

I/420322/2023

ई-मेल

प्रेषक,

अरुण कुमार,
अनु सचिव,
उत्तर प्रदेश शासन।

सेवा में,

- | | |
|---|--|
| 1. आयुक्त,
उ०प्र० आवास एवं विकास परिषद,
लखनऊ। | 2. उपाध्यक्ष,
समस्त विकास प्राधिकरण,
उत्तर प्रदेश। |
|---|--|

आवास एवं शहरी नियोजन अनुभाग-3

लखनऊ: दिनांक: ०२ नवम्बर, 2023

विषय:- प्रदेश में सुनियोजित नगरीय विकास हेतु निजी पूंजी निवेश के माध्यम से टाउनशिप के विकास के लिए उत्तर प्रदेश टाउनशिप नीति-2023 के क्रियान्वयन हेतु आवश्यक मानक प्रपत्र संबंधी।

महोदय,

कृपया प्रदेश में सुनियोजित नगरीय विकास हेतु निजी पूंजी निवेश के माध्यम से टाउनशिप के विकास के लिए उत्तर प्रदेश टाउनशिप नीति-2023 निर्गत किये जाने संबंधी शासनादेश संख्या-1559/आठ-3-23-172 विविध/2016 टी.सी. दिनांक 05.07.2023 का संदर्भ ग्रहण करने का कष्ट करें।

2- अवगत कराना है कि उत्तर प्रदेश टाउनशिप नीति-2023 के प्रस्तर-3.3 के अन्तर्गत व्यवस्था है कि उत्तर प्रदेश टाउनशिप नीति-2023 के अन्तर्गत लाइसेन्स हेतु आवेदन, फीस जमा किया जाना, डी.पी.आर. व लेआउट का अनुमोदन आदि समस्त कार्यवाही अभिकरणों द्वारा सिंगल विन्डो पोर्टल के माध्यम से ऑन लाईन की जायेगी जिसके लिए पोर्टल विकसित करने की कार्यवाही की जायेगी।

3- उक्त नीति के प्रस्तर-3.2, 3.3, 3.8, 3.11 आदि में नीति के क्रियान्वयन हेतु एम.ओ.यू./कन्सॉर्शियम एम.ओ.यू. का निर्धारित प्रपत्र, लाइसेन्स हेतु निर्धारित प्रपत्र, विकास अनुबन्ध हेतु मानक प्रपत्र, परियोजना की कुल विक्रय योग्य भूमि का 20 प्रतिशत भाग अपने पक्ष में बन्धक/गिरवी रखने हेतु अनुबन्ध का मानक प्रपत्र, मूल भूत भौतिक एवं सामाजिक अवस्थापना सुविधाओं से युक्त विकसित क्षेत्र के आकलन हेतु ग्रेडिंग सिस्टम आदि निर्धारित किये जाने की व्यवस्था है।

4- उत्तर प्रदेश टाउनशिप नीति, 2023 की उक्त व्यवस्था के अनुसार टाउनशिप हेतु लाइसेन्स प्राप्त करने हेतु आवेदन पत्र (प्रारूप-1), लाइसेन्स जारी करने (प्रारूप-2), आवेदन पत्र अस्वीकार पाये जाने की स्थिति में विकासकर्ता को सूचित करने (प्रारूप-3) एवं लाइसेन्स निरस्तीकरण की सूचना (प्रारूप-4) के मानक प्रपत्र संलग्न हैं।

5- इस संबंध में मुझे यह कहने का निदेश हुआ है कि कृपया उत्तर प्रदेश टाउनशिप नीति-2023 की उपर्युक्त व्यवस्था के अन्तर्गत उपरोक्त संलग्न मानक प्रपत्रों के अनुसार

I/420322/2023

नियमानुसार कार्यवाही सुनिश्चित कराने का कष्ट करें। कन्सोशियम एम.ओ.यू., विकास अनुबन्ध तथा विक्रय योग्य भूमि का 20 प्रतिशत भाग बन्धक/गिरवी रखने हेतु अनुबन्ध प्रपत्र, मूल भूत भौतिक एवं सामाजिक अवस्थापना सुविधाओं से युक्त विकसित क्षेत्र के आकलन हेतु ग्रेडिंग सिस्टम आदि मानक प्रारूप पृथक से यथा शीघ्र निर्गत किये जायेंगे।

संलग्नक: यथोक्त।

भवदीय,

Signed by अरुण कुमार

(अरुण कुमार) 2023 19:06:30

अनुसूचित approved

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

1. समस्त मण्डलायुक्त, उत्तर प्रदेश।
2. समस्त जिलाधिकारी, उत्तर प्रदेश।
3. अध्यक्ष, समस्त विशेष क्षेत्र विकास प्राधिकरण, उत्तर प्रदेश।
4. नियंत्रक प्राधिकारी/जिलाधिकारी, समस्त विनियमित क्षेत्र उ०प्र०।
5. सचिव, उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण, लखनऊ।
6. मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग, उत्तर प्रदेश लखनऊ।
7. निदेशक, आवास बन्धु, उ०प्र० लखनऊ को इस निर्देश के साथ कि कृपया शासनादेश की प्रति आवास एवं शहरी नियोजन विभाग की वेब साइट पर तत्काल अपलोड कराने का कष्ट करें।
8. गार्ड फाइल।

आज्ञा से,

अरुण कुमार

अनु सचिव

अनुलग्नक -1

Page 1 of 4

FORMAT-1**Application For Grant of License**

No...../.....Dated.....

