



# Government of Kerala

## Abstract

Local Self Government Department – Corporation of Cochin- -Implementation of TDR scheme for procurement of land for Thammanam-Pulleppady Road widening project on pilot basis- Orders issued.

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### Local Self Government (RC) Department

G.O. (MS) No. 176/2011/LSGD

Dated, Thiruvananthapuram 9-8-2011

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Read: Letter No E2-4919-10 of the Chief Town Planner, Thiruvananthapuram dated 20.1.2011.

### ORDER

. A major problem faced in the implementation of several projects comprising road widening works, Railway Over bridges etc is the significant cost of land acquisition which may be as many as ten times the cost of the project . The Cochin Corporation and KSUDP are facing this problem in implementing road projects in Kochi under JnNURM. The project for widening the Thammanam - Pulleppady road at Kochi which has been already sanctioned under JnNURM would involve Rs 171 crores as the cost of acquisition of land. The huge land acquisition cost has necessitated exploring innovative methods for a sustainable model for the procurement of land for urban infrastructure development. Transferable Development Rights (TDR) which has been successful in cities like Mumbai and Delhi has emerged as one of the options. With the introduction of TDR in Municipal Corporation of Mumbai in 1991 more than 25% of land proposed for various public purposes could be acquired, which is considerable, compared to the achievement of below 5 percent of development plan proposals of 1967. This method has been practiced in some South Indian cities like Chennai and Bangalore also.

2. TDR is mostly used for the free surrender of land for road widening projects making available a certain amount of additional built up area in lieu of the area surrendered by the owner of land. Additional built up area in the form of Development Right Certificate (DRC) would entitle the land owner to utilize that right either in the

remaining land at the same site or to transfer to some other persons for a mutually agreed sum and the rights can be utilized by the purchaser subject to certain conditions. The calculation of Development Rights could rely upon the existing Rule 81 of the Kerala Municipal Building Rules that permits twice the FAR permissible as incentive floor area for the extent of land surrendered free of cost for road widening.

3. Government has examined the possibility of introducing this innovative method in Kochi which is a commercial hub and a fast developing city in the State. After detailed examination Government are pleased to a scheme for acquisition of land for Thammanam-Pulleppady Road Extension Scheme in Corporation of Cochin (sanctioned under JnNURM) to be implemented using TDR on a pilot basis and, if found successful, this will be extended to other areas in the State. For the implementation of the pilot project in Kochi necessary action to vary the Structure Plan for Central City Cochin defining the TDR, identifying receiving areas, specifying applicability and limitations in the use of DRC etc will be done.

The general guide lines for the utilization criteria will be as follows.

- a. The minimum access width of the site where the TDR is utilized shall be 10 m.
- b. The TDR shall not be admissible in case of building in Heritage Zones.
- c. The building construction utilizing the TDR shall satisfy all relevant provisions of KMBR 1999, CRZ and all other relevant rules and regulations except those specifically mentioned in a Town Planning scheme applicable to the area.
- d. Uses permitted in case of building utilizing the TDR shall be as per the land use regulations of the structure plan/DTP scheme whichever applicable.
- e. The maximum FAR of any construction utilizing the TDR shall not exceed 1.5 times the permitted FAR.



- f. Permitted FAR in the Structure Plan area may be limiting to 2. Premium FAR, ie the FAR allowed above the permitted FAR, in any case shall be permitted only by utilizing the TDR.
- g. The period of validity of the DRC will be ten years and can be revalidated yearly up to a maximum period of another five years

The Greater Cochin Development Authority will act as Nodal agency in Kochi and will receive applications for TDRs, make assessment of entitlements and will issue DRCs. Necessary actions for modifying the DTP Scheme for the area will simultaneously be taken by the CTP so that the scheme can be implemented in a month's time.

By Order of the Governor,  
James Varghese  
Principal Secretary

To

The Secretary, Corporation of Cochin  
The Chief Town Planner, Thiruvananthapuram  
The Director of Urban Affairs, Thiruvananthapuram  
The Secretary, Greater Cochin Development Authority, Kochi  
The Accountant General (A&E) / (Audit), Kerala, Thiruvananthapuram  
Finance Department  
General Administration (SC) Department (vide item No.198 dtd.20.7.2011)  
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Forwarded/By Order

*Kumary Jalaja S.*  
Section Officer

Copy to : P.A. to Principal Secretary(LSGD)  
P.A. to Secretary (LSGD)  
C.A to Deputy Secretary (RC & RD -LSGD)  
✓ Executive Director, IKM (for publishing in the web site)