TRANSFER OF DEVELOPMENT RIGHTS

August 2015

Supported under

Comprehensive Capacity Building Programme (CCBP)

Ministry of Urban Development

Government of India
Prepared by: Module Preparation Team:

- K. Sudhakar, Team Leader, State Reforms Performance Management, Telanagan State.

2. Editorial Advise, Guidance and Review

3. Content Contributions:

- Mr. Ravi Rohan, UMC, Senior Research Associate, UMC
- Mr. Vijay Bhaskar, Senior Research Associate, UMC
- Mr. Narendhranath Reddy, Team Leader, RPMC, Eluru.
- Mr. Raghu Ram, Team Leader, RPMC, Mahabubnagar
Table of Contents

1 WHAT IS TDR?..............................................................................................................................................2
  1.1 Purpose of TDR:...........................................................................................................................................2
  1.2 Competent Authority: ....................................................................................................................................3
  1.3 Legal Requirements:.....................................................................................................................................3
  1.4 For Affordable Housing/Slum Development Schemes ..................................................................................3
  1.5 Legal Basis for TDR:.......................................................................................................................................4
  1.6 Development Rights Certificate (DRC), whether transferable / Inheritable: ..............................................4
  1.7 Calculation of Development Right (DR): .......................................................................................................5
  1.8 General Terms and Conditions: ..................................................................................................................6

2 Utilization of Transferable Development Right Certificate.............................................................................8
  2.1 Zones of TDR:..............................................................................................................................................11
  2.2 Utilization of DRC:......................................................................................................................................11

3 Chapter .........................................................................................................................................................13

Transfer of Transferable Development Right Certificate.........................................................................................13

General Terms and Conditions: ............................................................................................................................13
  3.1 Removal of Difficulties:...............................................................................................................................14

Annexure – 'I' .........................................................................................................................................................16

Annexure – 'II' .....................................................................................................................................................20

Format for TDR certificate......................................................................................................................................20
1 WHAT IS TDR?

Transfer of Development Rights (TDR) means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area either himself or transfer it to another in need of the extra built up area for an agreed sum of money.

TDR is land development rights (permitted to be used on new and existing buildings) issued by the ULB’s Urban Local Body (Municipal body, Urban Improvement Trust, Urban Development Authority) in the form of a certificate regulated under the building byelaws or in conjunction with the TDR guidelines framed by State Government from time to time. The TDR in short enables the transfer of development potential partly or fully from one plot to another. TDR certificate shall be issued by ULB’s in lieu of land surrendered by the Owner/private developer, free of cost and free from all encumbrances or by way of declared incentives by State Government for

a) Development of affordable houses under State Affordable Housing Policy in lieu of Floor Area Ratio (FAR) granted as per the Policy.

b) Development of Green spaces- Parks/ Open Spaces/Playgrounds /Water Bodies etc. as per the provision of Master Plan/ Sector Plan.

c) Development of Master Plan/ Sector Plan roads including road widening

d) Development of Public Parking lots.

e) Development of City level Facilities/other public purposes as per Master Plan proposals.

f) Slum rehabilitation scheme under Slum Development

g) In lieu of land surrendered for other purposes as specified by State Government.

1.1 Purpose of TDR:

The process of land acquisition in urban areas for public purpose especially for road widening, parks and play grounds, schools etc., is complicated, costly and time consuming. In order to minimize the time needed and to enable a process, which could be advantageously put into practice to acquire land for reservation purposes mentioned above.
1.2 Competent Authority:

An Officer of the Local Body/UIT/Development Authority designated for the purpose of TDR not below the rank of Commissioner in ULB or Secretary in case of UITs/ Development Authorities.

1.3 Legal Requirements:

The private land owner shall produce all the legal documents in support of the title of the land proposed to be surrendered for generating TDR (Title documents shall be thoroughly scrutinized by the ULB with help of available old records). A legal undertaking may also be taken from the applicant about correctness of his documents. In case of a developer where he has a development agreement with the Land Acquisition Officer, then the original land owner shall surrender the land free of cost to the ULB showing his interest that land is to be surrendered for the purposes shown in clause 2. The Land Acquisition Officer can authorize the developer to act further on his behalf through registered Power of Attorney or through development agreement in case it is registered as conveyance. In such cases TDR will be issued to the owner or developer or to both of them as per the agreement between them or as per the development agreement proportionately as per agreement.

The following land shall not be eligible for TDR :-

i. The land prohibited by order of any court.

ii. For lands under acquisition.

