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JAIPUR DEVELOPMENT AUTHORITY

Application for Transfer & Utilization of Transferrable Development Right Certificate issued as per TDR policy-2012

I / We hereby applied for Development Right Certificate under TDR Policy 2012 for Rajasthan.


Full particulars and details are submitted herewith in accompanying form.

Name of Owner (s)

Signature of Owner (s)

Address of Owner (s)

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		Jaipur Development Authority Application Form	CCC- (27)
Service Name:		Transfer & Utilization of Transferrable Development Right Certificate issued as per TDR policy-2012	
To, Secretary, Jaipur Development Authority Jaipur			
We are interested in to transfer of our full/part TDR which has been released to us by the authority vide TDR certificate folio no---- dated ---- .The total quantum of the TDR available with us as per certificate is -----sqm. The details are as under :			
Applicant's Details:			
1.	Name(s) of the TDR Owner(s)		
2.	Type of the Ownership (Proprietor / Partnership firm / Company / HUF / Individual / any other legal entity)		
3.	Address of the Owner(s)/E-mail/Telephone No.	Address : _____ _____ _____ E-mail: Telephone No:	
4	Name(s) of the TDR Transferee(s)		
5	Ownership of Transferee (Proprietor / Partnership firm / Company / HUF / Individual / any other legal entity)		
6	Address of the Transferee(s)/E-mail/Telephone No.	Address : _____ _____ _____ E-mail: Telephone No:	
Applicants TDR details			
4.	Total TDR available in origin zone as per TDR certificate	TDR Folio No.: _____; TDR Area ____ sqm	
5.	TDR area to be transferred in receiving zone (minimum 10% of total TDR Certificate)	Sqm	

6.	Details of TDR origin zone	
(i)	JDA administrative zone	
(ii)	Name of Village /Tehsil/Sub registrar	Village _____ Tehsil _____ Sub Registrar _____
(iii)	Prevailing Residential / Commercial DLC rate of origin zone	
7	Details of TDR receiving zone	
(i)	JDA administrative zone in which TDR is to be received	
(ii)	Name of project /village /tehsil/Sub registrar of TDR receiving zone	Project Name _____ Village _____ Tehsil _____ sub registrar _____
(iii)	Prevailing Residential / Commercial DLC rate of receiving zone	
8	Proportionate DLC factor	Respective DLC rate of receiving zone /Respective DLC rate of origin zone
9	Whether receiving zone is permissible to receive TDR as per TDR policy 2012	
11	Details of TDR receiving property	BPC approval No.----- Date-----
10	Existing parameters of TDR receiving property as per JDA Approved plan	
(i)	Maximum FAR permitted	-----sqm
(ii)	Maximum FAR permissible	-----sqm
(iii)	Maximum FAR permitted on payment of betterment levy/TDR	-----sqm
(iv)	Difference of FAR to be utilized (10(i)-10(ii))	-----sqm
11	Maximum TDR limit (75% of (10(iv)))	-----sqm
12	Total FAR (Residential/non Residential) to be Transferred as per TDR policy -2012	
13	Balance TDR remaining in TDR certificate Total TDR as per TDR certificate as on date of transfer-proportionate DLC factor x TDR quantum to be transferred	-----sqm
	(Signature of the Transferor(s))	(Signature of the Transferee) (in case of TDR intends to transfer to any other person)

Document attached:	
1.	Notarized photocopy of TDR certificate issued by Authority Annx – 1.
2.	DLC rate certificate/letter of TDR origin and receiving zone from concern sub registrar office Annx-2.
3.	Copy of approved building plan at which TDR is to be received and utilized Annx-3 (if)
4.	Declaration cum Indemnification bond agreement Annx -4
5.	Certificate of specimen signature Annx -5
6.	All the document shall be notarized
14	Processing Fees in Rs. _____ Challan No.: _____ Date: _____
15	No. of documents attached: _____ No. of Pages: _____
It is certified that the above information are true & correct to the best of my knowledge, in case any information found fraudulent, competent authority can reject this application or take any action to recover the loss occurred on account of such misleading information. May God help me.	
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%; text-align: center;">(Signature of the Transferor(s))</div> <div style="width: 45%; text-align: center;">(Signature of the Transferee) (in case of TDR intends to transfer to any other person)</div> </div>	

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- Note:** (i) The TDR generated shall be used in the same urban area as per master plan (Clause 8(1)).
- (ii) The TDR shall be utilized in various receiving zone only over & above prescribed standard FAR subjected to maximum FAR as per building byelaws (Clause 8(3)).
- (iii) The utilization of TDR shall not be accepted unless and until the utilization of TDR is authenticated by the competent authority (Clause 8(9)).
- (iv) Each request to utilize the TDR separate application shall be submitted (clause 8(16)).
- (v) In case of self utilization of TDR certificate transferor and transferee will be the same person.
- (vi) The processing fee will only be applicable in case of non-self utilization of TDR Certificate (Clause 5(a)).

