JHARKHAND TRANSFERABLE DEVELOPMENT RIGHTS RULES, 2017

Government of Jharkhand Urban Development & Housing Department harkhand Transferable Develo ment Ri hts Rules 2017. In view of growing urbanization in and around various development areas in the State of Jharkhand, Government of Jharkhand find it expedient to frame rules to facilitate the land owners to surrender their land to Authority concerned in lieu of consideration in terms of development right (floor area ratio) so that the surrendered land can be used for the purpose of public roads, drainage, open spaces, park, community buildings, recreation areas etc. as earmarked in the Master Plan or any plan conceived by the Authority, as defined, or by the Urban Development and Housing Department, Government of Jharkhand. Accordingly, in exercise of the powers conferred by Section-59() and provisions laid down in Section-441 (5) of the Jharkhand Municipality Act, 201 1, the Governor of Jharkhand hereby makes the following regulation. 1

2. Short Title, Extent and Jurisdiction, Applicability of Regulations 1.1 1.2 1.3 Title- This regulation shall be called as Jharkhand Transferable Development Rights Rules, 2017. Applicability of Regulation- Jharkhand Transferable Development Rights Rules, 2017 shall be applicable within the jurisdiction of all Urban Local Bodies in State of Jharkhand. They shall come into force from the date of their publication in the Jharkhand Gazette. Definitions:- In these rules, unless the context otherwise requires: 2.1 2.2 2.3 2.4 2.5 "Act" means the Jharkhand Municipal Act, 2011. "Authority" means Urban Local Bodies. "Authorised Officer" means an Officer not below the rank of Assistant Engineer working in establishment of the Authority appointed as such by the Competent Authority for carrying out duties and responsibilities provided under these rules. In absence of an officer of Assistant Engineer rank in the authority, the Competent Authority may designate any suitable officer for the job. "Base FAR" means FAR, which is available to all plot owners without any cost. Provided that the Government or Authority with prior approval of Government, may in the public interest, notify a higher FAR as Base FAR; "Benchmark Valuation" means principles of valuation of a plot of land determined under the Jharkhand Stamp (Amendment) Rules, 2009 for the time being in force and such other instructions issued by' the Government, from time to time, in this behalf; T.P.rrDR»tincation/2017 | 1 2.6 2.7 2.8 2.9 2.10 2.11 2.12 2.13 2.14 2.15 2.16 2.17 "Competent Authority" means Vice-Chairman of Developnent Authority/ Managing Director of Mineral Area Development Authority/Managing Director of Industrial Area Development Authority & Municipal Commissioner/Executive Officer/Special Officer of the respective ULBs; "Department" means Urban Development & Housing Department, Government of Jharkhand. "Floor Area Ratio (FAR)" means the ratio obtained by dividing total covered area on all floors by the area of the plot; (FAR — Total covered area on all floors) Plot area Illustration: If total covered area on all the floors in a building is 10000 square feet and plot area on which such building is standing, is 6,000 square feet then FAR will be; FAR 10000sqft./6000sqft. =l .66 "Form" means a Form appended to these rules; "Government" means the Government of Jharkhand; "Maximum Permissible FAR" means maximum limit of FAR, to the extent of which development can be taken up on a particular plot of land as prescribed in Master Plan/Building Bye-laws, enforced; "Planning Officer" means any officer who is in-charge of process of building plan approvals; "Receiving Plot" means Revenue plot of land over which TDR certificate is proposed to be consumed; "Scrutiny Committee" means a Committee constituted and notified as such by the concerned Authority for the purpose of these rules; "Section" means section of the Act; "Sending Plot" means Revenue plot of land or part thereof which is proposed to be surrendered to Competent Authority in lieu of TDR certificate; "Transferable Development Rights Certificate" (TDR certificate) means a certificate issued by the Competent Authority to an owner or a lessee of the land permitting him/her to exercise transferable development right in accordance with the provisions of these rules; The words and expressions used in these rules and not defined shall have same meaning respectively as defined in the Act, in the rules and regulations framed thereunder

3. General Terms & Conditions for Issuance of transferable development rights: 3.I The land which is reserved for providing amenities as per approved Master Plan or any other proposal by the authority or the Urban Development and Housing Department, the owner or lessee of such land shall be eligible for award of Transferable Development Rights equivalent to permissible floor area ratio for that plot of land to the extent and on conditions, as provided in these rules. 3.2 An owner or lessee of land shall be issued with