1.4 For Affordable Housing/Slum Development Schemes

In the case of Affordable Housing Scheme under Affordable Housing Policy, after getting in - principle approval of State Government and acceptance of proposal by the ULB and after inviting public objections, the Competent Authority in the concerned urban local body shall execute an agreement in the prescribed format with the developer/owner regarding issue of TDR certificate. The TDR shall be released to the developer as under :-

i. The TDR shall be calculated on the total plot area being reserved for affordable housing project (including EWS / LIG) subject to the norms as prescribed in Affordable Housing Policy

ii. Transferable Development Rights (TDR) Certificates in the prescribed format bearing certificate number will be issued by the Competent Authority of ULB's as notified. Transferable Development Rights (TDR) will be granted to an owner or lessee, who is eligible to surrender land subject to Clause 3 of Chapter-1. (Nomination facility may be provided at the time of issue of TDR certificate and such nomination shall be entered on the TDR certificate at the time of its
issue. This will be valid only in case of death of TDR holder and on application of nominee with the production of death certificate.) The certificate shall specify the FAR credit in square meters of the built-up area in figures and in words to which the owner/developer of such land is entitled. The revenue village, road width, use zone and DLC rate in which the TDR is earned shall also be mentioned in the certificate.

iii. The maximum TDR in terms of area shall not be more than 1.5 times of the total land area. In case of Affordable Housing projects the developer shall be provided double of the permissible FAR (e.g. at the time of launch of Affordable Housing Policy permissible FAR was 1.67/1.80 hence the double FAR for both the cases will be 3.50) in case of slum rehabilitation scheme under Slum Development Policy, 2012 maximum permissible FAR is 4.0 but TDR shall not be more than 1.5 and developer shall consume the maximum FAR on the proposed project site provided all planning parameters and provisions of Building Regulations are fulfilled. The unutilized FAR subject to maximum 1.5 can be taken as TDR.

iv. The TDR certificate in case of Affordable Housing Projects in lieu of flats for EWS/LIG surrendered shall be issued in phases as per the provisions laid down in Affordable Housing Policy and changes therein from time to time. The land armarked for EWS/LIG/MIG will be surrendered to urban local bodies free of cost and the surrender deed will be registered and fully stamped document however it will be exempted from stamp duty and registration fee.

1.5 Legal Basis for TDR:

The Government of Karnataka felt it necessary to amend the K.T.C.P Act 1961 in order to empower the local bodies (Corporations / Planning Authorities) to permit additional FAR for the land handed over free of cost whenever such lands are required for road widening, and/or for formation of new roads or for development of parks, playgrounds and other civic amenities etc. As a result the Government has inserted a new section 14B in the A.P T.C.P Act 1920.

1.6 Development Rights Certificate (DRC), whether transferable / Inheritable:

If the owner of any land which is required for road widening for formation of new roads or development of parks, play grounds, civic amenities etc., those proposed in the plan shall be eligible for the award of Transferable Development Rights. Such award will entitle the owner of the land in the form of a Development Rights Certificate (DRC). Which he may use for himself or transfer to any other person.
1.7 Calculation of Development Right (DR):

**ILLUSTRATION FOR USE OF TRANSFER OF DEVELOPMENT RIGHTS**

**Illustration No. 1:** In a plot area of 500 square meters at road “A”, where floor area ratio is 1.5:-

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>I.</td>
<td>Plot area</td>
</tr>
<tr>
<td></td>
<td>: 500 sqm</td>
</tr>
<tr>
<td>II.</td>
<td>Permissible floor area</td>
</tr>
<tr>
<td></td>
<td>: 1.5</td>
</tr>
<tr>
<td>III.</td>
<td>Buildable Floor Area</td>
</tr>
<tr>
<td></td>
<td>: 500 x 1.5 sqm = 750 Sqm.</td>
</tr>
<tr>
<td>IV.</td>
<td>Area surrendered</td>
</tr>
<tr>
<td></td>
<td>: 100 sqm</td>
</tr>
<tr>
<td>V.</td>
<td>Additional floor area in the form of Development rights</td>
</tr>
<tr>
<td></td>
<td>: 150 sqm</td>
</tr>
<tr>
<td>VI.</td>
<td>Plot area after surrender</td>
</tr>
<tr>
<td></td>
<td>: 500 – 100 = 400 sqm</td>
</tr>
<tr>
<td>VII.</td>
<td>Buildable floor area in plot area of 400 sqm (after surrender)</td>
</tr>
<tr>
<td></td>
<td>a) If Additional Floor area is not utilized in the same plot</td>
</tr>
<tr>
<td></td>
<td>: 750 sqm</td>
</tr>
<tr>
<td></td>
<td>b) If Additional Floor area is utilized in the same plot</td>
</tr>
<tr>
<td></td>
<td>: 750 + 150 = 900 sqm</td>
</tr>
</tbody>
</table>

