

# The Odisha Gazette

EXTRAORDINARY  
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## HOUSING & URBAN DEVELOPMENT DEPARTMENT

### NOTIFICATION

The 28th December, 2015

### [ODISHA TRANSFERABLE DEVELOPMENT RIGHT RULES, 2015]

**S.R.O. No. 625/2015**— Whereas, the draft of the Odisha Transferable Development Right Rules, 2015 was published as required by Section 125 of the Odisha Development Authorities Act, 1982 (Odisha Act, 14 of 1982), in the extraordinary issue No.1578 of the *Odisha Gazette* dated the 18th November,2015 under the notification of the Government of Odisha in the Housing and Urban Development Department No.29570–T.P.Dev-73/2015/HUD, dated the 17th November,2015 inviting objections and suggestions from any person likely to be affected thereby, till expiry of a period of fifteen days from the date of publication of the same in the *Odisha Gazette*.

And, whereas, no objection or suggestion was received in respect of the said draft before expiry of the period so specified in the said notification;

Now, therefore, in exercise of the powers conferred by Section 123 of the said Act, the State Government do hereby make the following rules, namely:—

#### **1. Short Title, Extent and Commencement :—**

(1) These rules may be called the “Odisha Transferable Development Rights Rules, 2015”.

(2) They shall extend to all the “development areas” which are so declared under sub-section (1) of Section 3 of Odisha Development Authorities Act, 1982.

(3) They shall come into force from the date of their publication in the *Odisha Gazette*.

#### **2. Definitions:—**

(1) In these rules, unless the context otherwise requires,—

(a) “Act” means “the Odisha Development Authorities Act, 1982”;

- (b) “Authorised Officer” means an Officer not below the rank of Deputy Secretary to Government, working in establishment of Authority appointed as such by the concerned Authority for carrying out duties and responsibilities provided under these rules;
- (c) “Base FAR” means FAR, which is available to all plot owners without any cost or charge which shall be 1.2 or as prescribed or in the Regulations, whichever is low:

Provided that the Government, or Authority with prior approval of Government, may in the public interest, notify a higher FAR as Base FAR;

- (d) “Benchmark Valuation” means principles of valuation of a plot of land determined under the Odisha Stamp Rules, 1952 for the time being in force and such other instructions issued by the Government, from time to time, in this behalf;
- (e) “Competent Authority” means Vice-Chairman of the concerned Authority;
- (f) “Floor Area Ratio (FAR)” means the ratio obtained by dividing total covered area on all floors by the area of the plot;

$$\text{(FAR} = \frac{\text{Total covered area on all floors}}{\text{Plot area}})$$

Illustration: If total covered area on all the floors in a building is 10,000 square feet and plot area on which such building is standing, is 6,000 square feet then FAR will be;

$$\text{FAR} = \frac{10000}{6000} = 1.66$$

- (g) “Form” means a Form appended to these rules;
- (h) “Government” means the Government of Odisha;
- (i) “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 Planning and Building Standard Regulations of the concerned Authority;
- (j) “Planning Officer” means any Officer equal to or above the rank of Assistant Town Planner, who is in-charge of process of building plan approvals;

- (k) "Receiving Plot" means Revenue plot of land over which TDR Certificate is proposed to be consumed;
- (l) "Scrutiny Committee" means a Committee constituted and notified as such by the concerned Authority for the purpose of these rules;
- (m) "Section" means Section of the Act;
- (n) "Sending Plot" means Revenue plot of land or part thereof which is proposed to be surrendered to Competent Authority in lieu of TDR Certificate;
- (o) "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 to exercise Transferable Development Right in accordance with the provisions of these rules;

(2) 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 there under.