a TDR certificate only after completion of procedure prescribed in these rules. T.P.rrDR Notification/2017 | 2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 3.11 3.12 TDR certificate so issued may be utilized to take up development on receiving plot, which is permissible over and above the base FAR for that plot as per rule 7.1. The holder of transferable development right certificate may utilize the same either at the remaining portion of the area so surrendered or anywhere else in State, either by himself or by way of transfer to any other person. The transferable development rights certificates shall be issued only in the name of an individual, a company registered under the Companies Act, Statutory Corporations or a Society registered under the Societies Registration Act, 1860, but shall not be issued in the name of partnership firms, nominees, agents or any other such persons: Provided that, if the property stands in the name of partnership firms, TDR Certificate shall be issued in the name of all of the partners of partnership firm or as the partners have agreed upon by expressing their willingness in writing. The transfer and utilization of TDR in favour of Non-Resident Indians (NRI) shall be subject to rules and regulations of the Reserve Bank of India and the Government of India, made from time to time, in this regard. The specimen signature or thumb impression in application for grant of TDR shall have to be attested by an Executive Magistrate under his official seal. In respect of property held jointly by several persons, the Competent Authority shall issue only one certificate and delivery of TDR certificate to one of the several joint holders written through a deed of relinquishment duly registered in favour of the holder duly signed by all such persons and the same shall be treated as sufficient delivery to all such holders and accordingly the Competent Authority shall issue TDR certificate in the name of only one owner by deleting name of any co-owner from the TDR certificate. The TDR certificate shall be valid for five years and can be revalidated for another period of five years. In case, the TDR certificate is defaced, lost or destroyed and sufficient proof thereof is submitted to the Competent Authority, the same may be replaced on payment of a processing fees at the rate of one percentum of present valuation on such date of the sending plot and on submitting the necessary undertaking, indemnity bond, investigative evidences (Copy of FIR), etc. and after giving advertisement in two local newspapers and by following the detailed process to be prescribed by the concerned Authority, in this regard. If any building, agricultural or horticultural crops is standing on the land so surrendered as per provisions of these rules, then the owner or the lessee of such land shall be fairly compensated by the Authority following due process of valuation prescribed in this regard. The transferable development rights can also be granted by Competent Authority for incentivizing development of affordable housing schemes or slum redevelopment projects as per provisions of Jharkhand Affordable Housing policy, 2016. T.P./TDR ytification/2017 | 3 3.13 3.14 3.15 3.16 3.17 3.18 3.19 3.20 Further the lands which are prohibited by order of any Court or subjudice in any manner shall not be eligible for grant of TDRs certificate. Where the site is already a developed one, irrespective of fact whether the development on such land is authorised or not, the part of the land required for providing amenities in accordance with the Master Plan, the owner or lessee of such land shall be eligible for award of TDR certificate under these rules. Where any authorised building is existing over a land and after surrender of the part of the land in accordance with the provisions of these rules then existing building, which is retained on the remaining part of the land even if it violates the existing Building Bye-laws applicable for the Authority, shall be construed to be in conformity with Building Bye-laws as long as no addition or alteration or change of use is made to the existing building. If the Authority acquires a part of land under these rules and on the remaining part of the land, an unauthorized building is existing, the Authority may award TDR certificate for such portion of land, but the existing building in the remaining part of the land shall continue to be unauthorized until it gets regularized following due process of law, or demolished. The Authority may consider relaxing set back requirements along the dividing line between the land surrendered and the land retained, for a proposed construction in the remaining land, on individual merits of the case, except in the cases of multi storied buildings. The owner or lessee of the land may withdraw from surrendering his land under these rules at any time before final approval of Competent Authority by filing an application to Competent Authority. No applications for grant of TDR shall be considered from owner or lessee of the land belonging to Scheduled Castes or Scheduled Tribes and Others Community, if prior approval of Competent Authorities under Santhal Paragana Tenancy Act or Chhotanagpur Tenancy Act, as the case may be which protects rights of these communities in land is not taken. No applications for grant of TDR shall be considered on land whose type is Forest or Reserved Forest

4. Provisions for issuance of TDR certificate: 4.1 4.2 4.3 The Authority may, by notification, make a scheme for acquiring lands by way of granting TDRs as a compensation to those whose land are proposed to be acquired for the purpose of implementation of projects and programmes mentioned under sub-rule 3.1 of rule 3. The scheme under sub-rule 3.1 shall include, following information, namely: 4.2. I Clearly define the area proposed for acquisition under these rules which shall include name of the Revenue Village, Khata No. , Plot No., Area of the plots so required; 4.2.2 Site plan and map of the lands so required; 4.2.3 The intended purpose for which these lands are required. Before issuing such scheme, Authority shall ensure that: T.P.,TDR Notification,'2017 4 4.3. I 4.3.2 A Planning Officer of the Authority certify that the lands so notified arc required for the purpose of implementation of scheme as mentioned in sub-rule 3.1 of rule 3; The concerned user agency, which requires the land for implementation of projects or programmes mentioned in sub-rule 3.1 of rule 3 shall utilise the land for such project or programme and who shall also certify the land requirements by an officer not below the rank of Assistant/Executive Engineer of the user agency. 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.11 4.12 The scheme shall call upon all those who have interest in such lands to file an application giving details of their legal rights, in the said area and details of the vacant or built-up land falling in the said area in writing to the authorized Officer of the Authority in

