

Land Acquisition and Resettlement Due Diligence Report

Document Stage: Draft for Consultation
Project Number: 53262-001
November 2020

IND: Agartala City Urban Development Project –
Revival and Restoration of Ujjayanta Palace Complex

CURRENCY EQUIVALENTS

(as of 20 June 2020)

Currency unit	–	Indian rupee (₹)
₹1.00	=	\$0.0131
\$1.00	=	₹76.2952

ABBREVIATIONS

ABD	–	Area Based Development
ADB	–	Asian Development Bank
AMC	–	Agartala Municipal Corporation
ASCL	–	Agartala Smart City Limited
CBO	–	community-based organization
CDP	–	City Development Plan
DDR	–	due diligence report
DPR	–	detailed project report
GRC	–	Grievance Redress Committee
GRM	–	Grievance Redress Mechanism
HED	–	Higher Education Department
IEE	–	initial environmental examination
IPP	–	indigenous peoples plan
NGO	–	nongovernmental organization
PDMC	–	Project Development and Management Consultants
PMU	–	project management unit
PMC	–	project management consultant
PWC	–	PricewaterhouseCoopers Pvt. Ltd
SCP	–	Smart City Plan
SCM	–	Smart City Mission
SPS	–	Safeguard Policy Statement

WEIGHTS AND MEASURES

°C	–	Degree Celsius
km	–	kilometer
m	–	meter
mm	–	millimeter
nos.	–	numbers
m ²	–	square meter
MCM	–	million cubic meter

NOTE

In this report, "\$" refers to United States dollars.

This land acquisition and resettlement due diligence report is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature. Your attention is directed to the "terms of use" section of this website.

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.

CONTENTS

	Pages
I. INTRODUCTION	1
A. Project Description	1
B. Scope of this Report	1
II. PROJECT DESCRIPTION	2
A. About the Project Area	3
B. Project Description	3
III. FIELD WORK AND PUBLIC CONSULTATION	6
A. Outline of Field Work	6
B. Public Consultation	6
IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS	6
V. CONCLUSION	12
A. Summary and Conclusion	13
B. Next Steps	13

APPENDICES

1. Proposed Zones Under Development
2. Minutes of Meeting with Stakeholders held for Ujjayanta Palace
3. Outcome of Stakeholder Consultations for Ujjayanta Palace in Agartala Smart City
4. Ujjayanta Palace Revenue Maps and Land Records
5. Compliance to Applicable Labour Laws
6. NOC from Higher Education Department
7. MOU between ASCL and Higher Education Department
8. Letter issued by ASCL to Directorate of Land Records and Settlement
9. Letter issued by ASCL to PWD Internal electrification Dept for Shifting of Office

I. INTRODUCTION

A. Project Description

1. The Government of India intends to transform 100 Indian cities into Smart Cities. Agartala is amongst the 27 winners of the "2nd Round Competition of Smart City Mission (SCM)" based on the Smart City Plan (SCP) submitted to Government of India. As mandated in the mission guidelines, Agartala has incorporated a Special Purpose Vehicle (SPV) – Agartala Smart City Limited (ASCL) (the "Authority") to plan, design, implement, coordinate, and monitor the smart city projects in Agartala.

2. The objective of SCM is to promote cities to provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment with application of "Smart" Solutions. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a path setter to other aspiring cities. The Smart city projects are meant to set examples that can be replicated both within and outside the Smart City, catalysing creation of similar Smart Cities in various regions and parts of the country.

3. Ujjayanta Palace is the most popular tourist destination of Agartala. The gleaming white Ujjayanta Palace located in the capital city of Agartala evokes the age of Tripura Maharajas. This Palace was built during tenure of Maharaja Radha Kishore Manikya during 1899 to 1901 A.D. As revealed by Historian Mahadeb Chakraborty, the Palace which was built by British construction company Martin Burn with a bank loan arranged by Gurudev Rabindranath Tagore. The main building along with the area around the Palace was purchased from the royal family by the Tripura government in 1972-1973. It housed the Tripura Legislative Assembly until July 2011 when the assembly moved to a new location, 6 km North of Agartala. In 2013, the Ujjayanta Palace became home to the Tripura Government Museum. The Palace building is set in large Mughal Style Gardens on a twin waterfront. In view of the above, under the Agartala smart city project "Revival and Restoration of Ujjayanta Palace Complex" have been identified for improvement of the aesthetics of the palace garden is identified.

4. This land acquisition and resettlement due diligence report is prepared to assess the land acquisition and resettlement impacts. Assessment is made on basis of site visit carried out by PMC experts along with ASCL and ADB officials and discussion with the concerned government authorities namely the Higher Education Department (HED), Agartala Municipal Corporation (AMC), Department of Land Records and Settlement, and the Assistant Survey Officer which own the Ujjayanta Palace premises and land identified for the development.

B. Scope of this Report

5. This draft land acquisition and resettlement due diligence report is prepared for the proposed renovation and restoration of Ujjayanta Palace complex project. The main objective of due diligence exercise is to confirm that the project is free of involuntary resettlement impact such as land acquisition, physical displacement, economic displacement, adverse impact on livelihood, community properties or any other impacts, based on a review of documents, stakeholder consultations and field visits to proposed project locations. This document describes the findings and provides copies of relevant documents, minutes of meetings and photographs. The palace premises were examined including structures, gardens, and walkways for proposed development for activity. To present the activities of the project, the ASCL with the ADB officials and members, carried out public consultation with the concerned stakeholders. The report is prepared based on

the Detailed Project Report (DPR) prepared for the package by the design consultants. The Due Diligence Report (DDR) will be updated and reconfirmed for final involuntary resettlement impacts after completion of detailed measurement surveys in selected locations for implementation.

6. A due diligence process was conducted to examine the land acquisition and resettlement issues in detail based on the final design, aligned with ADB SPS, 2009. This report describes the findings and provides copies of relevant documents, community consultations and photographs. During detailed measurement survey, involuntary resettlement related impacts will be further assessed and if required, a resettlement plan will be prepared and shared with ADB for approval. The final document will be reviewed and disclosed on IA and ADB websites. No civil works contract package should be awarded or works started before completion of final document (DDR or Resettlement Plan implementation) for the said package, and until ADB's No Objection is obtained. The IA is responsible to hand over the project land/site to the contractor free of encumbrance.

II. PROJECT DESCRIPTION

7. Ujjayanta Palace is more than 100 years old and is a cultural heritage site although it is not listed as a heritage building in Archaeological Survey of India (ASI) state heritage building list. Ujjayanta Palace complex has been identified for planned interventions for revival of its landscape and enhance the usability of the entire complex premises. All the built-up structures are more than 100 years of age and presently not in functional condition. The garden and lake fronts are also under unorganized vegetation.

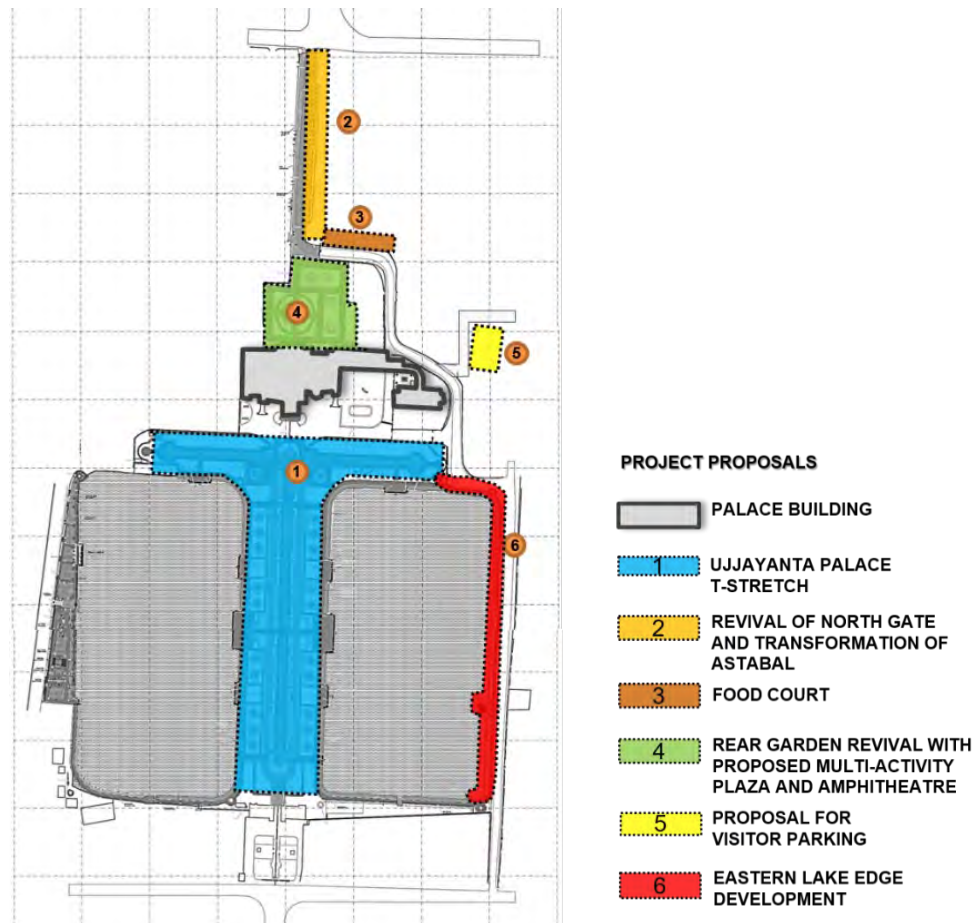
Figure 1: Photograph of Ujjayanta Palace



Source: Project Area of Ujjayanta Palace, Detailed Project Report Volume 1, Dated 08 August 2019.

Uma Maheshwari Kali Temple make the location of the palace complex very prominent. Apart from the twin lakes in front of the palace, there are a few waterbodies located around the complex like the Dim Sagar Lake.

Figure 3: Location of Project Proposal within the Ujjayanta Palace complex



Source: Project Area of Ujjayanta Palace, Detailed Project Report Volume 1, Dated 08 August 2019.

13. Based on an understanding the associated values of the heritage property and determining its significance, an innovative approach has been adopted to propose the conservation-interventions for the site. The campus is to be treated as a six-zone space for upliftment and restoration of the heritage of Agartala have been proposed for revival on the site:

- (i) **Restoration of Existing Heritage Structures.** This intervention aims to restore the ancient Mughal Garden characteristics and making the garden and waterfront a pleasant leisure place for the regular visitors and tourists. It will also facilitate the visitor movement by providing protection from the scorching sun while walking down the garden. The scope will include improvement of landscape elements, outdoor lighting and palace facade illumination, rejuvenation of the water channels and fountains, introduction of shaded pathways, and upgradation of the general ambiance of the garden.

- (ii) **Revival of North Gate and Transformation of *Astabal* Structure.** Architectural masterpieces of the neoclassical style, North gate and *Astabal* structures have historical and cultural association with the city. To prolong the life of these structures, they are proposed to be refurbished including structural strengthening, repainting and clearing of vegetation growth. Adaptive reuse of the redundant *Astabal* structure as a shopping arcade showcasing the indigenous arts and crafts of Tripura would also provide employment opportunities to local communities and artisans. The scope includes the redevelopment of the adjacent streetscape along with the provision of public amenities like toilets and drinking water.
- (iii) **Proposal for Food Court.** A food court has been proposed adjacent to the *Astabal* area. The proposal aims to promote the local and regional cuisines while making the space vibrant and usable by providing landscape elements like thematic outdoor furniture, pergolas, pathways, water features, illumination and general upgradation of the area.
- (iv) **Rear Garden Revival with Multi-activity Plaza and Amphitheatre.** The proposal outlines the restoration of the existing fountain and creation of different spaces like amphitheatre, multi-activity plaza and themed gardens at the rear of the palace to remodel the existing space and enhance its usability. While the regional and local crafts can be exhibited in the multi-activity plaza, the local dance and art forms can be performed in the amphitheatre. The proposal also includes provision of landscape elements like shaded seating spaces, pathways, and pergola.
- (v) **Proposal for Visitor Parking.** Proposal of several activities in the palace complex will lead to increased parking demand. To cater to the demand, an off-site parking space has been proposed adjacent to the site proposed for food court. It will be designed for two and four wheelers.
- (vi) **Eastern Lake Edge Development.** To enhance the aesthetics and usability of the existing lake edge, redevelopment of the stretch has been proposed. The scope includes redeveloping the pathway while retaining the existing trees, providing seating areas and landscape green along pathway, replacement of the railings and lamp posts to match the architectural style of the existing palace complex.
- (vii) **Proposal for Water Activities in the Eastern Lake.** In order to make the water edge active and to promote tourism, water activities and development of the required infrastructure have been proposed. The scope will include provision of floating jetties, platforms for water activities and viewing decks.
- (viii) **Proposal for Musical Fountain and Laser Water Show in the Western Lake.** Musical fountain and laser show are proposed on the western lake edge, based on the theme of historical importance of the Ujjayanta Palace and legends of Manikya Dynasty which is intended to showcase the heritage and culture of Tripura. The scope of the project will include provision of viewing decks, development of required infrastructure for the musical fountain and provision of water screens and projection room for the show.

14. The master plan and depiction of the proposed project components are given in Appendix 1, Figures 4 to 17.

III. FIELD WORK AND PUBLIC CONSULTATION

15. No person or community is being adversely affected by this project. The entire population of Agartala and including the tourists will benefit from this project. No land or asset acquisition is required in this project. Thus, no physical or economical displacement is anticipated. No common property resources (CPR) will be affected. Also, vulnerable groups such as the poor, women and their children, person with disability, the elderly, scheduled tribes and other ethnic groups will not be adversely impacted. Since there are no affected persons, Census and (Baseline) Socio-Economic Survey were not conducted. A summary of resettlement impact and the socio-economic table, therefore, is redundant. A few public consultations were conducted with the project team to understand the possible impacts of the project.