Jaipur Development Authority

DECLARATION-CUM-INDEMNITY BOND

(AFFIDAVIT TO BE GIVEN BY APPLICANT ON RS. 100/- STAMP PAPER)

I/We son of
 aged resident of
 hereby state on affirmation that I/We am/are the Proprietor
 (s)/Partner/Director/Authorized Signatory of the firm
 having its office at..... is/are the owner (s) of the TDR
 certificate bearing folio no.: _____ measuring TDR area _____ sqm issued by the
 Jaipur Development Authority vide sanction no.: _____ dated _____. It is declare that:

1. I/We further state of affirmation that I/We have neither taken any monetary compensation or mortgage / transfer, any quantity / amount of the TDR Certificate.
2. I/We am/are entitled for transfer of the desired TDR to the transferee as per the provision laid down in TDR Policy 2012 issued by Government of Rajasthan.
3. We further say that we have marketable title free from all encumbrances and beyond reasonable doubts in respect of the said property and I/We that company have not created any mortgage, charge of deposited title deeds with any person or persons or the company or bank.
4. We further declare that in view of our surrendering the said TDR area, we have no right, title and interest in the said TDR area, we further declare that the said TDR area now absolutely vests with the transferee and the transferee has become absolute owner(s) of the said TDR area.
5. We hereby declare and indemnify the Jaipur Development Authority, its servants and agents, from and against all actions, acts, costs, claims, damages, demands of any nature and kind whatsoever which may be instituted, claimed or made against authority and against by any person or persons by reasons the authority transferring the TDR to transferee on our behalf.
6. We hereby agree that the Jaipur Development Authority, its servants, agents shall not be responsible in respect of any litigation's that may arise between ourselves

and transferee in the connection under the provisions of any law for the time being in force for transferring TDR to transferee. If however, Jaipur Development Authority is made a party, we the company will pay cost thereof to the Jaipur Development Authority as demanded by them from time to time.

7. We say this Declaration-cum-Indemnity Bond is binding upon us/the company its heirs/successor or successors and assigns.
8. We say that Jaipur Development Authority now can transfer the requested TDR in the name of transferee and an updation in the TDR Certificate shall be carried out accordingly as per the provision laid down in TDR policy 2012.

Identified by me :

Deponent :

Name and Address :

Advocate

Name

Before Me :

Address :

Notary/Magistrate

DEVELOPMENT RIGHTS CERTIFICATE**SPECIMEN SIGNATURE***Simplimetry Copy*

CERTIFICATE NO. :

DATE :

Ledger Folio No.:

TDR Quantity sqm.

Name of Land Owners

Address

Email ID No.:

Names of transferer	Specimen Signature of transferer	Specimen Signature of transferor certified by Magistrate / Geretted Officer	Name of transferee	Specimen Signature of transferee	Specimen Signature of attested by Magistrate / Gazetted Officer	Photo attested by Magistrate/Gazetted Officer as Signature with Name, Designation Seal of column No. 2 & 4
1	2	3	4	5	6	7
1. _____	(i) _____		1. _____	(i) _____		
1. _____	(ii) _____		1. _____	(ii) _____		
2. _____	(i) _____		2. _____	(i) _____		
2. _____	(ii) _____		2. _____	(ii) _____		

FOR OFFICE USE ONLY**SIGNATURE WITH NAME & DESIGNATION**

Checked by _____

Signature of column No. 3 & 6 photo tallied by _____

Entered in register/Folio No. _____

Approval dated No. _____

PHOTO OF
TRANSFERERPHOTO OF
TRANSFEREE

ON THE LETTER HEAD OF ENGINEER/ARCHITECT**Certificate by the Licensed Engineer/Architect Town Planner to the Applicant(s)**

I (Name) Address

..... having License No.

Dated Valid up to has been authorized by the applicant

M/s as his licensed Engineer / Architect / Town Planner

for the land as detailed hereunder :

1.	Total TDR available in origin zone as per TDR certificate	TDR Folio No.: _____; TDR Area ____ sqm
2.	TDR area to be transferred in receiving zone (minimum 10% of total TDR Certificate)	Sqm
3.	Details of TDR origin zone	
(i)	JDA administrative zone	
(ii)	Name of village /Tehsil/Sub registrar	Village _____ Tehsil _____ sub registrar _____
(iii)	Prevailing Residential DLC rate of origin zone	
4	Details of TDR receiving zone	
(i)	JDA administrative zone in which TDR is to be received	
(ii)	Name of project /village /tehsil/Sub registrar of TDR receiving zone	Project Name _____ Village _____ Tehsil _____ sub registrar _____
(iii)	Prevailing Residential DLC rate of receiving zone	
5	Proportionate DLC factor	Residential DLC rate of receiving zone /Residential DLC rate of origin zone
6	Whether receiving zone is permissible to receive TDR as per TDR policy 2012	
7	Details of TDR receiving property	BPC approval No.----- Date-----
8	Existing parameters of TDR receiving property as per JDA Approved plan	
(i)	Plot area	-----sqm
(ii)	Maximum FAR permissible	-----sqm
(iii)	Maximum FAR permitted on payment of betterment levy/TDR	-----sqm
(iv)	Difference of FAR to be utilized (8(i)-8(ii))	-----sqm
9	Maximum TDR limit (75% of (8(iv)))	-----sqm
10	Total FAR (Residential/non Residential) to be Transferred as per TDR policy -2012	
11	Balance TDR remaining in TDR certificate	Total TDR as per TDR certificate as on date of transfer-proportionate DLC factor x TDR quantum to be transferred

