

**REQUEST FOR PROPOSAL FOR DEVELOPMENT OF WEB BASED
APPLICATION SOFTWARE FOR PROCESSING OF APPLICATION
FOR TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE IN
GUWAHATI METROPOLITAN AREA**



**OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
STATEFED BUILDING, BHANGAGARH, GUWAHATI-781005**

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No.GMDA/GEN/35/2023/4

Date:- 2.08.2023

Notice inviting Request for Proposal

The Authority proposes to design and development of web based application software for processing of applications received for transferable development right certificate in Guwahati metropolitan area.

Interested Companies/firms experienced in similar work are hereby invited to submit their RFP (Separate Technical and Financial Bid) for the same.

RFP can be downloaded from GMDA's website www.gmda.assam.gov.in from 02.08.2023.

RFPs are to be submitted in the office of the Guwahati Metropolitan Development Authority by 3.00 PM on 23/08/2023.

Sd/-

(Anbamuthan M P,I.A.S.)

Chief Executive Officer,

Guwahati Metropolitan Development Authority,
Bhangagarh, Guwahati-781005.

Memo No.GMDA/GEN/35/2023/4-A

Date:-2.08.2023

Copy to:-

1. The Commissioner, Guwahati Municipal Corporation, 2nd floor, Statefed Building, GMCH Road, Bhangagarh, Guwahati-5 for favour of information.
2. The Director, Directorate of Information & Public Relation ,Dispur last gate, Guwahati-6 with a request to publish this notice in at least 2 nos of leading local daily news paper.
3. PA to the Hon'ble Chairman, GMDA for kind appraisal of the Hon'ble Chairman.
4. PA to the Commissioner & Secretary to the Department of Housing & Urban Affairs, Ground Floor, Block 'A', Assam Secretariat, Dispur, Guwahati-6 for kind appraisal of the Commissioner & Secretary.

Sd/-

(Anbamuthan M P,I.A.S.)

Chief Executive Officer,

Guwahati Metropolitan Development Authority,
Bhangagarh, Guwahati-781005.

1. IMPORTANT INFORMATION:

The schedule for the bidding process is highlighted below:

1.	Name of work	Request for proposal for design and development of web based application software for processing of applications received for transferable development right certificate in Guwahati metropolitan area.
2.	Last date and time for receipt of RFP (Technical + Financial)	Date: 23.08.2023 Time: 3-00 P.M.
3.	Date and time of pre-bid meeting	Date:11.08.2023 At 11.30 AM in the Conference Hall of GMDA
4.	Date and time of opening of RFP-	
	(i) Technical	23.08.2023 at 3.30 PM.
	(ii) Financial	To be decided later.
5.	Cost of RFP	Rs. 2000/- (Rupees Two Thousand only) in the form of Demand Draft of scheduled bank in favour of Chief Executive Officer, GMDA payable at Guwahati to be submitted with the Technical Bid.
6.	Earnest money Deposit amount	Rs.50,000/- (Rupees Fifty Thousand only) in the form of Demand Draft/Bankers cheque of scheduled bank in favour of Chief Executive Officer, GMDA payable at Guwahati to be submitted with the Technical Bid..
7.	Performance Bank Guarantee	10% of the work value

NOTES:

1. The submission of Bid shall be done in the manner prescribed in this RFP.
2. If contents of Envelope No.1 are not found as per the requirements of GMDA, Envelope No 2 will not be opened at all & the Bid shall be summarily rejected.
3. Bidder should sign each & every page of the Bid document.
4. Bidder should sign each & every correction/ deletion/ addition/ pasted slip.
5. The Bidder shall be bound to keep open the offer up to 180 days from the date of opening of the financial bid.
6. The acceptance of the Bid rests with the Competent Authority which does not bind itself to accept the lowest Bid & reserves the right to reject any or all Bids without assigning any reason there off.
7. The notes & conditions stipulated in this notice & elsewhere in the Bid shall form the part of the agreement and bidders are require to submit it with bid duly signed on each page.
8. GMDA may at its discretion, extend the time limit by extending the proposal due date.

Sd/-

(Anbamuthan M P, I.A.S.)
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005.

2. INSTRUCTIONS TO BIDDERS:

(A)	FORMATS AND SIGNING OF PROPOSAL:	
	The bidder would provide all the information as per the Bid. GMDA will evaluate those bids that are received in the required format and are complete in all respects. Each bid shall comprise of the following:	
	Envelope No. 1	
	a.	Covering letter of the Bidder
	b.	Details of Bidder
	c.	Qualification Criteria
	d.	Technical Criteria
	e.	Copy of the Bid document duly signed.
	f.	DD/BG for EMD & separate DD for cost of the Bid document.
	g.	Authorization letter for signing of bid document.
	Envelope No. 2	
	a.	Financial proposal
	(B) SEALING AND MARKING OF BID	
	(i)	All the envelopes must be super-scribed with the following information:
	a.	Name and address of the Bidder.
	b.	Contact person and phone numbers.
	c.	Name of the work along with details like "Technical Proposal", "Financial Proposal" etc.
	(ii)	If the envelopes are not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the proposals submitted and such proposal, may, at the sole discretion of the Authority, be rejected. All the envelopes shall be addressed to:
	Chief Executive Officer Guwahati Metropolitan Development Authority 3 rd Floor, Statfed Building, GMDAH Road, Bhangagarh, Guwahati-781005, Kamrup (Metropolitan) District, Assam. Email: ceogmdaghy@gmail.com , ceo.gmda-as@nic.in . Website: www.gmda.assam.gov.in	

(C) PROPOSAL DUE DATE:	
a.	Bid should be submitted on or before 15-00 hours IST on 23/08/2023 in the manner and form as detailed in the Bid document. Bids submitted by facsimile transmission or email will not be accepted. Bids submitted by post/courier should reach GMDA office before the last date and time of submission.
b.	GMDA may, in exceptional cases and at its sole discretion, extend the above Bid due date by issuing an Addendum.
(D) OPENING OF PROPOSALS AND CLARIFICATION:	
a.	GMDA would open the Envelope no.1 of proposal on 23.08.2023 at 15-30 hours IST for the purpose of evaluation.
b.	The Envelope no.2 will be opened of such qualified bidders, later at a convenient date and time.
c.	Chief Executive Officer, GMDA reserves the right to reject any bid not submitted on time and which does not contain the information/documents as set out in this Bid document.
d.	To facilitate evaluation of bids, GMDA, at its sole discretion, may seek clarification in writing from any Bidder regarding the bid
(E) DISQUALIFICATION:	
The bid is liable to be disqualified if:	
a.	Not submitted in accordance with this document.
b.	During validity of the bid or its extended period, if any, the bidder increases his quoted prices.
c.	The bidder submits the bid with his own conditions.
d.	Bid received in incomplete form or not accompanied by Earnest Money Deposit (EMD) amount, cost of the bid document etc.
e.	Bid received after due date and time.
f.	Bid not accompanied by all requisite documents.
g.	Awardees of the contract qualify the letter of acceptance of the contract with his conditions.
h.	Bidder fails to enter into a contract within 15 working days of the date of notice of the award of Bid or within such extended period, as may be specified by GMDA.