To,

The Housing Commissioner,
U.P. Housing & Development Board,
Lucknow/
The Vice-Chairman,
.....Development Authority.

Sub: Application for Grant of License for development of a Township under the Uttar Pradesh Township Policy-2023 on.....acres of land at.....(Name of Village/ locality), Tehsil..... and District..... Uttar Pradesh.

I/we, the undersigned duly authorized to represent and act on behalf of M/S.....(The Applicant) hereby apply for grant of license for the above mentioned project in accordance with the provisions of the Uttar Pradesh Township Policy issued vide Government Order No.1559/8-3-23-172 Vividh/2016 T.C., dated 5th July 2023.

2. I/we are hereby submitting our Application including the following details:-
 - (a) Details of the applicant on the prescribed format (Annexure-1);
 - (b) Financial Capability of the applicant on the prescribed format (Annexure-2);
 - (c) Copy of Consortium Agreement (in case of a Consortium Applicant);
 - (d) Copy of Affidavit certifying that aggregate of financial liability of the applicant in all Consortiums does not exceed his original financial capability (in case the applicant company is a member of more than one Consortium);
 - (e) Demand Draft No. Datedfor Rs. (in figures and words) issued by.....(Name of Bank) in favour of the Housing Commissioner/Vice Chairman.....Development Authority as non-refundable processing fee;
 - (f) Other details and supporting documents in accordance with the requirements of the policy (please specify).
3. We are also submitting following information/documents in triplicate with regard to the proposed township project:-
 - (a) A Key Plan showing the location of the proposed township in the Master Plan of the concerned notified area (if any);
 - (b) A Site Plan of the land on a scale of 1:1000 showing the boundaries and dimensions of the proposed license area, means of access to it from the existing main roads, existing Abadies, buildings/premises and any other important physical features within a distance of at least 30 meters of the said land.



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- (c) A copy of the Shajra plan showing the boundaries of the proposed license area along with name of the revenue village, Khasra number of each field and area of each field.
 - (d) Copy or copies of all the title-deeds and/or other documents showing minimum 25 percent ownership of the Applicant in the land under the proposed township along with a list of such deeds and/or other documents.
 - (e) A concept plan of the proposed township on a scale of 1:2000 highlighting its salient features and showing the existing and proposed means of access to the township, layout and width of internal roads, broad distribution of land uses, type of residential development (e.g. plotted/Group Housing), sites for EWS and LIG housing, parks and open spaces, community facilities and public utilities, etc.
 - (f) An explanatory note with regard to projected demand and the sources of water supply, power and sites for disposal and treatment of storm and sullage water.
4. The Housing Commissioner/Vice Chairman.....Development Authority is hereby authorized to mortgage 10 percent land of the total area of the proposed township, owned by the applicant, till execution of the first Development Agreement, in case the applicant is eligible for grant of license.
 5. The Housing Commissioner/Vice Chairman.....Development Authority and their authorized representatives are also hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification from our bankers and clients regarding any financial and technical aspects. This application will also serve as authorization to any individual or authorized representative of any entity referred to in the supporting information, to provide such information deemed necessary and requested by yourself to verify statements and information provided in this application, or with regard to the resources, experience, and competence of the Applicant.
 6. I/we understand that;
 - (a) All information submitted under this application shall remain binding upon us during its processing for grant of license; and
 - (b) The Housing Commissioner/Vice Chairman.....Development Authority may in their absolute discretion reject or accept any application, cancel the licensing process, and reject all applications.
 7. I/we declare that all statements made by us and all the information pursuant to this application are complete, true and accurate to the best our knowledge and beliefs.

Enclosures:.....(Please give details)

For and on behalf of (Name of Applicant or Lead Member of the Consortium Applicant)

Signed.....

Name.....

Date.....

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Details of the Applicant

(Separate Response Sheets for each Consortium Member in case of Consortium)

Organizational Profile

Sl. No.	Description	Details (to be filled by the Applicant/Each Member)
1.	Name of the Applicant	
2.	Official address	
3.	Phone No. and Fax No.	
4.	E-Mail address	
5.	Corporate Headquarters Address	
6.	Phone No. and Fax No.	
7.	E-Mail address	
8.	Web Site Address	
9.	Details of Company's Registration (In case of Lead Member), please enclose attested copies of the documents	
10.	Name of Registration Authority	
11.	Registration Number and Year of Registration	
12.	GST Registration No.	
13.	Permanent Account Number (PAN)	
14.	Provident Fund Registration Number	

Note: The Applicant may be a single entity (Individual Applicant) or a group of entities (Consortium Applicant).