**Illustration No. 2:** In a plot area of 500 square meters at road “B”, where floor area ratio is 0.75:-

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>I.</td>
<td>Plot area</td>
</tr>
<tr>
<td></td>
<td>: 500 sqm</td>
</tr>
<tr>
<td>II.</td>
<td>Permissible floor area</td>
</tr>
<tr>
<td></td>
<td>: 0.75</td>
</tr>
<tr>
<td>III.</td>
<td>Buildable Floor Area</td>
</tr>
<tr>
<td></td>
<td>: 500 x 0.75 = 375 sqm</td>
</tr>
<tr>
<td>IV.</td>
<td>Area surrendered</td>
</tr>
<tr>
<td></td>
<td>: 100 sqm</td>
</tr>
<tr>
<td>V.</td>
<td>Additional floor area in the form of Development rights</td>
</tr>
<tr>
<td></td>
<td>: 150 sqm</td>
</tr>
<tr>
<td>VI.</td>
<td>Plot area after surrender</td>
</tr>
<tr>
<td></td>
<td>: 500 – 100 = 400 sqm</td>
</tr>
<tr>
<td>VII.</td>
<td>Buildable floor area in plot area of 400 sqm (after surrender)</td>
</tr>
<tr>
<td></td>
<td>c) If Additional Floor area is not utilized in the same plot</td>
</tr>
<tr>
<td></td>
<td>: 375 sqm</td>
</tr>
</tbody>
</table>
d) If Additional Floor area is utilized in the same plot: \[375 + 150 = 525 \text{ sqm}\]

**Illustration No. 3:** In a plot area of 500 square meters at road “C”, where floor area ratio is 0.75 and Development right of 150 sqm originated at road “A” is transferred:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>I.</td>
<td>Plot area</td>
</tr>
<tr>
<td>II.</td>
<td>Permissible floor area</td>
</tr>
<tr>
<td>III.</td>
<td>Buildable Floor Area</td>
</tr>
<tr>
<td>IV.</td>
<td>Additional floor area transferred for road “A”</td>
</tr>
<tr>
<td>V.</td>
<td>Total Buildable floor area</td>
</tr>
</tbody>
</table>

1.8 **General Terms and Conditions:**

a) The Transferable Development Rights Certificate will be issued only in the name of individuals, Private Limited and Limited companies, Statutory Corporations or institutions & registered trusts. It shall not be issued in the name of partnership firms, nominees, agents or any other such persons. If the property stands in the name of partnership firms, TDR shall be issued in the name of partnership firm.

b) The specimen signature / thumb impression in application for grant of TDR shall have to be attested by a Magistrate under his official seal.

c) In respect of property held jointly by several persons, the Competent Authority of ULB’s shall issue only one certificate and delivery of TDR Certificate to one of the several joint holders only on the written request made through an application duly signed by all and the same shall be treated as sufficient delivery to all such holders. However it will be necessary to obtain a registered relinquish deed from other co-owners for issuing TDR certificate in the name of one owner.
d) TDR shall be issued under the seal & signature of the Competent Authority of ULB’s. Two original TDR certificates shall be prepared, of which one is required to be kept in official record of the Competent Authority and second will be issued to the applicant after entry in a ledger and an account number shall be assigned.

e) The TDR shall be revalidated after 15 years for next 5 years subject to payment of processing fee. of revalidation @ of 0.5% of actual valuation of TDR value on the basis of prevailing DLC rate of the area from where TDR is generated except land surrendered under Affordable Housing Policy. In case of affordable housing projects 0.1% of actual valuation of TDR value on the basis of prevailing DLC rate of the area from where TDR is generated shall be charged. However after a period of 20 years from the date of issue of TDR certificate revalidation can be done every 5 years only after payment of processing fee @ 5% of actual valuation to be calculated on the basis of prevailing DLC rate at the time of revalidation.

f) The registered holders of the TDR shall not mortgage, pawn, pledge, hypothecate or create any charge or claim on the TDR. The local bodies will not accept any application or claim for transfer of TDR on the basis of any charge as aforesaid created on the TDR. The TDR will not be split on the basis of any charge created on the TDR.