3. ELIGIBILITY CRITERIA:

- I. A Bidder may be a private entity in the form of a software company incorporated under Companies Act or any other equivalent law, registered partnership firm or registered sole proprietorship firm or an educational or research institute/trust established under relevant Act. meeting the requirement of eligibility criteria.
- II. Joint venture between two firms/companies is allowed but the lead bidder has to meet all the eligibility criteria as mentioned in this RFP. The Joint

Venture agreement between the bidders has to specify who will be the lead bidder.

III. The Bidder shall comply with all of the eligibility criteria as listed below:

Sr. No.	Description
1	Experience in development at least 3 nos of software implementation project in Government or corporate in last five years. The value of each work must be more than Rs.15 lakhs.
2	Qualifications and Competences of Human Resources in the bidder's payroll in Software Development field.
3	The RFP entity shall have been established for at least 7 years.
4	The RFP entity shall have an Average Annual Turnover / Professional Income from similar services of INR 1 crore or any other equivalent currency during the financial years of 2019-2020, 2020-2021, 2021-2022.

IV. Any entity, which has earlier been barred by Govt. of India, Govt. of Assam or any State Government from participating in its projects, would not be eligible to submit the RFP.

4. BIDDING PROCESS:

- i) The Bidders are required to prepare and submit their proposal in accordance with the terms set forth in this RFP and other documents to be provided (collectively the "RFP Documents"), as modified, altered, amended and clarified from time to time.
- iii) The Bidders are required to submit their proposal through Technical Proposal (Envelope - 1) and Financial Proposal (Envelope - 2). Both Envelop 1 & 2 will have to be entered in a third envelop and super-scribed with name of the work, name of the bidder etc.
- iv) The statements and explanations contained in this RFP are intended to provide a broad understanding to the Bidders about the subject matter of this RFP and should not be construed or interpreted as limiting in any way or manner the scope of services and obligations of the bidder set forth in the Agreement or the Client's rights to amend, alter, change, supplement or clarify the scope of work, to be awarded pursuant to this RFP or the terms thereof or herein contained. Consequently, any omissions, conflicts or contradictions in the RFP Documents including this RFP are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by the Client.
- v) The Bidders are advised to examine the parameter and scope of work in detail, and to carry out, at their cost, such studies, investigation & analysis as may be required for submitting their respective Proposals for the Project.

- vi) The Proposal shall be valid for a period of not less than 180 days from the date of opening of financial proposal. The validity of Proposal may be extended by mutual consent of the respective Bidders and the Client.
- vii) The Proposals received pursuant to this RFP shall be evaluated in accordance with the terms set forth in this RFP and other documents to be provided (collectively the "RFP Documents"), as modified, altered, amended and clarified from time to time.
- viii) Those Firms/Companies who submit the Proposal, shall be called Bidders. The Proposal would form the basis of evaluation and selection of the Bidders. The Bidder selected by the Client following the evaluation procedure shall be called successful bidder. After selection a letter of award would be sent to the successful bidder and signing of the Service Agreement between the Client and the successful bidder for providing the Services as envisaged.
- ix) The Client shall endeavour to adhere to the schedule given in RFP. However, the Client may, in its sole discretion, extend the dates by issuing an Addendum.

5. PREPARATION AND SUBMISSION OF PROPOSALS:

- i. The Proposal as well as all related correspondence exchanged by the Bidder and the Client shall be written in English.
- ii. The Bidder shall provide all the information sought under this RFP. The Client will evaluate only those Proposals that are received in the required formats and complete in all respects.
- iii. The Proposal shall be typed or written in indelible ink and signed by the authorised signatory of the Bidder who shall also initial each page. All the alterations, omissions, additions or any other amendments made to the Proposal shall be initialled by the person signing the RFP.
- iv. The Bidder shall submit the Proposal in the specified formats and shall place the documents in separate envelopes, Technical Proposal (Envelope - 1) and Financial Proposal (Envelope - 2), as specified hereunder. These envelopes shall be sealed and marked.

5.1 Technical Proposal:

The Technical Proposal (Envelope-1) shall contain following documents/ information:

- i. Documents exhibiting the RFP entity's incorporation/ establishment date and/or the experience (in years) in providing the related services.
- ii. Documents exhibiting average Annual Turnover / Professional Income of INR 1 crore or any other equivalent currency during the financial years of 2019-2020, 2020-2021, 2021-2022 from similar services.
- iii. Documents exhibiting experience in development at least 3 nos of software implementation project in Government or corporate in last five years. The value of each work must be more than Rs. 15 lakhs.

- iv. Documents on Organization Profile, Past Experience, Projects (Completed/Ongoing), and Details of Relevant Projects.
 - a) These shall include a brief description of the Bidders' organization, an outline of recent relevant experience, details of at least three projects corresponding to the eligibility criteria no. 1 and 2 as mentioned above in 3(iii).
 - b) Information should be provided only for those assignments for which the Bidder was legally contracted by the Client as sole implementer.
 - c) These projects, corresponding to the eligibility criteria as mentioned above in 3(iii), shall be of completed projects. **The certificates, recognizing the completion provided by the respective client shall be submitted along with the details of respective project.**
 - d) The Bidder shall be prepared to substantiate any other details of projects and experience if requested by the Client.
- v. The list of the proposed professional team members classified in groups of Key Professionals, Team Leader/Senior grade level(Computer professional with 10+ years of experience),at least 5 nos of Software Programmer (Minimum 3years experience), and Other Staff along with **self-attested copy of their educational qualification**, area/field of expertise, and years of professional experience. The list shall be followed by CVs of the professional staff signed by the staff themselves.
- vi. Details of organization, experience and proposed deployment:
 - a. Organizational set-up of the agency.
 - b. Details of major works including the cost thereof executed by the Agency and Associates.
 - c. Details of similar major works including the cost thereof in hand by the Agency.
 - d. Details of technical and other key personnel employed by the Agency.
 - e. **Turn-over and balance sheet of the Agency for the financial years of 2019-2020, 2020-2021, 2021-2022.**
 - f. Annual Income Tax return statement.
 - g. Name and experience of other consultants to be associated with the project with curricula vitae of key personnel.
 - h. The proposed schedule of the completion of the work with Bar Chart.
 - i. Information regarding any litigation, current or during the last five years, in which the Agency is involved, the parties concerned, and disputed amount.
- vii. Report on Proposed Approach, Methodology and Work Plan
 - a. A report describing the understanding of the project area, comments/suggestions on Scope of Work, proposed approach, methodology and work plan for performing the tasks/scope of work of the assignment. The report shall mainly cover methodology to be adopted.