16. A joint site visit was carried out to assess the land acquisition and resettlement impacts for Ujjayanta Palace grounds between 12 November 2018 to end of November 2018 by the ASCL Officials, ADB Experts and PMC including the Engineers, Landscape/Architect, Social and Resettlement Experts. The DDR for land acquisition and resettlement was prepared based on assessment of available records, site visit and public consultations.

A. Outline of Field Work

17. Site visit/ transect walk was undertaken to assess the social impact for Ujjayanta Palace propose to be renovated and restored under the smart city project from November 2018 to July 2019.

B. Public Consultation

18. Consultations were organized with the key stakeholders for the project on 4 December 2018. Minutes of the meeting and list of participants are attached in Appendix 2. Outcome of the stakeholder consultations is presented in Appendix 3. During consultation meetings, the participants expressed their support for the project as they find it important and needed. There was no opposition for this project as this proposed project will be on vacant government land, not under any informal use.

Table 1: Details of Consultation

Sr. No	Group	Date and Venue of Consultation	No of Participants		
			Males	Females	Total
1	Government Officials including Curator of Museum	4/12/2018 ASCL, Conference Hall, AMC Building	3	1	4

IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

19. The project will not result in any permanent or temporary land acquisition, and no resettlement impact is envisaged as the proposed site is owned by the government. The land belongs to HED, Government of Tripura. Other government bodies with ownership of existing land /structure for other components under proposed development such as the lake edge (eastern and western) and area proposed for parking is under AMC. The proposed food court area is owned by the Government of Tripura, Directorate of Land Records and Settlement.

20. NOC has been received from the HED, Government of Tripura which is attached in Appendix 6. A Memorandum of Understanding between ASCL and HED that describes the agreement on the roles and responsibilities during construction and operation and maintenance is attached in Appendix 7. Letters have also been issued by ASCL to Directorate of Land Records and Settlement for issuance of NOC and to Internal Electrification Department for shifting of office from current location. Copies of letters issued are attached in Appendix 7 and 8. There is no encroachment by any private parties on the land. There are no squatters or kiosks either residing or conducting any commercial activities within the site area.

21. The palace was purchased from the royal family by the Government of Tripura in 1972-1973 for Rs. 2.5 million and used to house the State Legislative Assembly until July 2011. Ujjayanta Palace is now a State Museum and it primarily showcases the lifestyle, arts, culture, tradition and utility crafts of communities residing in northeast India, along with a lot of stone sculptures, coinage of the Manikya dynasty and some other artefacts.

22. The area proposed for development is owned by the Government of Tripura, as per revenue maps and revenue records of the Ujjayanta Palace attached in Appendix 4. This includes Ujjayanta Palace premises, *Astabal* and road, rear garden, parking area, food court and eastern side lake. All development works will be implemented by Agartala Smart City Limited.

23. Copies of the revenue maps and records in local language are provided as Appendix 4. Relevant sections indicating government ownership are highlighted. Site assessment confirms no encroachments, squatters and no commercial activities within the Palace complex and area proposed for development. The Palace premises are enclosed within boundaries and all proposed activities are within it. The civil and other works for the proposed development includes the following:

- (i) Improvement in landscape, theme planation and horticulture work, illumination, water channels, fountains, pathways, general ambiance,
- (ii) Covering the drains and renovation of existing drainage system, modification of drains and covering of open drains,
- (iii) Necessary repair of existing black top road,
- (iv) New pathway along water bodies with pergola and seating at intervals,
- (v) Restoration of existing heritage structures with patchwork, plastering, painting, reinstating broken shapes, decorative lighting,
- (vi) Retrofitting of pedestrian pathway,
- (vii) Floating jetties, platforms and viewing decks for water activities. and
- (viii) Installation of public toilets and water ATMs.

24. The eastern edge of the lake, where activities are proposed, has an existing deck and steps which is primarily used as recreation place and occasionally for bathing. Water activities have been proposed for the lake including floating jetties, viewing decks and platforms.

25. For the proposed western lake edge musical fountain and laser show, projection room with approximate size of 8.5 m x 13 m will be constructed. The arrangement is proposed to accommodate 500 people (in the temporary seating on decks), and 500 people standing along the promenade. Three viewing decks with trellis structure will be used for temporary seating and chairs will be stacked after the show.

26. The proposed area for parking is vacant Government land under Agartala Municipal Corporation currently used by nearby Government Offices staff for parking. Landscape edging will be provided. Open parking is proposed in the area.

27. The food court has been proposed adjacent to the *Astabal* area, demolishing a redundant government structure which earlier housed the office of the Directorate of Land Records and Settlement. An internal electrification office of the PWD operates from one of the rooms in the otherwise vacant structure. Letters have been issued by ASCL for shifting the internal electrification office and NOC from Department of Land Records and Settlement and are attached in Appendix 7 and 8.

Figure 4: Existing Condition of Project Components









	
<p>Astabal Structure and road: Site Photographs July 2019</p>	<p>Rear Garden: Site Photographs July 2019</p>
 	 
<p>Proposed Food Court: Site Photographs July 2019</p>	<p>Proposed Parking Area: Site Photographs July 2019</p>

Table 2: Project Components and their Land Acquisition and Resettlement Impacts

Description of Project Components	Impact on Land Acquisition and Resettlement	Temporary Impact	Remarks
<p>The existing built structures have a huge heritage value but at present are in a dilapidated state. Hence, they are proposed to be restored and strengthened with strategic interventions in order to regain its lost glamour. Therefore, clearance of the wild vegetations, removal of existing plastering, strengthening of the reinforcements, re-plastering, waterproofing and repainting are to be done to the identified structures. Such structures include the North Gate and the <i>Astabal</i> Structure.</p>	None	None	Land is owned by Government of Tripura (Land possession document indicating the Ujjayanta Palace complex land is under Government of Tripura is in Appendix 4)
<p>The <i>Astabal</i> area has presently lost its functionality and hence, it is proposed to be intervened with some adaptive reuse in order to integrate it with the rest of the functional palace precinct. The structure is therefore proposed to be developed into a shopping arcade showcasing the indigenous arts and crafts of Tripura. However, the development of the access roads and footpaths along with public amenities are also included in the scope, as this will contribute to the creation of a lively ambience of Tripura marketplace.</p>	None	None	Land is owned by Government of Tripura (Land possession document indicating the land is under Government of Tripura is in Appendix 4)
<p>The existing gardens of the Palace i.e. the front garden and the rear garden are proposed to be developed with suitable landscaping and water scaping interventions in order to develop them into a pleasant and comfortable leisure place for the regular visitors and tourists. This includes revival of the Mughal gardens in the front and proposing of Amphitheatre and Multi-activity Plaza for regular public gatherings and social activities.</p>	None	None	Land is owned by Government of Tripura (Land possession document indicating the land is under Government of Tripura is in Appendix 4)
<p>The twin lakes of the Palace Complex have presently lost their glamour and are unused at present. The eastern edge of the lake is proposed to be developed with a beautifully landscaped pathway, decorated and illuminated with railings and lamp posts matching those of the Palace complex to showcase the heritage of the precinct. In order to make the water edge active and also to</p>	None	None	Land is owned by Government of Tripura (Land possession document indicating the land is under Government of Tripura is in Appendix 4)

Description of Project Components	Impact on Land Acquisition and Resettlement	Temporary Impact	Remarks
<p>promote tourism, water activities and development of the required infrastructure has been proposed. The scope will include provision of floating jetties, platforms for water activities and viewing decks.</p> <p>The proposal of Musical fountain and laser show on the western lake edge based on the theme of historical importance of the Ujjayanta Palace and showcase the heritage and culture of Tripura. The scope of the project will include provision of viewing decks, development of required infrastructure for the musical fountain and provision of water screens and projection room for the show.</p> <p>The existing fountains in the front and rear garden are not in use at present therefore, these have also been proposed to be refurbished.</p>			
<p>For any public area to be gainfully utilized by the people, it is necessary to provide comfortable spaces for public interaction. Owing to the huge footfall of the precinct's commercial section, a food court has been proposed nearby as a space for resting and social interactions. The space is designed as a vibrant and usable space by providing landscape elements like thematic outdoor furniture, pathways, waterbody and proper illumination to ensure safety. The food court aims at promoting the local and regional cuisines of the state to add to the essence of Tripura culture and heritage. In the rear garden as well, a Multi-activity Plaza and an Amphitheatre has also been proposed as a space for social interactions and public gatherings and activities. This is expected to promote tourism to the site as well as help in community building through the proposed activities and functions.</p>	None	None	Land is owned by Government of Tripura (Land possession document indicating the land is under Government of Tripura is in Appendix 4)
<p>The Palace Precinct is proposed to be developed with all sort of amenities and infrastructures required for the visitors. Therefore, the commercial section is equipped with nearby public toilets, water and ATMs. Also, the vehicular access road from the North Gate is</p>	None	None	Land is owned by Government of Tripura (Land possession document indicating the land is under Government of Tripura is in Appendix 4)

Description of Project Components	Impact on Land Acquisition and Resettlement	Temporary Impact	Remarks
proposed with footpaths, equipped with seating, dustbins for garbage disposals, signages for the ease of the pedestrians as well as appropriate lighting to ensure safety within the campus. All these are added with a vehicular parking area for the visitors on the eastern side of the palace precinct.			

Source: Detailed Project Report Volume 1, Dated 08 August 2019.

28. There will be no adverse impact to the Indigenous Peoples (IPs). All the proposed construction activities will be done within the vacant government land. This is categorized as “C” for Indigenous Peoples. No Indigenous peoples Plan (IPP) will be needed for this project. Agartala city has total population of 400,004 as per population Census 2011, out of which 19,767 are Scheduled Tribe¹ (that constitutes 4.94% ST population). And this project will have no adverse impact to the scheduled tribe population or to the general population. The project will benefit the scheduled tribe, general population and the tourists of Agartala City by providing a recreational space and revitalize the lake area. Furthermore, the proposed project development will not entail any interface with the community people or with scheduled tribe people during construction.

V. CONCLUSION

29. No involuntary resettlement impact is identified at the project sites for any of the project components as no land acquisition, temporary or permanent, is required. There are no encroachments, and the area is not occupied by any squatters or vendors. The site is owned by the Government of Tripura and the building is currently used as state museum. The other areas under the project namely *Astabal*, Eastern Lake edge, parking area, food court and rear garden are also owned by the Government of Tripura.

30. The proposed project has no negative impact to the indigenous peoples within the meaning of SPS. No loss of structure, loss of income and livelihood, and no loss of common property resources is envisaged. Hence, the project is categorized as C for both Involuntary Resettlement and Indigenous People as defined in SPS, 2009. Thus, no further action is needed.

31. The contractor shall ensure that the construction staff shall adhere to the government norms and requirements under applicable labour laws while undertaking construction activities:

- (i) Regularly remove trash from the site on scheduled clean-up days;
- (ii) Entire area will be declared as plastic free, smoking free and silence zone and sign boards for the purpose should be displayed at work site;
- (iii) Prior to commencement of site activities and mobilization on the ground, the Contractor will prepare and get approved by the Engineer, a circulation plan during construction for safe passage of tourists including development of alternative access routes, traffic regulations, signage, etc., The Contractor with support of the PMC will carry out dissemination of these information and circulation plan at key

¹ <https://www.citypopulation.de/php/india-tripura.php?cityid=1640107000>

- entry points to the respective destinations. Restrict way leave width and avoid unnecessary disturbance/ clearing;
- (iv) Compliance to applicable labour laws (listed in Appendix 5) including amendments issued from time to time applicable to establishments engaged in construction of civil works.

A. Summary and Conclusion

32. The site is owned by the Government of Tripura and currently, the building is used as a State Museum. No adverse impacts on involuntary resettlement and indigenous people are identified at the project components sites as there is no land acquisition, no encroachments, no squatters, or commercial activities within the development area.

33. It is concluded from this due diligence study that:

- (i) The proposed infrastructure improvements will not change the present land use and land remains in the ownership of the Government of Tripura.
- (ii) There will be no issues of land acquisition and resettlement related to these projects as private and government land will not be acquired and there are no encroachments, squatters, kiosks or commercial activity.
- (iii) All facilities will be renovated and restored, and civil works will be undertaken on vacant government land which is free of encumbrances. Due to project intervention, there will be no loss of income of any person or any assets, either privately owned or government owned.

B. Next Steps

34. In case any claim or complaint is submitted during the construction period, an effective and efficient Grievance Redress Mechanism has been formed which will enhance provision of timely and sensible hearings and facilitate solutions. This information will be disseminated during public consultations with stakeholders.

35. No Objection Certificate (NOC) from Government of Tripura for the proposed work is to be obtained before the deployment of civil contractor which will updated be in the DDR.

