



BHUBANESWAR DEVELOPMENT AUTHORITY
Akash Shova Building, Sachivalaya Marg, Kharavela Nagar, Unit-III
Bhubaneswar

No. ...35/Secy.../BDA

Date ...26.12.2016

Planning (R&L) - 196/16

NOTIFICATION

Whereas, The OTDR Rules, 2015 have fixed Base FAR at 2.00. Any person who wants to build beyond the base FAR of 2.00 within the maximum permissible FAR is required to submit TDR certificate of the equivalent value to the Development Authority for availing the permission for development beyond Base FAR.

And whereas, it was decided by Authority in its 132nd meeting held on 04.04.2016 that for a period of one year, such extra FAR can be made available to applicants on payment of equivalent charges.

And whereas, to make provision for availing FAR beyond the Base FAR, several meetings have been convened with members including Director of Town Planning, Odisha, Members and officers of BDA and BMC. After threadbare discussion, the Standard Operating Procedure (SOP) has been prepared for availing Purchasable FAR beyond the Base FAR.

Accordingly, SOP given in annexure is prescribed for guidance of all officials of BDA.

By order of Vice-Chairman

sd/-

Secretary
BDA, Bhubaneswar

Memo No. ...36/Secy.../BDA, Bhubaneswar

Dated: ...26.12.2016

Copy to PS to Commissioner, BMC for kind perusal of Commissioner and necessary action.

sd/-

Secretary
BDA, Bhubaneswar

Memo No. ...37/Secy.../BDA, Bhubaneswar

Dated: ...26.12.2016

Copy to All Members, BDA for kind information and necessary action.

sd/-

Secretary
BDA, Bhubaneswar

Memo No. 38/Secy/BDA, Bhubaneswar

Dated: 26.12.2016

Copy to Process Manager, Citizen's Service Center, BDA, Bhubaneswar, for information and necessary action.

sd/-

Secretary
BDA, Bhubaneswar

Memo No. 39/Secy/BDA, Bhubaneswar

Dated: 26.12.2016

Copy to BDA Notice Board / System Engineer, for hosting in BDA website.

sd/-

Secretary
BDA, Bhubaneswar

STANDARD OPERATING PROCEDURE FOR AVAILING PURCHASABLE FAR BEYOND THE BASE FAR

I. BACKGROUND

TDR Rules as of now have fixed Base FAR at 2.00. Any person, who wants to build beyond the Base FAR of 2.00, but within the maximum permissible FAR, is required to submit TDR certificate of the equivalent value to the Development Authority for availing the permission for development beyond Base FAR. As TDR market will take time to mature, it was decided by Authority in its 132nd meeting held on 04.04.2016 that for a period of one year, such extra FAR can be made available to applicants on payment of equivalent charges. Therefore, to define a uniform process for granting of purchasable F.A.R. and calculation of charges towards same; this Standard Operating Procedure has been prepared.

Basic information required for calculation of fees is the Benchmark Value (BM Value) of the plot on which the project is proposed. On basis of same, charges to be paid will be calculated. This is so, as valuation of the TDR Certificate itself is linked to the bench mark value. Charges due will be equal to the value of such TDR certificates which would have been consumed in the same area to achieve the proposed FAR (Beyond Base FAR). There can be two scenarios in this respect, i.e. -

- (a) If Benchmark Value for all the plots covered in the project is same
- (b) If Benchmark Value of plots covered under project is varied.

II. SCENARIO – A: PROCEDURE FOR CALCULATION OF FEES IF BENCHMARK VALUE (BMV) IS SAME FOR ALL PLOTS IN A PROJECT:

Step-1: Collect the Benchmark Value- Collect Bench Mark value of the plots covered under the project as per latest notification of Department of Revenue & Disaster Management Department.