- b. The work plan to be adopted for carrying out the assignment shall be prepared. A work/Activity Schedule shall be prepared in form of a bar chart showing the timing proposed for various activities.
- c. The estimated man-months required to carry out the assignment shall be presented.

5.2 Financial Proposal

The Financial Proposal (Envelope- 2) shall contain following documents/ information:

- i) Financial proposal (**Annexure-1**).
- iii) The fee quoted shall include all costs excluding GST.
- iv) The Bidders, while preparing their financial proposal, shall take note that-
 - a) The total lump sum figure quoted in Financial Proposal shall only be considered for the evaluation of the proposal.
 - b) All payment shall be paid in Indian Rupees after the statutory deductions. All statutory taxes and other payments in connection with payment received or any services provided under this assignment except GST shall be borne by the successful bidder. However, where necessary, appropriate deduction at source will be made by the Client and necessary certificates will be issued to the Consultant.
 - c) The rate quoted shall not be altered during the term of contract. Once proposal is accepted, the price variation if required due to unavoidable circumstances will be only at a mutually agreed format.

5.3 Submission of Proposals

- I. The Technical Proposal shall be placed in Envelope- 1, which shall be sealed and marked “ENVELOPE 1: TECHNICAL PROPOSAL”, followed by the name of the assignment.
- II. The Financial Proposal shall be placed separately in Envelope- 2, which shall be sealed and marked “ENVELOPE 2: FINANCIAL PROPOSAL”, followed by the name of the assignment.
- III. The Envelope-1 and Envelope-2 shall be placed into an outer envelope and sealed. This outer envelope shall be marked “PROPOSAL”, followed by the name of the assignment.
- IV. This shall be sent to the address mentioned below, and shall get delivered either personally or through India Post before 3.00 pm on Proposal Due Date.

Address:

Chief Executive Officer
Guwahati Metropolitan Development Authority
3rd Floor, Statfed Building,
GMDAH Road, Bhangagarh, Guwahati-781005,

6. EVALUATION OF PROPOSAL:

The evaluation of the Technical Proposal will be done by an Evaluation Committee set up by the Client. Evaluation shall be done in the following steps:

A. Step-1: Evaluation to confirm “Eligibility” for the assignment as per the eligibility criteria mentioned above in Cl. 3.

- i. Eligibility of the firm will be ascertained on the basis of project documentation, experience certificates, proposed human resources, documents on firm’s establishment/incorporation year and financial turnover as stipulated hereinbefore. The Bidders failing to meet the criteria for eligibility will be declared non-responsive and ineligible for further process of evaluation.
- ii. The Evaluation Committee shall review the documents and based on the submission subsequent evaluation will take place.
- iii. The response of the Evaluation Committee should be ‘Yes’ to all parameters, failing which, the Bidder will be disqualified at this stage itself. Only those bidders who are declared eligible would be considered for further evaluation.

B. Step-2: Evaluation of Technical Proposal- To Assign Technical Score.

- i. The evaluation committee shall assess the Technical Proposal and assign Technical Score as per the framework presented in following table.

Sl No	Parameter	Scale	Marks	
1	Average Annual Turnover in the financial years. (2019-2020, 2020-2021, 2021-2022)	1 - 1.5 crores	10	25
		1.5 -2 crores	15	
		2-3 crores	20	
		3 crores and above	25	
2	Projects completed	If PO >10	25	25
		If PO > 6	20	
		If PO >= 3	15	
3	Proposed professional team	Team Leader	10	25
		Programmers	15	
4	A power point presentation to be made before the Evaluation Committee on the Proposed approach, methodology and work plan	Proposed approach	5	25
		Methodology	10	
		Work Plan	10	

- ii. The evaluation of Technical Proposal is mark based system as per the criteria specified in table above. Each eligible proposal will be given a Technical Score (TS). The proposals securing minimum of **70 out of 100 Marks** shall be technically qualified bidders. They will be notified and invited for attending opening of financial proposal.

- iii. The proposals that do not respond to important aspects of the Terms of Reference or attains the Technical Score of less than **70 Marks out of 100 Marks** shall be rejected for further evaluation. These Bidders shall be considered ineligible for further process and sealed cover containing Financial Proposal will be returned to the respective bidders unopened.
- iv. After the evaluation of Technical Proposal, the Client shall notify only those consultants whose proposals have been short listed for further evaluation of Financial Proposal, the date, time and place set for opening of Financial Proposals. The notification may be sent by registered letter or email. Financial proposals of the bidders who fails to qualify during evaluation of technical proposal or bidder's who does not meet the minimum eligibility criteria will be returned to their address by post unopened.

C. Step-3: Evaluation of Financial Proposal

- i. The financial proposal will be opened on the date, time and at place as intimated to the Bidders, in the presence of Bidder's representative who choose to attend.
- ii. The name of the Bidder, the Technical Score (TS), and the proposed financial fees quoted by the respective Bidder shall be read aloud and recorded when the Financial Proposals are opened. The Client shall prepare minutes of the financial bid opening.
- iii. The Evaluation Committee will determine whether the Financial Proposals are complete and correct; or if there are any computational errors, will correct the same. In case of mismatch between the amount quoted in figure and word then the amount quoted in word will prevail.
- iv. If the Evaluation Committee determines that cost indicated are inappropriately low, then it may take a view to declare the Financial Proposal non-responsive and may reject it.
- v. The Financial Score(FS) of the lowest quoted financial bid will be considered as 100.
- vi. The formula for determining the 'Financial Score (FS)' is the following:-

$$FS= 100 \times LQFQ / F$$

In which

FS is the 'Financial Score' of the Proposal under consideration.

LQFQ is the "Lowest Qualified Financial Quote".

F is the "Financial Quote" of the Proposal under consideration.

The lowest qualified 'Financial Proposal' will attain 'Financial Score (FS)' of 100.

D. Step-4: Assigning Combine Score and Ranking the Proposals.

- a. All the Bidders that have been assigned Technical Score and Financial Score, will be now assigned Combined Score as per following formula.

$$\text{Combined Score (CS)} = (0.8 \times \text{Technical Score}) + (0.2 \times \text{Financial Score})$$

- b. The Bidder achieving the highest Combined Score will be ranked first, and subsequently other Bidders will follow in descending order based on the Combined Score.
- c. The firm achieving the highest Combined Score will be the selected bidder for this assignment.

7. AWARD OF CONTRACT

A. LETTER OF ACCEPTANCE:

- a. After successful completion of the negotiations, a Letter of Acceptance of Bid will be issued to the successful Bidder by GMDA.

B. FORFEITURE OF EMD:

- a. If the successful Bidder fails to act according to the Bid conditions or backs out after his Bid has been accepted, his EMD will be forfeited.