Appendix 1: Proposed Zones Under Development

Figure 1: Detailed Masterplan of the Front Garden



Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 2: Proposed View of the Front Garden



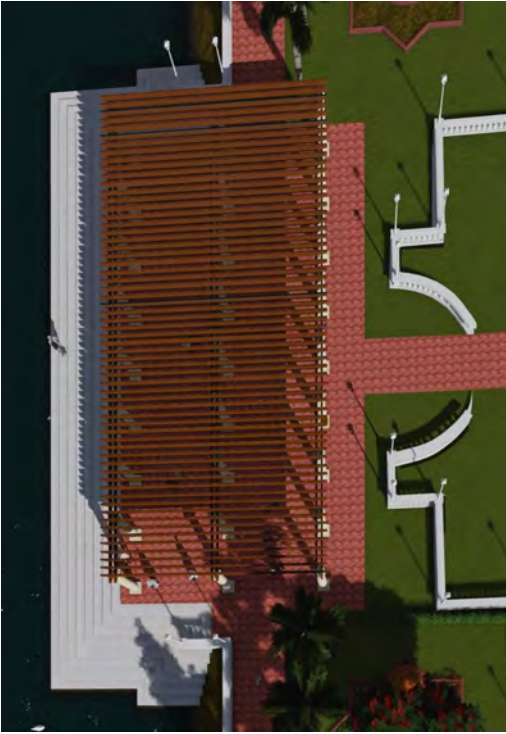
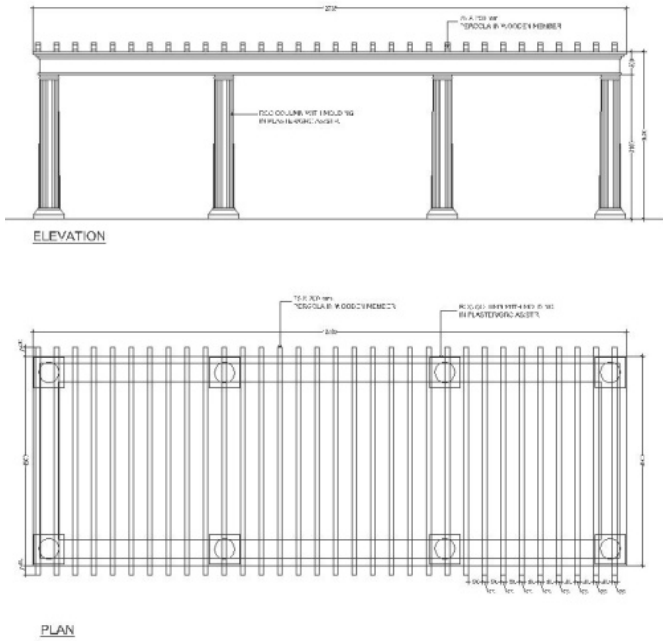
Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 3: Green Embankment Along the Pond Edges Bounded with Heritage Railings And Adjacent Pedestrian Pathway



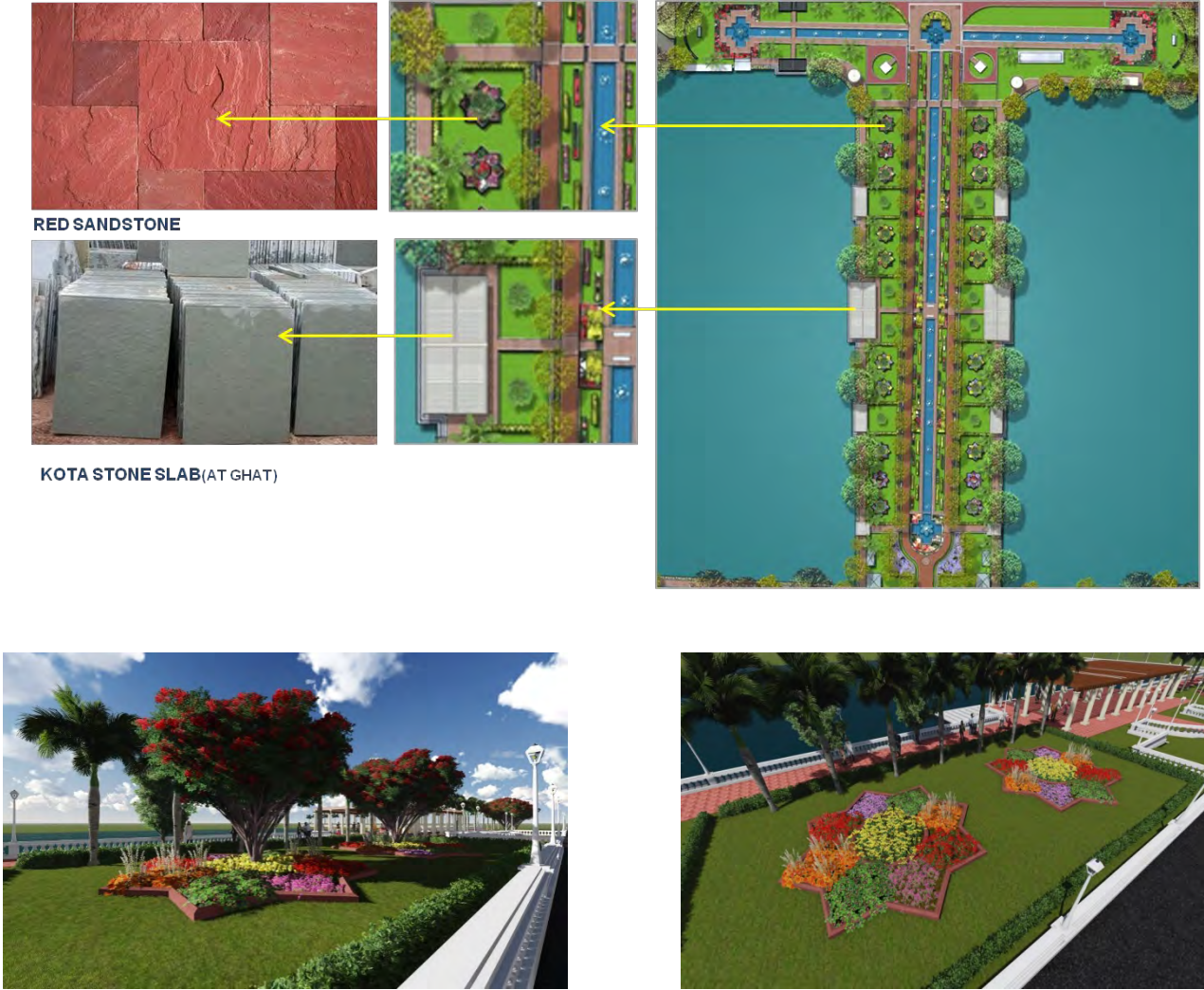
Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 4: Proposed Pergola Above Stepped Embankment and Stepped Bank with Pergola Above



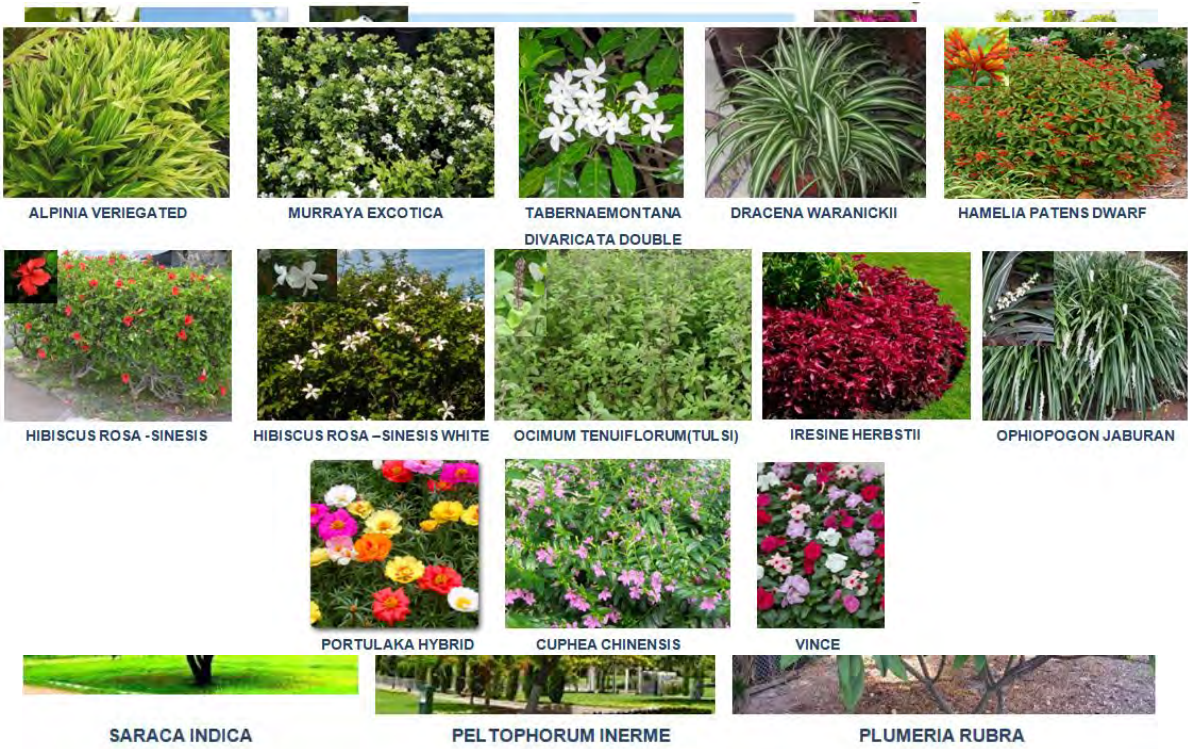
Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 5: Details of Landscapes in the Central Park Area



Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 6: Details of Trees/Shrubs in the Central Park Area



Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 7: New Railings Constructed Keeping Parity With the Heritage Ones

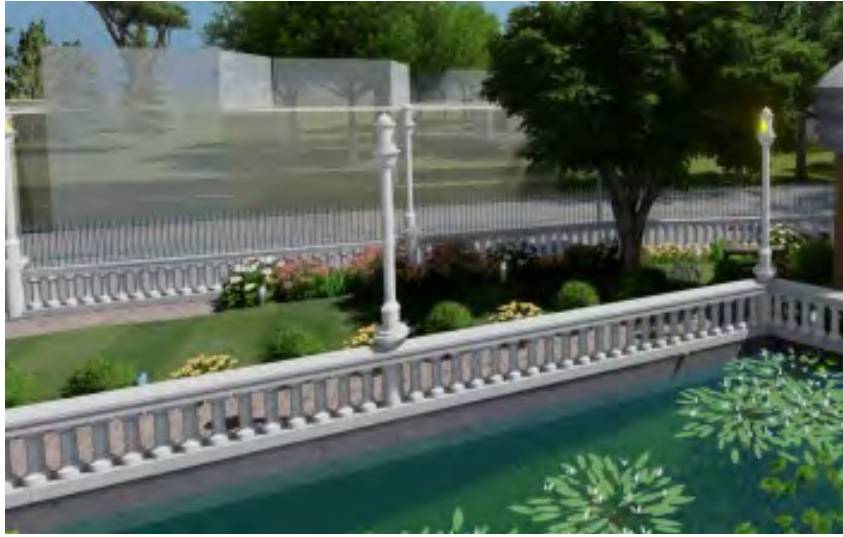
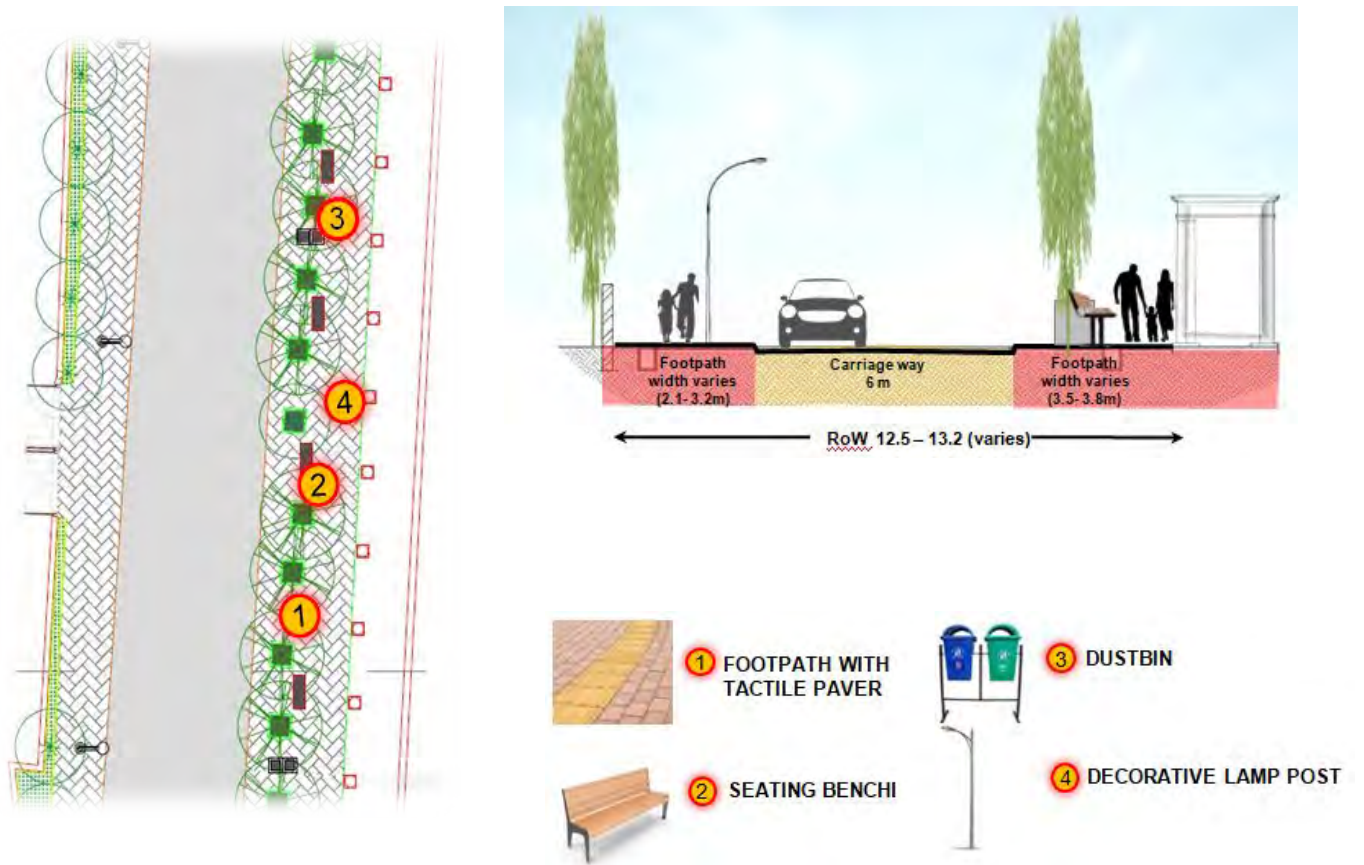