### **3. General Terms & Conditions for Issuance of Transferable Development rights:—**

(1) The land which is reserved for providing amenities as per approved Development Plan, the owner or lessee of such land shall be eligible for award of Transferable Development Rights equivalent to permissible floor area ratio of 2 (two) for that plot of land to the extent and on conditions, as provided in these rules:—

Illustration:—

If owner or lessee of land surrenders 10,000 square feet of his land to Authority under these rules for the purposes as defined under these rules, then he shall be eligible to get Transferable Development Rights Certificate to the extent of 20,000 square feet.

(2) An owner or lessee of land shall be issued with a TDR Certificate only after completion of procedure prescribed in these rules.

(3) 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

but within the Maximum Permissible FAR as prescribed in Building Regulations and guidelines of the concerned Authority.

(4) 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 the said development area, either by himself or by way of transfer to any other person.

(5) The Transferable Development Rights Certificates shall be issued only in the name of an individual, a company registered under the Companies Act, 2013, 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.

(6) 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.

(7) 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.

(8) 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.

(9) The TDR Certificate shall be valid for five years and can be revalidated for another period of five years.

(10) 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.

(11) 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.

(12) 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 relevant policy of State Government in force.

(13) Further the lands which are prohibited by order of any Court or *sub judice* in any manner or lands under acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other law for time being in force shall not be eligible for grant of TDRs Certificate.

(14) 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 development plan, the owner or lessee of such land shall be eligible for award of TDR Certificate under these rules.

(15) 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 Regulations of the Authority, shall be construed to be in conformity with Building Regulations as long as no addition or alteration or change of use is made to the existing building.

(16) 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.

(17) 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.

(18) 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.

(19) No applications for grant of TDR shall be considered from owner or lessee of the land belonging to Scheduled Castes or Scheduled Tribes Community, if prior approval of Competent Authorities under various laws, which protects rights of these communities in land, is not taken.

(20) No applications for grant of TDR shall be considered on land whose Kisam is Forest or reserved Forest.

#### **4. Provisions for issuance of TDR Certificate:—**

(1) 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 (1) of Rule 3.

(2) The scheme under sub-rule (1) shall include, following information, namely:—

(a) 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;

(b) site plan and map of the lands so required; and

(c) the intended purpose for which these lands are required.

(3) Before issuing such scheme, Authority shall ensure that,—

(a) a Planning Officer of the Authority not below the rank of Assistant Town Planner certify that the lands so notified are required for the purpose of implementation of development plan prepared under the provisions of Act;

(b) the concerned user agency which requires the land for implementation of projects or programmes mentioned in sub-rule (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 Executive Engineer of the user agency.

(4) 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.

(5) 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.

(6) 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.

(7) The application so received shall be entered into a register, "TDR Applications" to be maintained by Authorized Officer of the Authority, in Form-II.

(8) After receipt of application, Authorized Officer shall verify the applications for its completeness and ask for a report from the respective Sub-Registrar on the Benchmark valuation of the lands proposed to be surrendered and on the status of encumbrance, if any, on such lands and on the basis of information available, the District Sub-Registrar shall submit a report on Benchmark valuation and status of encumbrance, if any, to the Authorized Officer in Form-III.

(9) The Authorized Officer shall also ask for a report from the respective Tahasildar 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 Office, he shall submit a report to the Authorized Officer in Form-IV.

(10) A Scrutiny Committee under section 6 of the Act, shall be constituted and notified by the Authority for the purpose of scrutinizing all the applications, which are being considered for grant of TDRs.

(11) The Committee shall consider every application filed under these rules along with report of the concerned District Sub-Registrar, Tahasildar and any objections filed before it and make a recommendation for grant of TDR Certificate to the Vice-Chairman of the Authority.

(12) 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 decisions shall be final and shall not be called in questioned in any Civil Court.

(13) If the application for Transferable Development Right is approved by the competent Authority, then an order shall be issued by the Authorized Officer to the concerned Tahasildar for mutating the land so surrendered in the name of the Authority and the Tahasildar shall accordingly, mutate the Record of Right in name of Authority and issue the same to the Authorized Officer.

