

JAIPUR DEVELOPMENT AUTHORITY

Application for Allotment of Transferrable Development Right Certificate in lieu of land surrender for various uses as defined in clause 2(a) to 2(g) of 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)

		Jaipur Development Authority Application Form	CCC - (26)
Service Name:		Allotment of Transferrable Development Right Certificate in lieu of land surrender for various uses as defined in clause 2(a) to 2(g) of TDR policy-2012	
To, Secretary, Jaipur Development Authority Jaipur			
We (Name of legal entity) are interested in to offer surrendering of our own ownership land in lieu of allotment of "Transferrable Development Right Certificate" subjected to provision of Rajasthan Urban Areas Transferable Development Right (TDR) Policy 2012. The details related with the land are as under:			
Applicant's Details:			
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: _____	
Applicants Land Details (Agriculture/Non Agriculture)			
4.	Khasra Nos./allotment / area details of the total land	Attach as per Annexure -1	
5.	Khasra Nos./allotment / area details proposed to be surrender under TDR policy	Attach as per Annexure -2	
6.	Use of land to be surrendered for issuing TDR (as per master plan)		
7.	Project Site and TS survey plan (with demarcation pillar details) prepared by licensed Engineer/Architect		
8.	Physical status of land as existing, (it should be up to the mark of acceptance level)		
9.	Total FAR (Residential / Non Residential) to be grant on surrendered land as per clause no. 7(m) of TDR policy -2012	_____ sqm	

10.	Land status under acquisition or any litigation		
11.	Final FAR for which TDR certificate is to be applied / allowed		_____ sqm
12.	Details of TDR origin zone	Village _____ Tehsil _____ sub registrar _____	
			(Signature of the Applicant / Developer)
Document attached:			
1.	Ownership related documents, latest jamabandi, Khasra plan on tracing paper certified by Tehsildar / Patwari. Annx-1 and 2		
2.	Copy of allotment letter, if any —Annx -3		
3.	JDA approved Site plan / site plan prepared by Engineer / Architect (in case of agriculture land) – Annx -4		
4.	Superimposition of revenue map on TS survey / master plan / sector plan, etc. – Annx-5		
5.	Copy of surrender deed to be registered Annx -6		
6.	Declaration cum Indemnification bond agreement Annx -7		
7.	Defect liability undertaking Annx -8		
8.	Certificate of specimen signature Annx -9		
9.	Copy of TDR eligibility certificate from licensed architect /Engineer Annx -10		
10.	Copy of public notice to invite objection on land ownership Annx-11		
11.	All the above document shall be notarized		
13.	Processing Fee _____	Challan No. _____	Date: _____
14.	No. of documents attached:	No. of Pages:	
	<p>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.</p> <p>Date: _____ Signature of the Applicant / Developer</p>		

Note: Application shall be submitted with the processing fee @ 1% of the actual valuation of TDR value subjected to clause 5(a) of TDR Policy 2012.

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 सम्पत्ति 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 में
 वर्णित भू-उपयोग के तहत हमारी उपरोक्त खसरा नम्बरान की भूमि जयपुर मास्टर प्लान में.....
 भू-उपयोग हेतु दर्ज है एवं 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।

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
 है 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 खर्च 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 हमनें 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 :

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 समर्पणकर्ता

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
 _____ 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 _____ (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 (26) 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 are bound to construct the pillar of size 1 x 0.5 x 0.5m at 30m interval all along the periphery and on each and every corner of the plot proposed to be surrender.
- 2) That the land surrender is free of all physical encumbrances and the ground of the land surrender is leveled with respect to the nearby existing road network.
- 3) I/we hereby agrees and undertakes to authorize Jaipur Development Authority that in case if anything occur at site in concern the physical feature and demarcation of the plot, I/We will be bound to rectify the error before the final possession of the land taken by the JDA, 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.
- 4) 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.:

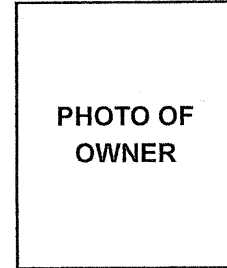
TDR Quantity sqm.

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

Checked by _____

Signature of column No. 4 & photo tallied by _____

Entered in register/Folio No. _____

Approval dated No. _____

**SIGNATURE WITH NAME
& DESIGNATION**

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

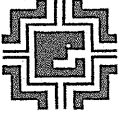
for the land as detailed hereunder :

S. No.	Particulars	Details	
1.	Khasra Nos./allotment / area details of the total land	Khasra Nos. _____ _____ _____	Area: _____
2.	Khasra Nos./allotment / area details proposed to be surrender under TDR policy	Khasra Nos. _____ _____ _____	Area: _____
3.	Use of land to be surrendered for issuing TDR (as per lease deed / patta / revenue record)		
4.	Project Site and TS survey plan (with demarcation pillar details) prepared by licensed Engineer/Architect		
5.	Physical status of land as existing ,(it should be up to the mark of acceptance level)		
6.	Total FAR (Residential/non Residential) to be grant on surrendered land as per TDR policy - 2012		_____ sqm
7.	Land status under acquisition or any litigation		
8.	Final FAR for which TDR certificate is to be applied / allowed		_____ sqm
9.	Details of TDR origin zone	Village _____ Tehsil _____ sub registrar _____	

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



कार्यालय सचिव, जयपुर विकास प्राधिकरण, जयपुर

सं. :

दिनांक :

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 भूमि का समर्पण कर टीडीआर प्रमाण पत्र जारी किये जाने हेतु ऐसी
भूमि के अपने अभिधृति अधिकारों के निर्वापन के लिए आवेदन प्रस्तुत किया है, अर्थात् :-

क्र. सं.	भूमि के ब्यौरे (खसरा सं)	
1	ग्राम:, तहसील:, जिला:	
	खसरा नं./ भूखण्ड संख्या	क्षेत्रफल (बीघा-बिस्वा-बिस्वासी)

इसलिए, इसके द्वारा समस्त संबंधित व्यक्तियों को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त प्रयोजन के लिए भूमि के 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 आक्षेप नहीं है और तदनुसार मामले का निपटारा किया जायेगा।

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

कार्यालय प्राधिकृत अधिकारी
सचिव, जयपुर विकास प्राधिकरण, जयपुर