Figure 8: Existing and Proposed Water Channel (Eastern Arm)



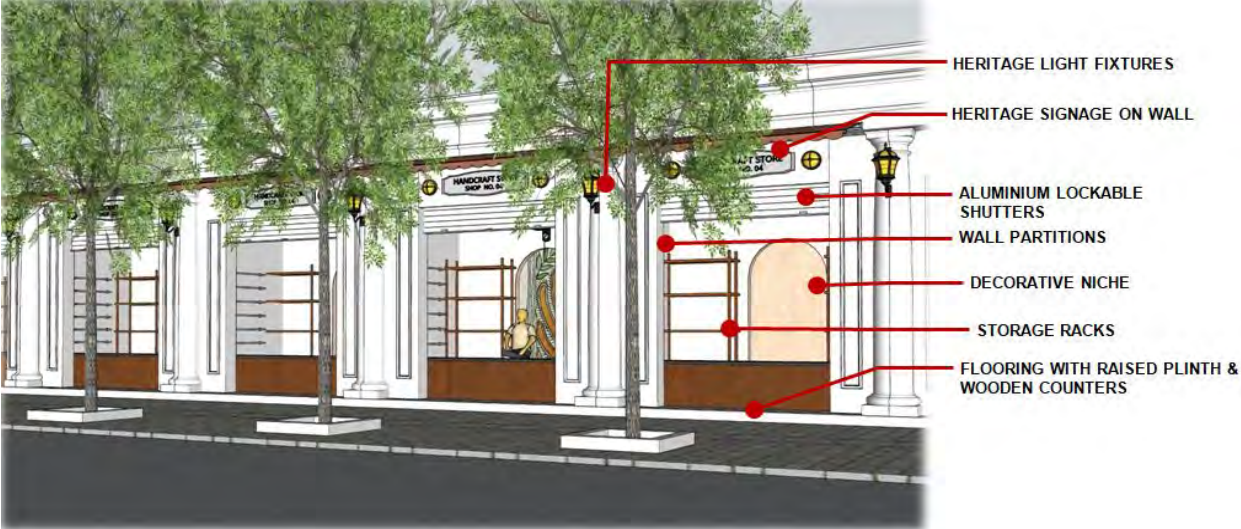
Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 9: Retrofitting of Pedestrian Pathway: Elements Proposed



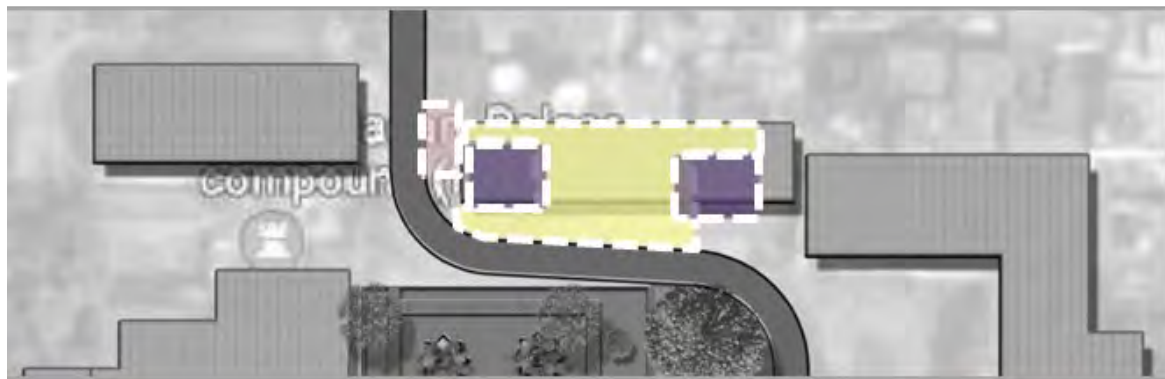
Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 10: Proposed View of Retrofitted Road and Astabal



Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 11: Proposed Food Court Design (Aerial View, Elements, View from Access road and Layout)



Source:

Detailed Project Report Volume 1, Dated 08 August 2019.

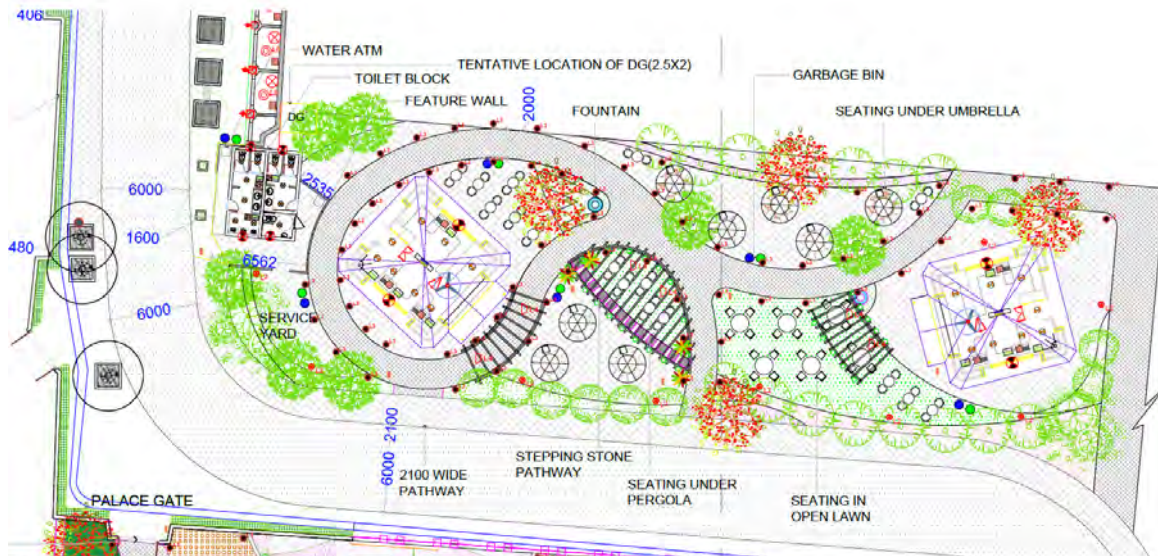
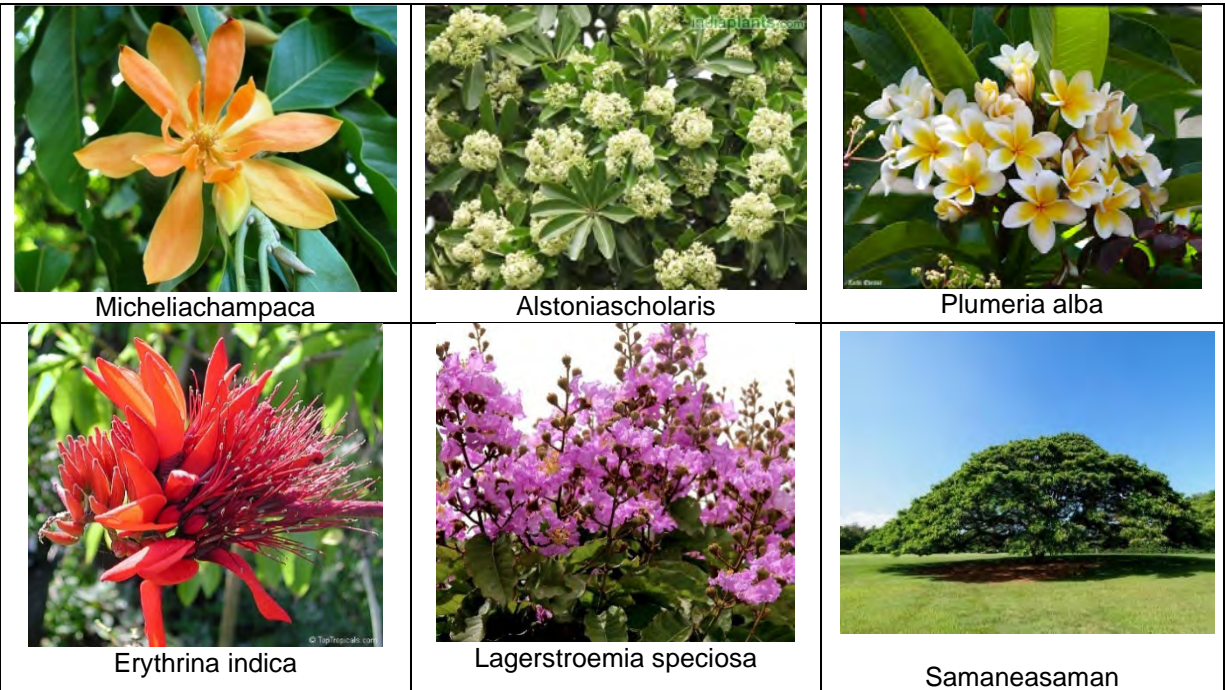
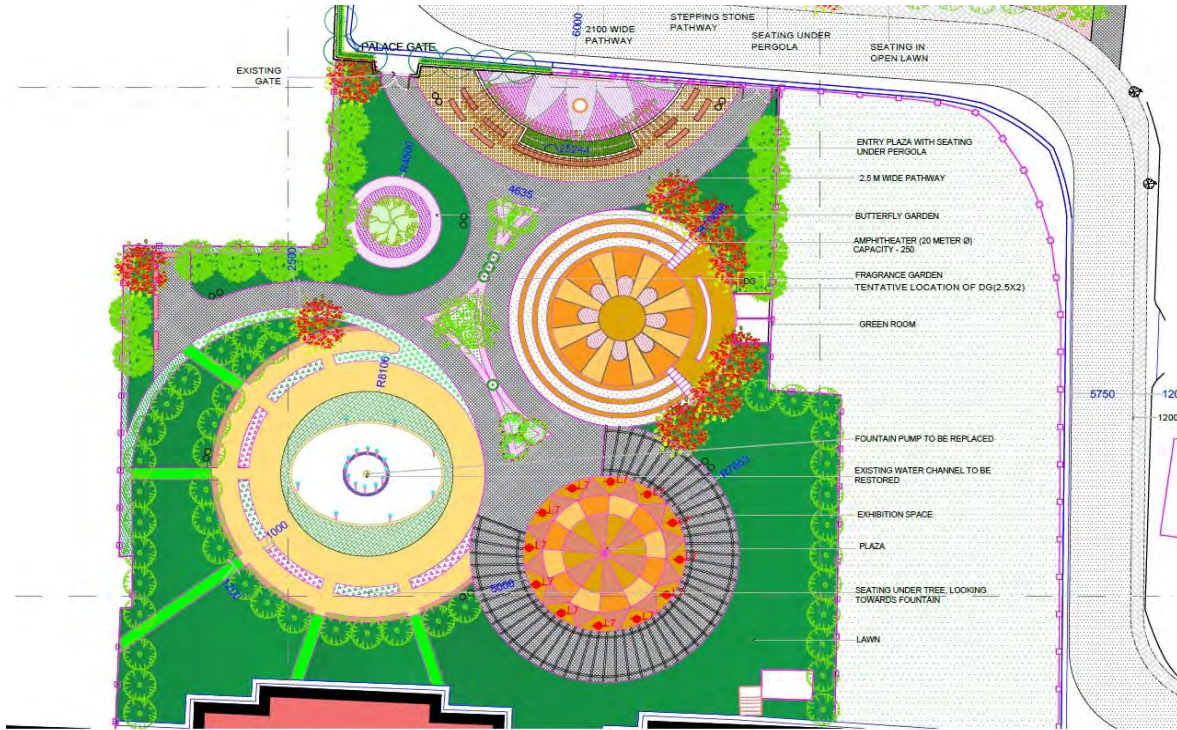


Figure 12: Proposed Revival of Rear garden (Aerial View, Layout and Trees)



- 1 PROPOSED MULTI-ACTIVITY PLAZA
- 2 GARDEN CONVERTED INTO LANDSCAPE PLAZA WITH FOUNTAIN
- 3 PROPOSED AMPHITHEATRE
- 4 FRAGRANCE GARDEN WITH SEATING





Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Figure 13: Existing and Proposed Eastern Lake Edge



Source: Detailed Project Report Volume 1, Dated 08/08/2019

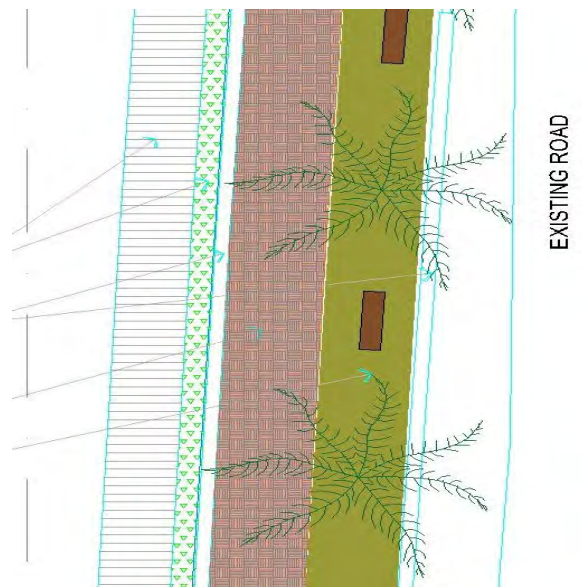


Figure 14: Proposed Views of Façade Lighting



Source: Detailed Project Report Volume 1, Dated 08 August 2019.