(14) After issue of Record of Right under sub-rule (13) the Authorized Officer of the Authority shall issue TDR Certificate to the applicant in Form-V.

(15) 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.

(16) Any fees or charge to be paid to Tahasil for the purpose of mutation of records or issuance of Record of Rights in favour of Authority shall be borne by the applicant.

(17) Every TDR Certificate shall be registered under the Registration Act between the original land owner of land and the Authority but no stamp duty shall be payable within the meaning of Section 117 of the Odisha Development Authorities Act, 1982 for the registration of such TDR Certificates between original owners of land and the Authority.

(18) 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 an unique account number shall be assigned to each such case.

**5. Issuance of TDR for Affordable Housing or Slum Re-Development Projects:—**

To incentivize the construction of affordable houses as per relevant State Policy 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.

**6. Transfer of Development Rights:—**

(1) TDR Certificate holder can transfer such Certificate in full or any part to any other person.

(2) 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.

(3) An application for transfer or utilization of TDR should be in multiple of 50 Square meters only except the last remainder.

(4) 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.

(5) 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 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.

(6) If any application for transfer is allowed, then the names of the transferee shall be substituted to that extent in TDRs.

(7) 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 Certificate shall be issued to the extent of value left.

(8) The deed of transfer from TDR holder to transferee shall be registered as per the Registration Act, 1908.

**7. Utilization of TDRs Certificate on receiving plots:—**

(1) 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 Utilization Order (hereinafter referred as TCUO) in Form-IX to the Authorised Officer.

(2) Every application for TCUO should be entered by Authorized Officer in “Register for Applications received for Utilization of TDR Certificates”, which is to be maintained in Form-X.

(3) After receipt of application, Authorized Officer shall ask for a report 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-XI.

(4) On the basis of the report of the District Sub-Registrar, Authorised Officer shall examine the proposal and give its recommendations to competent Authority.

(5) Competent Authority may consider such recommendations and decide to approve or otherwise the applications of TDR Certificate Utilization Order (TCUO).

(6) 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.

(7) The TCUO shall be issued in Form-XII and records of all such TCUO issued shall be maintained in “Register of TDR Certificate Utilization Orders” in Form-XIII 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.

(8) 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 subject to Maximum permissible FAR for the receiving plot as prescribed in Building Regulations of the Authority.

(9) Before approval of the Building Plan, Planning Officer shall cancel the TCUO and enter the details in “Register of Consumed TCUOs” in Form-XIV.

(10) 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: —**

(1) The utilization of TDR shall be in multiples of fifty square meters only except the last remainder.

(2) The Competent Authority may reject or withheld the application for utilization of TDR in the following circumstances, namely:—

- (a) If any dues payable by the owner of the receiving plot to the State Government or to the Municipality 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 Municipality are paid by the owners;
- (b) 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;
- (c) under direction from the competent Court;
- (d) if the agreement of utilization of TDR is not duly signed by the transferor(s) and transferee(s); or
- (e) if the agreement of utilization is not accompanied by the original TDR Certificate.

(3) 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.

(4) 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.

(5) The TDR receiving plot should satisfy the following conditions, namely:—

- (a) there shall be no change in the setbacks of the receiving plot.
- (b) receiving plot must satisfy the additional parking requirement (if any) in proportion to TDR being utilized to be worked out in accordance with the prevailing building byelaws.

(6) 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 Odisha Stamp Rules, 1952, 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 shall be one-tenth of the total TDR generated subject to maximum permissible FAR prescribed for the receiving plot.

(7) TDR shall not be valid for use on receiving plots in the areas identified as “No TDR Zone” as notified by Authority in the Building Standard Regulations.

(8) If TDR Certificate is issued in favour of any Development Authority, Regional Improvement Trust, Urban Local Bodies, OSHB 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.