Form-I. The scheme shall also be published in at least two widely circulated local newspapers and from the date of such publication, Authority shall start accepting applications for grant of TDRs with respect to notified lands which are proposed to be acquired under these rules. The owner or the lessee of the land shall, along with the application in Form- I, produce all Legal documents to support his claim for right, title and interest over the proposed land, which is to be surrendered for the award of transferable development rights certificate and shall also file an affidavit as to the correctness of the information given in the application and documents. The application so received shall be entered into a register, "TDR Applications" to be maintained by Authorized Officer of the Authority, in Form-ll. After receipt of application, Authorized Officer shall verify the applications for its completeness and ask for a report from the respective Sub-Registar on the Bench Mark valuation of the lands proposed to be surrendered and on the status of encumbrance, if any, on such lands and on the basis of informations available, the District Sub-Registrar shall submit a report on Benchmark valuation and status of encumbrance, if any, to the Authorized Officer in Form-Ill. The Authorized Officer shall also ask for a report from the respective Circle Officer on the issue related to genealogy of the land owner and local inquiry report on the present status of the land, including encroachment, if any and on basis of the field enquiry report and records available in his ojTlce, he shall submit a report to the Authorized Officer in Form-I V. A Scrutiny Committee shall be constituted and notified by the Authority for the purpose of scrutinizing all the applications, which are being considered for grant of TDRs. The Committee shall consider every application filed under these rules along with report of the concerned District Sub-Registrar, Circle Officer and any objections filed before it and make a recommendation for grant of TDR certificate to the Competent Authority. The Competent Authority may consider the recommendations of Scrutiny Committee and decide to grant or reject or decide otherwise with respect to application for grant of TDRs received by Authorised Officer and whose T.P.,TDR Notification/2017 S 4.13 4.14 4.15 4.16 4.17 4.18 decisions shall be final and shall not be called or questioned in any Civil Court. If the application for transferable development right is approved by the Competent Authority, then an order slvall be issued by the Authorized Officer to the concerned Circle Officer for mutating the land so surrendered in the name of the Authority and the Circle Officer shall accordingly, mutate the Record of Right (ROR) in name of Authority and issue the same to the authorized officer. After issue of Record of Right under sub-rule 4.13 the Authorized Oflicer of the Authority shall issue TDR certificate to the applicant in Form-V. Every TDR certificate so issued must be entered serially into the "Ledger of TDR certificates" to be maintained by Authorized Officer in Form-VI. Serial number of each TDR certificate should be unique. Any fee or charge to be paid to Circle for the purpose of mutation of records or issuance of Record of Rights in favour of Authority shall be borne by the applicant. Every TDR certificate shall be registered under the Registration Act, 1908. Two original TDR certificates shall be prepared and issued under the seal and signature of the Authorised officer of the Authority, of which, one is required to be kept in official record of the Authority' and second shall be issued to the applicant after entry in TDR Ledger and a unique account number shall be assigned to each such case. 5

6. Issuance of TDR for Affordable Housing or Slum Re-l)evelopment Projects: To incentivize the construction of affordable houses as per Jharkhand Affordable Urban Housing Policy, 2016 or Scheme in this regard to take up development of affordable housing and re-development of slums, TDR certificates shall be issued to the concerned Agency, institution, developer etc.by following the process prescribed in rule-4 subject to the conditions that these rights shall be to such extent and subject to such terms and conditions, as prescribed in such policies and schemes of the State Government. Transfer of development rights: 6.1 6.2 6.3 6.4 6.5 TDR certificate holder can transfer such certificate in full or any part to any other person. The transfer of TDR certificate to NRI shall be subject to rules and regulations of Reserve Bank of India and the Government of India made, from time to time, in this regard. An application for transfer or utilization of TDR should be in multiple of 50 square meters only except the last remainder. Application for transfer shall be given in

Form-VII and all such applications should be entered in "Register for application received for transfer of development rights" to be maintained by Authorised Officer in Form-VIII. On receipt of such applications, the Authorized Officer shall get the original TDR verified from the official records and on the basis of such verification and by following procedure as prescribed by the Authority, the Authorized T.P./TDR Notification/2017 | 6 6.6 6.7 6.8 Officer shall place all such cases for transfer of TDRs for consideration of the Competent Authority, who shall consider and take appropriate decision to allow or disallow or otherwise such application for transfer. If any application for transfer is allowed, then the names of the transferee shall be substituted to that extent in TDRs. On the basis of the said decision, a new TDR certificate shall be issued to the Transferee by entering the same in the Form-VI and simultaneously, after making due entries, original TDR certificate shall be cancelled and a new TDR cettificate shall be issued to the extent of value left. The deed of transfer from TDR holder to transferee shall be registered as per the Registration Act, 1908. Utilization of TDRs Certificate on receiving plots: 7. I Notwithstanding anything contained in any regulation, the total maximum permissible builtup area and utilization of Transferable Development Right (TDR) on receiving plot shall be, subject to the road width, as prescribed below: Category 0-1 0-11 0-111 o-IV o-VI o-VII Category N-11 N-lll N-IV N-VI N ote: 2