Appendix 2: Minutes of Meeting with Stakeholders held for Ujjayanta Palace

AGARTALA SMART CITY LIMITED

(CIN: U74999TR2016SGC013499)

AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE, PARADISE
CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001

Minutes of the Meeting

A Stakeholders Meeting related to "MBB College Revitalization" and "Renovation and Restoration of Ujjayanta Palace Garden", held on 04.12.2018 from 15:00 Hrs at 5th floor of Agartala Smart City Office Conference Hall. The meeting notice was circulated vide this office letter No.4 (31)/ASCL/2018/2094-3008 Dated 25.11.2018.

This meeting has been called upon the observations received during the site visits and meetings held with the representatives of Asian Development Bank (ADB) from 12th to 16th of November, 2018.

The following points have been discussed:

Sl No.	Points discussed	Action taken
01	Details of ownership of the land area under the scope of development.	Land Records and Settlement department agreed to provide MBB lake surrounding area land ownership details and areas by 6th December 2018. PMC has provided plot number that are falling within lake development are submitted to LRS department for details. AMC confirmed that lake is with fisheries department and any approval (Demolition/refurbishment/construction) for same will be provided by Fisheries department.
02	Delineation/Identification of area for parking to MBB college.	HOD (Botany Dept., MBB college) along with the other House Members have expressed that after college hours, open space along MBB college road can be used for off-street parking for the visitors only, without any Civil modification. Accordingly PMC has been advised by the house not to consider parking space for the visitors by the side of MBB college road (MBB college gate to stadium by the left side) by providing retaining wall and filling of land thereon.

ku

Sl. No.	Points discussed	Action taken
03	Check on the legal permissibility of the temporary structures erected for fishing, etc on the lake waters.	Legal permissibility of fishing decks (Permanent & temporary) to be discussed with Fisheries department. PMC will interact with the Fisheries department separately.
04	Lease details of lakes to Anglers society and relocation of fishing decks of Anglers society.	Lake lease details to be discussed with Fisheries department. PMC will interact with the fishery department separately.
05	Ownership details of Signage/ advertisements/ Hoardings and revenue generated from same.	AMC confirmed that signages/advertisements/hoardings within the lake development area can be removed.
06	Design and maintenance of proposed Botanical Garden by Botanical department of MBB College or the Tripura State Horticultural Society.	MBB college agreed that at the end of O&M period of five (5) years after completion, MBB college shall maintain the Botanical garden.
07	Apart from angling society fishing and repopulation any other user and activities within the MBB lake precinct.	AMC confirmed that apart from Angling society and Fisheries department no other stakeholder is involved in the precinct of MBB lake.
08	Viability and requirement of Ropeway.	Based on the present footfall and previous experience, Tourism department expressed their concern regarding viability of ropeway. Anyhow financial viability of same needs to be checked once by PMC.
09	Viability and requirement of Bike track and smart hiking system.	It was decided by all concerned that cycle track is not viable due to adverse impact on the geology, biodiversity and unsuitable gradient along the lake bed.
10	Anticipated concerns like safety/security of women, children, lighting, walkway, solid waste disposal, or any other concerns that may arise due to the future development.	AMC agreed that at the end of O&M period of five (5) years after completion, AMC shall take care of Solid Waste or they may lease out same to third party. Joint site visit is proposed on 05.12.2018 with TSECL to check feasibility of relocation feeder transformer at near the Lake.
Revitalization & Renovation and Restoration of Ujjayanta Palace Garden		
1	Heritage Building.	It was informed that Ujjayanta Palace is not listed as a heritage building in Archaeological Survey of India (ASI) state heritage building list.
2	Facade lighting and Fountain lighting colour scheme	It was discussed that Façade lighting and Fountain lighting colour scheme has already been approved by Hon'ble Chief Minister, Tripura on 13-08-2018. Hence, no need to change the colour scheme.

Sl. No.	Points discussed	Action taken
3	Provision of light and sound show	Tourism Department confirmed that Light & Sound shows including sitting arrangement has already considered in separate project.
4	Parking facility for visitors' vehicle	It was informed that dedicated parking zone is there opposite to the entry plaza for visitors.


 (E. R. Pal)
 Executive Engineer
 Agartala Smart City Limited

Encl: List of attendance

AGARTALA SMART CITY LIMITED
(CIN: U74999TR2016SGC013499)


AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE, PARADISE
CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001

No.4 (31)ASCL/2018/ 3025- 3040

Dated-06.12.2018


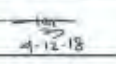
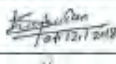
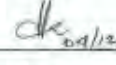
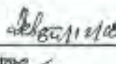
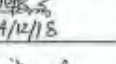
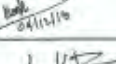
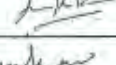
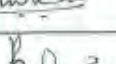

Copy to:

- 1) Managing Director, Agartala Smart City Limited.
- 2) The Chief Executive Officer, Agartala Smart City Limited (Municipal Commissioner, AMC).
- 3) The Director, Department of Revenue (Settlement Dept./Directorate of Land Records).
- 4) The Chairman Pollution Control Board.
- 5) The Director, Higher Education Department.
- 6) The Deputy Director Fisheries (Tripura West).
- 7) The Superintending Engineer, Agartala Municipal Corporation
- 8) The Senior Architect, PWD.
- 9) The General Manager (Tech), TSECL, Bidyut Bhavan, Agartala.
- 10) The Director, Department of Forest/ Horticulture.
- 11) The Principal, MBB College, Agartala.
- 12) The Managing Director, Tripura Tourism Development Department.
- 13) The Curator, Tripura State Museum
- 14) Shri, D. K. Majumder, Conservation Assistant, Archaeological Survey of India, Udaipur Sub Circle.
- 15) The President, Angler's Society
- 16) The Team Leader, PMC (Project Management Consultant).

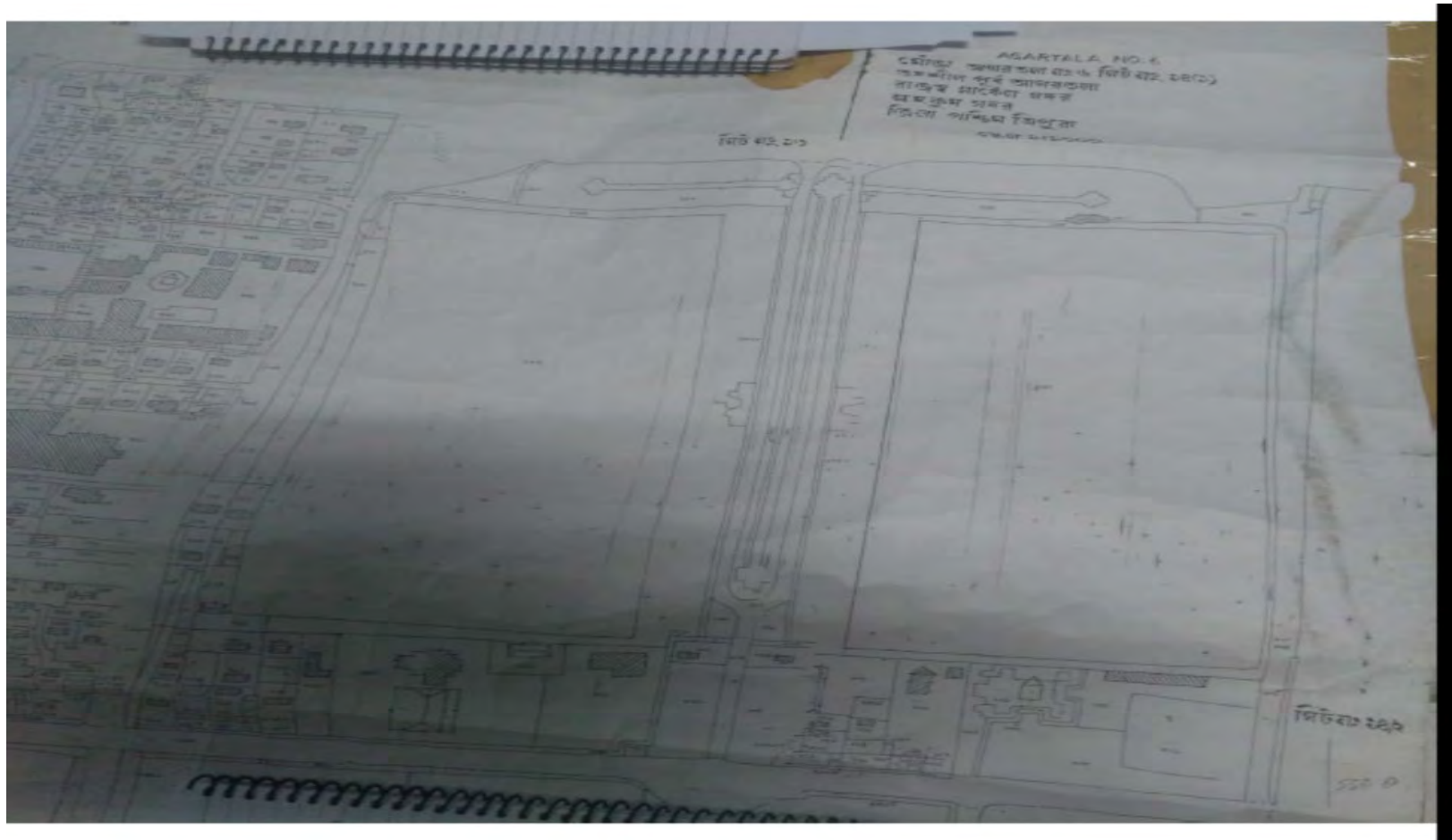

 (E. R. Pal)
 Executive Engineer
 Agartala Smart City Limited

Appendix 3: Outcome of Stakeholder Consultations for Ujjayanta Palace in Agartala Smart City

Sr. No.	Date	Stakeholder Group and Venue	No of Participants	Discussion: Main Issues and Concerns	Issues Addressed
1	04/12/2018	Government Officials and Others	4	<ul style="list-style-type: none"> • Ujjayanta Palace is not listed as a heritage building in Archaeological Survey of India (ASI) state heritage building list. • Façade lighting and Fountain lighting colour scheme has already been approved by Hon'ble Chief Minister, Tripura on 13-08-2018. • Tourism Department confirmed that Light & Sound shows including sitting arrangement has already considered in separate project. • Dedicated parking zone is available opposite to the entry plaza for visitors. • Curator, Tripura state museum informed that there is a shortage of basic facilities like drinking water, toilet blocks for visitors. Visitors are currently using staff toilets. • There is a requirement for security for the Palace including access from the back. 	<ul style="list-style-type: none"> • Façade Lighting and colour of fountain has been finalized by Hon'ble Chief Minister. Hence, no need to change the colour scheme. • Bio toilet, drinking water provision. • Well-lit areas, sitting arrangements, covered walkways, sitting decks and viewing areas are also provided in the proposed renovation and restoration.

Attendance of the meeting of the Stake Holders related to MBB College Lake Revitalisation & Restoration of Ujjayanata Palace to be held on 4th December, 2018 at 3rd floor of AMC Building					
Sl.No	Name	Designation	E-mail	MobileNo.	Signature
1	Sankarabharathi	Addl. director L&S	sbharathi.sankarabharathi@mbbcollege.com	9324388579	 4/12/18
2	Narayana Ch. Tripin	A. S.O. J.C.R.S.	Narayana A.S.O. Tripin@mbbcollege.com	8932801635	 4-12-18
3	Dr. Khakan Hufur Khan. Associate prof.	HOD, Deptt of Botany M.B.S. College.	khakanhufur9986@gmail.com	9136518395	 04/12/2018
4	Er. Asish Marick	Ex. Engrg, TIDC	tripinatemison09@rediffmail.com	9089185430	 04/12/18
5	Er. S. Debbanma	B.E. ASCL		9862807148	 04/12/18
6	La Mona Debbanma	DGM, EDI, Agritech TSRCL	monatseclad@gmail.com	9436134074	 04/12/18
7	Abhis Ghosh	TL - PMC.	abhisg@tee.co.in	947853952	 04/12/18
8	S Sreekanth	Urban Planner - PMC	bsreekanth@tee.co.in	9440414905	 04/12/18
9	MANAS KANTI MAJI	Urban Designer/PMC	mkmaji@tee.co.in	9999083285	 04/12/18
10	Rajat Pal	EE/ASCL			 04/12/18
11					

Appendix 4: Ujjayanta Palace Revenue Map and Land Records



4/18/2019

ROR

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

ONLY FOR DISPLAY

মৌজা : আগরতলা সিট নং-১৪
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/৩৮
রেভিনিউ মার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
ভৌগোলিক নং :-

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে খার্যা খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুল্লেখ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১. ত্রিপুরা সরকার	১০০০০০			

১০০০০০

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বর্ষায় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১১২১৭/৩৬২৬২ অং	১৮৮৮			পথ	সাধারণের ব্যবহার্য	০	০০৩০	০	০০০১
১১২১৭/৩৬২৬২ অং	১৮৮৯	১৮৫৭	দুলাল	বাস্ত (নাল)	টিন ঘর-১	০	০১১০	০	০০০৪
১১৪০৪/৭০৮২৭ অং	২৬৭	২৭৩	ভারতীয় সাম্রাজ্য সংস্থা	ভিটা (নাল)	প্রঃ রেড লোটাস ক্লাব	০	০৩৫০	০	০০১৪
১১৪০৫	২৮০		পথ	ভিটা (নাল)		০	০১৫০	০	০০০৬
১১৪০৬	২৮১			নাল	সাধারণের ব্যবহার্য	০	০১৫০	০	০০০৬
১১৪১৪	২৮৫	২৮৪	নিজ	দিঘী (নাল)	সাধারণের ব্যবহার্য	৭	৩৮৮০	২	০২২০
১১৪৪৬	২৯৭	২৯৮	নিজ	দিঘী (নাল)	সাধারণের ব্যবহার্য	৭	৪৬১০	৩	০০১৩
মোট দাগ: ৭				আপন দখলীয় জমির মোট		১৪	২২৮০	৫	১০৪০
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 18/04/2019