**9. Utilization of TDR Certificates against dues to the Authority: —**

(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, Benchmark valuation of the sending plot shall be taken into account.

*Illustration:*—

If the Benchmark value of sending plot is Rs.1,000 per Square metre, then amount of TDR required to be surrendered to Authority for the dues payable to the Authority shall be equivalent to:

$$\begin{array}{l} \text{Extent of TDR Certificate to} \\ \text{be surrendered to Authority} \\ \text{(In square meters)} \end{array} = \frac{\text{Amount payable and due to} \\ \text{the Authority (in rupees)}}{1,000 \text{ (in rupees)}}$$

(2) The other provisions relating to utilisation of TDR Certificates prescribed in rules 7 and 8, supra, shall apply *mutatis mutandis*.

**10. Cancellation of Transferable Development Rights Certificate:—**

(1) 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.

(2) 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 Odisha Public Demand Recovery Act, 1965.

**11. Audit of Transferable Certificate, etc:—**

(1) 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.

(2) 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.

**12. 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.

**13. Overriding effect over the regulation:—**Building regulations and development control regulations of all Authorities and other Authorities responsible for planning are deemed to be amended to the extent provided in these rules.

**14. Removal of doubts, difficulties and issuance of executive instructions.—**In case any doubt or difficulties arise in implementation of these rules, then the same shall be referred to the State Government in consultation with the Authority or otherwise may issue an executive instruction to clarify such matter as deemed necessary for implementation of the provision of these rules.

**FORM-I****[See sub-rule (4) of rule 4]**

From: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

For Office use only

Receipt Date

Regd. No.

(Name in Block Letters and full address for  
 correspondence of person furnishing  
 information).

Place-

Date-

Mobile-

Email-

Signature of Officer  
 receiving

**To****The Authorised Officer,**

\_\_\_\_\_

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.	Khata No.	Total area of plot as per RoR	Area proposed for TDR out of 3	Kisam	Mouza	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Total						

(Please attach self signed photo copies of the Land ownership documents including copy of ROR, Encumbrance Certificate, 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:

*(i)* Species of Tree (Photographs to be enclosed):*(ii)* Age :*(iii)* 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 Odisha. 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:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**(REGISTER FOR TDR APPLICATIONS)****FORM-II**  
**[See sub-rule (7) of rule 4]**

1.	Application Unique Number:	
2.	Date of Receipt:	
3.	Name of applicant:	
4.	Address for correspondence :	
5.	Mobile/Telephone No.:	
6.	Email ID:	

## 7. Land Details:

Plot No.	Khata No.	Total area of Plot as per RoR.	Area proposed for TDR Certificate.	Kissam	Mouza
(1)	(2)	(3)	(4)	(5)	(6)
Total :					

## 8. Status of Civil Construction on proposed Land for TDR:—

(1) Plinth Area in Square metres:—

(2) Type of Construction :—( RCC/Asbestos/Tin/Other (specifies)

(3) Whether Photo submitted-Yes/No:—

## 9. Status of Plantation of trees, if any: —

(i) Species of Trees: —

(ii) Age: —

(iii) Total Numbers:-

## 10. List of documents submitted:-

(i)

(ii)

(iii)

(iv)

(v)

(vi)



BY Speed Post  
Spl.Messenger

**FORM-III**  
**[See sub-rule (8) of rule 4]**  
**Report of DSR for issue of TDR Certificates**

**From:**

**District Sub-Registrar**

**Letter No.** \_\_\_\_\_

**Date** \_\_\_\_\_

\_\_\_\_\_  
**(Correspondence Address)**

**To**

**The Authorised Officer**

**Development Authority**

\_\_\_\_\_

\_\_\_\_\_  
**(Address for correspondence)**

Sub:

Report on Benchmark Valuation and status on Encumbrance for  
Mz: \_\_\_\_\_, Khata \_\_\_\_\_, zPlot No. \_\_\_\_\_ of  
Shri \_\_\_\_\_