3. TDR allowed for Old Area Road Width (in meter) 3.60 12 ft. to less than 4.80m 4.80 (16 ft. to less than 6.10m 6.10 20 ft. to less than 7.5m 7.5 25 ft. to less than 9.10m 9.10 30 ft. 10 less than 12.20m 12.20 40 n. to less than 18.30m 18.3() 60 ft and above FAR as per .1BBL, 2016 Non Residential 1.8 2.0 2.5 2.5 2.5 2.5 residential Nil Nil 2.0 2.5 2.5 2.5 3.00 TDR allowed for New Area Road Width (in meter) 6, IO 20 ft. to less than 7.5m 7.5 25 ft. to less than 9.10m 9.10 30 ft. to less than 12.20m 12.20 40 ft. to less than 18.30m 18.30 60 ft to less than 24.40m 24.40 80 ft. and above FAR as per .JBBL, 2016 N on Residential 2.0 2.5 2.5 2.5 2.5 3.0 residential 2.0 2.5 2.5 2.5 3.0 3.0 Maximum admissible FAR with TDR for residential and non residential Not allowed Not allowed 2.15 2.70 2.75 2.80 3.0 and 3.5 Maximum admissible FAR with TDR ror residential and non residential 2.20 2.75 3.0 2.90 3_10 and 3.60 3.60 In ease of Group Housing Scheme, maximum permissible TDR loading or 0.60 shall be permissible on a plot. If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road fior the purpose of utilisation of T DR. In case, a building exists on lhe receiving plot then set backs applicable for the building as per sanctioned plan by the Competent Authority shall deem to be set backs required for new height after utilizing admissible TDR, subject to approval/No Objection Certificate (NOC) form Fire Department or Airport Authority or both. 7.2 When a TDR certificate holder wants to utilize a part or full value of TDR certificate on any plot, then he should apply' for issuance of TDR Certificate T.P.II'DR Notificationf2017 7 7.3 7.4 7.5 7.6 7.7 7.8 7.9 7.10 7.11 Utilization Order (hereinafter referred as TCUO) in

Form-IX to the Authorised Officer. Every application for T CUO should be entered by Authorized officer in "Register for Applications received for Utilization of TDR certificates" which is to be maintained in Form-X. After receipt of application, Authorized Officer shall ask for a repott from concerned District Sub-Registrar on Benchmark Value of the sending plot and receiving plot and the Sub-Registrar shall submit a report to Authorized Officer in the Form-Xl. On the basis of the report of the District Sub-Registrar, Authorised Officer shall examine the proposal and give its recommendations to Competent Authority. Competent Authority may consider such recommendations and decide to approve or otherwise the applications of TDR Certificate Utilization Order (TCUO). After approval of the Competent Authority, a TDR Certificate Utilization Order in the name of the owner of the receiving plot to the extent for which approval has been made shall be issued. The TCUO shall be issued in Form-Xll and records of all such TCUO issued shall be maintained in "Register of TDR Certificate Utilization Orders" in Form-Xlll and on basis of same, Original Certificate shall be cancelled and fresh TDR Certificate should be issued to transferor, to the extent of value left, if any. The holder of TCUO shall apply to the concerned Planning Officer for utilizing such TCUO in the building plan proposed over the receiving plots and the Planning Officer shall consider the same and allow utilization of same above the prescribed base FAR as per Master Plan and Building Bye-laws enforced. Before approval of the Building Plan, Planning Officer shall cancel the TCUO and enter the details in "Register of Consumed TCUOs" in Form-XIV. The cancelled TCUO shall be returned to the Authorised Officer, who shall keep it in safe custody and make relevant entries in the official records

8. Conditions for utilization of TDR certificate: 8.1 8.2 The utilization of TDR shall be in multiples of 50 square meters only except the last remainder. The Competent Authority may reject or withheld the application for utilization of TDR in the following circumstances, namely: If any dues payable by the owner of the receiving plot to the State 8.2.1 Government or to the authority prior to the date of submission of project then the Competent Authority can with-hold utilisation of the TDR unless all dues of the State Government or the authority are paid by the owners; T.P.rrDR Notification/2017 | 8 8.2.2 8.2.3 8.2.4 8.2.5 If TDR is obtained by fraudulent means, then the Competent Authority shall have the right for changing such entries as required or to forfeit such TDR Certificates; Under direction from the Competent Court; If the agreement of utilization of TDR is not duly signed by the transferor(s) and transferee(s); or Ifthe agreement of utilization is not accompanied by the original TDR Certificate. 8.3 8.4 8.5 8.6 8.7 8.8 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. In case the TDR certificate holder is minor, the utilization shall be considered only if application is made by the natural guardian or a guardian either appointed by the competent Court or through proof of his/her guardianship acceptable under law. The TDR receiving plot should satisty the following conditions, namely: 8.5. I There shall be no change in the setbacks of the receiving plot as required for development including TDR value and base FAR. 8.5.2 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 Bye-laws. The movement of TDR from the sending plot to receiving plot shall be in proportion of the prevailing Benchmark Valuation rates as specified in the Jharkhand Stamp Rules as amended from time to time, and which shall be subject to proportionate increase or decrease in benchmark rates. Illustration: If the benchmark value of sending plot is Rs. 1000 per square metre and for receiving plot, it is Rs. 10,000 per square metre then the proportionate TDR to be transferred from sending plot to receiving plot shall be one-tenth of the total TDR generated. If TDR Certificate is issued in favour of any Regional Development Authority, Urban Local Body, Housing Board or any other Government Agency under these rules, then they can either utilize the TDR Certificates in their projects or can sell such certificates only through a public auction. TDR shall not be valid for use on receiving plots in the areas identified as "No-TDR Zone" as notified by Authority

