

**Compiimentary Copy**

**JAIPUR DEVELOPMENT AUTHORITY**

**Application for Allotment of Transferrable Development Right  
Certificate for Affordable Housing Project**


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)**

	<b>Jaipur Development Authority</b> <b>Application Form</b>	<b>CCC - ( 25)</b>
<b>Service Name:</b>	<b>Allotment of Transferrable Development Right Certificate for Affordable Housing Project</b>	
To, Secretary, Jaipur Development Authority Jaipur		
We are executing / completed the affordable housing project in the name of _____ duly been approved by the Jaipur Development Authority. As per the clause no. 23 of the Tripartite Agreement, you are requested to kindly allot us the "Transferrable Development Right Certificate" subjected to provision of Rajasthan Urban Areas Transferable Development Right (TDR) Policy 2012. The details related with the project are as under:		
<b>Applicant's Details:</b>		
1.	Name(s) of the 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:
<b>Applicants Land Details</b>		
4.	Khasra Nos. and area of the land proposed under Affordable Housing project	Attach as per Annexure -1
5.	Khasra Nos. and area proposed under EWS/LIG/MIG housing in 52% of total land	Attach as per Annexure -2
6.	Total FAR available on project land as per AHP-2009	_____ sqm
7.	FAR utilized on 52% land or actual area approved under AHP as per approved Building plan	_____ sqm
8.	FAR consumed on 48% land of developer owner(s)	_____ sqm

9.	Balance FAR (subject to maximum 1.5 of total project area) (13-14)	_____ sqm
10.	Final FAR for which TDR certificate is to be applied / allowed	_____ sqm
11.	Recommendation of nodal agency for Eligible %age of the TDR certificate to be released at this stage	As per the tripartite agreement vide dated _____ clause no. 23, the progress against TDR certificate as certified by the nodal agency vide their letter No. _____ dated _____ is --- percent
		<b>(Signature of the Applicant / Developer)</b>
Document attached:		
<ol style="list-style-type: none"> <li>1. Ownership related documents, latest jamabandi, Khasra plan on tracing paper certified by Tehsildar/Patwari. Annx-1</li> <li>2. Details of land surrender for EWS/LIG/MIG housing under Affordable housing Project:- Annx-2</li> <li>3. Copy of allotment letter—Annx -3</li> <li>4. JDA approved Site plan Annx -4</li> <li>5. Copy of surrender deed to be registered Annx -5</li> <li>6. Declaration cum Indemnification bond agreement Annx -6</li> <li>7. Defect liability undertaking Annx -7</li> <li>8. Certificate of specimen signature Annx -8</li> <li>9. Copy of TDR eligibility certificate from licensed architect /Engineer Annx -9</li> <li>10. Recommendation of nodal agency on progress with quality certification in prescribed format. Annx -10</li> <li>11. All the above document shall be notarized</li> </ol>		
12.	No. of documents attached:	No. of Pages:
<p><b>It is certified that the above information are true &amp; 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.</b></p> <p><b>Date:</b> _____ <span style="float: right;"><b>Signature of the Applicant / Developer</b></span></p>		

Note: (i) Vide this application TDR certificate will be released as per Annex -9 up to the stage certified by Nodal agency. For releasing of the subsequent stage TDR certificate, recommendation letter from nodal agency as per Sr. No. 11 will be sufficient (There will be no need to resubmit all information)

(ii) As per TDR policy clause no. 5(a), "No processing fee charges will be applicable for allotment of TDR under Affordable Housing Project".





**समर्पणनामा**

यह समर्पणनामा आज दिनांक ..... ईस्वी को हम समस्त (1) .....  
 उम्र ..... वर्ष पुत्र/पुत्री श्री ..... जाति .....  
 निवासी ..... एवं (2) .....  
 उम्र ..... वर्ष पुत्र/पुत्री श्री ..... जाति .....  
 निवासी ....., एवं जिन्हें इस समर्पण पत्र में समर्पणकर्ता  
 कहा गया है जिसमें समर्पणकर्ता के समस्त दायभागी, उत्तराधिकारी, वारिसान आदि सम्मिलित समझे  
 जावेंगे, ने जयपुर विकास प्राधिकरण के हित में अपने खातेदारी अधिकारों का समर्पण किया जाता है।