C. SIGNING OF CONTRACT:

- (i) The successful Bidder should execute an Contract Agreement for the fulfilment of the contract with GMDA within 10 days from the date of sharing of the Contract Agreement by GMDA. If the same is not executed within 10 days, the EMD of the Bidder will be forfeited and their Bid will be held as non-responsive.
- (ii) The expenses incidental to the execution of the agreement should be borne by the successful Bidder.
- (iii) The conditions stipulated in the agreement should be strictly adhered to and violation of any of the conditions will entail termination of the contract without prejudice to the rights of GMDA and GMDA also have the right to recover any consequential losses from the successful Bidder.

8. SCOPE OF WORK:

- a. TDR Policy by the state of Assam has been notified by the Govt. of Assam vide its gazette notification no. UDD(T)270/2022/26 dated 28.09.2022
- b. Guwahati Metropolitan Development Authority has adopted the State TDR Policy vide gazette notification no. GMDA/GEN/150/2022/92 dated 12.10.2022 for the Guwahati Metropolitan Area(GMA).
- c. On adoption of this TDR Policy GMDA has by an official order no. GMDA/GEN/150/2022/94 dated 12.10.2022 declared the Emanating and receiving Zones for the purpose of implementing the TDR within GMA.
- d. The TDR Policy is incorporated in the Assam Unified Building Byelaws 2022 notified vide No. DoHUA/ECF No. 236697/2 dated 15.10.2022.

Issuing of Development Rights Certificate (DRC)

- i. Development Rights Certificate (DRC) shall be issued by Authority and endorsed thereon in writing in figures and in words,
 - a) The FAR credit in square meters of the built-up area to which the owner is entitled,
 - b) The place from where it is generated, and
 - c) The rate of that plot as prescribed in the Circle Rates issued by the Revenue Department for the concerned year.
- ii. Trading or Transfer of TDR shall be limited to the boundary of the Master Plan Area.
- iii. The DRCs shall be issued by the Authority in multiple of 100 sqm and 5 sqm.

Sample Development Rights Certificate (DRC) (Attached as Annexure II)

Sample of TDR certificate record (Attached as Annexure III)

Sample of TDR utilisation form (Attached as Annexure IV)

Following Zones as identified in the notified Master Plan for Guwahati Metropolitan Area 2025 declared as emanating Zones and receiving Zones for the purpose of implementation this TDR policy within GMA:

Emanating Zone for TDR Policy

- (a) Residential Zone
- (b) Commercial Zone
- (c) Industrial zone
- (d) Public/ Semi-public Facilities Zone
- (e) Transport and Communication Zone
- (f) Green Belt Zone (Recreational and Open Space)
- (g) Eco-sensitive/ Eco-friendly zone
- (h) Composite Use zone-I
- (i) Composite Use Zone-II

Receiving Zone for TDR Policy

- (a) Residential Zone
- (b) Retail Commercial

- (c) Composite I & II
- (d) Public and semi-Public
- (e) Wholesale Commercial
- (f) Transport and Communication Zone

Case Eligible for TDR: -

1. Lands under various reservations for public purposes and public amenities like new roads, road widening, solid waste processing sites, septage management site, site for water supply etc. which are subjected to acquisition, proposed in Draft or Final Master Plan
2. Unutilized FAR of any structure or precinct which is declared as a Heritage structure under any Regulations or as marked in the Master Plan.
3. In lieu of constructing Affordable Housing.

Case Not Eligible for TDR: -

- For earlier land acquisition or development prior to notification of this policy.
- If the compensation in the form of FAR / or by any means has already been granted to the owner.
- Where lawful possession by mutual agreement /or contract has been taken by the Government.
- Beyond the jurisdiction of the Master Plan Area.

Generation of TDR (Transferable Development Rights):-

For Surrender of the land which is free of cost and free from all encumbrances, the owner shall be entitled to TDR or DR irrespective of the FAR permissible in the area at the rate as given below: -

Area Designated on Master plan	Entitlement for TDR/DR
Non-CBD Area	2 times the area of surrendered Land
CBD Area	3 times the area of surrendered Land

(Central Business District (CBD) contains the principal commercial streets, characterized by a concentration of commercial land use with a high number of commercial offices, retail shops, and services.)

Calculation of TDR on Receiving Zones :-

The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below: -

Formula:
$$X = (Rg/Rr) \times Y$$

Where,

X = Permissible Utilisation of TDR/DR in sqm on receiving plot

Rg = Rate for land in Rs. per sq.m. as per Circle Rate of generating plots in generating year

Rr = Rate for land in Rs. per sq.m. as per Circle Rate of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

Maximum permissible Built up area and utilization of TDR on receiving zones shall be subject to the road width , as prescribed below:-

Base FAR	Existing Road Width (m)	Plot Size (Sq m/ Bigha /Katha)							
		Plot Size up to 670 sq m (2.5 K)		Plot Size above 670 sq m up to 1338 sq m (2.5 K- 1 B)		Plot Size above 1338 sq m up to 6690 sq m (1B- 5 B)		Plot Size above 6690 sq m upto 13300 sq m(5 B-10B)	
		FAR	Max TDR Loading	FAR	Max TDR Loading	FAR	Max TDR Loading	FAR	Max TDR Loading
100	Above 3.6 upto 4.5	125	0	125	0	125	0	125	0
125	Above 4.5 upto 6.6	125	0	125	0	125	0	150	0
150	Above 6.6 upto 8.0	150	0	160	0	175	0	175	0
150	Above 8.0 upto 15	150	0.2	175	0.4	225	0.4	225	0.4
160	Above 15	175	0.3	200	0.5	250	0.5	275	0.5