g) In case the TDR Certificate is defaced, lost or destroyed and sufficient proof thereof is submitted to the Competent Authority of ULB, the same may be replaced on payment of charges as 0.1% of the prevailing DLC rates of the land on which TDR has been issued and on submitting the necessary undertaking, indemnity bond, investigating evidences (copy of FIR), etc. and by giving advertisement in 2 local newspapers.
2 Utilization of Transferable Development Right Certificate

1. TDR generated in an urban area can be utilized within the same urban area only.
2. In case the applicant is holder of power of attorney or limited company or corporate body of registered societies and trust, the registered power of attorney or relevant resolution regarding authority to file application or request for transfer, together with certified copy of the Memorandum & Article of Association and / or Bye-laws should accompany the application and utilization form.
3. The TDR shall be utilized in various receiving zones over and above the prescribed standard FAR subject to the maximum FAR in Building Regulations or as per the directions issued by the Government from time to time.
4. In case there are two Competent Authorities in any urban area, before permitting utilization of TDR, NOC will be obtained from the agency in whose jurisdiction land falls where it is proposed to be used,
5. The utilization of TDR in favour of an NRI and a foreign national will be subject to rules and regulations of the Reserve Bank of India/Government of India.
6. The utilization of TDR shall be in multiples of 50 sq. mts. only except the last remainder. Any request of the transferor / or of transferee for utilization of TDR other than in multiples of 50 sq. mts. shall not be considered.
7. The Competent Authority may reject the application for utilization of TDR in the following circumstances: -
   a) If any dues payable by the owner of the property, to the State Govt. / Municipal Corporation prior to the date of submission of project or surrender of land , then the Competent Authority can withhold utilization of the TDR unless all the State Govt. / Municipal Corporation dues are paid by the owners.
   b) If the property is handed over to the ULB’s and TDR is obtained by fraudulent means (illegal title of land surrendered/wrong measurement etc.), then the Competent Authority shall reserve the rights for granting permission to transfer / utilize the TDR and / or forfeiting TDR.
8. In case of a utilization of TDR jointly held all the joint holders of TDR Certificate shall have to sign the application form to be used for utilization.
9. The utilization of the TDR shall not be accepted unless and until the entry for utilization of TDR is authenticated by the Competent Authority.

10. Any utilization of TDR shall be charged at the rate of Rs. 10/- per sq. mts. subject to minimum of Rs. 1000/- as utilization fees.

11. The utilization of TDR can be considered by the Competent Authority only if the application for utilization is submitted in prescribed form along with the necessary documents and on making payment of utilization fees. The procedure for utilization of TDR shall be as under:-

12. The applicant seeking to use the TDR shall obtain a letter in the prescribed format from the building plan approving officer of the concerned local body stating the extent to which TDR can be utilized on the proposed plot of land. Building Plan approving officer shall issue this certificate within a period of 3 months.

13. The applicant shall submit the above letter with an application to the competent authority of ULB for issue of authority letter for utilization of TDR in the name of building plan approval authority with full details where the TDR is proposed to be used.

14. The competent authority (who had issued TDR certificate) after examination of the TDR certificate and records shall issue a authority
2.1 Zones of TDR:

Based on the intensity of development, the city is divided into intensively developed (A-zone), moderately developed (B-zone) and sparsely developed (C-zone) zones in the plan. The transfer of Development Rights shall be from intensely developed zone to other zones and not vice versa.

2.2 Utilization of DRC:

i. The DRC so permitted may be utilized either at the remaining portion of the area after surrender which will be limited to a maximum of 0.6 times eligible floor area ratio as additional floor area ratio in lieu of transfer of DRC, irrespective of road width.

ii. The receiving plot shall abut not less than 12 mtr. wide road.

iii. The receiving plot can utilize a maximum of 0.6 times the eligible FAR for that plot.

iv. The utilization of DRC in favour of NRI or Foreign Nationals will be subject to rules and regulations of the RBI.

v. The Authority may charge a fee of Rupees one hundred for grant transfer / utilization / revalidation etc., of DRC.

vi. The TDR will be allowed to be utilized in multiples of 10 sq.mtrs only, except the last remainder.

vii. The instrument of utilization of DRC shall have to be executed by both the parties – transferer and transferee.

viii. For each request to utilize the DRC separate utilization form shall be submitted to the Authority.

ix. The utilization form requesting to utilize the DRC shall be valid for six months from the date of issue of utilization form.