जो कि ग्राम ..... पटवार क्षेत्र ..... अन्तर्गत  
 तहसील ..... जिला ..... क्षेत्र में कृषि भूमि खाता संख्या .....  
 के खसरा नम्बर ..... रकबा ..... वर्गमीटर (1 हैक्टेयर=10,000 वर्गमीटर एवं  
 1 बीघा = 2529 वर्गमीटर व 1 बीघा = 20 बिस्वा), जिसको हमारे (समर्पणकर्ता) द्वारा आज तक  
 किसी भी अन्य व्यक्ति के हक में रहन, बैय, बख्शीश आदि नहीं किया है तथा ना ही किसी अन्य से  
 अनुबन्ध, करार, सौदा आदि किया है। भूमि सभी प्रकार के झगड़ा, टंटा, ऋण, भार, जमानत, कुर्की,  
 डिक्री, अवाप्ति आदि से पूर्णतया मुक्त व साफ है। इस प्रकार उक्त सम्पति को हर तरह से समर्पण  
 करने के अधिकार हमको प्राप्त है।

यह कि राज्य सरकार की ट्रान्सफरेबल डवलपमेन्ट राईट पॉलिसी 2012 के क्लॉज संख्या  
 2(अ) में वर्णित उपयोग के तहत हमारी उपरोक्त खसरा नम्बरान की भूमि जयपुर विकास प्राधिकरण  
 क्षेत्र में अफोर्डेबल आवासीय नीति के मॉडल संख्या-2 के अन्तर्गत इ.डब्ल्यू.एस/एल.आई.जी./एम.  
 आई.जी. आवासों के निर्माण हेतु उपयोग में लिये जाने के लिए समर्पण की जाती है व उक्त भूमि  
 समस्त प्रकार से पॉलिसी के नियमानुसार ट्रान्सफरेबल डवलपमेन्ट राईट सर्टिफिकेट प्राप्त करने हेतु  
 उपयुक्त है।

इस प्रकार कुल समर्पित क्षेत्रफल ..... वर्गमीटर स्थित ग्राम ....., तहसील .....  
 ..... जिला ..... को कुल स्वत्वों व अधिकारों सहित बिना रखे किसी अंश व भाग के जयपुर  
 विकास प्राधिकरण के हित में ..... वर्गमीटर ट्रान्सफरेबल डवलपमेन्ट राईट  
 सर्टिफिकेट के बदले निम्न शर्तों सहित समर्पित कर दिया गया है:

1. यह कि समर्पित की गई उपरोक्त वर्णित कृषि/अकृषि भूमि का भौतिक कब्जा जयपुर विकास  
 प्राधिकरण को टीडीआर नीति 2012 के क्लॉज संख्या 4(बी) के तहत आज मौके पर वास्तविक  
 रूप से करवा दिया है तथा अब जयपुर विकास प्राधिकरण उपरोक्त वर्णित कृषि/अकृषि भूमि  
 का एकमात्र मालिक, काबिज, स्वामी व अधिकारी हो चुका है और जविप्रा इसके सम्बन्ध में  
 प्रत्येक प्रकार से उपयोग में लेने व स्वयं के नाम राजस्व रिकार्ड में अमल दरामद करवाने हेतु  
 स्वतंत्र है।
2. यह कि समर्पित की गई उपरोक्त वर्णित कृषि/अकृषि भूमि से हमारा व हमारे  
 उत्तराधिकारियों, स्थानापन्नों व वारिसान इत्यादि का सम्बन्ध कोई किसी प्रकार का नहीं रहा

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हैं और ना ही भविष्य में होगा।

3. यह कि समर्पित की गई उपरोक्त वर्णित कृषि/अकृषि भूमि के सम्बन्ध में आज से पहले का कोई झगड़ा, टण्टा सरकारी व जन साधारण का बाकी निकलेगा या कोई व्यक्ति, बैंक अथवा सरकार इस विक्रय के विरुद्ध किसी प्रकार की आपत्ति या आक्षेप इत्यादि करेंगे अथवा अन्य टैक्स इत्यादि का कोई रूपया बाकी निकलेगा तो उन सब का निपटारा हम स्वयं अपने खर्चे से करेंगे, जविप्रा का उक्त खर्च से कोई सम्बन्ध नहीं होगा व जविप्रा समस्त रूप से उक्त खर्च को समर्पणकर्ता की अन्य सम्पत्ति से वसूली करने का अधिकार रखेगा।
4. यह कि इस समर्पणनामे की शरायतों से हम व हमारे उत्तराधिकारी, प्रतिनिधि पूर्णरूप से पाबन्द रहेंगे, इकरारनामे की शरायतों का उल्लंघन करने पर जविप्रा द्वारा मेरे/हमारे विरुद्ध कानूनी कार्यवाही करने व खर्चा हर्जा वसूल करने का पूर्ण अधिकार होगा।

अतः यह समर्पणनामा 100/-रूपये के एक मुद्रा पत्र व दो पाई पेपरों पर हमने अपनी राजी, खुशी, होश हवास की दुरुस्ती से, बिना किसी दबाव के लिख दिया कि प्रमाण रहें और समय पर काम आवें। इति दिनांक :

गवाहान :

हस्ताक्षर समर्पणकर्ता

1. हस्ताक्षर .....