Condition of utilisation of TDR :-

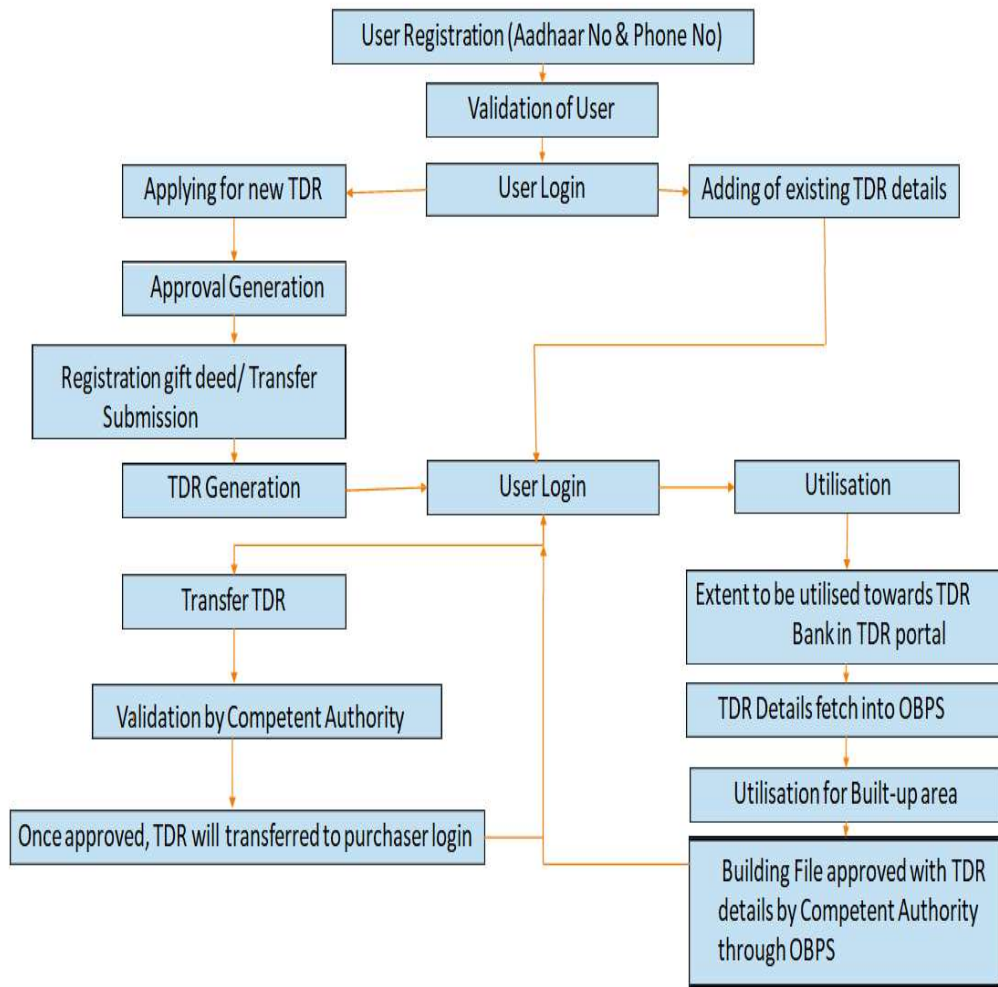
- FAR loading limit shall be the Base FAR +Premium FAR+ additional FAR if any+TDR
- Except for Base FAR, the additional FAR including the TDR FAR shall be granted on payment of charges at the rate of Premium FAR as per the prevailing bye-laws.

- The sum total of permissible FAR on any plot shall be limited to 325.
- The TDR shall be increased by 10% if used for construction of Affordable Housing. Affordable Housings are those as defined in Guwahati Building Construction (Regulation) Byelaws, subject to a ceiling of maximum FAR prescribed.

Areas Restricted from Utilisation of TDR: -

- Agricultural / no development / Green Belt zone / Eco Zones/ Water bodies/ Heritage zones in the Master Plan. These areas shall be treated exclusively as TDR emanating zones.
- Area within the flood control line or flood-prone areas as specified in the Master Plan or Specified by the Water Resource Department.
- Where the permissible basic FAR is 50 or less.
- Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act or under any Regulations.

Process Flow for proposed online TDR Module



Implementation for Transferable Development Right (TDR) policy

- ❖ Software solution for TDR Bank
- ❖ Utilization of TDR in building permission through the Single Window Online Building Permission System for Guwahati Metropolitan Area which is being developed by M/S SoftTech Engineers Limited
- ❖ Integration of online portal for TDR bank with the Single Window Online Building Permission System.

Software solution for TDR Bank

Citizen will apply for Development Right Certificate (DRC) in the online portal for TDR Bank. He will provide land details like dag no, patta no, revenue village, mouza, names of the land owners, area of land, Jamabandi copy, location sketch map etc. in the portal.

Authority will process his request through its own business rule. Work flow for processing of file is to be decided.

Once Authority approves his request, Citizen will have to execute a deed of agreement for transfer of the parcel of his land, he is willing to relinquish to the Authority as per declared intension of its use.

After receipt of the Deed of Agreement, Authority will issue him Development Right Certificate as per the norms of State Policy for TDR.

A pass book of the DRC issued will be maintained in the software.

DRC issued to the citizens will be updated as per actual utilization as and when such utilization occurs.

Citizen will have to apply in the online portal whenever he wishes to sell his DRC to any other person. Authority will process his request and issue DRC to the purchaser, a new passbook will be opened in such person's name and the seller's DRC passbook will be updated accordingly.

The list of all DRC will be made available in public domain in the online portal for TDR bank.

Utilization of TDR in building permission through the Single Window System for building permission

Citizen will apply for building permission along with his TDR certificate for getting the benefit of extra FAR.

Authority will process his application for building permission and cross check the attached DRC with the online portal for TDR bank for its authenticity.

TDR Bank portal fridges the amount of DRC from the citizen passbook till the time his application for building permission is approved or rejected.

Once Authority approved the building permission, corresponding DRC amount will be deducted from his passbook as per information sent by the online portal for building permission to the online portal for TDR Bank.

Both the online portal for building permission and online portal for TDR bank will be integrated through API for seamless movement of information between both the portal.

PKI Component and Digital Signature Certificate also should be integrated with this TDR Portal. The PKI Enabled Application has to enable the TDR ERP and user software to accept Digital certificates for Authentication and application security. The system should work in all types of modern browsers like Chrome and Edge etc. and should not be a java applet based document signer specific to a particular browser.

Following features to be provided in Digital Signature Certificate for Authentication

- ✓ Automatic Server-side Bulk Signing through e-token or HSM based signing, and Document Signer
- ✓ Allows easy signing integration with third party apps.
- ✓ Fast Deployment with Secure & Reliable Operations
- ✓ End-to-End Encryption
- ✓ Signing logs should be generated

NOTE: The above Scope of Work is only indicative but not exhaustive

Task I: -Conduct Requirement Study and Prepare Software Requirement Specifications.

- a. Preparation of the System Requirement Study (SRS) for the proposed solution.
- b. The Bidder will make an SRS and devise a system to incorporate best methods and practices along with the present pattern of flow of data and file to map the requirement.

Task II: -Customization, Configuration, and Deployment of Automated Business Process System.

It will be based on SRS and as per the business process system.

There are different user types who will access the application based on roles and accessibility control. Following are the user roles.

1. Officials of GMDA.
2. Citizen
3. System Administrator

System would incorporate following modules into it and will be accessed based on roles and accessibility controls.

Home Page: This will be a public face which contains information architecture of the application. Some of the information can be accessed anonymously by normal users. Some links on home page can only accessed by authorized users.

User Login: User can login with valid user credentials generated at the time of approved registered users. As per authorization, logged in user can see information.

Dashboard: Users of different rolls will have specific dashboard based on their roles.

Reports: There will be pre-defined reports to develop which will be accessed by the Authority, Admin and other users. There will be facility to generate customised reports also.

Task -III: Operation and Maintenance of Project and software application for a period of one year.

Deliverable (s):

- Post implementation support for 1 year.
- Requisite Manpower support for successful operation of Project

Scope of Work during post implementation period will be as follows.