9. Utilization of TDR certificates against dues to the authority: 9.1 A TDR certificate holder may utilize a part or full value of the TDR certificate to pay the dues to the Authority. Explanation.—For the purpose of such utilization of TDR certificate, Bench Mark valuation of the sending plot shall be taken into account. Illustration: T.P.rrDR Notificationt2017 9 If the Bench Mark value of sending plot is Rs. 1000 per square metre, then amount of TDR required to be surrendered to Authority for the dues payable to the Authority' shall be equivalent to: Extent of TDR certificate to be surrendered to Authority (In square meters) Amount payable and due to the Authority (in rupees) 1000 (in rupees) 9.2 The other provisions relating to utilisation of TDR certificates prescribed in rules 7 and 8, supra, shall apply mutatis mutandis. Cancellation of transferable development rights Certificate: 10. 11. 12. 13. 14. 10.1 10.2 Where any owner or lessee of the land acquires TDR certificate by fraudulent means or by means of misrepresenting the information before the Authority then TDR certificate issued under these rules shall be liable for cancellation, and such person shall be liable for prosecution as per law. If TDR certificate acquired through fraudulent means has been utilized by misrepresenting the facts then the value of such TDR on the date of utilization shall be recovered from the concerned person as "arrear of land revenue" under the Public Demand Recovery Act, 1914. Audit of transferable certificate, etc.: 11.1 11.2 The TDR certificates, TCUO and all other records in form of applications and registers to be maintained under these rules shall be internally audited by an Officer of Authority or any Agency approved by the Authority. The audit shall be done at least once in six months to check whether rules and other instructions of the State Government and Authority in this regard are being followed or not and the audit officer shall submit a report to the Authority with a copy to the State Government in Housing & Urban Development Department. Maintenance of Record: Without prejudice to the foregoing provisions of these rules, the Authority may make efforts to ensure implementation of these rules by developing suitable e- governance platforms, which provides for filling of on-line applications, automation of processes between various officials, issuance of digitally signed TDR certificates and TCUO and such other action to ensure quick disposal of claims made under the rules. Overriding effect over the regulation: Building Bye-laws enforced for the Authorities responsible for planning are deemed to be amended to the extent provided in these rules. Power of the State Government: 14.1 Notwithstanding anything contained in the foregoing paragraphs of the Jharkhand Transferable Development Rights Rules, 2017, the State Government by issuance of notification in the official gazette may amend or withdraw any of the provisions and/or the scheme mentioned hereinabove. 14.2 If any difficulty arises in giving effect to provision of the Jharkhand Transferable Development Rights Rules, 2017 and/or if any dispute arises T.P.rrDR Notification/2017 | 10 about the interpretation of any provisions of the said rule, the same shall be referred to the Chief Minister through Chief Secretary and thereon the decision taken shall be final. By the order of Governo of Jharkhand .11 (A n Kumar Singh) Principal Secretary to Government Memo No.- (TCPO) Ranchi, Dated.g. Copy to: Superintendent, Govt. Press, Hinoo, Ranchi for publication in extraordinary gazette of Jharkhand/ Nodal Officer, e-gazette, Urban Development and Housing Department, Govt. of Jharkhand for information and necessary action. Principal S retary to Government Memo No.- 06/ qom Ranchi, Dated..Ä7.J.23) Copy to: PS to Hon'ble Chief Minister, Jharkhand/ PS to Hon'ble Departmental Minister/ Chief Secretary, Jharkhand/ Additional Chief Secretary, Principal Secretary, Secretary, All Departments/ Director, SUDA/Directior, DMA/Divisional Commissioner, All Divisions/ All Deputy Commissioner, Jharkhand/ All Urban Local Bodies/VC, RRDA/MD, MADA/ All Officers of Urban Development and Housing Department, Govt. of Jharkhand for information and necessary action. Principal S etary to Government T.P.ÆDR Notification/2017 | 11

FORM-I [See sub-rule (4) of rule 41 From: (Name in Block Letters and full address for For Office use only Receipt Date Regd. No. Place- Date- Signature of Officer receiving o correspondenceof information). Mobile- Email- To The Authorised Officer, personfurnishing Sub: - Application for issue of Transferable Development Rights (TDR) Certificates. Sir, In response to your notification No. dated on following lands, the applicant(s) has/have interest. Details Of such lands along with supporting documents pertaining to legal rights, plot area, details of structures/plantation on it are furnished herewith below

1. Details of Lands (Area in sq.mtrs) Plot No. Total Khata No. 2 Total area of plot as per Record of Right (ROR) 3 Area proposed for TDR out of 3 4 Type 5 Mouza (6 Remarks (Please attach self signed photo copies of the Land ownership documents including copy of ROR, Encumbrance Certificate, Registered Sale Deed (RSD), Rent receipts, Holding Tax receipts etc. indicating legal right over the land)