Compared By
Rajib MajumderAuthenticated By
papri chakraborty(RI)

Land Record Copies of Ujjayanta Palace, Mouza : Agartala Sheet No 14; Khatian No. 1/38; Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R. No.) 267, 280, 281, 285, 297, 273, 284 and 298 indicating ownership of the plot/Dag no.s by Land Revenue Department ,Government of Tripura

4/18/2019

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব কর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা : আগরতলা সিট নং-১৪
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/৪৩
রোলভিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
ভৌমিক নং : -

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্থানিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য্য খাজনা আসমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্থানিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুসঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০ ১০০০০০			

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসনীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেণ্ডার	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১১৪১৫	২৬৪			পথ	সাধারণের ব্যবহার্য্য	০	০০৮০	০	০০০৩
১১৪১১ অং	২৭০	২৭১	ভারতীয় সংস্থা	বাস্ত (নাল)	রেড লোটাস ক্লাব	০	১১০০	০	০০৪৫
১১৪১১ অং	২৭১	২৭২	নিজ	বাস্ত (নাল)	৩: ভারতীয় সংস্থা দালান-১	০	০২০০	০	০০০৮
১১৪০৪/৭০৮২৭ অং	২৭৪	২৭৫	প্রেস ক্লাব	জিটা (নাল)		০	০১৫০	০	০০০৬
১১৪৩৬	২৯১			পথ	সাধারণের ব্যবহার্য্য	০	০৬০০	০	০০২৪
১১৪২৪	৩৩৬			নাল	সাধারণের ব্যবহার্য্য	০	০৩৫০	০	০০১৪
১১৫৯২/২৫৮৭৮,১১৫৯২ অং	৮০৫		নাল	বাস্ত (নাল)	টিল ঘর-১	০	০২৭০	০	০০১১
মোট দাগ:৭				আপন দখলীয় জমির মোট		০	২৭৫০	০	০১১১
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 18/04/2019

Compared By
Rajib MajumderAuthenticated By
pabri chakraborty(RI)

Land Record Copies of Ujjayanta Palace, Mouza : Agartala Sheet No 14; Khatian No. 1/43; Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R. No.) 264, 270, 271, 274, 291, 271, 279 and 275 indicating ownership of the plot/Dag no.s by Land Revenue Department ,Government of Tripura

4/18/2019

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা : আগরতলা সিট নং-১৪
তাহশীল : আগরতলা পূর্ব

খতিয়াল নং : ১/৪০
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
তোজি নং :-

উপরিস্থ স্বয়ের বিবরণ

খতিয়াল নং	বিবরণ ও দখলকার (বিস্থারিত)	পরম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য থাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

অত্র স্বয়

স্বয়ের বিবরণ ও দখলকার (বিস্থারিত)	অংশ	স্বয়ের শ্রেণী ও বিবরণ	স্বয়ের বিশেষ নিয়ম ও অনুমতি	অধীনস্থ স্বয়, অধীনস্থ স্বয়ের পৃথক খতিয়ালের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০			
	১০০০০০			

অত্র স্বয়ের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বয়ের বসনীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১১৪৩৭	২২২		সিট নং-১৩	ইন্দারা (টিনা)	সাধারণের ব্যবহার্য	০	৩১৫০	০	০১২৭
১১৪৩৮	২২৩			পথ	সাধারণের ব্যবহার্য	০	০৫৭০	০	০০২৩
১১৪৩৯	২২৪			নালা	সাধারণের ব্যবহার্য	০	০৬৪০	০	০০২৬
১১৪৪০	২২৫	২২৬	নিজ	বাগান (নাল)		০	০৩৬০	০	০০১৫
১১৪৪১	২২৬	২২৭	নিজ	দিঘীর পাড় (নাল)		১	০৮৪০	০	০৪৩২
১১৪৪৩	৩০০	২২৯	নিজ	বাস্তু (নাল)	দালান-১	০	০২০০	০	০০০৮
১১৪৩২	৩২৮	২৮২	নিজ	বাগান (নাল)		০	০৪২০	০	০০১৭
মোট দাগ: ৭				আপন দখলীয় জমির মোট		১	৬১৮০	০	০৬৫৫
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বয়ের মোট					
				সর্বমোট					

Printed On: 18/04/2019

Compared By
Rajib MajumderAuthenticated By
papri chakraborty(RI)

**Land Record Copies of Ujjayanta Palace, Mouza : Agartala Sheet No 14; Khatian No. 1/40;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R. No.)
292, 293, 294, 295, 296, 300, 328, 296, 299, and 289 indicating ownership of the plot/Dag no.s by Land
Revenue Department ,Government of Tripura**

#/18/2019

7/2/19

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

(ONLY FOR DISPLAY)

মৌজা : আগরতলা সিট নং-১৪
তাহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/৪১
রেন্ডিনিউ মার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
তোজি নং :-

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরাম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুশঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০			
	১০০০০০			

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসদায় পরিমাপ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১১৪৪৫	২২৮	২২২	নিজ	দিঘীর পাড় (নাল)		০	২২৮০	০	০১২১
১১৪৪৪	৩০১		মিট নং-১৩	ভিটা (নাল)		০	০৮৭০	০	০০৩৫
১১৪৩০/৭০৮২০	৩২২			নাল	সাধারণের ব্যবহার্য্য	০	০৪১০	০	০০১৭
১১৪২৯ অং	৩৩১			পঞ্চ	সাধারণের ব্যবহার্য্য	০	০২০০	০	০০০৮
১১৪২৯ অং	৩৩২	৩৩৩	নিজ	বাগান (নাল)		০	১৯৬০	০	০০৭৮
১১১৪২৭	৩৩৭	৩৩৬	নিজ	বাস্তু (নাল)	দালান-১	০	০৪২০	০	০০১৭
১১৪২৬	৩৩৮	৩৩৭	নিজ	বাগান (নাল)		০	২০৫০	০	০০৮৩
মোট দাগ:৭				আপন দখলীয় জমির মোট		০	৮৮৬০	০	০৩৫২
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 18/04/2019

Compared By
Rajib MajumderAuthenticated By
papri chakraborty(RI)

**Land Record Copies of Ujjayanta Palace, Mouza : Agartala Sheet No 14; Khatian No. 1/41;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R.
No.) 298, 299, 232, 237 and 238 indicating ownership of the plot/Dag no.s by Land Revenue
Department .Government of Tripura**

4/18/2019

FOR

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

ONLY FOR REGISTER

মৌজা : আগরতলা পিট নং-১৪

খতিয়ান নং : ১/৪২

মহকুমা : সদর

তাহশীল : আগরতলা পূর্ব

রেভিনিউ মার্কেল : আগরতলা পূর্ব

জৌজি নং : -

উপরিবৃত্ত স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পর্যাপ্ত অংশ	রাজস্ব	যে তারিখ হইতে শাস্তি খাজনা আদায়ে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুষঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০			

১০০০০০

অত্র স্বত্বের আপল দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মত্বে	অত্র স্বত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
১১৪০৭	২৮২		সিট নং-১৩	ভিটা (নাল)		০	০৮৬০	০	০০৩৫
১১৪০৮	২৮৩			নাগা	সাধারণের ব্যবহার্য	০	০৩০০	০	০০১২
১১১৪০৯	২৮৬		সিট নং-১৩	বাগান (নাল)		০	৭০৬০	০	০২৮৬
১১৪৪২	২৯৯		সিট নং-১৩	বাগান (নাল)		০	৮৬৪০	০	০৩৫০
১১৪৩১	৩৩৩	৩২৯	নিজ	করণ (নাল)	দলান-১ প্রঃ গনদূত পত্রিকা অফিস	০	০৪৬০	০	০০১৯
১১৪২৮	৩৩৪			রায়া	সাধারণের ব্যবহার্য	০	০৭২০	০	০০২৯
১১৪৩৩	৩৩৫	২৮৯	নিজ	বাগান (নাল)		০	০৪১০	০	০০১৭
মোট দাগ: ৭				আপল দখলীয় জমির মোট		১	৮৪৫০	০	০৭৪৮
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 18/04/2019

Compared By
Rajib MajumderAuthenticated By
papri chakraborty(RI)

**Land Record Copies of Ujjayanta Palace, Mouza : Agartala Sheet No 14; Khatian No. 1/42;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R.
No.) 282 and 289 indicating ownership of the plot/Dag no.s by Land Revenue Department
,Government of Tripura**

A.T.S. No + 13(P).

ਸਿੱਟੇ ਨੰਬਰ ੧੩(੧੩)



ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

COPY FOR DISPLAY

মৌজা : আগরতলা সিট নং-১৪
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/৪১
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
তোাজ নং :-

উপরিস্থ স্বত্ত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	ব্রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)

Reference No.:

অত্র স্বত্ত্ব

স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্ত্বের শ্রেণী ও বিবরণ	স্বত্ত্বের বিশেষ নিয়ম ও অনুযঙ্গ	অধীনস্থ স্বত্ত্ব, অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০ ১০০০০০			

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্ত্বের বসদায় পরিমাণ			
সাবেক (১১)	হাল (১২)	দাগ নম্বর (১৩)	দখলকার (১৪)			একর (১৭)	শতক	হেক্টর	আর (১৮)
১১৪৪৫	২৯৮	২৯৯	নিজ	দিঘীর পাড় (নাল)		০	২৯৮০	০	০১২১
১১৪৪৪	৩০১		সিট নং-১৩	ভিটা (নাল)		০	০৮৭০	০	০০৩৫
১১৪৩০/৭০৮২০	৩২৯			নালা	সাধারণের ব্যবহার্য	০	০৪১০	০	০০১৭
১১৪২৯ অং	৩৩১			পথ	সাধারণের ব্যবহার্য	০	০২০০	০	০০০৮
১১৪২৯ অং	৩৩২	৩৩৩	নিজ	বাগান (নাল)		০	১৯৩০	০	০০৭৮
১১৪২৭	৩৩৭	৩৩৬	নিজ	বাস্তু (নাল)	দালান-১	০	০৪২০	০	০০১৭
১১৪২৬	৩৩৮	৩৩৭	নিজ	বাগান (নাল)		০	২০৫০	০	০০৮৩
মোট দাগ: ৭				আপন দখলীয় জমির মোট		০	৮৮৬০	০	০৩৫৯
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্ত্বের মোট					
				সর্বমোট					

Printed On: 12/07/2019

Compared By
Rajib MajumderAuthenticated By
papri chakraborty(RJ)

Eastern Side of Lake

Land Record Copies of Ujjayanta Palace, Mouza: Agartala Sheet No 14; Khatian No. 1/42; Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R. No.) 298 and 299 indicating ownership of the plot/Dag no.s by Land Revenue Department ,Government of Tripura

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা : আগরতলা সিট নং-১৩
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/২২
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
তৌজি নং :-

উপরিস্থ স্বত্ত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)

Reference No.:

অত্র স্বত্ত্ব

স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্ত্বের শ্রেণী ও বিবরণ	স্বত্ত্বের বিশেষ নিয়ম ও অনুসঙ্গ	অধীনস্থ স্বত্ত্ব, অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০ ১০০০০০			

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর	উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্ত্বের বসদায় পরিমাণ				
	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর	
(১১)	হাল	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)	(১৮)		
১০৬৯৬অং	৭২৫		সড়ক	ভিটা (নাল)		১	৩৮৯৬	০	০৫৬২
১০৭০৩	৭৩৪		রাস্তা	ভিটা (নাল)		০	০৫০০	০	০০২০
১০৬৯৯	৭৩৬			ড্রেন	সাধারণের ব্যবহার্য	০	০২০০	০	০০০৮
১০৭০২	৭৩৯		রাস্তা	করণ (নাল)	দালান-১, প্রঃ পর্যটন বিভাগ	০	৪১০০	০	০১৬৬
১০৭০৪	৭৪০			সড়ক	সাধারণের ব্যবহার্য, প্যালেস কম্পাউন্ড রোড	০	১০৫০	০	০০৪২
১০৬৭০	৭৪৭	৭৪৮	নিজ	বাসভূ (নাল)	ত্রিপুরা সরকারের পক্ষে বিভাগ কর্তৃক রক্ষিত	০	০৬০০	০	০০২৪
১০৬৬৯	৭৪৮	৭৫০	বেতার বিভাগ	করণ (নাল)	ত্রিপুরা সরকারের পক্ষে কর্তৃক রক্ষিত টিন ঘর-১	০	১৮০০	০	০০৭৩
১০৬৬৮অং	৭৫০		রাস্তা	করণ (নাল)	দালান-২, প্রঃ আগরতলা বেতার কেন্দ্র	১	৭৯৯০	০	০৭২৮
মোট দাগ:৮					আপন দখলীয় জমির মোট	৪	০১৩৬	০	১৬২৩
					জের	০	০০০০	০	০০০০
					অধীনস্থ স্বত্ত্বের মোট				
					সর্বমোট				

Printed On: 12/07/2019

Compared By
Rajib Majumder

Authenticated By
Narayan Ghosh

Rear Garden in Ujjayanta Palace complex

Land Record Copies of Ujjayanta Palace, Mouza: Agartala Sheet No 14; Khatian No. 1/42;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R.
No.) 725 indicating ownership of the plot/Dag no. by Land Revenue Department ,Government of
Tripura