नाम : .....

पिता का नाम : .....

जाति.....

उम्र                      वर्ष

व्यवसाय : .....

निवास स्थान : .....

2. हस्ताक्षर .....

नाम : .....

पिता का नाम : .....

जाति.....

उम्र                      वर्ष

व्यवसाय : .....

निवास स्थान : .....

हस्ताक्षर उपायुक्त, जविप्रा

**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 land bearing Khasara nos..... Name of Colony ..... Plot No. ....in Village ..... Tehsil ..... District ..... measuring Sq. meter. which has been offered by us for the Affordable Housing Scheme 2009 of Govt. of Rajasthan and the aforesaid land is partly/fully utilized for the purpose of construction of the housing as per the plans approved by Jaipur Development Authority, Jaipur. It is declare that:

1. I/We further state of affirmation that I/We have neither taken any monetary compensation or Compensatory F.A.R. from the Jaipur Development Authority not claimed Transfer of Development Right in lieu of the said land earlier.
2. I/We am/are entitled for T.D.R. and grant of Development Right Certificate as provided under T.D.R. Policy 2012 issued by Government of Rajasthan.
3. We say that I/We the Company is absolutely seized and possessed of otherwise well and sufficiently entitled to the pieces of parcels of land more particularly described in the Schedule hereunder written.
4. We say that aforesaid property more particularly described in the Schedule hereunder written is reserved under the sanctioned Development Plan for the purpose of Affordable Housing (hereinafter referred to as "that said property")
5. We say that I/We that Company have submitted an application for Development Right Certificate under vide application No.: CCC – ( 1 ) dated ..... to the Jaipur Development Authority.
6. 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.

7. We say that the Authority has agreed to grant Development Rights Certificate to us on surrendering the said property referred to in the Schedule hereunder written in favor of the Jaipur Development Authority in accordance with the TDR Policy – 2012.
8. We say that the we being owners of the said property have surrendered and handed over the possession of the said property more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and bounded by red colour boundary line, to the Jaipur Development Authority free of cost and free from all encumbrances on ..... We further declare that in view of our surrendering the said property, we have no right, title and interest in the said property, We further declare that the said property now absolutely vests with Jaipur Development Authority has become absolute owners of the said property.
9. 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 corporation and against by any person or persons by reasons the authority granting T.D.R. to us/the Company.
10. We hereby agree that the Jaipur Development Authority, its servants, agents shall not be responsible in respect of any litigations that may arise between ourselves and any other person or persons in the connection under the provisions of any law for the time being in force for granting T.D.R. to us/the company. 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.
11. We say this Declaration-cum-Indemnity Bond is binding upon us/the company its heirs/successor or successors and assigns.
12. We say that Jaipur Development Authority now can open the mutation of surrendered land in revenue record in their favours.

**THIS SCHEDULE ABOVE REFERRED TO**

All that pieces of parcels of the Land of ground situated at Jaipur bearing Khasra No./Plot No. .... of village/Scheme ..... area admeasuring ..... sq. mtrs. (in words ..... sq. meters)

or thereabout in the Registration District of Jaipur and bounded as follows :-

On or towards the EAST by :

On or towards the WEST by :

On or towards the SOUTH by :

On or towards the NORTH by :

Identified by me :

Deponent :

Name and Address :

Advocate

Name :

Before Me :

Address :

Notary/Magistrate

**DEFECT LIABILITY**  
**(Affidavit on RS. 100/- STAMP PAPER)**

To,  
The Secretary  
Jaipur Development Authority

**Sub.: Allotment of Transferable Development Rights in lieu of land surrendered bearing Khasra No. .... measuring area \_\_\_\_\_ sqm of Village ..... Tehsil ..... situated in JDA Administrative Zone \_\_\_\_\_**

**Ref.: Land surrender for the purpose of .....**

Sir,

Whereas I/We am ..... are absolute owner/Developers of the property bearing Khasra No..... village ..... in the registration district Jaipur.

And whereas the owner/developer has requested the Corporation to allot Transferable Development Right Certificate.

And whereas the Jaipur Development Authority has intended to allot Transferable Development Right Certificate on compliance of various provision as laid down in TDR Policy – 2012.

I/We, hereby agree and undertake as under :-

- 1) That I/We have constructed/constructing the affordable housing on aforesaid land and we are bound to get it done up to the completion stage as stipulated in the tripartite agreement. I/We hereby agree and undertake to signed on & as per provision of AHP 2009 rectify any defects in respect of constriction of the aforesaid affordable houses including all infrastructure development within period of one year from the date of completion of the said land.
- 2) I/we hereby agrees and undertakes to authorize Jaipur Development Authority that in case if I/We fail to rectify the defects as directed by Jaipur Development Authority, the balance TDR payable to us shall be forfeited and the work will be carried out by the Jaipur Development Authority at my/our risk and cost.
- 3) This undertaking is binding upon me/us by my/our heirs, executor and administrators and assignees.