Step-2: Calculate Value of Unit Area of TDR Certificate - Calculate valuation of unit area of TDR certificate as per following -

- (a) 1 Sq.m of surrendered land Area = 2 Sq.m of TDR certificate
(as per OTDR Rules, 2015)
- (b) Value of 1 Sq.m of surrendered land area = BM Value of 1 Sq.m of Land of same plot
- (c) 2 Sq.m of TDR certificate = BM Value of 1 Sq.m of Land of same plot
- (d) Therefore, 1 Sq.m of TDR Certificate = BM Value of 1 Sq.m of Land of same plot / 2

**Where BM Value is Benchmark Value*

Illustration:

If Benchmark value of the Sending Plot	=	₹ 2000/Sq.m
Then, cost of TDR Certificate for Unit Area	=	₹ 2000/2
	=	₹ 1000

Step-3: Charges for purchasable FAR:

If TDRs are not available, the applicant can make payments in lieu of deposit of TDR Certificates.

Illustration:

Say, applicant requires 100 Square meter of Built up space (FAR) beyond Base FAR then payments in lieu of deposit of 100 Sq.m of TDR certificate will be equal to -
= 100 x TDR Certificate of the same plot from Step-2
= 100 x 1000 = ₹ 1,00,000

III. SCENARIO – B: PROCEDURE OF CALCULATION OF FEES FOR MULTIPLE PLOTS HAVING VARIABLE BENCHMARK VALUE:

Step -1: Calculation of Average Benchmark Value through Weighted Average Value

As described in the procedure for single plot above, the valuation of unit area in case the project area encompasses multiple plots with varied Benchmark values, the weighted average of Benchmark values shall be taken.

Average Benchmark Values of all Plots will be-

$$V_{WT} = \{(P_1/A) \times V_1\} + \{(P_2/A) \times V_2\} + \{(P_3/A) \times V_3\} + \dots \{(P_n/A) \times V_n\}$$

Where, P = Individual Plot Area;

A = Total Project Area;

V = Benchmark Value of the plot

Illustration:

Different areas having various Benchmark Values as given in the table below:

SI no.	Plot Number	Plot Area (in Sq.m)	Benchmark Value (per Sq.m)
1	220	120	2500
2	221	150	2200
3	225	90	2300
4	228	240	2000
5	224	160	2700
Total Project Area (A)		760	

As per the formula BMV of unit area for the project will be taken as-

$$\text{BM Value}_{\text{weighted}} = \{(120/760) \times 2500\} + \{(150/760) \times 2200\} + \{(90/760) \times 2300\} \\ + \{240/760\} \times 2000\} + \{(160/760) \times 2700\} = \mathbf{2301}$$

Step 2 and 3 shall be similar to step 1 & 2 for single plot. Only the Benchmark value shall be the weighted average of all Benchmark values across all plots of the site as calculated in Step-1 above.

Step-2: Valuation of Unit Area of TDR Certificate-

If, Average Benchmark Value of the Sending Plot = ₹ 2301/Sq.m

Base FAR = 2

Then, Cost of TDR Certificate for Unit Area (1 Square meter) = 2301 / 2 = ₹ 1150.50

Step -3: Payment in terms of TDR certificate for FAR above Base FAR.

Say, applicant requires 570 Sq.m of built-up space (FAR) beyond Base FAR then payments in lieu of deposit of 570 Sq.m. of TDR certificate will be equal to -

= 570 Sq.m X Cost of TDR Certificate for Unit Area from Step-2

= 570 Sq.m X 1150.50

= ₹ 6,55,785

IV. PROCESS FOR ALLOWING PURCHASABLE FAR:

- i. In Building Plan Applications requiring additional FAR beyond the Base FAR, if TDR Certificates are not available, then the charges for additional FAR required shall be calculated as per above.

- ii. Before sanction of Building Plan, fees towards purchasable FAR, will be calculated by the Planning Officer and the same shall be deposited by the applicant. The charges shall be deposited in the CIDF account under a separate head "Purchasable FAR Charges". A register shall be maintained by the Finance wing of BDA for all deposits made under this Head.