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা : আগরতলা সিট নং-১৩
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/২৩
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
জৌজি নং : -

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরম্পরা অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুসঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০ ১০০০০০			

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর	সাবেক (১১)	হাল (১২)	উত্তর সীমানা		জমির শ্রেণী (১৫)	মন্তব্য (১৬)	অত্র স্বত্বের বসনীয় পরিমাণ			
			দাগ নম্বর (১৩)	দখলকার (১৪)			একর (১৭)	শতক (১৮)	হেক্টর (১৯)	আর (২০)
১০৬৮০/৩৫৮৬৮,৩৫৮৬৯অং		৫৫৮	৫৫৬	নিজ	পুকুর (নাল)		০	২০৭৫	০	০০৮৪
১০৬৮০/৫১০৫৭অং		৫৬৬	৫৫৮	নিজ	করণ (নাল)	দং স্বাস্থ বিভাগ প্রঃ চীফ মেডিক্যাল অফিস	১	১৪৬০	০	০৪৬৪
১০৬৭৩		৭২২			সড়ক	সাধারণের ব্যবহার্য	০	৪৩৮০	০	০১৭৭
১১৩২৮/৫১০৫৮অং		৭৩০			ড্রেন	সাধারণের ব্যবহার্য	০	০২৪০	০	০০১০
১০৬৯৭অং		৭৩৮			সড়ক	সাধারণের ব্যবহার্য প্রঃ প্যালেস কমপাউন্ড	০	১৩৫৫	০	০০৫৫
১০৬৭১অং		৭৪৬			ড্রেন	সাধারণের ব্যবহার্য	০	০২৬৩	০	০০১১
১০৬৭২		৭৪৯		রাস্তা	ভিটা (নাল)		০	০৭৭০	০	০০৩১
১০৬৬৮/২৫৬০০অং		৭৫১			ড্রেন	সাধারণের ব্যবহার্য	০	০৩৯৪	০	০০১৬
মোট দাগ:৮						আপন দখলীয় জমির মোট	২	০৯৩৭	০	০৮৪৮
						ড্রেন	০	০০০০	০	০০০০
						অধীনস্থ স্বত্বের মোট				
						সর্বমোট				

Printed On: 12/07/2019

Compared By
Rajib Majumder

Authenticated By
Narayan Ghosh

Astabal

Land Record Copies of Ujjayanta Palace, Mouza: Agartala Sheet No 14; Khatian No. 1/42;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R.
No.) 749 indicating ownership of the plot/Dag no. by Land Revenue Department , Government of
Tripura

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা : আগরতলা সিট নং-১৩
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/২২
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
ভৌমিক নং :-

উপরিস্থ স্বত্ত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-	-	-	-	-

Reference No.:

অত্র স্বত্ত্ব

স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্ত্বের শ্রেণী ও বিবরণ	স্বত্ত্বের বিশেষ নিয়ম ও অনুমতি	অধীনস্থ স্বত্ত্ব, অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০ ১০০০০০			

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্ত্বের বসদীয় পরিমাণ			
সাবেক (১১)	হাল (১২)	দাগ নম্বর (১৩)	দখলকার (১৪)			একর (১৭)	শতক	হেক্টর	আর (১৮)
১০৬৯৬অং	৭২৫		সড়ক	ভিটা (নাল)		১	৩৮৯৬	০	০৫৬২
১০৭০৩	৭৩৪		রাস্তা	ভিটা (নাল)		০	০৫০০	০	০০২০
১০৬৯৯	৭৩৬			ড্রেন	সাধারণের ব্যবহার্য	০	০২০০	০	০০০৮
১০৭০২	৭৩৯		রাস্তা	করণ (নাল)	দালান-১, প্রঃ পর্যটন বিভাগ	০	৪১০০	০	০১৬৬
১০৭০৪	৭৪০			সড়ক	সাধারণের ব্যবহার্য, প্যালেস কম্পাউন্ড রোড	০	১০৫০	০	০০৪২
১০৬৭০	৭৪৭	৭৪৮	নিজ	বাস্তু (নাল)	ত্রিপুরা সরকারের পক্ষে বিভাগ কর্তৃক রক্ষিত	০	০৬০০	০	০০২৪
১০৬৬৯	৭৪৮	৭৫০	বেতার বিভাগ	করণ (নাল)	ত্রিপুরা সরকারের পক্ষে কর্তৃত্বক রক্ষিত টিন ঘর-১	০	১৮০০	০	০০৭৩
১০৬৬৮অং	৭৫০		রাস্তা	করণ (নাল)	দালান-২, প্রঃ আগরতলা বেতার কেন্দ্র	১	৭৯৯০	০	০৭২৮
মোট দাগ:৮				আপন দখলীয় জমির মোট		৪	০১৩৬	০	১৬২৩
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্ত্বের মোট					
				সর্বমোট					

Printed On: 12/07/2019

Compared By
Rajib Majumder

Authenticated By
Narayan Ghosh

Food Court

Land Record Copies of Ujjayanta Palace, Mouza: Agartala Sheet No 14; Khatian No. 1/42;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R.
No.) 747 & 748, 748 and 750 indicating ownership of the plot/Dag no.s by Land Revenue
Department ,Government of Tripura

ত্রিপুরা সরকার
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মোজা : আগরতলা সিট নং-১৩
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১১৭৯
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর
তোজি নং : -

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-	-	-	-	-

Reference No.: MR-২০১৫২০৯৯৭

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুযুক্ত	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
দখলকার		দখলকার	Amalgamated with MR no. ২০১৫২১০০০, ২০১৫২০৯৯৮, ২০১৫২০৯৯২, ২০১৫২০৯৯৪	
১ ত্রিপুরা সরকারের পক্ষে আগরতলা পৌর পরিষদ কর্তৃক রক্ষিত সাং-আগরতলা	১০০০০০			
	১০০০০০			

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)	(১৮)	(১৯)	(২০)
PH-২০০, ১০৭১২ অং	৮৬০/৩৭৪২			রাস্তা	১০০৮/১ নং খতিয়ান হইতে আগত	০	০২৬৭	০	০০১১
১০৭১২ অং	৮৬২	৮৬১	সঞ্জীব	ভিটা (নাল)	১০০৮/১ নং খতিয়ান হইতে আগত	০	০২৬০	০	০০১১
১০৭০৬ অং	৮৭৩	৮৭৪	নিজ	ভিটা (নাল)		০	০১০০	০	০০০৪
১০৭০৬ অং	৮৭৪	৮৭৫	নিজ	ভিটা (নাল)		০	০১০০	০	০০০৪
১০৭০৬ অং	৮৭৫	৮৭৬	নিজ	ভিটা (নাল)	অনুমতি নং মিনু দেববর্মা স্বামী: সুবীর কৃষ্ণ দেববর্মা সাং- নিজ	০	০০৬২	০	০০০৩
১০৭০৬ অং	৮৭৬	৮৬২	নিজ	ডোবা (নাল)		০	১৫৬৬	০	০০৬৩
১০৭০৬ অং	৮৭৭			রাস্তা		০	০০৬২	০	০০০৩
মোট দাগ:৭				আপন দখলীয় জমির মোট		০	২৪১৭	০	০০৯৯
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট		০	২৪১৭	০	০০৯৯

Printed On: 12/07/2019

Compared By
Raju Modak

Authenticated By
Tarun Kanti Sarkar(DCM)

Car Parking

Land Record Copies of Ujjayanta Palace, Mouza: Agartala Sheet No 14; Khatian No. 1/42;
Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : AgartalaEast; Dag No (R.S. / L.R.
No.)
876 and 862 indicating ownership of the plot/Dag no.s by Land Revenue Department ,Government
of Tripura

Appendix 5: Compliance to Applicable Labour Laws

- (i) Including Amendments Issued from Time to Time Applicable to Establishments Engaged in Construction of Civil Works
- (ii) Workmen Compensation Act, 1923 - The Act provides for compensation in case of injury by accident arising out of and during the course of employment.
- (iii) Payment of Gratuity Act, 1972 - Gratuity is payable to an employee under the Act on satisfaction of certain conditions on separation if an employee has completed 5 years' service or more or on death at the rate of 15 days wages for every completed year of service. The Act is applicable to all establishments employing 10 or more employees.
- (iv) Employees' PF and Miscellaneous Provisions Act, 1952 - The Act provides for monthly contributions by the employer plus workers @10 % or 8.33 %. The benefits payable under the Act are: (a) Pension or family pension on retirement or death as the case may be; (b) deposit linked insurance on the death in harness of the worker; (c) payment of PF accumulation on retirement/death etc.
- (v) Maternity Benefit Act, 1951 - The Act provides for leave and some other benefits to women employees in case of confinement or miscarriage etc.
- (vi) Contract Labour (Regulation and Abolition) Act, 1970 - The Act provides for certain welfare measures to be provided by the Contractor to contract labor and in case the Contractor fails to provide, the same are required to be provided by the Principal Employer by Law. The principal employer is required to take Certificate of Registration and the Contractor is required to take a License from the designated Officer. The Act is applicable to the establishments or Contractor of principal employer if they employ 20 or more contract labor.
- (vii) Minimum Wages Act, 1948 - The employer is supposed to pay not less than the Minimum Wages fixed by appropriate Government as per provisions of the Act if the employment is a scheduled employment. Construction of Buildings, Roads, Runways are scheduled employment.
- (viii) Payment of Wages Act, 1936 - It lays down as to by what date the wages are to be paid, when it will be paid and what deductions can be made from the wages of the workers.
- (ix) Equal Remuneration Act, 1979 - The Act provides for payment of equal wages for work of equal nature to Male and Female workers and not for making discrimination against Female employees in the matters of transfers, training and promotions etc.
- (x) Payment of Bonus Act, 1965 - The Act is applicable to all establishments employing 20 or more workmen. The Act provides for payments of annual bonus subject to a minimum of 8.33 % of wages and maximum of 20 % of wages to employees drawing Rs. 3,500/- per month or less. The bonus to be paid to employees getting Rs. 2,500/- per month or above up to Rs.3,500/- per month shall be worked out by taking wages as Rs.2,500/- per month only. The Act does not apply to certain establishments. The newly set up establishments are exempted for five years in certain circumstances. Some of the State Governments have reduced the employment size from 20 to 10 for the purpose of applicability of the Act.

- (xi) Industrial Disputes Act, 1947 - The Act lays down the machinery and procedure for resolution of industrial disputes, in what situations a strike or lock-out becomes illegal and what are the requirements for laying off or retrenching the employees or closing down the establishment.
- (xii) Industrial Employment (Standing Orders) Act, 1946 - It is applicable to all establishments employing 100 or more workmen (employment size reduced by some of the States and Central Government to 50). The Act provides for laying down rules governing the conditions of employment by the employer on matters provided in the Act and get the same certified by the designated Authority.
- (xiii) Trade Unions Act, 1926 - The Act lays down the procedure for registration of trade unions of workmen and employees. The trade unions registered under the Act have been given certain immunities from civil and criminal liabilities.
- (xiv) Child Labor (Prohibition and Regulation) Act, 1986 - The Act prohibits employment of children below 14 years of age in certain occupations and processes and provides for regulation of employment of children in all other occupations and processes. Employment of child labor is prohibited in Building and Construction Industry.
- (xv) Inter-State Migrant Workmen's (Regulation of Employment and Conditions of Service) Act, 1979 - The Act is applicable to an establishment which employs 5 or more inter-state migrant workmen through an intermediary (who has recruited workmen in one state for employment in the establishment situated in another state). The inter-state migrant workmen, in an establishment to which this Act becomes applicable, are required to be provided certain facilities such as housing, medical aid, traveling expenses from home up to the establishment and back, etc
- (xvi) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and the Cess Act of 1996 - All the establishments who carry on any building or other construction work and employ 10 or more workers are covered under this Act. All such establishments are required to pay Cess at rate not exceeding 2% of the cost of construction as may be notified by the Government. The employer of the establishment is required to provide safety measures at the building or construction work and other welfare measures, such as canteens, first-aid facilities, ambulance, housing accommodation for workers near the workplace etc. The employer to whom the Act applies has to obtain a registration certificate from the Registering Officer appointed by the Government.

Appendix 6: NOC from Higher Education Department

**Government of Tripura
Directorate of Higher Education**


No.F.5 (37)-DHE/PLG/2018 /1424(03)

Date- 26/08/2019.

MEMORANDUM

The Directorate of Higher Education has "No objection" with regard to the proposed project for installing smart Elements inside & outside the premises of Ujjayanta Palace under the Agartala Smart City Ltd to be implemented from the ADB loan fund. The activities related to the project may be undertaken in consultation with the Head of Office, Tripura State Museum, Agartala provided the 'aesthetic quality' and 'heritage value' of the Ujjayanta Palace is maintained.

This is issued in reference to letter of the Executive Officer, Agartala Smart City Ltd. vide No.- F.4(20) (ASCL)/ 2017-18/2323-2327 dt.20.08.2019.


(Saju Vaheed A.)
Director of Higher Education
Tripura

Copy to-

1. The Chief Executive Officer, Agartala Smart City Limited & Municipal Commissioner, AMC, Tripura West – for kind information and necessary action please.
- ✓ 2. The Executive Engineer, Agartala Smart City Limited ,Tripura West.
3. The Head of Office, Tripura State Museum, Agartala - for information

Appendix 7: MOU between ASCL and Higher Education Department

MEMORANDUM OF UNDERSTANDING BETWEEN AGARTALA SMART CITY LIMITED (ASCL) AND HIGHER EDUCATION DEPARTMENT, REGARDING THE PROJECTS AROUND UJJAYANTA PALACE COMPOUND.