x. The DRC shall be valid for a period of 5 years. However, the same will be revalidated for a further period of 5 years. The DRC shall however, shall lapse after expiry of 10 years.

xi. 11. The Authority may reject / cancel the grant of DRC in the following circumstances:
a) If any dues payable by the owners of the property to the State Government / Local Authority, prior to the date of handing over physical possession of the properties to the (Bangalore Mahanagara Palike) Authority.

b) Where DRC is obtained by fraudulent means,

c) Where there is a dispute on the title of the land, till settled by the competent court.
3 Chapter

Transfer of Transferable Development Right Certificate

General Terms and Conditions:

1. The specimen signature and thumb impression in the application of transfer form shall have to be attested by a Magistrate or Notary Public under his Official seal.
2. Transfer of TDR shall be permitted if the TDR is to be utilized in receiving zone as specified in guidelines of use of TDR.
3. The transfer of TDR in favor of NRI and foreign Nationals will be subject to rules and regulations of the Reserve Bank of India.
4. The Competent Authority may reject the application for transfer of TDR in the following circumstances:
   a) If any dues payable by the owners of the property to the State Govt. / Municipal Corporation prior to date of submission of the project level of the property to the ULB's, then the Competent Authority can withhold transfer of the TDR unless all the State Govt. / Municipal Corporation's dues are paid by the owners.
   b) If the property so handed over to the ULB's and TDR is obtained by fraudulent means, then the Competent Authority shall reserve right for granting permission to transfer the TDR and / or forfeit the TDR.
5. The transfer form shall be signed by all the joint holders of the TDR.
6. Agreement of transfer of TDR shall have to be executed by both the transferor/s and transferee/s and stamp duty as applicable under provision of Registration Act as conveyance deed shall be paid on each transaction/transfer.
7. The transferor/s will not be treated as registered holder of TDR until authenticated by the Competent Authority.
8. Any transfer of TDR shall be charged at the rate of Rs. 10/- per sq. mts. subject to minimum of Rs. 1000/- which will be part of BSUP fund in the Local Body.
9. That the transfer TDR can be considered by the Competent Authority only if the transfer application is submitted in the prescribed form along with necessary documents and on making payment of transfer fees.
10. That the Competent Authority may decline to transfer any TDR under the following circumstances:
    a) Under direction from the competent court.
    b) If the Competent Authority is of opinion that transfer has been obtained by fraudulent means and in such situation the TDR will be forfeited.
    c) If the transfer application does not comply with the terms and conditions or rules which may be prescribed by the Competent Authority from time to time?
    d) If the agreement of transfer of TDR is not duly signed by the transferor/s and transferee/s.
e) If the agreement of transfer is not accompanied by the original TDR certificate.

f) If the instrument of transfer does not include any such evidence as may be required by Competent Authority to show right of transferor/s to make the transfer.

11. That every transfer of TDR shall be got approved from the Competent Authority

12. In case of death of holders of TDR certificate, the TDR will be transferred only on production of succession certificate / letter of Administrative and / or probate in case of a will. On production of aforesaid documents names of the legal heirs will be included in the TDR.

13. In case if the TDR holder is minor the transfer will be considered as per the prevalent practice in the concerned ULB's

14. The transferee/s if so desire will be permitted to take a search before making any application to transfer of the TDR / utilization of TDR on making payment of prescribed fees to the ULB.

15. For each TDR, separate transfer application shall have to be submitted to the Competent Authority.

16. The request for the transfer of the TDR shall not be considered if the same is not accompanied with the transfer application in the prescribed Performa along with transfer fee and original TDR certificate and agreement for transfer / utilization of TDR.

3.1 Removal of Difficulties:–

In case of any difficulty in the implementation of the Policy matter may be placed before the Empowered Committee headed by Minister, Urban Development, Housing & LSG Department. Empowered Committee may take a decision in such cases and issue such direction as are deemed necessary for implementation of the Policy.
Summary of the Module

Transfer of Development Rights (TDR) is a market-based mechanism that promotes responsible growth, while conserving areas such as working forest, prime agricultural areas and environmentally sensitive lands. A Transfer of Development Rights (TDR) is a certificate from the Municipal Corporation that the owner of a property gets where his/her property (either part or whole) is reserved for the purpose of public utilities such as road, garden, school etc.