Dated This..... Day of ..... Year.....Witnesses :

Your Faithfully,

- 1)
- 2)

**(Signature of the Developer / Applicant)**

**DEVELOPMENT RIGHTS CERTIFICATE**  
**SPECIMEN SIGNATURE**

CERTIFICATE NO. :

DATE :

Ledger Folio No.:

TDR Quantity ..... sqm.

Name of Land Owners .....

Address .....

Email ID No.: .....

Phone & Mobile No.: .....



Names	Specimen Signature (Signed before Magistrate/ Gazetted officer)	Photo and Specimen Signature attested by Magistrate/Gazetted Officer (Signature with Name, Designation Seal of column No. 2)	Specimen Signature (Signed before JDA authorized person)
1	2	3	4
1. X	(i) _____		
1. X	(ii) _____		
2. Y	(i) _____		
2. Y and so on	(ii) _____		

**FOR OFFICE USE ONLY  
& DESIGNATION**

**SIGNATURE WITH NAME**

Checked by \_\_\_\_\_

\_\_\_\_\_

Signature of column No. 4 & photo tallied by \_\_\_\_\_

\_\_\_\_\_

Entered in register/Folio No. \_\_\_\_\_

\_\_\_\_\_

Approval dated No. \_\_\_\_\_

\_\_\_\_\_



**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 :

S.No.	Particulars	Details	
1.	Khasra Nos. and area of the land proposed under Affordable Housing project	Khasra Nos. _____ _____ _____	Area: _____
2.	Khasra Nos. and area proposed under EWS/LIG/MIG housing in 52% of total land	Khasra Nos. _____ _____ _____	Area: _____
3.	Total FAR available on project land as per AHP-2009		_____ sqm
4.	FAR utilized on 52% land or actual area approved under AHP as per approved Building plan		_____ sqm
5.	FAR consumed on 48% land of developer owner(s)		_____ sqm
6.	Balance FAR (subject to maximum 1.5 of total project area)		_____ sqm
7.	Final FAR for which TDR certificate is to be applied / allowed		_____ sqm
8.	Recommendation of nodal agency for Eligible %age of the TDR certificate to be released.	As per the tripartite agreement vide dated _____ clause no. 23, the progress against TDR certificate as certified by the nodal agency vide their letter No. _____ dated _____ is --- percent	

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.

Date:

Signature of Licensed Engineer / Architect / Town Planner

**On the Letter Head of RAVIL  
Compliance Report from Nodal Agency (RAVIL)**

To,

The Secretary  
Jaipur Development Authority  
Jaipur

**Sub: Allotment of TDR Certificate against Construction of Affordable housing Scheme on 52% land of Khasra Nos. \_\_\_\_\_ Revenue Village \_\_\_\_\_ Plot No. \_\_\_\_\_ measuring \_\_\_\_\_ sqm.**

**Ref.: Tripartite Agreement under AHP-2009 with M/s / Applicant \_\_\_\_\_**

Sir,

This is to certify that the M/s / Applicant \_\_\_\_\_ has constructed \_\_\_\_\_ Flats of EWS/LIG/MIG-A on the 52% land of total of scheme area \_\_\_\_\_ sqm land of above mentioned khasras as per building plans approved by JDA in its BPC meeting No \_\_\_\_\_ dated \_\_\_\_\_.

It is further certified that as per clause No. 23 of tripartite agreement the TDR eligibility stages are as follows:-

S.No.	Particulars	%age
1	After completion of the RCC Structure including brick masonry and door frame work upto top roof	25
2	After completion of internal and external plaster including sanitary and electrical work	25
3	After receiving of completion certificate	25
4	After satisfactory handing over of dwelling units	15
5	After period of defect liability	10

The following is the progress at site achieved so far for entire Affordable Housing Project:

S.No.	Particulars	Status of Completion	%age of TDR to be released
1	After completion of the RCC Structure including brick masonry and door frame work upto top roof		
2	After completion of internal and external plaster including sanitary and electrical work		
3	After receiving of completion certificate		
4	After satisfactory handing over of dwelling units		
5	After period of defect liability		
	<b>Total percentage of TDR to be released</b>		

The workmanship and the whole of the materials used are good and the work (s) has/ have been carried as per specifications prescribed by the appropriate Authority.

**Signature of General Manager**

**CC :- To M/s ..... for information and necessary action.**