

Brihanmumbai Municipal Corporation

Development Plan Department

CHE/DP/6727/ dated Dtd. 27.06.2025

**Subject: Mandatory Implementation of e-TDR Platform for
Transferable Development Rights (TDR) Transactions.**

Reference: 1 . M.C's Sanction No: MCP/7832/ DT 02.09.2024

2. M.C's Sanction No: MCP/9928 DT 03.12.2024

3. M.C's Sanction No : MCP/ 3250 D: 26.03.2025

4. M.C's Sanction No : MCP/ 5136 Dt 20.06.2025

In the view of above Subject and references, Mandatory Implementation of e-TDR Platform for Transferable Development Rights (TDR) Transactions Effective on dtd. 01.07.2025.

All offline modes of DRC Transfer or TDR utilization shall be completely discontinued from this date. Only transactions conducted via the e-TDR platform shall be accepted by BMC from dtd 01.07.2025. Related Hon'ble MC Sanction Document to be attached heirwith.

Hence, Please do needful action.

Treat as most urgent.


EE(DP)EODB

Cc to -

1. Dy. Che(DP) - 1
- ✓ 2. Dy. Che(DP) -2
3. Executive Engineer (TP)
4. HC (DP) TDR
5. Dy. Che(BP) Special Cell
6. Dy. Che(BP) City
7. Dy. Che(BP) ES
8. Dy. Che(BP) WS-1
9. Dy. Che(BP) WS-2

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In pursuance of the objective to ensure transparency, efficiency, and accountability in urban development processes, the Brihanmumbai Municipal Corporation (BMC), with the active support and policy backing of the Government of Maharashtra, has successfully developed and launched a comprehensive electronic Transferable Development Rights (e-TDR) platform.

This platform has been envisaged as a one-stop digital marketplace for registration, display, sale, purchase, and utilization of Development Rights Certificates (DRCs) in the form of TDR, with real-time visibility and transaction tracking for all stakeholders, including developers, architects, municipal officials, and landowners.

Purpose and Features of e-TDR Platform

- **Digitized DRC Listing:** TDR holders (sellers) can register their DRCs with details of available area, location, and their expected price.
- **Buyer Access:** Prospective buyers can view listed DRCs, compare rates, and select based on their requirements.
- **Secure Transactions:** All transactions are routed through a verified and accountable channel, eliminating manual intervention and risk of duplication or fraud.
- **Regulatory Integration:** The platform is integrated with the AutoDCR system and DP GIS for automated compliance checks during TDR utilization.
- **Public Transparency:** Each transaction is traceable and recorded with time-stamped entries, promoting full transparency and auditability.

Policy Background and Government Endorsement

The platform was formally launched on 23/04/2025 by the Hon'ble Chief Minister of Maharashtra, marking a new era in land-based financing mechanisms and development rights management.

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In a joint meeting held on 06/06/2025, chaired by the Hon'ble Municipal Commissioner, BMC along with the Additional Chief Secretary, Urban Development Department, Government of Maharashtra, it was unanimously decided that all future TDR-related transactions — including issuance, sale, transfer, and utilization — shall be mandatorily routed through the e-TDR platform only.

Key Directives and Compliance Measures

1. Mandatory Usage Effective 01/07/2025:

- o All offline modes of DRC transfer or TDR utilization shall be completely discontinued from this date.
- o Only transactions conducted via the e-TDR platform shall be accepted by BMC.

2. Registration of Stakeholders:

- o All TDR holders (DRC contributors) are required to immediately register and list their certificates on the platform.
- o All developers, architects, and license surveyors intending to utilize TDR are required to transact exclusively through this system.

3. Ceasing of Manual Process:

- o The existing manual or hybrid mode of receiving DRC recommendations or TDR utilization requests (especially under SRA and amenity components) shall be phased out completely.

4. Legal Standing:

- o This notification is issued in accordance with the provisions of the DCPR 2034, relevant circulars from the Urban Development Department, and administrative instructions of the Municipal Commissioner.

Advantages to Stakeholders

- Reduced delays and paperwork.
- Elimination of third-party interference or middlemen.
- Greater visibility into market rates and certificate availability.
- Uniform implementation of FSI and TDR-based planning policies.

Getting Started

To register, transact, and view guidelines/manuals;

🌐 Visit: <https://etdr.mcgm.gov.in>

For support: Contact Development Plan Department Helpdesk

Conclusion

All stakeholders involved in development rights — including TDR holders, developers, licensed professionals, and planning consultants — are requested to comply with the above directions and make full use of the e-TDR platform. BMC expects active cooperation to ensure smooth and effective implementation of this reform, which will go a long way in enhancing trust, transparency, and governance in Mumbai's development ecosystem.

4.06/2016
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Dy. ChE(DP) i/c

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Jul 24/16
Hon. MC