- a. Deployment of one software implementation lead/software developer at GMDA, Assam for operation and maintenance of the system. Manpower engaged by the successful Bidder shall be at his cost.
- b. Training and hand holding to be given to all the officials and staffs working for and related to the proposed software application.
- c. Supporting in smooth functioning of the applications.
- d. Installation of all Technical upgrades and / or updates as and when released for the software till completion of one year, post implementation.
- e. Fixing of all the Bugs for efficient functioning of software.

Task IV: Document Management: -

The Document management should enable:

1. Submitting documents along with application.
2. Associating metadata with documents and legal issues.
3. Storing documents in folder.
4. Searching documents based on various metadata of the file.
5. Customized queries for retrieval and analysis of data.

Task V: Approval work flow: -

1. The System should have inbuilt configurable workflow for automated routing of application data and documents in the approval process.
2. Provide the application status such as - under review, pending approval, resolved, approved etc.
3. Display all applications received in its work queue.
4. The notification events should be connected to workflow steps, user action, and timeline. The notification engine will trigger automatic notifications to predefined users based on various events such as pending tasks - un-reviewed/ un-approved applications, approved, rejected, seeking additional information, incomplete application filing.
5. System should maintain the list of User ID/ Email ID/ Mobile device ID for sending notifications.
6. System should enable status of application through status check and reporting on line.
7. Every task performed by a user should be logged in the system.

Task VI: -Query operations:

1. System should enable search on multiple criteria such as application number, name of applicant, date of submission, application status, application type, contact no etc.
2. System should enable searching documents on number of metadata such as document type, application number, applicant name, date of submission, dag no, patta no, revenue village, mouza etc.

Task VII: Reporting:

System should provide various pre-defined MIS reports and should have the facility to create customized reports.

Task VIII: -System Security:

- a. To be able to Define Roles for all users in the work flow
- b. To be able to Define rights to application features for each of the roles
- c. To be able to provide log for Time and user stamping of each usage
- d. To be able to prevent unauthorized access to servers and network log should be maintained for all the Transactions handled
- e. To be able to provide an end-to-end security model that protects data.
- f. To be able to match with overall sensitivity of database & contents

- g. Audit trail will be monitored.
- h. Controls incorporated in to ensure that the databases are not tampered/ altered/ modified/ deleted, except updating the records
- i. Users should be allotted login user-id and password to fix up accountability for transactions carried out.
- j. Various Database level Security provisions should be implemented.
- k. Security system to prevent activities like hacking in the Database should be suggested.

9. Technical architecture of the System

- i. Open-source code and no encryption of software to be followed.
- ii. Backend should be one of the leading and proven RDBMS.
- iii. Software should have its own MIS report generation.
- iv. The system should be able to create a comprehensive decision support system based on transaction data.
- v. **The software shall be web based and mobile friendly. It should properly function in all browsers like edge, chrome, Firefox etc.**
- vi. **The software will integrate payment gateway for receiving payment of fees etc.**
- vii. An On-line help module should be available which shall provide detailed help for each process/report of the Software Application/ YouTube video tutorial/step by step detailed user manual.
- viii. **The vendor will host the software application in cloud environment. The cloud service provider(CSP) will be a Ministry of Electronics & Information Technology, Govt. of India empaneled cloud service provider for Government Community Cloud.**
- ix. **The vendor will be responsible for Disaster Recovery Services so as to ensure continuity of the software application and security of data. There shall be real time transfer of data between Primary Data Center and Disaster Recovery Data Center**
- x. **The bidder will also have to ensure no loss of data due to any reason at any point of time.**

10. Compliance with Industry Standards

In addition to above, the proposed solution has to be based on and compliant with industry standards (their latest versions as on date) wherever applicable. This will apply to all the aspects of solution including but not limited to design, development, security, installation, and testing. There are many standards that are summarized below. However the list below is just for reference and is not to be treated as exhaustive.

- a) Application development W3C specifications
- b) Information access/transfer protocols SOAP, HTTP/HTTPS
- c) Latest HTML standards
- d) Document encryption PKCS specifications
- e) Project Documentation IEEE/ISO specifications for documentation

11. TERMS AND CONDITIONS OF CONTRACT

1. Security Deposit/ performance Guarantee.

The successful bidder shall furnish Security Deposit @ 10% of the quoted price in the form of Demand Draft/Bank Guarantee, within ten days of the receipt of notification of award/Letter of intent from the Purchaser.

2. Liquidated Damages

If the bidder fails to deliver any or all of the software component or does not perform the Services within the time period(s) specified in the Contract, the Purchaser shall, without prejudice to its other remedies under the Contract, deduct from the Contract price, as liquidated damages, a sum equivalent to 10 percent of the price of the undelivered software product at the stipulated rate for each week or part thereof during which the delivery of such stores may be delayed subject to a maximum limit of 50 percent of the stipulated price of the software product so undelivered. Such penalty is to be deducted always by the Purchaser from the bill of the firm or make purchase elsewhere on the account and risk of bidder. Once the maximum of the damages above is reached, the Purchaser may consider termination of the Contract. The condition of liquidated damages is applicable provided that the Software finally works and is of use to GMDA. In the eventuality that the Software is not capable of maintaining TDR Bank, then GMDA can terminate the contract at any stage and the termination payment shall be based on the last completed stage as per payment schedule given under payment terms. However, the performance security shall be forfeited.

3. Order Cancellation

The Purchaser also reserves the right to cancel the order in the event of one or more of the following circumstances:

- a. Breach by the Bidders of any of the terms and conditions of the Bid.
- b. If the bidder goes into liquidation voluntarily or otherwise.
- c. If, in the opinion of the purchaser, at any stage, the Software being developed does not meet its requirements and is not likely to meet its requirements, the contract can be terminated on notice to be given by purchaser, However, all payments made/ payable till last completed stage shall be retained by the Software Developers, but the performance security shall be forfeited.

4. Risk purchase

Risk purchase at the cost of supplier will be made on the failure of the supplier to make supply as per terms and conditions mentioned in the Bid documents. The difference of excess in cost thus incurred will be recovered from the supplier in a suitable manner and even from his pending bills, earnest money or security whichever is available.

5. Payment

Terms:

Stage1: Software Development/ Implementation

- a) Deployment of application at site (This shall be within 45 days from the date of award of work) 50%

Stage-II: Customization and Training

- a) Customization / Implementation of software, trial run, Go live and training within 45 days from the date of award of work - 40%

Stage-II: Release Final Version

- a) Release of final version with all incorporations- 10% (After six months of successful running of application, during which suitable modifications shall be done to customize the software.)

General:

- a) Performance guarantee shall be released after successful implementations of software for one year.
- b) The Service Provider shall be responsible for the costs towards travel/stay, daily allowance or any other allowances with respect to their staff deployed for the execution of this project before or after the award of the contract.
- c) The earnest money will be released after submission of Performance Guarantee.

