


MANIPUR GAZETTE
सत्यमेव जयते

**EXTRAORDINARY
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No. 139

Imphal, Thursday, June 30, 2022

(Asadha 9, 1944)

**GOVERNMENT OF MANIPUR
SECRETARIAT : MAHUD DEPARTMENT**

NOTIFICATION

Imphal, the 29th June, 2022

No.ALLT-202-1/2022-MAHUD-MAHUD: **WHEREAS,** In order to promote planned, Integrated and Sustainable Development of Urban Areas, small and medium towns etc. by providing major facilities like affordable housing, public facilities, parks and open spaces in the urban areas of Manipur, the Government envisages introduction of the Manipur Urban Area Transferable Development Rights (TDR) Policy, 2022;

2. AND WHEREAS, TDR is a planning instrument which is used for providing land development rights (permitted to be used on new and existing buildings) issued by the urban local bodies in the form of a Certificate regulated under the Building Bye Laws or in conjunction with a TDR Guidelines framed by the State Government from time to time;

3. AND WHEREAS, TDR certificate shall be issued by the ULBs in lieu of land surrendered by the private party/developer free of cost, free from all encumbrances or by way of declared incentives by State Government and TDR allows a land owner to sell part of his/her right to develop his/her own or other land. And once the TDR transaction between private developer and administrative head of a ULB, under prescribed guidelines is completed then the developer or purchaser is entitled to build more than the permissible FAR (Floor Area Ratio) subject to TDR use guidelines;

3. AND WHEREAS, for the purpose aforesaid and for other purposes connected therein and incidental thereto, it is felt necessary by the State Government to frame the Manipur Urban Area Transferable Development Rights (TDR) Policy, 2022;

4. Any person if he/she has any objection/suggestion to anything contained herein and the Draft Manipur Urban Area Transferable Development Rights (TDR) Policy, 2022, may submit in writing to the Chief Town Planner, Town Planning Department, Manipur within 15 (fifteen) days from the date of publication of this notification.

5. Copy of the Draft Manipur Urban Area Transferable Development Rights (TDR) Policy, 2022 can be viewed and downloaded from the Town Planning Department Website <https://www.tpmanipur.mn.gov.in>.

By Orders and in the Name of the Governor,

M. JOY SINGH,
Commissioner (MAHUD),
Government of Manipur.