

**Government of Rajasthan  
Urban Development, Housing & LSG Department**

No. F.10(204)UDH/3/2010

Dated : 04-10-2012

**Notification**

**Subject : - Rajasthan Urban Area Transferable Development Rights  
(TDR) Policy, 2012**

**Chapter-1**

**1. Allotment of Transferable Development Right Certificate**

**1.1 Definition:**

**(i) Transferable Development Right (TDR) : -**

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 Policy 2012.
- g. In lieu of land surrendered for other purposes as specified by State Government.

Provision of item No: b to e can be used by the urban local body as part of implementation of a development scheme, sector or master plan proposals.

Normally FAR/FSI is the maximum permissible extent of built up area up to which a plot can be developed. As per Building Regulations of Local Bodies in the state FAR has two components- (a) Standard FAR (permissible without charges) and (b) Maximum FAR (permissible on payment of Betterment Levy). A Developer/Owner/Lessee can use TDR for self use fully or partly or he can sell and dispose off the same to other parties fully or partly. Once the TDR transaction between owner/ private developer and ULB under prescribed guidelines is completed the owner/ developer / purchaser, is entitled to construct upto the maximum permissible FAR subject to TDR guidelines or as per the provisions of Building Regulations.

**(ii) 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.

**2. Eligibility: Eligibility for TDR will be against the land surrendered free of cost for following uses:**

- a) In lieu of the EWS / LIG flats / dwelling units constructed by the owner/private developers and handed over to the local bodies at fixed price. The TDR certificate shall be issued by the urban local bodies as per the guidelines prescribed in the TDR Policy and the Affordable Housing Policy – 2009.
- b) In lieu of land surrendered for Green Space- Parks/ Open Spaces/Play-Grounds, Water Bodies etc, as earmarked in Development/Master/Sector Plan.
- c) In lieu of land surrendered for Master Plan/ Sector Plan Road including widening of road,
- d) In lieu of land surrendered for creating facility for public parking,
- e) In lieu of land surrendered for development of City-Level Facilities as earmarked in Master Plan.
- f) In lieu of land surrendered for slum rehabilitation scheme under Slum Development Policy 2012

g) In lieu of land surrendered for other purposes as specified by Government. In the first phase major towns/cities namely Jaipur, Jodhpur, Udaipur, Kota, Bikaner, Ajmer, Alwar, Bhilwara, Bhairatpur, Bhiwadi, Shahjahanpur-Nimrana-Behror Urban complex, Sriganganagar and other towns covered under phase-I of Affordable Housing Policy namely Dausa, Chaksu and Kuchaman city will be considered for grant of TDR under this Policy. The State Govt may include more towns to be covered under this policy as and when required.

### 3. Legal Requirements:

- a) 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.
- b) In case of a developer where he has a development agreement with the khatedar, 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 khatedar 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.
- c) The following land shall not be eligible for TDR :-
  - (i) The land prohibited by order of any court.
  - (ii) For lands under acquisition.

### 4. Technical Requirements :

- a) The owner will have to demarcate the land proposed to be surrendered for the purposes shown in the clause 2.
- b) For open lands surrendered for the public purposes as defined in clause 2(b), 2(d) and 2(e) the owner shall demarcate the areas with pillars at the interval of 30 meter and on every corner and each pillar shall be 1 mtr X 0.5 mtr X 0.5 mtr.

**5. Schedule of Fees / Other Charges:**

- a) A processing fee at the rate of 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 at the time of issue of TDR Certificate. However no such charges will be applicable for the land mentioned at 2(a & f).
- b) For executing the agreement as per para 6.3 registration charges @ 1% of actual valuation of TDR value on the basis of prevailing DLC rate at the time of issue of TDR certificate shall be charged. In case TDR certificate is issued to other than the land owner registration charges will be at the rate prescribed for transfer/transaction of TDR.
- c) The advertisement charges for inviting public objections to verify the ownership of land and objections against change of land use (if not in conformity with the master plan) shall be paid by the developer/owner of the land.

**6. General procedure to be followed for obtaining Transferable Development Right Certificate:**

**(A) For Development Projects other than Affordable Housing Schemes.**

**6.1 Step – I**

Whenever ULB's intend to acquire land or the land owner submits proposal to surrender his/her land for the purpose mentioned in para 2, the owner(s) shall apply in writing in the form in Annexure 'I'. The application shall be submitted to the concerned Urban Local Body (ULB).

**6.2 Step – II**

- a) Legal / revenue clearance of land from the concerned authorized officer.
- b) Technical clearance of the proposed land by Senior Town Planner/Deputy Town Planner of ULB or Zonal office of Town Planning Department as per prevailing Master Plan.
- c) On land proposed to be surrendered for Road/Public Parking/Facilities/ Green Space full TDR equivalent to the permissible maximum FAR (2.25) will be given.