2. Type of structures on the proposed land: A) Construction: (i) Plinth area in Sq. Metres. (ii) Type of construction (RCC Roof/Tin/Asbestos/others) B) Plantations: Species of Tree (Photographs to be enclosed): (i) (ii) Age- (ii i) Numbers- This is to certify that the above information's are true and correct to the best Of my knowledge and belief and there is no misrepresentation of facts or fraudulent statements with respect to information and documents furnished. On basis of above, I request that TDR Certificate may be issued to me in lieu of lands being proposed for surrender to Authority as per Rules and Regulations of Government of Jharkhand. I also undertake to abide by all terms and conditions as given in Rules to Regulations meant for purpose. Applicants' Full Name: Full Signature List of documents enclosed: 2. 3. 4. 5. 6. 7. 2. 3. 4. 5. (REGISTER FOR TDR APPLICATIONS)

FORM-11 [See sub-rule (7) of rule 41 Application Unique Number: Date of Receipt: Name of applicant: Address for correspondence : Mobile/ Telephone No. Email ID

7. Land Details: Plot No.(l) Total Khata No. (2) Total area of Plot as per Record of Right (ROR) (3) Area proposed for TDR Certificate (4) Type (5) Mouza (6) 8. Status of Civil Construction on proposed Land for TDR— I) Plinth Area in Square metres— 9. (RCC/Asbestos/Tin/Other (specifies): 2) Type of Construction : 3) Whether Photo submitted —Yes/No Status of Plantation of trees, if any: — Species of Trees:— (i) (i i) Age: — (iii) Total Numbers:— IO. List of documents submitted: (ii) (iii) (v) BY speed Post Spl. Messanger FORM-III [See sub-rule(8) of rule 4] Report of DSR for issue of TDR Certificates From: District Sub Registrar (Correspondence Address) To The Authorised Officer Development Authority (Address for correspondence) Letter No. Date Sub:- Report on Benchmark Valuation and status on Encumbrance for Mz. Plot Khata Shri Ref:- I .Development Authority Unique No. No. , Name of (of Authorised Officer) of Applicant 2.Letter No. Sir, dt. In response to Letter No. and date cited above, the benchmark valuation and status on Encumbrances of land, as given in the schedule, is given below. The Benchmark Value of the plot(s) given below are the latest ones and are approved by the Government. Status on Encumbrances of the land given below are for last 30(thirty) years. Mouza Khata No. Plot No. Benchmark Value per Sq.mtr in Ru ees In words Infi ure Encumbrances Remarks status Yours faithfully Signature: Name: Designation: By Speed Post Spl. Messanger FORM-IV [See sub-rule (9) of rule 41 Report of Circle Officer on Genealogy of Khatadhari of land and local inquiry on present status of land including encroachment. Letter No. Date: From: The Tahasildar (Address for correspondence) To Sub:- Ref:- Sir, The Authorised Officer, Development Authority, (Address for Correspondence) Enquiry Report on Genealogy and on present status of land including encroachment. (i) Unique No. of Applicant Name of applicant (ii)Letter No. Date (of Authorised officer) The report on genealogy of the khatadhari and local inquiry report on present status of land under reference including encroachment is furnished below; Genealogy: Findings of Local Inquiry Report The reports on genealogy and local inquiry with respect to the present status of the land has been furnished after verification of available records and inquiry in the field. Yours faithfully, Signature: Name: Designation: FORM-V [See sub-rule (14) of rule-41 Photograph(s) of applicant who is granted TDRs TRANSFERABLE DEVELOPMENTS RIGHT CERTIFICATE FOR TDR Certificate No, Issued by: DEVELOPMENT AERA Development Authority. Validity' is for five years from the Date of Issue I. This Certificate is issued under the provisions of Jharkhand Transferable Development Rights Rules, 2017, conferring Transferable Development Right measuring Square meter in favour of :- Mr./Mrs./Ms. 2. 3. 4. 5

6. The TDR Certificate is in lieu of land surrendered to Authority by these Certificate Holders. The Land Schedule of the surrendered land is as follows: (i) Mouza: (ii) Khata No. (iii)Plot No. (iv)Area surrendered (iv) Type of Land The surrender to Authority was by Square metre (in words) way of a registered conveyance deed bearing deed No. favour at date of in the office of Sub Registrar Authority having in office Further these TDR Certificate can be transferred to anyone by applicant(s) by way of gift or sale. TDRs conferred through this certificate can be transferred to any other persons as per these rules. 7

8. The TDR can be utilised/consumedat the sending plot or any other receiving plot within development plan area as per provisions of Jharkhand Transferable Development Rights Rules, 2017 and subject to provisions of building norms in force applicable for the receiving plot.TDR Certificate can be further revalidated by the Authorized OfT1cer before its expiry as per provisions of Jharkhand Transferable Development Rights Rules, 2017. Place: Date: Space for Reval idation Valid upto ZI Revalidated upto Authorised Officer Signature of Authorised officer with date Signature of Authorised Officer with date Utilization and Transfer details of TDRs: TDR Certificate No. C) Total Extent of TDRs: Issue Date: Transferred [Utilized In favour of 2 Extent to which TDR is utilized/transferred. (in Sq. mtrs.) 3 New TDR Certificate /TDUO No. and Date 4 Balance Development Right available 5