Ref:

1. Development Authority Unique No. \_\_\_\_\_,  
Name of Applicant \_\_\_\_\_

2. Letter No. \_\_\_\_\_, dt \_\_\_\_\_ (of Authorised Officer)

Sir,

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 Rupees)		Encumbrances status	Remarks
			In figure	In words		

Yours faithfully

Signature:

Name:

Designation:

By Speed Post  
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**FORM-IV**

[See sub-rule (9) of rule 4]

**Report of Tahasildar on Genealogy of Khatadars of land and local inquiry on present status of land including encroachment.**

Letter No. \_\_\_\_\_

Date: \_\_\_\_\_

From:

The Tahasildar

\_\_\_\_\_  
\_\_\_\_\_

(Address for correspondence)

To

The Authorised Officer,

\_\_\_\_\_ Development Authority,

\_\_\_\_\_  
\_\_\_\_\_

(Address for Correspondence)

Sub:— Enquiry Report on Genealogy and on present status of land including encroachment.

Ref:— (i) Unique No. of Applicant \_\_\_\_\_,  
Name of Applicant \_\_\_\_\_

(ii) Letter No. \_\_\_\_\_ Date \_\_\_\_\_ (of Authorised Officer)

Sir,

The report on genealogy of the khatadars 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 4]**

**TRANSFERABLE DEVELOPMENTS RIGHT CERTIFICATE**  
**FOR**  
**DEVELOPMENT AERA**

Photograph(s) of applicant who is granted TDRs
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TDR Certificate No. \_\_\_\_\_ Issued by: \_\_\_\_\_ Development Authority.

Validity is for five years from the Date of Issue

1. This Certificate is issued under the provisions of Odisha Transferable Development Rights Rules 2015, conferring Transferable Development Right measuring \_\_\_\_\_ Square meter in favour of :—

Mr/Mrs/Ms \_\_\_\_\_

\_\_\_\_\_

2. The TDR Certificate is in lieu of land surrendered to Authority by these Certificate Holders.

3. The Land Schedule of the surrendered land is as follows:

(i) Mouza: \_\_\_\_\_

(ii) Khata No. \_\_\_\_\_

(iii) Plot No. \_\_\_\_\_

(iv) Area surrendered \_\_\_\_\_ Square metre (in words)

(v) Kisam of Land \_\_\_\_\_

4. The surrender to Authority was by way of a registered conveyance deed bearing deed No. \_\_\_\_\_ date \_\_\_\_\_ in the Office of Sub Registrar \_\_\_\_\_ in favour of \_\_\_\_\_ Authority having Office at \_\_\_\_\_.

5. Further these TDR Certificate can be transferred to anyone by applicant(s) by way of gift or sale.

6. TDRs conferred through this Certificate can be transferred to any other persons as per these rules.

7. The TDR can be utilised/consumed at the sending plot or any other receiving plot within \_\_\_\_\_ development plan area as per provisions of Odisha Transferable Development Rights Rules, 2015 and subject to provisions of building norms in force applicable for the receiving plot.

8. TDR Certificate can be further revalidated by the Authorized Officer before its expiry as per provisions of Odisha Transferable Development Rights Rules, 2015

Place:

Authorised Officer

Date:

Space for Revalidation

- Valid up to \_\_\_\_\_ Signature of Authorised Officer with date
- Revalidated up to \_\_\_\_\_ Signature of Authorised Officer with date

Utilization and Transfer details of TDRs:

- TDR Certificate No. \_\_\_\_\_
- Total Extent of TDRs: \_\_\_\_\_
- Issue Date: \_\_\_\_\_

Transferred /Utilized (1)	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 6]**

## LEDGER OF TRANSFRABLE DEVELOPMENT RIGHTS CERTIFICATE

Sl. No.	Unique No. of Application	Name of Applicant(s)	Address for correspondence	Land surrendered					
				Mouza	Khata No.	Plot No.	Area		
							In figure	In words	Kisam
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