6. Performance Guarantee / Security Deposit

Performance Guarantee (as per the format prescribed by the purchaser) for an amount equivalent to 10% of total contract amount shall be valid from date of start of the project and up to successful implementation of Software for one year warranty period. This should be submitted within ten days of receipt of notification of award / letter of intent (LOI) from purchaser. The proceeds of the performance guarantee shall be payable to the purchaser as compensation for any loss / penalties / liquidated damages resulting from the bidder's failure to complete his obligations under the contract. The performance guarantee will be discharged by the purchaser and returned to the bidder not later than 30 days following the date of completion of the bidder's performance obligations, including any warranty obligations under the Contract.

7. THE BID SECURITY/ EMD MAY BE FORFEITED:

- 1. If a bidder withdraws his bid or increases his quoted prices during the period of bid validity or its extended period, if any; or
- 2. In the case of a successful bidder, if he fails within the specified time limit to:
 - a. Sign the Agreement or,
 - b. Furnish the required Bank Guarantee.

8. Indemnity

Bidder shall indemnify, protect and save the Purchaser against all claims, losses, costs damages, expenses, action suits and other proceeding, resulting from infringement of any patent, trademarks, copyrights etc. or such other statutory infringements in respects of all the hardware and software supplied by him.

9. Resolution of Disputes

The Purchaser and the bidder shall make every effort to resolve amicably, by direct informal negotiation, any disagreement or dispute arising between them in connection with the contract. If after thirty days from the commencement of such informal negotiations, the Purchaser and the bidder have been unable to resolve amicably a contract dispute; either party may require that the dispute be referred for resolution by formal arbitration. All questions, disputes or differences arising under and out of, or in connection with the contract, shall be referred to the Chief Executive Officer, GMDA. The Arbitration and Conciliation Act, 1996, shall apply to the arbitration proceedings and the venue of the arbitration shall be Guwahati.

10. Force Majeure

If either party is unable to perform any of its obligations under this Agreement because of circumstances beyond the reasonable control of the party, such as an act of God, fire, casualty, flood, war, strike, lock out, failure of public utilities, injunction or any act, exercise, assertion or requirement of any governmental authority, epidemic, destruction of production facilities, insurrection, inability to obtain labour, materials, equipment, transportation or energy sufficient to meet needs (a "Force Majeure Event") the party who has been so affected shall immediately give notice to the other party and shall do everything reasonably practicable to resume performance, except that Company shall not be excused in any event from its payment obligation. Upon receipt of such notice, all obligations under this Agreement shall be immediately suspended for the period of such Force Majeure Event. If the period of non-performance exceeds sixty (60) days from the receipt of notice of the Force Majeure Event, the party whose ability to perform has not been so affected may give written notice to terminate this agreement.

11. Time period for the assignment is **3 months** from the date of signing of agreement.

12. Legal Jurisdiction

All legal disputes are subject to the jurisdiction of Guwahati Court only.

TENDER OFFER FORM (TOF)

Date:

Tender Reference No.:

To:

The Chief Executive Officer,
Guwahati Metropolitan Development Authority,
Bhangagarh, Guwahati-5.

Subject:-

Dear Sir,

I / We have examined the tender documents including all annexure and appendices, the receipt of which is hereby duly acknowledged. I / we, the undersigned, offer to supply and deliver _____(Description of goods and Services) in conformity with the said tender documents. I / We undertake, if my / our tender offer is accepted, to commence delivery within _____ (Number) days and to complete delivery of all the items and perform incidental and supervisory services as specified in the Contract within _____(Number) days calculated from the date of receipt of your Notification of Award / Letter of Intent.

If my / our tender offer is accepted we will obtain the guarantee of bank for a sum of _____% of the Contract price fixed for software for the due performance of the Contract. We agree to abide by this tender offer till/2018 and this shall remain binding upon us and may be accepted at any time before the expiration of that period. Until a formal contract is prepared and executed, this tender offer, together with your written acceptance thereof and your notification of award shall constitute a binding contract between us.

We understand that you are not bound to accept the lowest or any offer you may receive. Furthermore I / We certify that we have not made any correction /addition / omission/modification in the tender document which was downloaded from your website. If any change is observed, our tender may be summarily rejected.

Dated this ____ day of 2023.

Signature:

(In the Capacity of :)

Duly authorized to sign the tender offer for and on behalf of

Annexure 1

DETAILS OF FINANCIAL PROPOSAL

Having gone through this RFP document and the General and Special Conditions of contract and having fully understood the scope of work for the Project as set out in this RFP, we are pleased to inform that we would charge fee of

Sl. No.	Description	Quantity	Unit	Unit price in Rupees excluding GST	Total amount in Rupees excluding GST
1	Design and development of web-based application software as per scope of work	1	Lump sum		
2	Cost of cloud Hosting, maintenance and regular back up of data for the portal in an 4 vCPU, 8 GB RAM, 1 TB storage dedicated instance. (Empanelled Cloud service provider under Ministry of Electronics & Information Technology, Govt. Of India) [Please refer point no 9(ix) for DR site]	2	Per year		
3	Cost of domain name	1	Per year		
4	Cost of SSL certificate	1	Per year		
4	Annual Maintenance including modifications if any after defects liability period is over.	1	Per Year		
5	PKI Component with 1 Year Validity	1	Per year		
6	Digital signature Certificate (Sign + Encryption) 2 years validity	10	Per Year		
7	AMC on PKI Component	1	Per Year		
8	SMS charge	100000	Per SMS		
				Total	

Yours faithfully,

Signature _____

Full Name _____

Designation _____

Address _____

(Authorised Signatory)

DETAILS OF EMD

Date:

Tender Reference No.:

To:
The Chief Executive Officer,
Guwahati Metropolitan Development Authority,
Bhangagarh, Guwahati-5.

Sub:-

Dear Sir,

Following are details of EMD and my / our certificate. EARNEST MONEY DEPOSIT Demand Draft/ Bank Guarantee No. _____ dated ___/ ___/ ___ from the BANK BRANCH in respect of the sum of Rs. (in figures).....& (in words)is forwarded herewith, representing the earnest money, full value of which is to be absolutely forfeited to GMDA should I /We do not deposit the full amount of security deposit specified in the above memorandum, in accordance with Clause of the Contract Conditions; otherwise the said earnest money shall be refunded to us.

We understand that you are not bound to accept the lowest or any offer you may receive. Furthermore I / We certify that we have not made any correction /addition /omission modification in the tender document which was downloaded from your website. If any change is observed, our tender may be summarily rejected.

Signature:

(In the Capacity of :)
Duly authorized to sign the tender offer for and on behalf of

PERFORMANCE BANK GUARANTEE

To

_____ [Name of Employer]
_____ [Address of Employer]

WHEREAS _____ [name and address of Contractor] (hereinafter called "the Contractor") has undertaken, in pursuance of Contract No. _____ dated _____ to execute _____ [name of Contract and brief description of works] (hereinafter called "the Contractor").

