rs.50/- per Sq.Ft.	Rs. 5/- per Sq.Ft.	Rs.60/- per Sq.Ft.
Dhajanagar, Dharmanagar and Kumarghat Industrial Estate	Rs.6,500/- per Acre	Rs.5.50 Lakh Per Acre	Rs. 3/- per Sq.Ft.	Rs.30/- per Sq.Ft.
Santirbaaar Industrial Area	Rs.6,000/- per Acre	Rs.5.00 Lakh per Acre	Nil	Nil
Nagichhera Industrial Area	Rs.10,000/- Per Acre	Rs.10.00 Lakh Per Acre	Nil	Nil
Various Infrastructure like Convention Centre, Business Centre, Amenity Centre, 100 seated hostel, Guest House etc. located at Different Industrial Estates/Area .	Nil	Nil	Rs.5.00 Per Sq.Ft.	Rs.50.00 Per Sq.Ft.

E) Time Limits:

- Land Allotment: 14 days.

F. Application for Water Connection :

- The Applicant shall submit Application for water connection on-line through SWAAGAT portal (www.swaagat.tripura.gov.in)
- The application contain the mode of water requirement i.e. whether required from TIDC or arrange by the unit itself .
- No user charges required for submission of Application.
- The application is then be scrutinized online and any discrepancies in the application will be Communicated to the applicant

G. Processing of the Application:

- i) The submitted complete application is then be checked for the quantity of water required and also verify documents submitted by the applicant.
- ii) Joint field visit by the team consisting of Junior Engineer & Pump Operator of the concerned Industrial Estate and the applicant is then be carried out to assess the actual quantity of water may be supplied to the Industrial unit.
- iii) After assessment, the application is then be sent to the Managing Director, TIDC Ltd with recommendation and Managing Director will take decision for approval or rejection.





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- iv) Once approved by the Managing Director, consent letter for water connection shall be issued to the Applicant.
- v) After getting consent letter from TIDC Ltd, industrial unit can take initiative to set up their own water arrangement by installing submersible pump, tube well or any other arrangement in case of own arrangement.
- vi) If TIDC provide the water connection, it may take at least 7(Seven) days to provide the water connection.

H. Checklist of Documents to be submitted with the Application:

- i) In case of own arrangement: The applicant has to submit self declaration mentioning Information like the details of boring with capacity, Pump discharge head/hr., dia of boring etc.
- ii) In case of own arrangement: The applicant has to submit self declaration mentioning actual quantity of water required per day in KL.

I. Water supply charges:

- i) Rs. 10/- per KL per Month (if Supplied by TIDC)
- ii) Rs. 2/- per KL per Month (If arranged by the Industrial Unit)

J. Time Limit:- 10 (Ten) days .


(Raval H. Kumar, IAS)
Managing Director

Copy to:-

- i) Hon'ble Chairman, TIDC Ltd for kind information please.
- ii) The Special Secretary, Industries & Commerce, Govt. of Tripura for kind information please.
- iii) The Director, Industries & Commerce, Govt. of Tripura for kind information please.