Certificate issued for Built up area (in sq.mtrs)	TDR Certificate No.	Date of issue.	Received by	Date of receipt.	Remarks	Signature of Officer
(11)	(12)	(13)	(12)	(13)	(14)	(15)

Photo(s) of Owner
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**FORM-VII**  
**[See sub-rule(4) of**  
**rule 6]**

Photo(s) of Transferee
------------------------

APPLICATION FOR TRANSFER OF TRANSFERABLE DEVELOPMENT RIGHTS  
CERTIFICATE IN \_\_\_\_\_ DEVELOPMENT PLAN AREA

From:  
Name of Applicant(s )  
(Correspondence Address  
in Capital Letter)  
Mobile No.  
Email ID-

**For Office use only**

Regd No.  
Date of receipt  
Transferee paid Rs.  
Challan No. & details  
with Date.

To

**The Authorised Officer**

\_\_\_\_\_ **Development Plan Area**

\_\_\_\_\_ **Development Authority** \_\_\_\_\_.

Sub: Request for transfer of Transferable Development Rights (TDRs) Certificate.

Sir/Madam,

1. 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 photo copy of the TDR Certificate duly self attested is enclosed along with other requisite documents.

2. Particulars of TDR Certificate

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

**3. To be transferred to:**

- Name of Transferee(s):
- (2) Correspondence Address:
- (3) E-mail ID:
- (4) Land line No:
- (5) Mobile No:
- (6) Amount of TDR proposed to be transferred : \_\_\_\_\_ ( Sq. Mtr)

(in figure\_\_\_\_\_)

(in words\_\_\_\_\_)

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:**

1. Application in prescribed form duly filled and signed
2. Xerox copy of TDR Certificate duly signed
3. Stamp size photograph (3 copies each) of owner applicant and Transferee duly signed at the back.
4. ID proof copy of transferee duly signed
5. Address proof copy of transferee duly signed
6. Copy of the agreement in original for such transfer





**FORM-IX****[See sub-rule (1) of rule 7]****Application for TDR Certificate Utilization Order (TCUO)**

From Mr./Mrs./Ms. (Correspondence address) Mobile No. _____ E.mail ID: _____		For office use only Regd. No. Date of Receipt  Signature of Receiving Officer
--	--	--

To

**The Authorised Officer**\_\_\_\_\_Development Authority  
\_\_\_\_\_

Sub: Application for issue of TDR Certificate Utilisation Order(TCUO)

Sir,

The details of TDR Certificate(s) issued in my /our favour is/are as follows, the photo copy of which is enclosed.

**I.** Name: \_\_\_\_\_

TDR Certificate No. \_\_\_\_\_

Date of Issue \_\_\_\_\_

Built up area in Sq. mtr \_\_\_\_\_ (In figure \_\_\_\_\_)

(In words \_\_\_\_\_)

**II. Details of Sending plot**

(i) Mouza:

(ii) Khata No:

(iii) Plot No.

(iv) Area:

**III.** Kissam Utilisation order for Transferable Development Right (TDRs) to an extent of \_\_\_\_\_ Sq.mtrs (In 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.

**IV. Details of Receiving plot:**

- (i) Mouza:
- (ii) Khata No.
- (iii) Plot No.
- (iv) Plot area:
- (v) Kissam :

It is requested to kindly issue utilisation order as applied for and oblige.