I have carefully pursued documents in respect of this Project examined the boundaries and the area of the land and I do hereby certify that I have personally verified and checked all the statement made by applicant(s) who is/are the owner(s) Lessee(s) of the land in the enclosed form and found them to be correct.

Compliance Copy

Date:

Signature of Licensed Engineer / Architect / Town Planner



कार्यालय सचिव, जयपुर विकास प्राधिकरण, जयपुर

दिनांक :

सं. :

लोक सूचना

.....(फर्म/प्रोपराईटर/पार्टनरशिप फर्म/कम्पनी/एचयूएफ/अन्य)
निवासी..... ने इस कार्यालय में नीचे उल्लेखित भूमि को राज्य सरकार की टीडीआर नीति 2012 के तहत जयपुर विकास प्राधिकरण के द्वारा जारी टीडीआर सर्टिफिकेट फोलियो नं. के अधीन जारी टीडीआर कुल क्षेत्रफल में से क्षेत्रफल प्राधिकरण के जोन संख्या में प्रस्तावित परियोजना मै. के निर्माण हेतु उपयोग में लाने के लिए स्थानान्तरित करने हेतु आवेदन प्रस्तुत किया है, अर्थात :-

क्र. सं.	टीडीआर का ब्यौरा टीडीआर फोलियो नं.....
1	ग्राम:, तहसील:, जिला:
	टीडीआर फोलियो नं. कुल क्षेत्रफल
	स्थानान्तरण हेतु प्रस्तावित क्षेत्रफल टीडीआर

इसलिए, इसके द्वारा समस्त संबंधित व्यक्तियों को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त सम्बन्धित टीडीआर के स्थानान्तरण एवं उपयोग हेतु अनुज्ञा प्रदान करने और अभिधृति अधिकारों के निर्वापन पर कोई आक्षेप है तो वह इस नोटिस के प्रकाशन के 7 दिन के भीतर-भीतर किसी कार्य दिवस पर कार्यालय समय के दौरान अधोहस्ताक्षरकर्ता के समक्ष समर्थक दस्तावेजों के साथ अपने आक्षेप प्रस्तुत कर सकेगा।

उपर्युक्त नियत समय के भीतर-भीतर किसी आक्षेप के अभाव में यह समझा जायेगा कि किसी को कोई आक्षेप नहीं है और तदनुसार प्रकरण का निस्तारण कर दिया जावेगा।

यह सूचना मेरे हस्ताक्षर और मुहर के अधीन आज दिनांक को जारी की गयी।

कार्यालय प्राधिकृत अधिकारी
सचिव, जयपुर विकास प्राधिकरण, जयपुर

No Dues Certificate**Complimentary Copy**

To,
The Secretary (Competent Authority),
Jaipur Development Authority
Jaipur

It is certified that the applicant / developer _____ are
the owner of land / plot bearing khasra no. _____ Village
_____ Colony _____ plot No. _____.

It is certified that Nagar Nigam / Rajasthan Housing Board _____
_____ have approved the building plan vide letter No. _____ dated _____
wherein _____ developer was entitled for the maximum permissible FSI to
use _____ sqm as per building byelaws.

The developer is permitted to use the maximum permitted FSI _____
sqm against the payment of betterment levy or against the TDR area as per TDR Policy
2012 on the project falling in the jurisdiction of Nagar Nigam / Rajasthan Housing Board.

As per the TDR Certificate details made available by the developer the details of the
property on which the TDR area is to be utilized is as under:

1. Name of the Applicant / Developer:
2. Area of project land:
3. Building plan permission No. _____ dated _____
4. Maximum FAR permissible as per approved plan _____ sqm
5. Maximum FAR permitted as per building byelaws _____ sqm
6. Remaining FAR (4 – 5) = _____ sqm
7. The 75% of the remaining FAR is proposed to be accommodated against
TDR Certificate for which this department having no objection, so you are
kindly requested to kindly intimate about the updation of TDR Certificate in
lieu of utilization of the TDR by the same developer on their other project in
jurisdiction of Nagar Nigam / Rajasthan Housing Board.

(Signature of CEO / Commissioner)
Name & Designation