**(B) For Affordable Housing/Slum Development Schemes.**

**6.3 Step – III**

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 U.I.B 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) 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.
- iii)
  - A. 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 earmarked 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.
  - B. TDR in lieu of land surrendered for Road/Public Parking/Facilities/Green Areas: - After signing of surrender deed and handing over the possession of land - 100%

- iv) 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.
- v) TDR certificate is to be got registered within the prescribed period as per the provisions of Registration Act if its value is more than Rupees 100 and necessary registration fee shall be paid by the owner of the land at the time of issue of TDR certificate.

**7. 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 transfer / utilization of TDR in favour of NRI and Foreign Nationals will be subject to rules and regulations of the Reserve Bank of India/Government of India.
- c) The specimen signature / thumb impression in application for grant of TDR shall have to be attested by a Magistrate under his official seal.
- d) 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.
- e) 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.
  - f) The Competent Authority of ULB's may reject the application for grant of TDR in the following circumstances : -
    - i) If any dues payable by the owner of the property, to the State Govt./Municipal Corporation prior to date of submission of the proposal for surrender of the land or submission of the project, the Competent Authority can withhold issue of TDR till all the dues are paid by owner(s).
    - ii) If the property so handed over to the ULB's and application for TDR is submitted by fraudulent means.
  - g) 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.
  - h) On full utilization of the TDR, the TDR certificate shall not be returned to the TDR holders and the same shall be cancelled by the ULB.
  - i) A TDR Certificate will be prepared in two copies only on the satisfactory compliance of the conditions prescribed in these guidelines. One original copy of the TDR certificate should also be kept with the Competent Authority in safe custody and second copy shall be issued to the applicant. Subsequent entries about part transfer shall be made as & when required to update the balance TDR. Record of TDR Certificate will be computerized and necessary measures for security will be ensured. Security audit may be carried out from time to time (atleast once a year).

- j) The specimen signature/s and thumb impression in the application of utilization form shall be attested by Magistrate or Notary Public under his official seal.
- k) 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.
- l) 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.
- m) It is important to note that after surrendering of agriculture land/ khatedari land for affordable housing project and other public purpose, on which TDR is to be generated will be considered as residential, whereas non-agriculture land surrendered for other uses, calculation of TDR will be based on the present use of the land as per lease deed/patta (if agriculture land is surrendered then TDR will be calculated as standard FAR of residential use whereas in case of abadi land the TDR will be calculated as standard FAR of the use for which patta/lease deed has been issued). Hence at the time of calculation of TDR on the basis of DLC rate a comparison of DLC rates (prevailing at the time of utilization/Transfer) of the specific use of the area from where TDR is generated and DLC rates (prevailing at the time of utilization/Transfer) of specific use in TDR receiving area shall be compared to calculate the proportionate transfer of TDR.

## **Chapter-2**

### **8. Utilization of Transferable Development Right Certificate**

#### **General Terms and Conditions:**

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:-
- 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.
  - 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.
  - The competent authority (who had issued TDR certificate) after examination of the TDR certificate and records shall issue a authority letter for the full or part utilization of FAR to the concerned local body (who will approve the building plan) in a prescribed format after cancellation or deduction of FAR used as the case may be.
  - It shall be the responsibility of the competent authority to ensure that necessary entries are made in the records prior to issue of authority letter.
  - The applicant shall submit the authority letter to the local authority for utilization of TDR. The building plan approving authority shall inform the competent authority on utilization of authority letter so that the utilization of authority letter can be entered as final settlement as the office of competent authority.
12. The Competent Authority may reject the application for utilization of TDR under the following circumstances:-
- Under direction from the competent court.
  - If the Competent Authority is of the opinion that transfer has been obtained by fraudulent means and in such situation, the TDR Certificate will be forfeited.

- c) If the agreement of utilization of TDR is not duly signed by the transferor(s) and transferees(s).
  - d) If the agreement of utilization is not accompanied by the original TDR Certificate.
13. Every utilization of the TDR shall be got approved from the Competent Authority and it shall be entered on the Certificate.
  14. In case the TDR Certificate holder is minor, the utilization will be considered only if application is made by the natural guardian or a guardian appointed by the competent court.
  15. The application for utilization of TDR shall be considered provided: -  
The TDR Certificate holder(s) intends to utilize the TDR shall have to submit the proof showing that the building plans on the land situated in a Receiving zone are approvable as per building regulations.
  16. For each request to utilize the TDR, separate application shall be submitted.
  17. The prescribed utilization form requesting the Competent Authority of ULB's to utilize the TDR shall be valid only for 6 (six) months.
  18. The TDR generated from any area and proportionate TDR proposed to be transferred in any eligible receiving zone, shall be eligible for residential use only in case of Affordable Housing, whereas for other cases use at generating zone shall be proportionate to same use in receiving zone i.e if commercial land is surrendered for facilities and TDR is generated will be eligible for proportionate TDR at receiving zone for the same use.
  19. The TDR receiving plot should satisfy the following minimum requirement:
    - (i) There shall be no change in the set backs of the receiving plot.
    - (ii) Receiving plot must satisfy the additional parking requirement (if any) in proportion to TDR being utilized to be worked out in accordance with the prevailing building byelaws.
    - (iii) Receiving plot should satisfy the minimum fire safety norms as specified in the building byelaws.
    - (iv) Receiving plot shall be eligible to receive a maximum TDR, within the maximum permissible FAR in accordance with the building byelaws.
  20. The movement of TDR from the generating zone to receiving zone shall be in proportion of the prevailing DLC rates of the concerned area as specified by