FORM-VI [See sub-rule (15) of rule 4 and sub-rule (7) of rule 61 LEDGER OF TRANSFRABLE DEVELOPMENT RIGHTS CERTIFICATE Sl. No. Unique No. of Application 2 Name of Appli- cant(s) 3 Land surrendered Address for correspond- dence Mouza Khata Plot 5 No. 6 Date of receipt 13 No. (7 In figure 8 Area In words 9 Type IO Certificate issued for Built up area (in sq.mtrs) (11 TDR Certificate No. 12) 4 Date of issue 13 Received by 12 Remarks 14 Signature of Officer (15 Photo(s) of Owner Photo(s) of Transferee FORM-VII [See sub-rule (4) of rule 61 APPLICATION FOR TRANSFR OF TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE IN From: Name of Applicant(s) (Correspondence Address in Capital Letter) Mobile No. Email ID- To The Authorised Officer Development Plan Area DEVELOPMENT PLAN AREA For Office use onlv Regd No. Date of receipt Transfer fee paid Rs. Challan No. & details with Date. Development Authority Sub:- Request for transfer of Transferable Development Rights (TDRs) Certificate. Sir/Madam, I. The Transferable Development Right Certificate issued in my/our favour as per particulars given below may kindly be transferred in favour of Mr/Ms as per details furnished below . The photocopy of the TDR Certificate duly self attested is enclosed along with other requisite documents

2. Particulars of TDR Certificate A.B. C. D. E. Name of Owner(s):- TDR Certificate No:- Date of Issue:- Extent of TDRs (in Sq. Metres):- (In words) (In figures Land Schedule of surrendered land :- (i) Mouza: (iv) Area: (ii) Khata No. (v) Type of land:- (iii) Plot No.

3. To be transferred to: (1) (2) (3) (4) (5) (6) Name of Transferee(s):- Correspondence Address:- E-mail ID:- Land line No:- Mobile No:- Amount of TDR proposed to be transferred: (in figure (in words (Sq. Mtr.) All the considerations for such transfer shall be paid and received by the owner and transferee respectively prior to issue of transfer certificate. Development Authority and the Authorised Officer are indemnified against all liabilities arising out of such transfer. The information's furnished in the applications are true to the best of our knowledge and belief. Yours faithfully, Signature of Applicant(s) Name: Signature of Transferee Name: Address: List of documents to be attached: 2. 3. 4. 5

6. Application in prescribed form duly filled and signed. Xerox copy of TDR Certificate duly signed. Stamp size photograph 3 copies each) of owner applicant and transferee duly signed at the back. ID proof copy of transferee duly signed. Address proof copy of transferee duly signed. Copy of the agreement in original for such transfer. FORM-VIII [See sub-rule (4) of rule-61 (Register of application received for transfer of TDRs) Sl. No. Registration No. of application received. 2 Date of issue of TDR 3 Name Correspondence of Address Applic- ant (s) 4 TDR Certificate Date 6 Built up arca available in TDR in Sq. m tr 7 Name of Transfe- ree(s). 8 Correspo- ndence address of transferor 9 Built up area to be transfer- red (In Sq. m tr.) IO Fees paid 11 Built up area for which certifica- te is issued in favour of transfe- ree 12 (5 TDR Certifica- te No. of transfer- ee 13 Date of issue 14 Photogra- ph of transferee 15 Rem- arks 16 Sign- a ture of Officer FORM-IX [See sub-rule (1) of rule-71 Application for TDR certificate Utilization Order (TCUO) From Mr/Mrs/M/s (Correspondence address Mobile No. E.mail ID: For office use only Regd. No. Date of Receipt Signature o Receiving Officer To Sub:- Sir, I

11. The Authorised Officer Development Authority Application for issue of TDR Certificate Utilisation Order(TCUO) The detail of TDR Certificate(s) issued in my lour favour is/are as follows, the photocopy of which is enclosed. Name: TDR Certificate No. Date of Issue- Built up area in Sq.mtr. Details of Sending plot (In figure (In words (i) (iii) (iv) Mouza:- Khata No:- Plot No. Area:- 111. Type Utilisation order for Transferable Development Right (TDRs) to an extent of Sq.mtrs.(ln words) (multiple of fifty sq.mtr.) may be issued in my/our favour for utilisation of the same in receiving plot. The details of the location of receiving plot is furnished herewith. Details of Receiving plot: (i) (iii) (iv) (v) Mouza- Khata No. Plot No. Plot area- Type :- It is requested to kindly issue utilisation order as applied for and oblige Place: Date: List of documents Enclosed: TDR Certificate No. TDR Certificate No. Yours faithfully, Signature: Name: in original Xerox copy duly signed 2. 3