AND WHEREAS it has been stipulated by you in the said Contract that the Contractor shall furnish you with a Bank Guarantee by a recognized bank for the sum specified therein as security for compliance with his obligation in accordance with the Contract;

AND WHEREAS we have agreed to give the Contractor such a Bank Guarantee:

NOW THEREFORE we hereby affirm that we are the Guarantor and responsible to you on behalf of the Contractor, up to a total of _____ [amount of guarantee]* _____ (in words), such sum being payable in the types and proportions of currencies in which the Contract price is payable, and we undertake to pay you, upon your first written demand and without cavil or argument, any sum or sums within the limits of _____ amount of guarantee] as aforesaid without your needing to prove or to show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said debt from the contractor before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the Contract or of the works to be performed there under or of any of the Contract documents which may be made between you and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive notice of any such change, addition or modification.

This guarantee shall be valid until 28 days from the date of expiry of the Defect Liability Period.

Signature and Seal of the guarantor _____
Name of Bank _____
Address _____
Date _____

*An amount shall be inserted by the Guarantor, representing the percentage of Contract Price specified in the Contract including additional security for unbalanced Bids, if any and denominated in Indian Rupees.

GMDA/TDR/_____

Dated _____

This is to certify that the owner name in this certificate is /are registered holders of the TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE issued to him/them under the provision of TDR Policy notified vide GMDA/GEN/150/2022/92 dated 12.10.2022 read with relevant provisions of the said Assam Unified Building Construction (Regulations) Byelaw 2022 notified vide No. DOHUA/ECF NO. 236697/2 dated 15.10.2022, for proposed Right of Way of Road for which affected Land surrendered without any compensation to Guwahati Metropolitan Development Authority.

The TDRC holder is entitled to utilize the TDR (Proportionate to circle value) for construction purpose in Recipient plot after utilizing chargeable FAR permissible for Recipient plot (Building unit) subject to prevailing Byelaws and as may be directed by the competent Authority in this regard from time to time.

1. (a) **Location & details of the land handed over to GMDA for Road or for Road Widening purpose:**

- (1) Name of Abutting Road
- (2) Revenue Village
- (3) Mouza
- (4) Dag No. / Patta No. of the plot
- (5) Location (GPS Coordinates) of Plot

(b) **Use-Zone of the land as per Master Plan:-**

2. (a) **Land surrendered to GMDA (smt.):-**

Ref. No. Notarised Self Certificate/

without compensation on dtd :-

(b) **Permissible Base Zone FAR :-**

(c) **Total Permissible Tradable FAR. (T.D.R.) (S.M.T.), (c)=(a)x(b) :-**

(d) **Circle rate at the time of Handling over of land (Rs/SMT) :-**

3. **Name and Address of TDRC Holder (owner of land as per Revenue Record)**

Name (s) of the T.D.R.C. Holder (s)

Signature

1.

1.

2.

2.

3.

3.

Folio No. :- Certificate No. :- GMDA/TDR.....

4. Ref No and Date of Handling over of land :-

Dt :- GMDA/TDR /Dt. :-

Total of TDR FAR. credited in SMT. :-

..... (in Figures) In Words)

5. TDR Issued in Multiples of :

TDR No.	Multiple of 100 sqm (i)	Multiple of 5 sqm (ii)
GMDA/TDR/___		
GMDA/TDR/___		
GMDA/TDR/___		
GMDA/TDR/___		
Total TDR Granted		
Grand Total of (i) and (ii) in figures		
Grand Total of (i) and (ii) in words		

Given under common seal on thisDay ofYear

Verified by Town Planner, GMDA

Approved By:

**Chief Executive Officer
Guwahati Metropolitan
Dev. Authority
Bhangagr, Ghy-05, Assam**



SAMPLE OF TDR CERTIFICATE RECORD

DETAILS OF UTILIZATION OF TDRC & TRANSFERS CERTIFICATE NO

Name of Receiver

APPROVED CASE NO.

TDR Certificate. No.

F.P. NO.

CERTIFICATE NO : GMDA/TDR/2022/

TOTAL T.D.R. AMOUNT CREDIT IN (sqm).....

BALANCE T.D.R. AMOUNT AVAILABLE IN (sqm)

S R N O	Date	Name and address of Utilizer/Pu rchaser	Recipient plot where proposed TDR to be used	Building plan case no	Circle rate of Recipient plot (Rs.)	Used TDR FAR	Balance TDR FAR of DRC holder (Sq Mts.)	Signature of TDRC holder	Authoriz ed Signator y of GMDA
1	2	3	4	5	6	7	8	9	10

TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE
{Utilization Form}

Date of issue of form : Sr. No.:

TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE UTILIZATION FORM

Foronly.

(i) We the undersigned do hereby request to allow to utilize the Transferable Development Rights (T.D.R.) in Square Metres (sqm) amount (In words)In figures..... only) out of the total T.D.R. FAR, available in the TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE No GMDA/TDR/2022..... Dt.....Folio No.....for theProject at located at Revenue Village.Mouza.....bounded by Dag No.....Patta No..... and permit the said T.D.R. to be utilized by the person name below at the Recipient plot mentioned below as TDR-FAR, permissible as per norms under Guwahati Metropolitan Area TDR Policy vide no. GMDA/GEN/150/2022/92 dated 12.10.2022

(ii) **(A) RECIPIENT PLOT** : Details of property where T.D.R.C. is proposed to be used i.e. location :-
Dag No. :-.....Patta No. :-.....Revenue Village :-
.....Mouza..... and GPS Coordinates.....Name of Abutting Road

CASE No.

(B) T. D. R. utilized in sqm in fig.in words.....

.....

(C) Balance T. D. R. available in sqm. before utilization as per T.D.R.C. in fig.....
In words

(D) Balance TDR in the TDRC, after utilization in (D) : Rsin words

.....(D) = (C) – (B)]

(iii) PARTICULARS OF T.D.R.C. HOLDERS (Who Transfers TDR)

Stamp

TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE NO.:- GMDA/TDR/2022..... Size

Folio No.:-

Photo

Name in Full

Signature '(s) with photo

(1)

(1)

(2)

(2)

(3)

(3)

iv) PARTICULARS OF PERSON(S) UTILIZING T.D.R.C. (RECIPIENT)

Name of persons in Full in Block Letter only

Signature '(s) with photo

(1)

(1)

(2)

(2)

(3)

(3)

(v) Signature of witness

NOTARY : ATTESTATION

.....

I hereby attest the signature of the T.D.R.C.
Holders herein mentioned

Signature :

Name & Address of Witness

Name :

.....

Address Seal

.....

.....

.....Pin code.....

.....

Place :

Date :