the Revenue Authority/State Govt. The TDR shall be subject to proportionate increase or decrease in DLC rate. For example if the residential DLC rate in generating zone is Rs 2000 per sqm. from where TDR has generated and the residential DLC rate is Rs. 20,000/- per sqm. in receiving zone then the proportionate TDR to be transferred shall be  $1/10^{\text{th}}$  of the total TDR generated subject to minimum of 10% of total TDR.

21. If a holder of TDR intends to transfer it to any other person, he will submit the TDR Certificate to the Competent Authority with an application for an endorsement of the new holder's name i.e. transferee on the said Certificate. It is important to note that without such an endorsement by the Competent Authority, the transfer shall not be valid.
22. A TDR Certificate holder who desires to use the FAR out of the TDR available in credit, on a particular plot of land shall attach TDR Certificate with his application for building permission.
23. TDR shall not be valid for use on receiving plots in the areas listed below, identified as No-TDR Zone which will be notified before the issue of TDR certificate.
  - a) Area included in walled city as specified in the master development plan/Master plan of the city/town.
  - b) Any congested area looking to the traffic intensity as notified by the concerned ULB/ State Government (like M.I. Road in Jaipur).
  - c) Restricted Area notified by the concerned urban local bodies/state Government.
  - d) Beyond the prescribed height on Street/roads/areas on which the height is restricted as per prevailing Building Regulations.
  - e) On structures listed as heritage precincts or structure identified by ASI or State Archaeology Department. TDR should not be permitted within the radius as prescribed by ASI or State Archaeology Department from time to time from the periphery of these identified structures.

**10. 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.



(Gurdial Singh Sandhu)  
Principal Secretary to the Government  
Department of Urban Development Housing  
& Local Self Government  
Government of Rajasthan

### Chapter-3

#### 9. **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.

## 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 Affordable Housing Policy 2009 / for other uses as specified in TDR Policy for allotment of "Transferable Development Right Certificate" under use of TDR Policy.

1	Full Name of the applicant	
2	Name(s) of the Owner(s)	
3	Address of the Applicant	
4	Address of Owner(s)	
5	Name & Address of the Licensed Architect employed	
6	Jamabandi of the land as issued by the concerned area patwari / tehsildar	Enclosed at annexure-....
7	Khasra trace of the proposed land certified by the concerned patwari	Enclosed at annexure-....
8	Total area of the land for which in principal approval has been obtained in case of Affordable Housing Scheme	
9	DLC rate of the land proposed to be surrendered / proposed for affordable housing scheme.	
10	Master Plan Zone in which the land is situated	
11	Permissible FSI on the land for residential / group housing purpose	
12	Permissible use of land as per master plan, width of road on which project land is situated (i.e. width of sector road/master plan road / road network plan/any other road)	

13	Location and distance of project land from existing sector plan / National Highway / State Highway / Master Plan Road	
14	Layout plan of the project land showing the key area map w.r.t. sector plan / master plan / Road area network plan	Enclosed at annexure-....
15	Is there any need to acquire the land for approach road, if yes, then suggest the appropriate proposal.	
16	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	
17	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	

The developer shall produce information pertaining to Land Conversion, change in land use, approval of layout plan etc.

**Date:**

**Signature of Applicant(s)**

Format for TDR certificate

I, Shri \_\_\_\_\_ Competent Authority Of  
ULB's.

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

Follow No.:

Certificate No.:

Name(s) of the TDR Certificate 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 )

Competent Authority of ULB.

Folio No.:  
Certificate No.:

D.P.Res./Road

Name(s) of the TDR Holder(s)

- 1)  
A)  
B)  
C)  
D)

2)

3)

4)

F.S.I. Credit of the Built up  
area in sq.mt. (In figure)  
(In Words)

Given under Common Seal  
on this                      day of

Clerk

Town Planner / Engineer

Received on this

Day of Year

Name(s) of TDR Holder

[illegible]