FORM-X [See sub-rule (2) of rule 71 To be maintained by Authorised Officer Register of applications received for utilisation of TDR Certificate. Sl. No. Date of egd. receipt No. Name of Applicant(s) 4 Date of Correspondence TDR Address 5 Certificate issue of No 6 TDR Certificate. 7 Total extent of TDRs. (In Square mtrs.) 8 2 Khata No. IO 3 Details of Sendin Plots Mouza Plot No. 11 Area Type 12 13 Benchmark Value as per report of DSR 14 Details of Receivin Plot Details of the original owner of Receiving plot 15 Utilisation Mouza Khata No. (18) Plot No. (19 Area (in Type Square meters) 20) (21) Benchmark Value per square meter as per report of DSR (22) order No./date 23 Balance extent of TDR (in square meters) 25 Building plan File No. 26) Remarks (27 Signature of Planning Officer (28) Correspondence Address 16 Extent of TDR (in Sq. mtrs.) permitted for utilisation (24) Counter signature of Authorised Officer 29 By speed post Spl. Messanger FORM-X1 [See sub-rule (3) of rule-7] For issue of Utilisation of TDR Certificates Report on Benchmark Valuation by District Sub-Registrars. Letter No. Date- From: The District Sub-Registrar To The Authorised Officer (Address for correspondence) Sub: Repon on Benchmark Valuation for utilization of TDR Certificates under Jharkhand TDR •••••iip Rules, 2017. Ref:- (i) Development Authority Letter No. date: Sir, 1. Sl. No. The latest Benchmark Values of sending plots are indicated below:— Mouza Khata No. Plot No. Area surrendered as per TDR Benchmark Value in Rupees in Square meters Remarks

2. The latest Benchmark valuation of thc receiving plot is given below:- Sl. No Mouza Khata Plot No. Area of the Benchmark Value Remarks No. receiving in Rs. Per square plot. meter The latest benchmark value of the plot(s) of land are as per rates approved by the Government. Yours faithfully, Signature: Name: Designation: Development Authority

FORM-XII [See sub-rule (7) of rule-71 Transferable Development Right Certificate Utilization Order (TCUO) ORDER Whereas, Mr./Mrs./M/s. (Address) along with all requisite documents and fees, had made an application vide Application Unique dated Authorised Officer. for issue of TDR Certificate Utilisation Order/TCUO to the 2. Whereas, references were made to District Sub-Registrar concerned of the Sending plots and Receiving plots, where they are located. 3 Whereas, the District sub Registrar(s) concerned vide Letter No. Date respectively have furnished report on the Benchmark Values and after due consideration of the reports of concerned District Sub-Registrars and Circle Officer, Scrutiny Committee, under rule-7 (7.5) of J TDR Rules, 2017 recommended for issuance of TDR Certificate Utilisation Order

4. Therefore, the applicant Mr/Mrs/Ms is hereby permitted to utilise TDR Certificate No.certificate No. to a tune of sq. mtr (In words on the receiving plot as per schedule given below : TDR Details of Sending Plot Mouza:- Khata No:- Plot No:- Area (in Sq.mtr.) Type:- ,Date of issue (in figure) (in word) Details of Receiving Plot Mouza: Khata No.: Plot No.: Area (in Sq.mtr.) Type:- (in figure) (in word) 5

6. The TDR Certificate No.of Mr./Mrs./Ms. be cancelled and Fresh TDRs Certificate be issued for balance TDRs available and requisite entries shall be made by the officials concerned in respective registers and documents forthwith. Further this TCUO is to be processed/allowed/cancelled on the J TDR Rules, 2017, only. By order of Vice-Chairman Memo No. Copy to Mr/Mrs/M/s Address for information with reference to his/her/their application dated necessary action. Memo No. Copy to Planning Member Authorised Officer for information and Authorised Officer Authority for information and consideration of building permission with utilisation of TDR Certificate built up area as approved subject to provisions of building norms Authorised Officer Memo No. Copy to file concerned and guard file. Authorised Officer

FORM -XIII [See sub-rule (7) of rule 71 REGISTERS OF TDR CERTIFICATE UTILISATION ORDER Sl. No. (l) Order Date No. (2) Name of the Applicant (4) Address for correspondence (5) TDR Certificate No./Date against which TCUO issued. (3) Total extent of TDR in the TDR Certificate (Sq. Mtr.) (7) Receiving plot details Mouza Khata Plot Area No. No. in Sq. Mtr. (11) (9) (10) (8) Extent of TDR allowed for utilization under TUCO (In Sq. Mtr.) (12) Name of Original TDR s Certificate holder , if any. (13) (6) Balance TDRs left in TDR (In Sq.mtr.) (14) Signature of Authorised Officer (15) Remarks (16) FORM-XIV [See sub-rule (9) of rule-71 Registers of Consumed TCUCOs Sending plot details Sl. No. •iii•••• Details of TCUCO No. Date Extent of Mouza Khata Plot No. TDRs (Sq. metre) 5 3 4 2 No. 7 6 Receiving Plot details Mouza Khata Plot No. No. (10 8 9 TDRs consumed in square meter Details of Building plan a roved. Name of Applicants in whose favour Building Permission was issued. Remarks Signature of Planning Officer Signature of Authorised Officer