Local Governments can use TDR to direct development in specific zones. They can use this tool to preserve farming areas, forested areas, heritage areas etc. by allowing its owners to give up their rights to develop these spaces commercially in lieu of TDR. The public stands to gain, as private sector funds are used to purchase the development rights, thus avoiding large public expenditures. Farmland and environmentally sensitive areas are protected, and development occurs in suitable areas, resulting in more efficient public services.

Compensation to land owners to give their developmental rights should be market price based and not based on archaic and imaginary government registration prices. The program must be equitable to all parts of a City, to ensure that uneven development does not happen.

TDR programs must be implemented synchronously with sound urban planning and zoning regulations, with streamlined land title registration, with right pricing for TDR, with an efficient trading mechanism for TDR and good communication. The local Government cannot arbitrarily decide on TDR pricing based on end use. The process of TDR issuance and purchases should not be bureaucratic. There ought to a well-planned communication to make people understand and buy into TDR programs. Private Banks and exchanges must be involved to drive the TDR program.

The fundamental principle of TDR is that the owner continues to own the land. TDR is not the only tool that is being used this way. Other acquisition tools such as ‘eminent use’ principles are also employed as legal instruments to rob people of their fundamental rights. This must be stopped.
Annexure – 'I'

APPLICATION FOR TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE

To,
The Competent Authority,

Urban Local Bodies,

(Name of City)

Sir,

I intend to surrender the under mentioned land bearing khasra number ……… having area ……… sqm situated at village road / sector road / master plan road in the Master Plan area reserved for the land proposed as per the provisions of State Housing Policy 2009 for allotment of "Transferable Development Right Certificate" under use of TDR guidelines.

<table>
<thead>
<tr>
<th></th>
<th>Full Name of the applicant</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Name(s) of the Owner(s)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Address of the Applicant</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Address of Owner(s)</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Name &amp; Address of the Licensed Architect employed</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Jamabandi of the land as issued by the concerned area patwari / tehsildar</td>
<td>Enclosed at annexure-…..</td>
</tr>
<tr>
<td>7</td>
<td>Khasra trace of the proposed land certified by the concerned patwari</td>
<td>Enclosed at annexure-…..</td>
</tr>
<tr>
<td>8</td>
<td>Total area of the land for which in principal approval has been obtained</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Whether the land is included in the priority list of affordable housing finalized by the State Government, if so the Sr. No. of the reservation in the priority list.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Whether the land is situated in receiving zone for T.D.R. or non-receiving zone</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Master Plan Zone in which the land is situated</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Permissible FSI on the land for residential / group housing purpose</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Permissible use of land is master plan width of road on which project land is situated (i.e. width of sector road / master plan road / road area network plan / any other road)</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Location and distance of project land from existing sector plan / National Highway / State Highway / Master Plan Road</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Layout plan of the project land showing the key area map w.r.t. sector plan / master plan / MPR / Road area network plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enclosed at annexure-…..</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Is there any need to acquire the land for approach road, if yes, then suggest the appropriate proposal.</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Is there any need to have change in Master Plan to make the affordable housing project most viable, if yes, then please suggest the appropriate proposal</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Details of the nearby feature of the land with respect to (i) Abadi (ii) School (iii) Bus Stand (iv) Informal market (v) Any other information as given by developer in support of site</td>
<td></td>
</tr>
</tbody>
</table>

The developer shall produce the 90-B, change in land use, approval of layout plan information in the format prescribed in UDD Circular dated 25.02.2009

**Date:**

**Signature of Applicant(s)**

Note: Concerned Deputy Commissioner / Authorized Officer shall first examine the land title and proceed with the norms for 90-B/CLU/Layout Plan approval, as specified in circular dated 25-02-09 and subsequent modification made thereafter keeping in view of other prevailing guidelines.
Annexure – ‘II’

Format for TDR certificate

I. Shri HEAD OF ULB’s.

ADMINISTRATIVE
Certify that the person(s) within named in this certificate is / are the registered holder(s) of the TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of (prevailing building regulations) & Rajasthan Urban Areas TDR Policy, 2012

Location & details of the land surrendered: (A) Area of the land in sq.mts.
(B) Land handed over to ULB

Vide Possession Receipt No. & Date

(1) DLC rate of the land surrendered
(2) Proposed use of the land surrendered
(3) The area where TDR can not be utilized

Follo No.: Certificate No.: TDR /
ZONE - D.P.Res./Road

Name(s) of the DRC Holder(s)

F.A.R. Credit of built-up area in sq. mts. (in figures) (In words)
Given under Common Seal on this Day Year

Director (Town Planning)  Commissioner/secretary of ULB.