This **Memorandum of Understanding** (Hereinafter referred as MoU) is entered on date 05th May 2020 by and between **M/s. Agartala Smart City Limited** (Hereinafter referred as '**ASCL**'), a SPV company incorporated under the Companies Act 1956 with Registered Office 1st Floor, U.D. Bhaban, Shakuntala Road, Agartala, West Tripura - 799 001.

AND

Directorate of Higher Education (Hereinafter referred as '**HED**'), with a Registered Office at Shiksha Bhawan, 1st Floor, Office Lane, Agartala, Tripura West, 799001

WITNESSETH

WHEREAS '**ASCL**' is a SPV formed under Smart City Mission for implementation of Agartala Smart City Project.

WHEREAS '**HED**', a Government of Tripura organisation responsible for the overall development of the basic infrastructure of Higher Education sector, and qualitative improvement in the Higher Education through various Universities, Colleges and other institutions.

This MoU describes broadly the agreement between ASCL and HED on the roles and responsibilities during Construction and Operation & Maintenance phases of the proposed Projects at Ujjayanta Palace, being implemented under financial assistance from Asian Development Bank (Hereinafter referred as '**ADB**').

Background

Agartala Smart City Limited (ASCL) has been implementing various projects in the city of Agartala. Out of these projects, three Projects under Agartala City Urban Development Project shall be implemented under financial assistance from the Asian Development Bank (ADB). Out of these three projects Renovation and Restoration of Ujjayanta Palace Garden shall be taken up as one project.

Land required for the Development in the precincts of Ujjayanta Palace, belongs to HED. This MoU covers the understanding between ASCL and HED during the stages of Construction and Operation & Maintenance (O&M) of the projects to be developed in the land of HED.



1.0 The Project

The project aims at preserving the very identity of the Ujjayanta Palace complex by integrating discrete areas in the precincts of the palace, with an aim to create a cohesive urban vocabulary. **Annexure-1** provides a schematic of the proposed development.

2.0 Project Components

The Works involved in the proposed Ujjayanta Palace Project, are as follows:

- (a) Revival of North Gate and transformation of Astabal Structure to shopping arcade
- (b) Development of Food Court
- (c) Car Parking
- (d) Revival of the rear Garden with multiactivity plaza and amphitheatre
- (e) Development of the eastern lake edge
- (f) Development of Water activities on eastern Lake
- (g) Installation for Musical Fountain and Multimedia show in western lake
- (h) Renovation and restoration of Gardens in front of the Palace and illumination of Palace Façade
- (i) Miscellaneous works

3.0 Works Related to Ujjayanta Palace

Key works involved in the project are:

- Civil / Architectural works involving breaking, demolishing restoring, reinstating, refurbishing, repairing, painting of existing structure, etc
- Civil / Architectural Works related to new construction of Food Kiosks, toilets, Pergola, Feature Wall, Amphitheatre & Green Room, multi activity plaza, boundary wall, gate, jetties, irrigation system
- Creation of landscape, gardens, themed plantation, horticulture, hardscape etc
- Electrical Works related to area lighting, street lighting, decorative lighting, façade lighting and musical fountain.
- Mechanical & Electrical Works related to Musical Fountain / Multimedia show related hardware/software components.

4.0 Execution of Overall Project

The project shall be executed by a Contractor to be appointed by ASCL through competitive bidding process as per ADB's guideline for Procurement of Works. The duration of Construction activities is envisaged as 18 months. As per the Contract, there shall be Defects Liability Period (DLP) of 01 (one) Year and Operation & Maintenance (O&M) period of 05 (five) Years. The O&M period of 05 (five) years shall have concurrent DLP in the first year, after completion of Works. The Contract shall be administered by ASCL.



5.0 Execution of Works of Ujjayanta Palace Site

Works related to Ujjayanta Palace shall be executed by appointing a Contractor to be selected through competitive bidding as per procurement guideline of ADB. ASCL shall administer the Contract.

5.1 Obligation of ASCL

- ASCL shall overall monitor and supervise the Contractor's Work.
- ASCL shall issue Performance Certificate to the Contractor on advice of HED.
- All payments related to the Contract shall be made by ASCL.
- Provide ticket vending machine and manpower for collection of entry fees
- Ticketing and management of the Multimedia show.
- ASCL shall arrange provisions of Energy Power.

5.2 Obligation of HED

- HED shall hand over the site(s) mentioned below in the premises of the Ujjayanta Palace for project Works to ASCL for construction before the contractor commences the stipulated work for the contract between ASCL and the Contractor for the work of Renovation and Restoration of Ujjayanta Palace Garden.

The areas which will be handed over by HED are listed below:

- a) Rear Garden revival with proposed Multi-activity Plaza and Amphitheatre (Point no. 3 of Annexure – 1).
 - b) Area for Twin Lakes proposed for Cleaning and Revival (Point no. 5 of Annexure – 1).
 - c) Area on Eastern Lake proposed for Water Activities (Point no. 7 of Annexure – 1).
 - d) Area proposed for Musical Fountain and Laser Show on Western Lake (Point no. 8 of Annexure – 1).
 - e) Area proposed for 3D Light and Sound Show (Point no. 9 of Annexure – 1).
- HED shall issue no objection certificate to ASCL/Contractor for allowing construction activities in the precincts of the Ujjayanta Palace

- HED shall depute a representative for overall coordination, supervision and monitoring of the Contractor's Work during Construction and O&M Phases.
- HED shall continue to carry out the Operation & Maintenance of the Ujjayanta Palace Garden Area excluding the handed over project sites for Renovation and Restoration work at Ujjayanta Palace Compound.

6.0 Revenue Generation and Ownership of Generated Revenue

Many components developed under this project shall generate revenue which may include shopping arcade (Astabal area), Food Court, Parking, Rear Garden, Water activity, Water Fountain, Laser Show etc. Some of these facilities may have entry fees and some facilities may be leased / rented out to private operators.

It is hereby agreed by both the parties that the revenue generated from these facilities shall be collected by ASCL / AMC (Agartala Municipal Corporation). HED shall have no objection to allow ASCL / AMC to lease / rent out these facilities to private operators, as well as for collection of revenue.

It is further agreed that ASCL / AMC shall be the owner of the generated revenue and HED shall have no claim in this revenue.

7.0 Handing Over Works

After the end of Operation & Maintenance period of 05 (five) years as stipulated in paragraph 4.0 of this document and on advice of ASCL, HED shall take hand over of the Project Sites. ASCL/Contractor shall hand over to HED, all as built drawings of the Works executed under the Contract, also the catalogue from various equipment manufacturers, operating manuals, warranties etc.

8.0 Commencement of Maintenance

As stipulated in paragraph 4.0 of this document, the Contractor shall carry out operation and maintenance of the facilities created under this Contract for a period of 05 (five) years.

After the end of Operation & Maintenance period of 05 (five) years and after handing over of the works to HED by ASCL, HED shall take up the Maintenance of the facilities in the Ujjayanta Palace Garden compound created under the contract between ASCL and the Contractor for the work of Renovation and Restoration of the Ujjayanta Palace Garden.



9.0 Financial Aspects

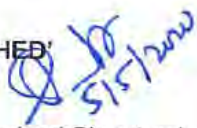
Capital Cost for the project as well as Cost of Operation and Maintenance for 05 (five) years, shall be borne by ASCL.

10.0 Risk and Liability


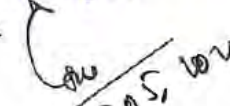
- During Execution, all Contractual Risk and Liabilities shall be borne by the Contractor.
- During Operation & Maintenance period of 05 (five) years, all risks and liabilities associated with operating and maintaining shall be borne by Contractor.

For 'ASCL' 
 (Authorized Signatory)

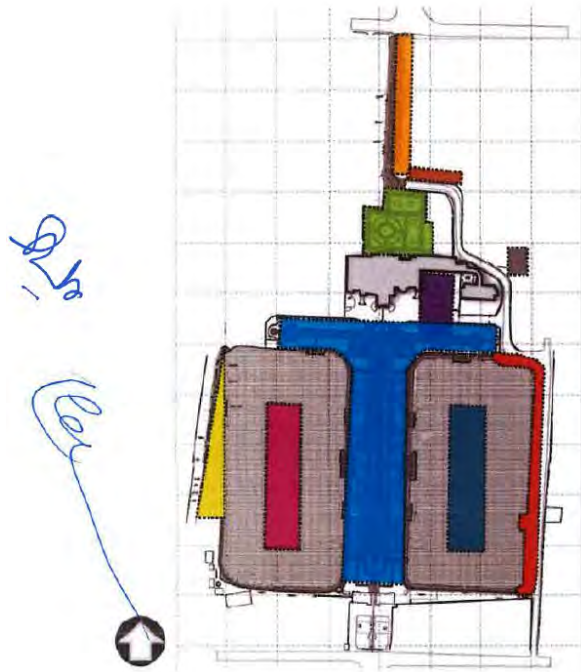
Name:
 Designation:
 Date:

For 'HEP' 
 (Authorized Signatory)

Name:
 Designation: **(Saju Vaheed A)**
 Director,
 Higher Education,
 Govt. of Tripura.
 Date:

Witness:
 1.  (R. Paul)
 EE/ASCL
 05/05/2020
 2. 
 05.05.2020
 G. Mukhopadhyay
 CFO, ASCL

ANNEXURE-1



PROJECT PROPOSALS

- 1** REVIVAL OF NORTH GATE AND TRANSFORMATION OF ASTABAL
- 2** FOOD COURT
- 3** REAR GARDEN REVIVAL WITH PROPOSED MULTI-ACTIVITY PLAZA AND AMPHITHEATRE
- 4** PROPOSAL FOR VISITOR PARKING
- 5** CLEANING AND REVIVAL OF TWIN LAKES
- 6** EASTERN LAKE EDGE DEVELOPMENT
- 7** WATER ACTIVITIES PROPOSALS ON EASTERN LAKE
- 8** PROPOSAL FOR MUSICAL FOUNTAIN AND LASER SHOW ON WESTERN LAKE
- 9** PROPOSAL FOR 3D LIGHT AND SOUND SHOW (DEPARTMENT OF TOURISM)

Appendix 8: Letter issued by ASCL to Directorate of Land Records and Settlement

AGARTALA SMART CITY LIMITED
(CIN: U74999TR2016SGC013499)
**AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE,
PARADISE CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001**

No. F. No. 4(25)/(ASCL)/2018/ 2034-2036 **Date: 27-07-2019**

Directorate of Land Records and Settlement,
Palace Compound,
Indranagar, Agartala,
Tripura 799001

Sub: Regarding Old Building near Ujjayanta Palace.

Dear Sir,

Agartala Smart City Limited (ASCL), an SPV has been incorporated by Agartala Municipal Corporation, to plan, design, implement, coordinate and monitor the smart city project as per Smart city guidelines. As a part of the Smart City plan, Projects that are proposed include renovation, restoration and revival of Ujjayanta Palace complex.

The Food Court Design Proposal of the Complex is planned in place of the existing building which shall be required to be demolished for proposed food court. The above-mentioned building as per land records is as follows.

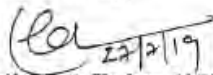
Mouza: Agartala Sheet No 14; Khatian No. 1/42; Mahakuma : Sadar; Tahashil : Agartala East; Revenue Circle : Agartala East; Dag No (R.S. / L.R. No.) 747 & 748, 748 & 750

This was earlier occupied by the Director of Settlement Records Office (Pashchimangsha); Office of the Assistant Survey Officer, Sadar Revenue Circle, West Tripura District; Store room and the PWD Internal Electrification Office.

It is requested that the following be made available for implementing of the proposed activities for renovation, restoration and revival of the Ujjayanta Complex.

- Vacate existing premises and removal of items contained therein.
- No Objection Certificate to be issued for undertaking all activities under the ASCL.

Yours faithfully,


**(Dr. Shaillesh K. Yadav, IAS),
Chief Executive Officer,
Agartala Smart City Limited.**

Enclosed:

1. Revenue Records of the proposed food court and Map.
2. Photographs of the Existing Structure.

Copy to: Team Leader, PMC ASCL for information and necessary action.

② CEO, ASCL for kind information.

Appendix 9: Letter issued by ASCL to PWD Internal Electrification Department for Shifting of Office

AGARTALA SMART CITY LIMITED

(CIN: U74999TR2016SGC013499)

**AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE,
PARADISE CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001**

No. F. No. 4(25)/(ASCL)/2018/ *2031-2033*

Date: 27-07-2019

TO,

PWD Internal Electrification Department,

Nehru Complex,

Agartala

Sub. Shifting of the PWD Internal Electrification Office located in the old building of the Directorate of Land Records.

Dear Sir,

Agartala Smart City Limited (ASCL), an SPV has been incorporated by Agartala Municipal Corporation, to plan, design, implement, coordinate and monitor the smart city project as per Smart city guidelines. As a part of the Smart City plan, Projects are proposed for renovation, restoration and revival of Ujjayanta Palace complex.

Under one of the components for renovation and restoration of Ujjayanta complex, there is a "Proposal for a Food Court" which requires the demolition of the existing building. The building contains an office under your department responsible for electrification for the area under Ujjayanta palace, MCM, Schools, high School, etc. The other rooms are vacant/not in use as the other government office have been shifted from the building to a new building in the adjoining campus housing the Directorate of Land Records, Survey and Settlement.

It is requested that Office is transferred from the exiting building to enable ASCL to carry out necessary action for demolishing the structures for carrying out proposed project intervention.

Yours faithfully,


**(Dr. Shailesh K. Yadav, IAS),
Chief Executive Officer,
Agartala Smart City Limited.**

Enclosed:

1. Enclosed: Revenue Records of the proposed food court and Map.
2. Photographs of the Existing Structure

Copy to: Team Leader, PMC ASCL for information and necessary action.

② CEO, ASCL for kind information