Yours faithfully

Place :

Date :

Signature :

Name :

**List of documents Enclosed:**

1. TDR Certificate No. \_\_\_\_\_ in original
2. TDR Certificate No. \_\_\_\_\_ Xerox copy duly signed
3. Revenue sketch map plan of the receiving plot
4. Ownership document/RoR copy of receiving plot

**FORM-X****[See sub-rule (2) of rule7]****To be maintained by Authorised Officer****Register of applications received for utilisation of TDR Certificate.**

Sl.	Date of receipt	Regd. No.	Name of Applicant(s)	Correspondence Address	TDR Certificate No	Date of issue of TDR Certificate.	Total extent of TDRs. (In Square mtrs)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

Details of Sending Plots						Details of the original owner of Receiving plot	Correspondence Address
Mouza	Khata No.	Plot No.	Area	Kissam	Benchmark Value as per report of DSR		
(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)

Details of Receiving Plot						Utilisation order No/date	Extent of TDR (in Sq.mtrs) permitted for utilisation
Mouza	Khata No.	Plot No.	Area(in Square meters)	Kissam	Benchmark Value per square meter as per report of DSR		
(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)

Balance extent of TDR (in square meters.	Building plan File No.	Remarks	Signature of Planning Officer.	Counter signature of Authorised Officer.
(25)	(26)	(27)	(28)	(29)



**2. The latest Benchmark valuation of the receiving plot is given below.**

Sl. No	Mouza	Khata No.	Plot No.	Area of the receiving plot.	Benchmark Value in Rs. Per Square meter		Remarks
					In Figures	In words	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

- 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 7]**

**Transferable Development Right Certificate Utilization Order (TCUO)**  
**ORDER**

Whereas,  
 Mr./Mrs./Ms. \_\_\_\_\_ (Address) \_\_\_\_\_

\_\_\_\_\_ along with all requisite documents and fees, had made an application vide Application Unique No.: \_\_\_\_\_ dated \_\_\_\_\_ for issue of TDR Certificate Utilisation Order/TCUO to the Authorised Officer.

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 Tahasildars, Scrutiny Committee constituted Under Rule-7(5)of OTDR Rules,2015 recommended for issuance of TDR Certificate Utilisation Order

4. Therefore, the applicant Mr./Mrs./Ms. is hereby permitted to utilise TDR Certificate No. \_\_\_\_\_ to a tune of \_\_\_\_\_ sq.mtr (In words \_\_\_\_\_) on the receiving plot as per schedule given below :

TDR Certificate No. \_\_\_\_\_, Date of issue \_\_\_\_\_

Details of Sending Plot	Details of Receiving Plot
Mouza:-	Mouza
Khata No:-	Khata No.
Plot No:-	Plot No.
Area(in Sq.mtr)_____(in figure)	Area(in Sq.mtr)_____(in figure)
_____ (in word)	_____ (in word)
Kissam:-	Kissam:-

5. 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.

6. Further this TCUO is to be processed/allowed/cancelled on the OTDR Rules, 2015, only.

By order of Vice-Chairman

Authorised Officer

Memo No. \_\_\_\_\_,Dt.

Copy to Mr./Mrs./Ms. \_\_\_\_\_Address

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for information with reference to his/her/their application dated \_\_\_\_\_  
for information and necessary action.

Authorised Officer

Memo No. \_\_\_\_\_,Dt.

Copy to Planning Member \_\_\_\_\_ Development 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. \_\_\_\_\_,Dt-

Copy to file concerned and guard file.

Authorised Officer





**FORM-XIV**  
**[See sub-rule (9) of rule 7]**  
**Registers of Consumed TCUCOs**

Sl. No.	Details of TCUCO			Sending plot details			Receiving Plot details		
	No.	Date	Extent of TDRs (Sq.metre)	Mouza	Khata No.	Plot No.	Mouza	Khata No.	Plot No.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

TDRs consumed in square meter	Details of Building plan approved.		Name of Applicants in whose favour Building Permission was issued.		Remarks	Signature of Planning Officer	Signature of Authorised Officer
	File No.	Date	Letter No.	Date			
(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)

[No. 33193-T.P.Dev.-73/2015/HUD.]

By the Order of the Governor

G.MATHI VATHANAN  
 Commissioner-*cum*-Secretary to Government