Annexure-2

Financial Capability of the Applicant

(Equivalent Rs. in Crores)

Net-worth			Turnover		
Applicant Type	As on the last date of Year 1	Reference Page No. of C.A. Certificate	Year 1	Year 2	Year 3
Individual Applicant/ Lead Member Name & address.....					
Consortium Member-1 Name & address...					
Consortium Member-2 Name & address.....					
Consortium Member-3 Name & address.....					
And so on..... for all Consortium Members.					

Note:

1. Turnover of the Applicant may be of any sector or business for the township up to an area of 50 acres. If the area of the Township is more than 50 acres, the total turnover shall be of Real Estate sector for individual developer and in case of consortium, it shall be of lead member.
2. Certified Financial Statements (Audited Balance Sheets) for the last 3 years to be submitted along with duly certified turnover and net worth by a Chartered Accountant.
3. Net worth of previous year should be minimum 20 percent of the average annual turnover of last three years.
4. Net worth of the Lead Member should be minimum 26 percent of the Consortium's net worth.
5. Average annual turnover of the Lead Member should be minimum 26 percent of the Consortium's turn over.
6. Minimum shareholding of Lead Member in a Consortium should be 26 percent and balance may be supplemented by any member including the Lead Member.
7. Year-1 will be the last financial year ending 31st March, Year-2 shall be the year immediately preceding Year-1 and Year-3 shall be the year immediately preceding Year-2. In case, audited statements for the last financial year are unavailable, provisional statements, duly certified by a Chartered Accountant are required to be submitted.

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DRAFT

FORMAT-2, GRANT OF LICENSE

Registered

No.....Dated.....

To

M/s.....

.....

.....

Sub: Grant of License for development of a Township under the Uttar Pradesh Township Policy-2023 on.....acres of land at.....(Name of Village/ locality), Tehsil..... and District..... Uttar Pradesh.

With reference to your application No.....dated..... this license is granted under the Uttar Pradesh Township Policy issued vide Government Order No.1559/8-3-23-172 Vividh/2016 T.C., dated 5th July, 2023 (as amended from time to time) for development of a township on.....acres of land at..... (Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

2. The particulars of the land and its location on Shajra plan wherein the aforesaid township is to be set up are given in the schedule annexed hereto and duly signed by the Competent Authority.
3. This license is granted subject to the condition that the proposed township shall conform to the terms and conditions of Development Agreement to be executed between the Applicant and the Authority.
4. The license shall be valid till completion of the project unless cancelled earlier.
5. The license may be cancelled if at any time/stage, if comes to the notice of the Authority that:-
 - (a) A false/material misrepresentation has been made by the Applicant;
 - (b) The Applicant has been debarred by any Central or State Government Agency from carrying out real estate activity in the Country/State;
 - (c) The Applicant has been convicted by any Court of Law for any of the offences under any governing laws relating to criminal omission or conviction in property construction/development operation activities regarding which a case has been registered against him/her by a public authority;
 - (d) The Applicant has defaulted in complying with the milestones laid down in the Policy.

Enclosure: As above.

The Housing Commissioner,
U.P. Housing & Development Board/
The Vice-Chairman,
.....Development Authority

17.7.2023



Draft

FORMAT-3

Refusal of License

Registered

No.....Dated.....

To,
M/S.....
.....
.....

Sub: Refusal of License for development of a Township under the Uttar Pradesh Township Policy-2023 on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

Reference your application No. dated..... for grant of license under the Uttar Pradesh Township Policy-2023 issued vide Government Order No.1559/8-3-23-172 Vividh/2016 T.C., dated 5th July, 2023 for development of a Township on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

2. It is regretted that the grant of license is refused for the reasons given below:-

- (a)
-
-
- (b)
-
-

The Housing Commissioner,
U.P. Housing & Development Board/

The Vice-Chairman,
.....Development Authority

Draft

FORMAT-4

Notice For Cancellation of License

Registered

No..... Dated.....

To,
M/S.....
.....
.....

Sub: Notice for Cancellation of License for development of a Township under the Uttar Pradesh Township Policy-2023 on..... acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

Reference this office letter No..... dated..... vide which you have been granted license under the Uttar Pradesh Township Policy-2023 issued vide Government Order No.1559/8-3-23-172 Vividh/2016 T.C., dated 5th July, 2023 (as amended from time to time) for the development of a Township on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

- 2. Whereas it has come to my notice that:-
(a) You have made a false/material misrepresentation of facts in your application No....., dated for grant of license with regard to the following:-
.....
.....
.....
(b) You have defaulted in complying with the following milestone laid down under para-3.15 of the Township Policy-2023 with regard to implementation of the project:-
.....
.....
.....
(c) You have violated following clause of the Development Agreement executed on.....(date) between you and the Authority:-
.....
.....
.....
(d) Any other reason (please specify)
.....
.....
.....
3. You are hereby required to show cause within a period of 30 days from the date of this notice as to why your license should not be cancelled.
4. If you fail to comply with the above requirements within the stipulated period, your license shall be cancelled.

The Housing Commissioner,
U.P. Housing & Development Board/
The Vice-Chairman,
.....Development Authority

17.7.2023

Handwritten signature